Wiltshire Housing Site Allocations Plan

Sustainability Appraisal Report

February 2020

Wiltshire Council

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Document history

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Project	Wiltshire Housing Site Allocations Plan
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Table of contents

Non-Technical Summary

Chapter		Pages
1.	**Introduction**	**33**
1.1	Purpose and structure of this report	33
1.2	Wiltshire Core Strategy	35
1.3	Wiltshire Housing Site Allocations Plan	36
1.4	Sustainability Appraisal and Strategic Environmental Assessment requirements	39
1.5	Consultation in the SA process	40
1.6	Compliance with requirements of SEA Regulations	41
1.7	Habitats Regulations Assessment	42
2.	**Methodology**	**49**
2.1	Introduction	49
2.2	Stage A - Scoping	49
2.3	Stage B- Developing and refining alternatives and assessing effects	50
2.4	Secondary, cumulative and synergistic effects assessments	61
2.5	Assessment of settlement boundaries	62
2.6	Stage C- Prepare the SA Report	63
2.7	Stage D: Consulting on the Draft Plan and the Sustainability Appraisal Report	63
2.8	Next steps	63
3.	**Identifying other relevant plans, programmes and sustainability objectives**	**64**
3.1	Introduction	64
3.2	Methodology	64
3.3	Results	69
4.	**Baseline characteristics**	70
4.1	Methodology	**70**
4.2	Baseline analysis	70
4.3	Data limitations	72
5.	**Identifying key sustainability issues**	**73**
5.1	Introduction	73
5.2	Methodology	73
5.3	Results	73
6.	**Developing the Sustainability Appraisal Framework**	**92**
6.1	Introduction	92
6.2	Methodology	92
6.3	Sustainability Appraisal Framework	94
7.	**Site options assessment**	98
7.1	Introduction	**98**
7.2	Amesbury Community Area Remainder	101
7.3	Amesbury (including Bulford and Durrington)	119
7.4	Chippenham Community Area Remainder	127
7.5	Devizes Community Area Remainder	148
7.6	Malmesbury Community Area	159
7.7	Salisbury Principal Settlement (including Wilton Town)	166
7.8	Tidworth and Ludgershall Market Town	189
7.9	Tisbury Community Area	193
7.10	Trowbridge Principal Settlement	198
7.11	Warminster Community Area Remainder	216

7.12 Warminster Market Town 230
7.13 Westbury Community Area Remainder 247

8. Assessment of Plan proposals 253
8.1 Introduction 253
8.2 Plan policies 253
8.3 Assessment of effects 255
8.4 Schedule of Proposed Changes 284
8.5 Schedule of Further Main Modifications (September 2019) and Consolidated Schedule of Main Modifications (February 2020) 297
8.6 Conclusions 298

9. Cumulative effects 307

10. Assessment of settlement boundaries 315

11. Mitigation 317

12. Monitoring programme 327

13. Conclusions 330
13.1 Introduction 330
13.2 Policy H1.1 in the East Housing Market Area 330
13.3 Policies H2.1 – H2.13 in the North and West Housing Market Area 331
13.4 Policies H3.1 – H3.7 in the South Housing Market Area 332
13.5 Combined effects of Policies H1.1, H2.1 – H2.13 and H3.1 – H3.7 332
13.6 Cumulative effects with other Plans 333
13.7 Habitats Regulations Assessment 334

Appendix A. Consultation comments on SA Scoping Report 336

Appendix B. Sustainability themes identified from review of plans, programmes and sustainability objectives 338

Annex I (Separate document) Site Options Assessment

Annex II (Separate document) SA assessment of Schedule of Proposed Changes

Annex III (Separate document) SA assessment of Schedule of Further Main Modifications

Annex IV (Separate document) SA assessment of Consolidated Schedule of Main Modifications (February 2020)

List of Tables

Table 1.1. SEA requirements 41
Table 1.2. List of European sites screened for LSE 43
Table 2.1. Strategic constraints and their relationship with the SA objectives 52
Table 2.2. Generic Assessment Scale 53
Table 2.3. Generic Assessment Scale for each SA Objective 54
Table 2.4. Criteria for Assessing Significance of Effects 61
Table 3.1. Review of relevant Plans, Policies and Programmes 65
Table 5.1. Key Sustainability Issues and Opportunities 74
Table 6.1. Sustainability Appraisal Framework 94
Table 7.1. Amesbury Community Area Remainder - Summary of Scores of Site Options Assessments 104
Table 7.2. Amesbury (inc Bulford and Durrington) - Summary of Scores of Site Options Assessments 122
Table 7.3. Chippenham Community Area Remainder - Summary of Scores of Site Options Assessments 132
Table 7.4. Devizes Community Area Remainder - Summary of Scores of Site Options Assessments 151
Table 7.5. Malmesbury Community Area - Summary of Scores of Site Options Assessments 162

Table 7.6. Salisbury Principal Settlement (including Wilton Town) - Summary of Scores of Site Options Assessments 169
Table 7.7. Tidworth and Ludgershall Market Town - Summary of Scores of Site Options Assessments 191
Table 7.8. Tisbury Community Area - Summary of Scores of Site Options Assessments 195
Table 7.9. Trowbridge Principal Settlement - Summary of Scores of Site Options Assessments 200
Table 7.10. Warminster Community Area - Summary of Scores of Site Options Assessments 219
Table 7.11. Warminster Market Town - Summary of Scores of Site Options Assessments 233
Table 7.12. Westbury Community Area Remainder - Summary of Scores of Site Options Assessments 249
Table 8.1. Sites proposed as suitable for housing development within the Plan 254
Table 8.2. Policy H1.1 257
Table 8.3. North and West HMA policies 259
Table 8.4. South HMA policies 274
Table 8.5. Summary of policies in each Housing Market Area - assessment against the SA framework 299
Table 9.1. Combined effects of policies within each HMA (H1.1, H2.1 – H2.13 and H3.1 – H3.7) 307
Table 10.1. Settlement boundary methodology 315
Table 11.1. Summary of mitigation measures and Council responses 317
Table 12.1. Proposed Monitoring Programme 328

List of Figures

Figure 1.1. Housing Market Areas in Wiltshire 36
Figure 1.2. Community Areas in Wiltshire 38
Figure 1.3. SA Process in Relation to Plan-Making 40
Figure 2.1. Housing Sites Identification Methodology and relationship with SA 51
Figure 7.1. Shrewton 102
Figure 7.2. The Winterbournes 103
Figure 7.3. Durrington 120
Figure 7.4. Amesbury 121
Figure 7.5. Hullavington 129
Figure 7.6. Kington St Michael 130
Figure 7.7. Yatton Keynell 131
Figure 7.8. Market Lavington 150
Figure 7.9. Crudwell 161
Figure 7.10. Oaksey 161
Figure 7.11. Salisbury 167
Figure 7.12. Wilton 168
Figure 7.13. Tidworth and Ludgershall Market Town 190
Figure 7.14. Fovant 194
Figure 7.15. Trowbridge 199
Figure 7.16. Chapmanslade 217
Figure 7.17. Codford 218
Figure 7.18. Heytesbury 218
Figure 7.19. Warminster Market Town 232
Figure 7.20. Bratton 248

Non-Technical Summary

Purpose of this report

This report is the Sustainability Appraisal (SA) Report Non-Technical Summary of the Wiltshire Housing Site Allocations Plan (the Plan). The purpose of the SA Report is to assess and inform the development of the Housing Site Allocations Plan. This report has been produced by Wiltshire Council.

This non-technical summary sets out the SA process for the Plan and summarises the key assessment findings and recommendations. Wiltshire Council is preparing the Plan to support the delivery of new housing set out in the Wiltshire Core Strategy (adopted January 2015). The Plan identifies sufficient land (in the form of sites) across Wiltshire to ensure delivery of the Wiltshire Core Strategy housing requirement and help to maintain a five-year housing land supply up to the end of the plan period to 2026. It also reviews settlement boundaries across Wiltshire.

The July 2018 SA Report was submitted to the Secretary of State alongside the draft Wiltshire Housing Site Allocations Plan and a final, consolidated Schedule of Proposed Changes. It [the SA] had been updated following pre-submission consultation on the draft Plan and associated SA Report that took place between 14 July 2017 and 22 September 2017.

The submitted version of the SA Report contained a document called “Annex II”, which provided an assessment of the implications for the SA of the Council’s Schedule of Proposed Changes to the draft Plan. Following the submission of documents, it was identified that the assessment presented in the submitted version of Annex II was based on the Schedule of Proposed Changes as presented to Cabinet in May 2018, together with the implications of the resolution of the July Cabinet[1].

To clearly reflect the full extent of the Schedule of Proposed Changes approved by Cabinet and Council in July 2018 (and subsequently submitted to the Secretary of State), Annex II was revised. When read as a whole, the assessment presented in the revised Annex II, sets out the implications for the SA arising from the Council’s submitted Schedule of Proposed Changes (July 2018) to the draft Plan. Where necessary, in the interests of clarity, changes to the SA were made to address the findings of the assessments undertaken and decisions made to date.

This SA Report includes revisions to the SA resulting from the Council’s Schedule of Further Main Modifications[2] (FMMs) and a summary of the FMMs and the implications for the SA are presented in Annex III to the SA Report. The SA Report also includes revisions to the SA resulting from the final, consolidated schedule of main modifications (MMs) that accompanied the examination inspector’s final report[3] dated 23rd January 2020 and a summary of these MMs and their implications for the SA are presented in Annex IV to the SA Report. These revisions to the SA were undertaken by Wiltshire Council. Previous iterations of the SA were undertaken by Atkins and Wiltshire Council.

[1] A draft Schedule of Proposed Changes was presented with the Cabinet Papers in May 2018, but not debated. Cabinet instead resolved to defer a decision, pending the outcome of a focused consultation with Wiltshire Councillors and Parish and Town Councils, on the Schedule of Proposed Changes. As a result of this consultation, further Proposed Changes were debated and endorsed by Cabinet on 3 July and subsequently approved by full Council on 10 July 2018.

[2] Wiltshire Housing Site Allocations Plan – Schedule of Further Main Modifications (Wiltshire Council, September 2019)

[3] Available at http://www.wiltshire.gov.uk/planning-housing-sites-examination

Wiltshire Housing Site Allocations Plan – Purpose and

Objectives Purpose

The purpose of the Plan is twofold:

- revise, where necessary, settlement boundaries in relation to the Principal Settlements of Salisbury and Trowbridge, Market Towns, Local Service Centres and Large Villages; and
- allocate new sites for housing to ensure the delivery of homes across the plan period in order to maintain a five-year land supply in each of Wiltshire's three HMAs over the period to 2026.

Objectives

The Plan has three objectives:

Settlement boundary review

- Objective 1: To ensure there is a clear definition to the extent of the built-up areas at principal settlements, market towns, local service centres and large villages

Housing site allocations

- Objective 2: To help demonstrate a rolling five-year supply of deliverable land for housing development - a duty on each Local Planning Authority required by the National Planning Policy Framework
- Objective 3: To allocate sites at the settlements in the County that support the spatial strategy of the Wiltshire Core Strategy. The spatial strategy for Wiltshire contained in the Core Strategy promotes the sustainable development of the County

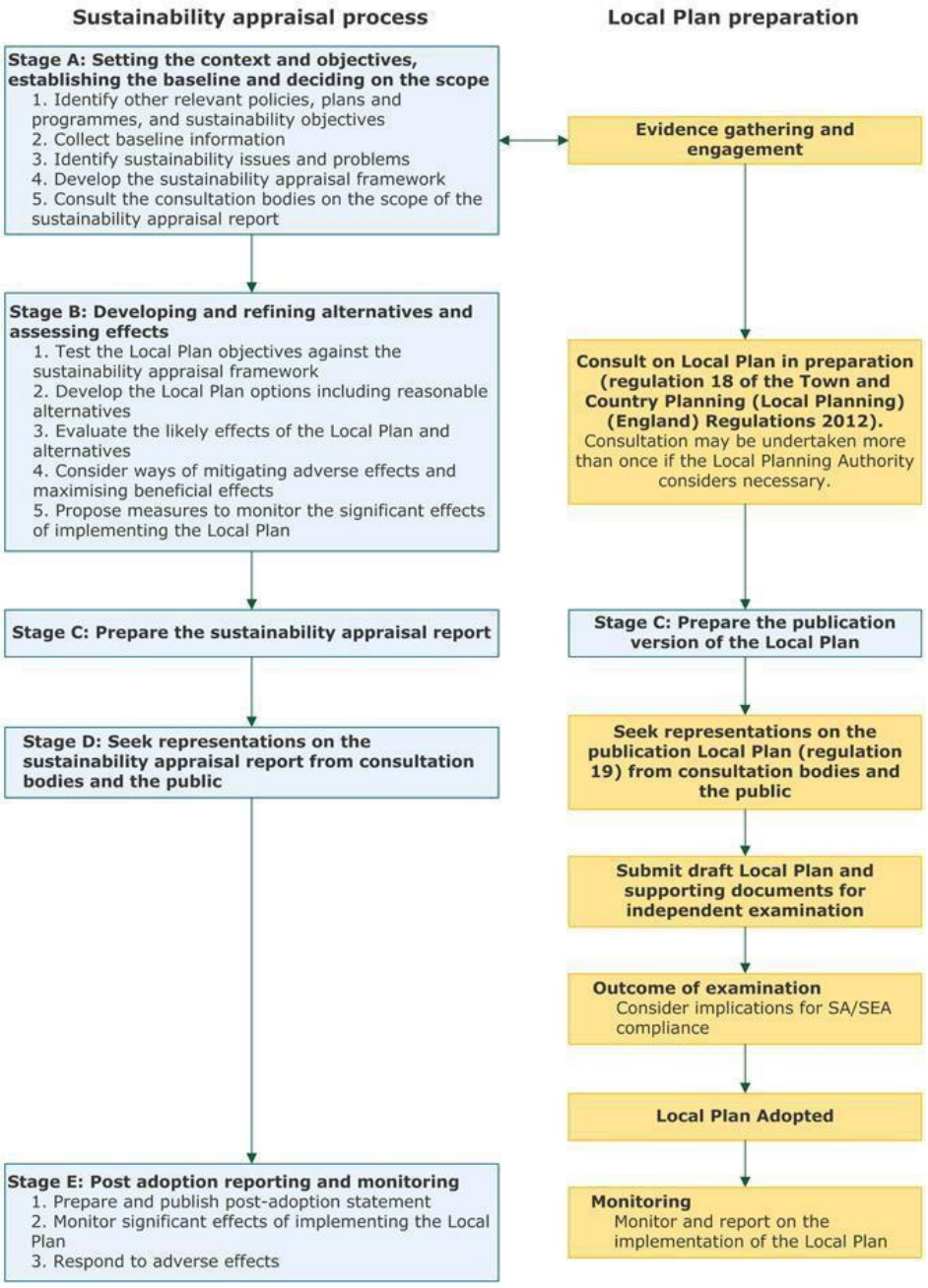
Sustainability Appraisal

SA is required during the preparation of a Local Plan. SA promotes sustainable development by assessing the extent to which the emerging plan, when judged against reasonable alternatives, will help to achieve relevant environmental, economic and social objectives.

This SA Report has been produced in line with national guidance and legislation. It is also in line with the SA Scoping Report which was published for stakeholder consultation in the middle of 2014 which set out how the SA would be undertaken.

The main stages in the SA process are shown below and involve:

- Stage A – Setting the context and objectives, establishing the baseline and deciding on scope;
- Stage B – Developing and refining options and assessing effects;
- Stage C – Preparing the Sustainability Appraisal Report;
- Stage D – Consultation on the Plan and the Sustainability Appraisal Report; and
- Stage E – Monitoring the significant effects of implementing the plan



This SA Report forms part of SA Stages C and D.

Habitats Regulations Assessment

Alongside the SA process it is also necessary to assess whether the sites contained in the Plan are likely to have a significant effect upon Natura 2000 sites. These comprise designated and candidate Special Areas of Conservation (SACs), Special Protection Areas (SPAs) and Ramsar sites, which are designated as European sites for their ecological value.

The HRA prepared by Wiltshire Council comprised an early HRA Settlement Level Screening Assessment for the Wiltshire housing sites during the initial development of the Plan. This was used to inform the assessment of the individual site options in Chapter 7 of this report.

A Screening Assessment and Appropriate Assessment of the Plan policies was also undertaken as part of the HRA, which has been used to update the findings of the screening exercise and to inform the assessment of the Plan policies in Chapter 8 of this report.

The HRA identified no adverse effects on the integrity of Natura 2000 sites as a result of the Plan, either alone or in combination with other plans and projects, assuming that the mitigation proposed in the HRA is implemented.

Following pre-submission consultation, an addendum to the HRA was prepared and additional recommendations made in relation to Bath and Bradford on Avon Bats SAC and the River Avon Special Area of Conservation, and this has been taken into account in this revised SA Report. An additional HRA addendum has been produced to take account of the Further Main Modifications (FMMs) to the Plan and this has also been taken into account in this revised SA Report.

Key sustainability issues

The SA process involves setting the context and objectives, establishing the baseline and deciding on the scope of issues to assess. This was done by reviewing various relevant plans and programmes and gathering baseline information on current and likely trends.

From this analysis, the key sustainability issues identified for Wiltshire are briefly summarised below:

Biodiversity

There are numerous Natura 2000 sites in Wiltshire. Development has the potential to affect a number of these sites through habitat disturbance, recreational pressure, water abstraction and pollution.
There are also approximately 1,550 County Wildlife Sites (CWSs) in Wiltshire covering approximately 21,000ha of semi-natural habitats. The CWS network does not receive any statutory protection and is vulnerable as a result.

Development has the potential to result in long- and short-term disturbance of the natural environment resulting in a range of effects on species and habitats (both direct and indirect), which, particularly when taken in combination can be significant.

Across Wiltshire there are opportunities to restore major areas of broadleaved woodland, neutral grassland, limestone grassland, chalk downland, river networks and wetland habitats linking to features shown on the South West Nature Map.

Land and Soil Resources

Due to the county's predominantly rural nature, there is low availability of brownfield land meaning development on greenfield sites is necessary. Nevertheless, the economic and other benefits of the best and most versatile agricultural land should be recognised and priority for development should be given to poorer quality land. Future development needs to provide the opportunity to remediate and redevelop Wiltshire's remaining brownfield sites, particularly in town centres.

Water Resources and Flood Risk

Several key locations within the administrative area of Wiltshire Council have been identified as the focus of a Strategic Water Management Plan – Chippenham, Trowbridge and Salisbury. Historically, the majority of reported

flooding issues within Trowbridge have been linked with fluvial flooding from the River Biss. Surface water flooding incidents have been limited, with no significant issues identified.

Historically, the majority of reported flooding issues within Salisbury and the surrounding area have been linked with fluvial flooding from the River Avon (Hampshire), River Nadder and River Bourne. However, due to the nature of the underlying bedrock, base flows within these rivers are inherently linked with groundwater levels. During wet periods, surface water infiltration into the underlying aquifer causes groundwater levels to rise causing increases in base flow within river channels. These cause longer duration flood events that are a combination of groundwater and fluvial flows.

The River Avon SAC and ground water sources are particularly vulnerable to the effects of diffuse and point source pollution, in particular to elevated phosphate levels from additional sewage discharges in the catchment. This can be addressed through the introduction of a Nutrient Management Plan (NMP) to reduce phosphate levels.

Nitrogen enrichment of surface waters and groundwater is already regarded as problem in a number of areas. Wiltshire's chalk streams are internationally important for biodiversity, but currently suffer from a number of interacting factors that are having negative impacts.

Groundwater resources need to be protected and managed to ensure sustainable future supplies. There are two key risks to groundwater: pollution / contamination; and over use of groundwater.

Air Quality and Environmental Pollution

Wiltshire Council has declared a number of AQMAs due to exceedances in nitrogen dioxide. Future development has the potential to result in air quality impacts on biodiversity. Development may also affect noise, vibration and light pollution levels.

Climatic Factors

Wiltshire's ecological footprint is significantly greater than the average global ecological footprint. Efforts directed at climate change adaptation and mitigation at the local level such as reducing the use of non- renewable energy and reducing vehicle journeys, will contribute to reducing the county's ecological footprint. In Wiltshire, there is a local need to reduce carbon emissions and deliver an increased level of renewable energy.

Heritage

Within wider Wiltshire district there is a rich and historic landscape which forms part of Wiltshire's rich natural heritage.

Wiltshire has nearly 20,000 archaeological sites ranging from the prehistoric through to Roman and medieval times and the civil war battlefield at Roundway Down. There are also approximately 12,000 listed buildings, 37 historic parks and gardens and more than 200 conservation areas. There is a need to retain/ preserve and where possible enhance designated and non-designated heritage assets. Wiltshire's rural settlements and villages include many historic farm buildings.

Opportunities exist to promote the wider contribution of the historic environment to sustainable development.

Landscape

Wiltshire has high quality and valued landscapes. There are 3 AONBs in Wiltshire: Management plans have been prepared for the three AONBs and will need to be considered in proposals for future development.

With regards to Wiltshire Council's Landscape Character Assessment (LCA) and Special Landscape Areas (SLA) there may be an opportunity to identify those truly unique areas of Wiltshire and protect them for the future, while also avoiding unnecessarily rigid local designations which restrict opportunities for sustainable development. Through new development there are opportunities as well as a need to promote sustainable design in Wiltshire that respects and complements the character of the local landscape.

Part of the Western Wiltshire Green Belt falls in Wiltshire including land surrounding Bradford on Avon, Trowbridge and west of Corsham. The particular objectives of the Western Wiltshire Green Belt are to

maintain the open character of undeveloped land adjacent to Bath, Trowbridge and Bradford on Avon, to limit the spread of development along the A4 between Batheaston and Corsham and to protect the historic character and setting of Bradford on Avon.

Population and Housing

Wiltshire faces a number of challenges including an ageing population, issues in respect to provision of Gypsy and Traveller accommodation and lack of affordable housing.

Efficient use of land in Wiltshire is very important, particularly given the rural nature of the county with low levels of previously developed land. It is essential that design solutions are encouraged which will achieve higher density levels wherever possible. There is the opportunity through new development to significantly increase the affordable housing stock.

Healthy and Inclusive Communities

Wiltshire is not a deprived county however there are three small areas - two in Trowbridge and one in Salisbury - which are in the top 20% of deprived areas nationally; they are home to slightly more than 5,000 people. There are also scattered areas of poverty in rural Wiltshire. The most prevalent form of deprivation in Wiltshire relates to barriers to housing and services.

There are a number of challenges faced by rural areas in Wiltshire. These include lack of affordable housing, an ageing population, rural isolation, and lesser accessibility as well as a decline in basic facilities.

New development should be designed to enhance a sense of community through the provision of public/ community spaces and facilities, with the provision of appropriate levels of good quality affordable housing to meet local need. Development should also be located within easy access of local services so that these can be accessed on foot, by bike or using public transport.

Education and Skills

Wiltshire has a higher than average proportion of young people not in Employment, Education or Training (NEET). Data suggests that many jobs taken by 16-18-year olds are often temporary; either genuinely short contract or seasonal jobs or the young people move between jobs until they settle.

With regards to workplace skills, Wiltshire has been dominated by low value, low skilled manufacturing and service sectors, resulting in the county becoming an attractive place for the higher skilled and higher paid in which to live, but not to work.

The skills base of Wiltshire is relatively polarised with a high proportion of residents with high skills levels, but equally a significant proportion with poor basic skills and, as a result of the recession, increasing unemployment levels.

Policies should seek to match housing allocations to employment opportunities within the county, to assist in reducing trends of out-migration for work. An appropriate level of high-quality educational facilities in accessible locations to meet the needs of the community is also required.

Transport

High car ownership is reflective of the rural nature of the county although there are clear geographic differences in the distribution of households without access to cars. The future growth of Wiltshire's largest towns should focus on creating more favourable conditions for people to be less reliant on the car.

There is a need to ensure that employment, education, health, shops, and other essential facilities are accessible to all, and not just those with access to a private car.

There are opportunities to increase the proportion of journeys made on foot as well as increasing the percentage of people cycling to work. Wiltshire’s relative affluence and high levels of cycle ownership offer a

good opportunity to increase levels of cycling. There is scope for improving walking and cycling facilities in town centres.

Economy and Enterprise

There are discrepancies between average earnings by workplace and average earnings by residence in Wiltshire suggesting that Wiltshire's higher skilled resident workers are unable to secure the higher than average earnings within Wiltshire and therefore commute outside of the county for work.

Housing development should be located in proximity to employment sites in order to reduce out-commuting and promote travel to work using sustainable modes of transport.

Chippenham, Salisbury and Trowbridge should be the focus of both housing and employment development in the future.

The Sustainability Appraisal Framework

The SA Framework is a key component in undertaking the SA by creating a systematic and easily understood tool that allows the prediction and assessment of effects considered likely to arise from the implementation of the Plan.

The SA objectives are as follows:

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.

Assessment of effects

The Plan has been subject to the SA to predict and evaluate the nature and scale of sustainability effects. The sites and related policies were assessed in two main stages:

- Assessment of a range of reasonable alternative sites using the SA Framework; and
- Assessment of policies for allocation of sites, building on the existing sites assessments, using an assessment rationale derived from the SA Framework of objectives.

A SA assessment scale was used for both assessments, as shown below; further details are provided in Chapter 2.

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.

Assessment of sites

Reasonable alternative site options for assessment in the SA were identified by the Council using the Housing Site Selection Process Methodology. Potential housing sites in areas of search which did not progress to the stage of SA have not been considered as 'reasonable alternatives'. The Council's Topic Paper 2 'Site Selection Process Methodology' which accompanies the Plan, explains why housing site allocations in these areas have not been sought.

Reasonable alternatives that were identified through this process were, however, then subject to SA. These reasonable alternative site options were assessed against this scoring system, the results of which were used to identify whether a site was 'more sustainable', 'less sustainable', or not to be considered further, in order to inform the sites to be taken forward by Wiltshire Council to Stage 4 (the selection of preferred sites stage).

Following pre-submission consultation, a number of additional sites were identified that required SA; and these have been incorporated into Chapter 7 of the SA Report**.**

In terms of identification of 'more sustainable' site options, prediction of minor adverse effects indicate that mitigation is possible and resulting effects are likely be minor (not significant) and thus not a cause of concern. The same is true for site options with neutral or no effects. Thus, site options exhibiting the greatest number of this type of effect across SA objectives were considered 'more sustainable'.

Moderate adverse effects, on the other hand, indicate that mitigation is problematic, potentially resulting in the occurrence of undesirable significant adverse effects. On this basis, the least number of moderate adverse effects a site option presents, the more preferred it becomes from a sustainability perspective as the risks involved are less.

As a general rule of thumb, site options with five or more moderate adverse effects result in a site being considered 'less sustainable'; and site options with four or less moderate adverse effects are considered 'more sustainable'.

It should be noted that less sustainable sites might nonetheless be taken forward by the Council to Stage 4 if more sustainable options have become undeliverable for various reasons, or where a site presents significant beneficial effects, or if there are other reasons for considering these sites beyond the criteria of the SA.

Major adverse effects indicate that mitigation of effects is not considered possible for a particular site option, and therefore that site should not be considered further.

The following sites were assessed in the SA as either 'more sustainable', 'less sustainable', or not to be considered further:

Area of search	Site	SA assessment conclusion
Amesbury Community Area Remainder		
Shrewton	S146 Land to the west of Tanner's Lane and south of the Hollow, Shrewton	Not to be considered further
	S150 Land north of the A360, Shrewton	Not to be considered further
	S151 Land South of Nettley Farm, Shrewton	Not to be considered further
	S152 Land at Rollestone Manor Farm, Shrewton	Not to be considered further
	S154 Land to the south of London Road, Shrewton	Not to be considered further
	S1067 Land off Maddington Street, Shrewton	Not to be considered further
The Winterbournes	S90 Land between Winterbourne Earls Village School and the Railway Line, The Winterbournes	Not to be considered further
	S91 Land by Summerlug Estate and Railway, The Winterbournes	Not to be considered further
	S92 Land by Railway Line and Vicarage, The Winterbournes	Not to be considered further
	3528 Land adjacent and including Winterbourne Motors, The Winterbournes	Not to be considered further
Amesbury (including Bulford and Durrington)		
Durrington	S98 Land to Rear of Durrington Manor, Durrington	Less sustainable
	3154 Piece Meadow, Durrington	More sustainable
	3179 Land to the south of Larkhill Road, Durrington	More sustainable
Amesbury	3379 Land north of London Road, Amesbury	Less sustainable
Chippenham Community Area Remainder		
Hullavington	689 Land directly behind Gardeners Drive	More sustainable
	690 The Street – Hullavington	More sustainable
	1112 Land to rear of Newton	More sustainable
	3162 Rear of Darley House, The Street	More sustainable
	3377 Land at Green Lane	More sustainable

Area of search	Site	SA assessment conclusion
	3129 The Street, Hullavington	More sustainable
	OM011 Land at Hullavington airfield, Hullavington	Less sustainable
Kington St Michael	797 Manor Farm	Not to be considered further
Yatton Keynell	474b Land adjacent to The Old Forge, The Street	More sustainable
	482 Land East of Farrells Field	More sustainable
	643 Land at Littlemead Farm	Not to be considered further
	OM015 Land east of Yatton Keynell off B4039, Yatton Keynell	Less sustainable
Devizes Community Area Remainder		
Market Lavington	529 Land at Southcliffe Road	More sustainable
	530 Fiddington Hill	More sustainable
	374 R/O 37 White Street	More sustainable
	3268 Land at the Spring	More sustainable
	1089 Southcliffe	More sustainable
	2055 Underhill Nursery	More sustainable
	3443 Land to the east of Lavington School	More sustainable
Malmesbury Community Area Remainder		
Crudwell	3233 Land at Ridgeway Farm	More sustainable
	Site OM014 - Land at Tuners Lane, Crudwell	More sustainable
Oaksey	3128 Land off Wick Road	More sustainable
Salisbury Principal Settlement (including Wilton Town)		
Salisbury	S61 Land at Hilltop Way	More sustainable
	S80 Land to the north of Old Sarum	Less sustainable
	S159 Land to the north of Downton Rd	Less sustainable
	S178 Land to the south of Roman Road, Old Sarum	Not to be considered further
	S1027 North of Netherhampton Rd	More sustainable
	S1028 Land at Netherhampton Rd	More sustainable
	3187 Land at Harnham Business Park	Not to be considered further
	3272 Land at Rowbarrow, Odstock Rd	More sustainable
	3421 Land adjacent to A354, Harnham	Less sustainable
	3554a Land to west of Milford Care Home, Salisbury	Not to be considered further
	Site 3435 – Land off Britford Lane	Less sustainable
	Site OM002 - Land north of A3094	Less sustainable
	Site OM003 - The Yard, Hampton Park	More sustainable
Wilton	S1057 Land rear of Bulbridge Rd	More sustainable
Tidworth and Ludgershall Market Town		

Area of search	Site	SA assessment conclusion
Ludgershall	553 Land at Empress Way	More sustainable
Tisbury Community Area Remainder		
Fovant	3449 Badges View	Not to be considered further
	3450 Land at Pembroke Farm	Not to be considered further
Trowbridge Principal Settlement		
Trowbridge	613 Elm Grove Farm/Land off A363 at White Horse Business Park, Drynham Lane (now incorporates Site: 248)	More sustainable
	261 Land at Lower Biss Farm	Not to be considered further
	262 Land west of Yarnbrook Road (A350)	Not to be considered further
	256 Land south of Green Lane, Trowbridge	Not to be considered further
	292 Land north of Green Lane	Not to be considered further
	297 Elizabeth Way	More sustainable
	263 Elizabeth Way	More sustainable
	293 Land to the east of Elizabeth Way	Less sustainable
	1021 Church Lane	More sustainable
	3260 Upper Studley	More sustainable
	298 Land off A363 at White Horse Business Park	More sustainable
	3565 Land east of the A361 at Southwick Court	Less sustainable
Warminster Community Area Remainder		
Chapmanslade	316 Barters Farm	More sustainable
	1022 Green Farm Industrial Estate and adjacent land	Not to be considered further
	3203 Land at North West Chapmanslade	More sustainable
Codford	612 Chitterne Road	Not to be considered further
	3397 Bury Farmyard, Green Lane	Not to be considered further
	3491 Mayflower Farm	Not to be considered further
	3506 Manor House Grounds	Not to be considered further
Heytesbury	3486 Heytesbury Park	Not to be considered further
	Site OM004 Land west of Heytesbury, adjacent to Greenlands, Heytesbury	Not to be considered further
Warminster Market Town		
Warminster Market Town	302 Land at Bradley Road	More sustainable
	603 Land east of The Dene	Less sustainable
	793 Westbury Road	Not to be considered further
	1032 Bore Hill Farm	Less sustainable
	3242 Land adjacent to Fanshaw Way	Not to be considered further
	304 Land at Boreham Road	More sustainable

Area of search	Site	SA assessment conclusion
	Site OM005 Land at Brick Hill	Less sustainable
	Site OM006 Land to the south of Boreham Road	Not to be considered further
	Site 1030 – 44 & 45 Bath Road	More sustainable
	Site 239 – Land on Upper Marsh Road	Less sustainable
	Site 2091 – Land between Bath Road and A36	Less sustainable
Westbury Community Area Remainder		
Bratton	321 Land off B3098 adjacent to Court Orchard/Cassways, Bratton	More sustainable
	Site 738 – Land south of Westbury Road, Bratton	More sustainable

Assessment of policies

The Plan proposes policies within each of the Housing Market Areas of Wiltshire; these policies relate to individual housing sites allocations as set out in the table below. As a result of the Submitted Schedule of Proposed Changes (July 2018) to the pre-submission Plan and FMMs (September 2019), a few amendments have been made to the number of dwellings (and some site areas) proposed at sites; all sites at Market Lavington, Hullavington and Crudwell and one site at Warminster have been removed from the Plan; and one further site has been included for allocation at Salisbury.

Sites proposed for housing development within the submitted Plan document, the Schedule of Proposed Changes and FMMs are as follows:

Housing Market Area	Community Area	Policy	Site Name	Approximate No. of Dwellings
East Wiltshire Housing Market Area	Tidworth	Policy H1.1	Empress Way, Ludgershall	270
North and West Wiltshire Housing Market Area	Trowbridge	Policy H2.1	Elm Grove Farm, Trowbridge	250
		Policy H2.2	Land off A363 at White Horse Business Park, Trowbridge	175
		Policy H2.3	Elizabeth Way, Trowbridge	355
		Policy H2.4	Church Lane, Trowbridge	45
		Policy H2.5	Upper Studley, Trowbridge	45
		Policy H2.6	Southwick Court, Trowbridge	180
	Warminster	Policy H2.8	Bore Hill Farm, Warminster	70
		Policy H2.9	Boreham Road, Warminster	30

Housing Market Area	Community Area	Policy	Site Name	Approximate No. of Dwellings
		Policy H2.10	Barters Farm Nurseries, Chapmanslade	35
	Chippenham	Policy H2.12	East of Farrells Field, Yatton Keynell	30
	Westbury	Policy H2.13	Off B3098 adjacent to Court Orchard / Cassways, Bratton	35
South Wiltshire Housing Market Area	Salisbury	Policy H3.1	Netherhampton Road, Salisbury	640
		Policy H3.2	Hilltop Way, Salisbury	10
		Policy H3.3	North of Netherhampton Road, Salisbury	100
		Policy H3.4	Land at Rowbarrow, Salisbury	100
		Policy H3.5	The Yard, Hampton Park, Salisbury	14
	Amesbury	Policy H3.6	Clover Lane, Durrington (comprising sites S98 and 3154)	45
		Policy H3.7	Larkhill Road, Durrington	15

The policy options were reviewed taking into account the combination of the site allocations within each Housing Market Area, individual sites making up the Policy and the mitigation measures proposed in the Plan for that Policy. Policies within each Housing Market Area were then assessed using the generic assessment scale identified above. A summary table of the overall sustainability effects of the policies within each Housing Market Area is presented below. The assessment takes into account the mitigation measures proposed within the Plan, which to a large part covers the issues identified in the SA of the individual sites; as such, the overall score of the Policies against certain SA Objectives may be more positive than the sum of individual site assessment scores, as appropriate mitigation has been proposed within the Policy. This table also presents updates to the scores taking into account the Schedule of Proposed Changes and the FMMs and where these strengthen the Plan in relation to the SA Objectives.

For some SA Objectives, both positive and negative effects have been identified for the policies within each Housing Market Area; this reflects that either sufficient mitigation has been included in the policy, but for others further mitigation is recommended; and/or that both positive and negative effects can be anticipated as a result of the policies e.g. adverse effects on biodiversity due to the loss of existing habitats, however the potential for longer term benefits through improved planting and landscaping on site leading to biodiversity gain.

The specific details for each score are presented in the SA Report at Table 8.5.

Summary of effects of policies within each Housing Market Area

SA Objective		Policy H1.1	Policies H2.1 – H2.13	Policies H3.1 – H3.7
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 business and a changing workforce	+	+	+

The policies which relate to specific sites have been assessed both individually, in-combination with one another and cumulatively with other plans. The results are as follows:

Policy H1.1

Policy H1.1 allocates land in the East Wiltshire Housing Market Area, in Tidworth Community Area. The policy will deliver 270 dwellings.

Mixed effects (moderate/minor positive and minor negative) and minor adverse are predicted in relation to a number of objectives. Negative effects may occur on biodiversity as a result of construction due to the removal for example of hedgerows, however positive effects may occur in the long term as a result of enhancement measures. The Schedule of Proposed Changes and FMMs support and strengthen requirements in relation to HRA and protection of Natura 2000 sites (SA Obj. 1). Development of the proposed sites will result in the inevitable loss of greenfield/ agricultural land (SA Obj. 2). There are potential negative effects on surface water management, however the policy identifies the need for further assessment of drainage and flood risk assessments and is further strengthened through Schedule of Proposed Changes and FMMs (SA Obj. 3 and 5b).

Minor negative effects are identified in relation to air quality and the policy identifies general mitigation to this effect, though some of the wording could be strengthened. Ultimately, though, the allocation of this site will result in an increase in the number of private car journeys due its size (SA Obj. 4).

Though the proposed policy requires that new development adheres to high quality design and construction standards and that for more substantial sites, a Sustainable Energy Strategy will be required, the development of the sites is likely to result in an inevitable increase in the carbon footprint of Wiltshire (SA Obj. 5a).

Localised effects may occur on cultural heritage and archaeology, although the policy within the cross-cutting themes provides for the requirement of heritage impact assessments where appropriate (SA Obj. 6).

Impacts on the landscape will be inevitable and result in the increased urbanisation of Wiltshire villages and towns, however the policy provides for the requirement for appropriate landscaping, planting and screening (SA Obj. 7).

The policy will promote more inclusive and self-contained communities, however this could result in increased pressure on local school and health care facility capacity; given the overall quantum of development, these issues are addressed directly through the provision of a school as part of the policy or through infrastructure contributions (SA Obj. 9).

The allocation is likely to provide significant social and economic benefits such as providing good quality, affordable housing and varied housing (SA Obj. 8) and contributing positively to the growth of the local economy and to the provision of jobs (SA Objs. 11 and 12).

Policies H2.1 – H2.13

Policies H2.1 – H2.13 allocate~~s~~ land in the North and West Wiltshire Housing Market Area, in Trowbridge, Warminster, Chippenham and Westbury Community Areas. The policy will deliver 1250 dwellings.

Mixed effects (moderate/minor positive and minor negative) and minor adverse are predicted in relation to a number of objectives. Negative effects may occur on biodiversity as a result of construction due to the removal for example of hedgerows, however positive effects may occur in the long term as a result of enhancement measures. The Schedule of Proposed Changes and FMMs support and strengthen requirements in relation to HRA and protection of Natura 2000 sites (SA Obj. 1). Development of the proposed sites will result in the inevitable loss of greenfield/ agricultural land, with sites identified within ~~this~~ the policies as containing best and most versatile land, as well as one site containing a landfill (SA Obj. 2).

There are potential negative effects on surface water management, however policies identify the need for further assessment of drainage and flood risk assessments and is further strengthened through the Schedule of Proposed Changes and FMMs (SA Obj. 3 and 5b).

Minor negative effects are identified in relation to air quality and the policies identify general mitigation to this effect, though some of the wording could be strengthened. Ultimately, though the allocation of a number of sites will result in an increase in the number of private car journeys (SA Obj. 4).

Though the proposed cross-cutting measures require~~s~~ that new development adheres to high quality design and construction standards and that for more substantial sites, a Sustainable Energy Strategy will be required, the development of the sites is likely to result in an inevitable increase in the carbon footprint of Wiltshire (SA Obj. 5a).

Localised effects may occur on cultural heritage and archaeology, although the policy within the cross-cutting themes provides for the requirement of heritage impact assessments where appropriate (SA Obj. 6).

Impacts on the landscape will be inevitable and result in the increased urbanisation of Wiltshire villages and towns, however the policies provide for the requirement for appropriate landscaping, planting and screening (SA Obj. 7).

The policies will promote more inclusive and self-contained communities, however at some sites this could result in increased pressure on local school and health care facility capacity; however, given the overall quantum of development, these issues are addressed directly through provision or through infrastructure contributions. Furthermore, the Plan is strengthened in relation to this objective through the Schedule of Proposed Changes and FMMs (SA Obj. 9).

The allocations are likely to provide social and economic significant benefits such as providing good quality, affordable housing and varied housing (SA Obj. 8) and contributing positively to the growth of the local economy and to the provision of jobs (SA Objs. 11 and 12).

Policies H3.1 – H3.7

Policies H3.1 – H3.7 allocate~~s~~ land in the South Wiltshire Housing Market Area, in Salisbury and Amesbury Community Areas. The policies will deliver 924 dwellings.

Mixed effects (moderate/minor positive and minor negative) and minor adverse are predicted in relation to a number of objectives. Negative effects may occur on biodiversity as a result of construction due to the removal for example of hedgerows, however positive effects may occur in the long term as a result of enhancement measures. The Schedule of Proposed Changes and FMMs support and strengthen requirements in relation to HRA and protection of Natura 2000 sites (SA Obj. 1). There are potential negative effects on surface water management, however the policies identify the need for further assessment of drainage and flood risk assessments and is further strengthened through the Schedule of Proposed Changes and FMMs (SA Obj. 3 and 5b).

Development of the proposed sites will result in the inevitable loss of greenfield/ agricultural land (SA Obj. 2). Minor effects are identified in relation to air quality and the policies identify general mitigation to this effect, though some of the wording could be strengthened. Ultimately, though the allocation of a number of sites will result in an increase in the number of private car journeys (SA Obj. 4).

Though the proposed cross-cutting measures require that new development adheres to high quality design and construction standards and that for more substantial sites, a Sustainable Energy Strategy will be required, the development of the sites is likely to result in an inevitable increase in the carbon footprint of Wiltshire (SA Obj. 5a).

Localised effects may occur on cultural heritage and archaeology, although the cross-cutting themes provide~~s~~ for the requirement of heritage impact assessments where appropriate (SA Obj. 6).

Impacts on the landscape will be inevitable and result in the increased urbanisation of Wiltshire villages and towns, however the policies provide for the requirement for appropriate landscaping, planting and screening (SA Obj. 7).

The policy will promote more inclusive and self-contained communities, however at some sites this could result in increased pressure on local school and health care facility capacity; however, given the overall quantum of development, these issues are addressed directly through the provision of a school as part of the policy or through infrastructure contributions (SA Obj. 9).

The allocation is likely to provide social and economic significant benefits such as providing good quality, affordable housing and varied housing (SA Obj. 8) and contributing positively to the growth of the local economy and to the provision of jobs (SA Objs. 11 and 12).

Combined effects

When considering cumulative effects across the policies, there are likely to be elevated effects, both beneficial and adverse.

The main significant adverse cumulative effects relate to environmental issues, predominantly as the policies allocate sites on greenfield land. Significant adverse effects also arise from the scale of housing and associated development proposed.

The elevated adverse effects that are likely to arise from the combination of policies across the three Housing Market Areas include:

- The total loss of best and most versatile land (SA Obj. 2);
- Effects on air quality, noise and light pollution (SA Obj. 4) – the overall scale of development and provision of new roads is likely to increase air, noise and light significantly for new and existing sensitive receptors.
- Effects on climate change as a result of greenhouse gas emissions (SA Obj. 5a) – the scale of development is likely to see a significant increase in the number of private car journeys, which may for example affect greenhouse gas emissions.
- Effects on transport and travel (SA Obj. 10) – the scale of development is likely to see a considerable increase in the number of private car journeys.

A number of significant beneficial effects will also arise, related to social and economic considerations. The combination of the policies will result in a substantial contribution to the provision of, and the opportunity to live in, good quality, affordable housing, and ensure an appropriate mix of dwelling sizes, types and tenures (SA Obj. 8) and contribute significantly to the local economy and enterprise (SA Objs. 11 and 12).

Cumulative effects

Cumulative effects have been considered in terms of the Wiltshire Housing Site Allocations Plan and the Core Strategy strategic sites at Amesbury, Trowbridge, Tidworth and Ludgershall, Warminster and Salisbury, the Chippenham Site Allocations Plan and the Army Basing Programme.

There may be cumulative effects as a result of Policy H1.1 with land identified for housing development at Drummond Park (MSA) Depot, Ludgershall in the Core Strategy; as a result of Policies H2.1 – H2.13 with land identified to the south east of the town at Ashton Park, Trowbridge in the Core Strategy; and land identified to the west of Warminster for strategic growth in the Core Strategy; and housing development identified in the Chippenham Site Allocations; and as a result of Policies H3.1 – H3.7 with strategic sites proposed at Salisbury and Amesbury in the Core Strategy. There may also be cumulative effects at Durrington associated with the Army Basing Programme and Policies H3.6 – H3.7.

In general, cumulative effects are likely to occur due to the additional scale of development potentially leading to elevated effects, which will generally be beneficial in social and economic terms and adverse in environmental terms within the general area (rather than site specific cumulative effects given the general distribution of the developments in relation to each other). Where environmental adverse effects are likely, these are capable of being mitigated in line with the policies set out in the Chippenham Site Allocations Plan and the emerging masterplans for the strategic sites together with the SA recommendations made for the Wiltshire Housing Site Allocations Plan.

In most cases these adverse effects are the same as the combined effects for Policies H1.1, H2.1 – H2.13 and H3.1 – H3.7, however elevated effects may occur in relation to:

- SA Obj. 5a. Minimise our impacts on climate change – through reducing greenhouse gas emissions. The various Plans are likely to see an increase in the amount of development and associated infrastructure such as roads, which is likely to lead to increased greenhouse gas emissions both during construction and operation. Overall, there will be an increase in the carbon footprint.
- SA Obj 7. Conserve and enhance the character and quality of Wiltshire's rural and urban landscapes, maintaining and strengthening local distinctiveness and sense of place. Overall, there will be increased urbanisation, in particular at Warminster, Trowbridge and Chippenham. There may also be similar adverse cumulative effects in relation to Policies H3.1 – H3.5 in Salisbury with strategic sites in the Core Strategy. Overall, landscaping should help to reduce adverse effects.
- SA Obj 9. Healthy and inclusive communities, SA Obj. 11 Economy and enterprise and SA Obj. 12 Economy and enterprise. Overall, the cumulative beneficial effects should be considerable, as ~~the~~ all new developments proposed across the Wiltshire Housing Site Allocations and the Core Strategy Strategic Sites will assist in the support of viable local shops and services as well as generate direct and indirect construction employment and will help stimulate the local economy once built.

Assessment of settlement boundaries

The Council has developed an updated methodology to review its settlement boundaries as part of the Plan. Settlement boundaries (or 'limits of development') define the built form of a settlement by, where practicable, following but not including clearly defined physical features, such as walls, fences, hedgerows, roads and water courses.

This revised methodology (refer to the Council's Topic Paper 1) consists of six themes, as follows:

- Theme 1 'Physical features on the ground' lists specific land uses and their physical relationship to the existing settlement;
- Theme 2 'Different types of Development' covers specific land uses and their physical relationship to the existing settlement;
- Theme 3 'Planning Permissions' explores which kind of planning permissions should be brought forward within the revised settlement boundary;
- Theme 4 'Sites allocated for development in the local plan' identifies whether planning allocations should be included within the revised settlement boundary of Wiltshire Council;
- Theme 5 'The curtilage of properties, including large gardens' covers the type of back garden to be included within the settlement boundary based on their capacity to extend the built form and their location in regards the existing settlement; and
- Theme 6 'Recreational or amenity space at the edge of settlements' covers whether to include recreational and amenity spaces within the revised settlement boundary of Wiltshire Council based on their size and location.

From a SA perspective, the review of settlement boundaries is welcomed, however it is not the purpose of the SA to decide on the revised settlement boundary methodology as part of the Wiltshire Housing Site Allocations Plan. This is the role of Wiltshire Council who will have to make decisions about what physical elements to include within its revised boundaries.

Mitigation measures

A number of recommendations have been made in order to mitigate adverse effects that have been identified. These are both a mix of improvements to the policies in terms of wording and requirements, and further assessment. Measures are proposed in Chapter 11 of the SA Report, and summarised in the table below, together with the Council's response to the recommendations:

Plan policy	Recommendations	Council Response	Plan amendment
Cross-cutting themes in Chapter 5 of the Plan	As all sites will require ecological assessment, it is recommended that paragraph 5.4 is amended as follows: *"An ecological assessment will be required for all sites. The development will protect and improve opportunities for biodiversity and wildlife corridors within and adjoining the site in accordance with Core Policy 50 (Biodiversity and Geodiversity)".*	Plan allocations involve greenfield sites. The suggested text provides useful further clarification.	Add to paragraph 5.4 "*An ecological assessment will be required for all sites. The development will..."*
	In paragraph 5.7, the policy could be strengthened by requiring that some of the new housing meets the specific needs of vulnerable and older people.	Further material would replicate measures already included in the development plan, in Core Policy 46.	No change
	It is recommended that the following sentence (in bold) is added to paragraph 5.11: "*As appropriate, additional evidence will need to be prepared at a level of detail to support a planning application. In many cases, particularly important items are referred to for each allocation. Such evidence may include but is not limited to a Landscape and Visual Impact*	Further material would replicate measures already provided as standing advice. Measures would be sought as a part of the master planning process and/or conditioned as part of planning permission.	No change

Plan policy	Recommendations	Council Response	Plan amendment
	Assessment, Heritage Assessment, Biodiversity Report, Surface Water Management plan, Flood Risk Assessment and Transport Statement. This should include a Construction Environmental Management Plan (CEMP) to capture the management measures proposed by individual assessments. *Such new evidence can be used as a material consideration when considering a specific planning application."*		
	It is recommended that the following sentence is added in after paragraph 5.11: *"Depending on the size of the site and likely impacts, as appropriate, a statutory Environmental Impact Assessment (EIA) may be required".*	Additional text replicates measures already included in the planning system. All planning applications are screened for the likelihood of significant environmental effects in accordance with regulations.	No change
	It is recommended that the following requirements are also included: *"Development will consider opportunities for integrated surface water management and pollution prevention measures such as Sustainable Drainage Systems (SuDS); Surface water management should achieve equivalent or less than current Greenfield rates of run-off so there will be no deterioration of current run-off conditions".* *"Where applicable, development will consider school and healthcare facility capacity and ensure that a sustainable solution is provided".* *"Wherever possible, development will provide for sustainable modes of travel, including safe access for vulnerable road users (pedestrians, cyclists) and incorporate footpaths and cycle lanes".* *"Developments will seek to protect air quality and ensure that noise impact is properly considered during the construction and operational phases."* *"Development will seek to reduce the overall loss of best and most versatile agricultural land wherever possible. The loss of soil resources can be mitigated by re-using as much of the surplus resources on-site for amenity spaces and disposing any surplus soils thereafter in a sustainable manner (i.e. as close to the site as possible and to an after use appropriate to the soil's quality)."*	Further text replicates measures or objectives already included in the development plan or elsewhere: • regarding surface water management, in Core Policy 67 • regarding air quality, in Core Policy 55 • regarding sustainable modes of travel in Core Policy 61 Individual Plan allocations identify where additional school or healthcare capacity is necessary to enable development to go ahead. Individual Plan allocations identify where additional measures may be required to protect against noise pollution. Minimising the loss of best and most versatile agricultural land, in accordance with national policy, and Re-use of soil along these lines would be sought as a part of the master planning process and/or conditioned as part of planning permission.	Requirements for Flood Risk Assessment and Drainage Strategies has been included in the Schedule of Proposed Changes.
Policies H2.1 – H2.13 North and West Wiltshire Housing Market Area			
Policies H2.1 – H2.13 North and West Wiltshire Housing Market Area	It is recommended that the supporting text for Policies H2.1 – H2.6 in relation to Trowbridge is amended as follows: Paragraph 5.45: "*Despite the need to identify sites for additional housing at the town, there are significant ecological (protected species and potential impacts upon the Bath and Bradford on Avon Bats SAC) and infrastructure*	Paragraph 5.45 does not provide an exhaustive list of constraints that affect the town. Additional text referring to site specific mitigation measures is already included.	No change

Plan policy	Recommendations	Council Response	Plan amendment
	(i.e. education and health facility capacity) constraints that limit the choice of available sites. " The reference to mitigation for landscape and cultural heritage should be added to site allocation H2.4 – see the section on H2.4 below.		
	In addition to the Priority Biodiversity Action Plan habitats, reference should be made at paragraph 5.45 to the HRA recommendations: "*Habitats Regulations Assessment: Potential impacts upon the Bath and Bradford on Avon Bats SAC through habitat loss and disturbance have been identified in the HRA for sites in Trowbridge, and the HRA identifies mitigation that is required for specific sites. These measures are identified under relevant site allocation supporting text".*	Reference is made in paragraph 5.46. The HRA concludes that Plan allocations will not be likely to have significant adverse effects on the integrity of the River Avon SAC.	No change
	Whilst no LSE on the River Avon SAC and phosphate loading has been identified in the HRA, it is recommended that, when available, Annex 2 of the River Avon Special Area of Conservation Nutrient Management Plan for Phosphorus is reviewed for any additional mitigation measures that may be proposed.	Any implications arising from review of the Nutrient Management Plan will be addressed as Plan preparation progresses.	The Schedule of Proposed Changes includes the following: For an interim period, developments within the River Avon SAC catchment should be phosphate neutral, which will be defined in a Memorandum of Understanding with Natural England and Environment Agency. Measures will therefore need to be in place to ensure that developments do not contribute to a net increase in phosphates for the River Avon SAC."
Individual site policy within Policies H2.1 – H2.13			
Policy H2.1 Elm Grove Farm, Trowbridge	It is recommended that the requirement for potential statutory easements, as the existing foul sewerage infrastructure crosses the site, and a Noise Impact Assessment should be included within the text of the Policy H2.1.	The treatment of statutory easements is a common feature of detailed design and layout that will be considered as part of the master plan process. Small parts of the site could potentially be affected by noise from a main road and railway, so additional text would be useful clarification.	Add to paragraph 5.53: *"…In addition, development will need to minimise the potential to harm the significance of the Grade II Listed Drynham Lane Farmhouse.* Measures may also be necessary to prevent potential noise pollution from the existing main

Plan policy	Recommendations	Council Response	Plan amendment
			road and railway."
Policy H2.2 Land off A363 at White Horse Business Park	Given the original size of development, moderate adverse effects regarding loss of Best and Most Versatile agricultural land were identified in the site assessment in Chapter 7; due to the reduction in the site size this effect has been mitigated to some degree though a moderate adverse effect is still possible. Should the site be developed, the cross-cutting theme in relation to soil retention on site should be applied to the site allocation supporting text: "Development will seek to reduce the overall loss of best and most versatile agricultural land wherever possible. The loss of soil resources can be mitigated by re-using as much of the surplus resources on-site for amenity spaces and disposing any surplus soils thereafter in a sustainable manner (i.e. as close to the site as possible and to an after use appropriate to the soil's quality)."	Minimising the loss of best and most versatile agricultural land, in accordance with national policy, and re-use of soil along these lines would be sought as a part of the master planning process and/or conditioned as part of planning permission.	No change
	Due to the size of the site, development would potentially lead to increased car-based movements and hence impact on the local highway network, even with the reduction in the number of dwellings proposed. The requirement for a Transport Assessment for this site should be identified in the site allocation.	Further text would replicate measures or objectives already included in the development plan regarding travel in Core Policy 61.	No change
Policy H2.3 Elizabeth Way	Approximately three quarters of the land within Site 263 appears to be underlain by Grade 3a Best and Most Versatile agricultural land; the reduction in site capacity will reduce some of the negative effects; however, the site is still of a significant size and therefore all effects cannot be mitigated totally. It is recommended that should the site be developed, the following text is added to this site allocation: "*Development will seek to reduce the overall loss of best and most versatile agricultural land wherever possible. The loss of soil resources can be mitigated by re-using as much of the surplus resources on-site for amenity spaces and disposing any surplus soils thereafter in a sustainable manner (i.e. as close to the site as possible and to an after use appropriate to the soil's quality).*"	Minimising the loss of best and most versatile agricultural land, in accordance with national policy, and re-use of soil along these lines would be sought as a part of the master planning process and/or conditioned as part of planning permission.	No change
Policy H2.5 Upper Studley	It is recommended that the following text is added to this policy: *"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 and dentistry at the town."*	The scale of development and its impact is not considered to be of a scale that contributions could be justified as fairly and reasonably related or necessary to enable it to go ahead.	No change
Policy H2.8 Bore Hill Farm	It is recommended that further consideration is required within the Plan to the extent of development at this site to reduce the impact on BMV.	The benefits of proposals outweigh harm from any loss of BMV. Minimising the loss of best and most versatile agricultural land, in accordance with national policy, and the re-use of soil would be sought as a part of	No change

Plan policy	Recommendations	Council Response	Plan amendment
		the planning application process and may be conditioned as part of planning permission.	
	It is recommended that the following text is added to this policy: *"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 and dentistry at the town."*	The additional text provides useful clarification.	Additional text after paragraph 5.92: *"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."*
	Although only minor adverse effects, to ensure that the full suite of measures identified for this site are covered, it is recommended that the requirement a noise impact assessment is included within the text of policy H2.8.	Parts of the site could potentially be affected by noise, so additional text would be useful clarification.	Add to paragraph 5.92: *" ... located between the operational bio-digester and proposed residential development, to provide separation between these uses. A noise assessment would form part of the planning application process and to inform detailed design and layout. Future development…"*
Policy H2.9 Boreham Road	It is recommended that appropriate mitigation for the landfill / rubble within this site should be identified within the policy supporting text.	Soil condition would be considered as a part of the application process and/or conditioned as part of planning permission.	No change
	The moderate adverse effect on education and health facility capacity is not addressed in the supporting text for Warminster or the site allocation. It is recommended that the following text is added to this policy. *"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 and dentistry at the town."*	The additional text provides useful clarification.	Additional text after paragraph 5.98: *"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*

Plan policy	Recommendations	Council Response	Plan amendment
			at the town."
Policy H2.10 Barters Farm Nurseries, Chapmanslade	It is recommended that the policy text specifically identifies the need for detailed ecological assessment at this site.	Further text would replicate measures or objectives already included in the development plan regarding biodiversity, in Core Policy 50.	No change
Policy H2.12 East of Farrells Field, Yatton Keynell	Policy H2.12 and its supporting text does not specifically address the moderate adverse effects related to the limited supply capacity in local distribution mains, the potential need to serve the site by a pumped connection for foul water and that the site falls within a groundwater vulnerability area. It is recommended that these issues are identified in the site allocation supporting text, and the need for a capacity appraisal and further assessment is required.	Infrastructure upgrades may be required and agreed through dialogue with the relevant water utilities company. This is a matter for detailed design and consideration as part of the planning application process in accordance with Core Policy 3.	The Schedule of Proposed Changes requires a Flood Risk assessment and comprehensive drainage strategy for this site.
	Given the medium potential for archaeology at this site, it is recommended that the requirement for an archaeological assessment is specifically identified in the ~~site allocation~~ ***policy*** text.	Further text would replicate measures or objectives already included in the development plan regarding biodiversity, in Core Policy 58.	This is addressed generically in Section 5.5 of the Plan. No further action required.
Policy H2.13 Court Orchard / Cassways Bratton	Policy H2.13 and its supporting text does not address the moderate adverse effect related to the fact that there are water pressure problems associated with the supply of water in Bratton and therefore a long offsite connection to mains water would be needed to provide capacity. Various infrastructure upgrades would be required for foul and surface water connections. It is recommended that these issues are identified in the policy supporting text, and the need for a foul flow capacity assessment is identified in the supporting text.	Infrastructure upgrades may be required and agreed through dialogue with the relevant water utilities company. This is a matter for detailed design and consideration as part of the planning application process in accordance with Core Policy 3.	The Schedule of Proposed Changes requires a Flood Risk assessment and comprehensive drainage strategy for this site.
	Given the medium potential for archaeology, it is recommended that the requirement for an archaeological assessment is specifically identified in the site allocation text.	Further text would replicate measures or objectives already included in the development plan regarding heritage assets, in Core Policy 58.	This is addressed generically in Section 5.5 of the Plan. No further action required.
Policies H3.1 – H3.7 South Wiltshire Housing Market Area			
Policy H3.1 Netherhampton Road, Salisbury	It is recommended that the Policy text identifies the need to reduce the loss of best and most versatile agricultural land where possible. It is recommended that should the site be developed, the following text is added to this Policy: "*Development will seek to reduce the overall loss of best and most versatile agricultural land wherever possible. The loss of soil resources can be mitigated by re-using as much of the surplus resources on-site for amenity spaces and disposing any surplus soils thereafter in a sustainable manner (i.e. as close to the site as possible and to an after use*	Minimising the loss of best and most versatile agricultural land, in accordance with national policy, and re-use of soil along these lines would be sought as a part of the master planning process and/or conditioned as part of planning permission.	No change

Plan policy	Recommendations	Council Response	Plan amendment
	appropriate to the soil's quality)."		
	Given the high potential for archaeology, it is recommended that the requirement for an archaeological assessment and a noise impact assessment are specifically identified in the Policy text.	Further text would replicate measures or objectives already included in the development plan regarding heritage assets, in Core Policy 58.	This is addressed generically in Section 5.5 of the Plan. No further action required.
Policy H3.2 Hilltop Way	Although only minor adverse effects, to ensure that the full suite of measures identified for this site are covered, it is recommended that the requirement for a noise impact assessment is included within the text of Policy H3.2.	Any need for an assessment will be considered through a planning application process.	No change
Policy H3.3 North of Netherhampton Road	Policy H3.3 and its supporting text addresses the moderate adverse effect in relation to flood risk, however does not specifically identify the limited capacity in local sewers; it would need to be confirmed whether any network reinforcement is necessary to maintain satisfactory service levels. It is recommended that this is identified in the site allocation supporting text and the need for further assessment identified.	Infrastructure upgrades may be required and agreed through dialogue with the relevant water utilities company. This is a matter for detailed design and consideration as part of the planning application process in accordance with Core Policy 3.	No change
	Given the medium potential for archaeology, it is recommended that the requirement for an archaeological assessment is specifically identified in the policy supporting text.	Further text would replicate measures or objectives already included in the development plan regarding heritage assets, in Core Policy 58	This is addressed generically in Section 5.5 of the Plan. No further action required.
Policy H3.4 Land at Rowbarrow	Although only minor adverse effects, to ensure that the full suite of measures identified for this site are covered, it is recommended that the requirement for a noise impact assessment is included within the text of Policy H3.4.	Neighbouring uses are generally low key. Any need for an assessment will be considered through a planning application process.	No change
Policy H3.6 Clover Lane, Durrington	Policy H3.6 and its supporting text addresses the moderate adverse effects in relation to cultural heritage and school and health facility capacity. However, the potential exacerbation of flood risk and difficulty in mitigating due to ground conditions and capacity of drainage is not identified in this site allocation and is not fully covered by the Amesbury, Bulford and Durrington supporting text. It is recommended that additional text should be added to policy to address the requirement for further assessment.	Infrastructure upgrades may be required and agreed through dialogue with the relevant water utilities company. This is a matter for detailed design and consideration as part of the planning application process in accordance with Core Policies 3 and 67.	The Schedule of Proposed Changes requires a Flood Risk assessment and comprehensive drainage strategy for this site.
	It is recommended that the HRA proposed wording is added to Policy H3.6, or that general wording is added to the Amesbury, Bulford and Durrington supporting text that identifies that upgrades [by others] may need to be completed before development at this site can commence.	The HRA concludes that Plan allocations will not have an adverse effect on the integrity of the River Avon SAC. Paragraph 5.147 alludes to this possibility. Infrastructure upgrades may be required and agreed through dialogue with the relevant water utilities company. This is also a matter for detailed design and	The Schedule of Proposed Changes includes the following: For an interim period, developments within the River Avon SAC catchment should be phosphate neutral, which will

Plan policy	Recommendations	Council Response	Plan amendment
		consideration as part of the planning application process in accordance with Core Policy 3.	be defined in a Memorandum of Understanding with Natural England and Environment Agency. Measures will therefore need to be in place to ensure that developments do not contribute to a net increase in phosphates for the River Avon SAC."
	The supporting text for Amesbury, Bulford and Durrington identifies the need for potential upgrades to the local water supply network; however, the supporting text does not identify that this site is within a Groundwater Source Protection Zone 2. It is recommended that the policy supporting text is strengthened by identifying this and the need for further assessment.	Infrastructure upgrades may be required and agreed through dialogue with the relevant water utilities company. This is a matter for detailed design and consideration as part of the planning application process in accordance with Core Policies 3 and 67. The protection of groundwater resources is a matter of detailed design that accords with the Environment Agency's (EA) standing policy advice. Further text would replicate this position.	No change
	Although only minor adverse effects, to ensure that the full suite of measures identified for this site are covered, it is recommended that the requirement for a noise impact assessment is included within the text of Policy H3.6.	Neighbouring uses are generally low key. Any need for an assessment will be considered through a planning application process.	No change
	It is recommended that the requirement for a Heritage Impact Assessment is included in the policy supporting text.	Further text would replicate measures or objectives already included in the development plan regarding heritage assets, in Core Policy 58.	No change
Policy H3.7 Larkhill Road	The supporting text for Amesbury, Bulford and Durrington identifies the need for potential upgrades to the local water supply network; however, Policy H3.7 and its supporting text does not identify that this site is within a Groundwater Source Protection Zone 1. It is recommended that the policy supporting text is strengthened by identifying this and the need for further assessment.	Infrastructure upgrades may be required and agreed through dialogue with the relevant water utilities company. This is a matter for detailed design and consideration as part of the planning application process in accordance with Core Policies 3 and 67. The protection of groundwater resources is a matter of detailed design that accords with the Environment Agency's (EA) standing policy advice. Further text would replicate this position.	The Schedule of Proposed Changes requires a Flood Risk assessment and comprehensive drainage strategy for this site.
	It is recommended that the HRA proposed wording is added to Policy H3.5, or that general	Paragraph 5.147 alludes to this possibility. Infrastructure	The Schedule of Proposed Changes

Plan policy	Recommendations	Council Response	Plan amendment
	wording is added to the Amesbury, Bulford and Durrington supporting text that identifies that upgrades [by others] may need to be completed before development at this site can commence.	upgrades may be required and agreed through dialogue with the relevant water utilities company. This is also a matter for detailed design and consideration as part of the planning application process in accordance with Core Policy 3.	includes the following: For an interim period, developments within the River Avon SAC catchment should be phosphate neutral, which will be defined in a Memorandum of Understanding with Natural England and Environment Agency. Measures will therefore need to be in place to ensure that developments do not contribute to a net increase in phosphates for the River Avon SAC."
	It is recommended that the requirement for a Heritage Impact Assessment is included in the policy supporting text.	Further text would replicate measures or objectives already included in the development plan regarding heritage assets, in Core Policy 58.	The requirement for site-specific Heritage Impact Assessment has been strengthened in the Schedule of Proposed Changes.

One additional mitigation measure was identified following SA of the Schedule of Proposed Changes, in relation to the policy at The Yard, Hampton Park, Salisbury (as reported in Section 8.4). The moderate adverse effect identified for this site against SA Objective 3 is not fully covered in the proposed supporting text; it is recommended that, in line with other recommendations from the Environment Agency, that the following text is added:

"Any subsequent planning application will need to be supported by a Flood Risk Assessment (incorporating an assessment of the predicted effects of climate change) and comprehensive drainage strategy to help inform matters such as layout and design."

Monitoring

The Wiltshire Monitoring Framework has been published alongside the Core Strategy and will be used to check on the effectiveness of the Core Policies and whether they are delivering sustainable development. The Monitoring Framework will be used to ask whether the policy is working, whether it is delivering the underlying objectives of the policy, and what the significant effects of this are. It sets out objectives and targets for each policy and identifies the indicators which will be used to assess progress against these.

Potential indicators for monitoring the likely significant effects of the Plan have been identified as part of this appraisal and are listed under the relevant objective in the SA Framework. The monitoring framework proposed in this SA Report complements the Wiltshire Monitoring Framework.

Identified significant effects against which monitoring should be undertaken are:

- 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 throughout Wiltshire and minimise all sources of environmental pollution
- SA Objective 5a: Minimise our impacts on climate change – through reducing greenhouse gas emissions
- SA Objective 5b: Minimise our impacts on climate change – through reducing our vulnerability to future climate change effects
- SA Objective 8: 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 the need to travel and promote more sustainable transport choices
- SA Objective 11: Encourage a vibrant and diversified economy and provide for long-term sustainable economic growth
- SA Objective 12: Ensure adequate provision of high-quality employment land and diverse employment opportunities to meet the needs of local businesses and a changing workforce

No additional monitoring was considered necessary following a review of the Schedule of Proposed Changes or the Schedule of Further Main Modifications.

In order to reach a final framework of indicators for the Annual Monitoring Report (AMR) for the Housing Site Allocations Plan, the Council will need to consider the indicators proposed in the SA to identify those which can be most effectively used to monitor the sustainability effects. This will need to be undertaken in dialogue with statutory consultees and other bodies, as in many cases the monitoring information may need to be provided by outside bodies.

Conclusions

From this sustainability assessment, it is clear that many of the significant beneficial effects relate to social and economic considerations. The main significant adverse effects that have been identified relate to environmental issues, due in part to policies allocating sites on greenfield land but also due to the general effects of housing development and population growth.

Overall, it is concluded that the Housing Site Allocations Plan is broadly compatible with sustainability objectives; adverse effects identified are capable of being mitigated and significant social and economic sustainability benefits are likely. The SA has suggested further measures to reduce adverse effects of the Plan to strengthen the overall sustainability of the policies, and these were incorporated into the Plan.

1. Introduction

1.1 Purpose and structure of this report

1.1.1 This report is the Sustainability Appraisal (SA) Report of the Wiltshire Housing Site Allocations Plan (the Plan).

1.1.2 Wiltshire Council is preparing the Wiltshire Housing Site Allocations Plan to support the delivery of new housing set out in the Wiltshire Core Strategy (adopted January 2015). The Plan identifies sufficient land (in the form of sites) across Wiltshire to ensure delivery of the Wiltshire Core Strategy housing requirement and help to maintain a five-year housing land supply up to the end of the plan period to 2026. In addition to identifying sites for housing delivery, the Plan also reviews settlement boundaries.

1.1.3 The SA Report presents the results of the SA process as the Plan developed and reports on how the SA informed the development of the Plan.

1.1.4 The Plan and SA process is set out in Section 1.4 and Figure 1.3. The July 2018 SA Report was submitted to the Secretary of State alongside the draft Wiltshire Housing Site Allocations Plan and a final, consolidated Schedule of Proposed Changes. It had been updated following pre-submission consultation on the draft Plan and associated SA Report that took place between 14 July 2017 and 22 September 2017.

1.1.5 The submitted version of the SA Report contained a document called "Annex II", which provided an assessment of the implications for the SA of the Council's Schedule of Proposed Changes to the draft Plan. Following the submission of documents, it was identified that the assessment presented in the submitted version of Annex II was based on the Schedule of Proposed Changes as presented to Cabinet in May 2018, together with the implications of the resolution of the July Cabinet[4].

1.1.6 To clearly reflect the full extent of the Schedule of Proposed Changes approved by Cabinet and Council in July 2018 (and subsequently submitted to the Secretary of State), Annex II was revised. When read as a whole, the assessment presented in the revised Annex II, sets out the implications for the SA arising from the Council's submitted Schedule of Proposed Changes (July 2018) to the draft Plan. Where necessary, in the interests of clarity, changes to the SA were made to address the findings of the assessments undertaken and decisions made to date.

1.1.7 This SA Report includes revisions to the SA resulting from the Council's Schedule of Further Main Modifications[5] (FMMs) and a summary of the FMMs and the implications for the SA are presented in Annex III to this SA Report. The SA Report also includes revisions to the SA resulting from the final, consolidated schedule of main modifications (MMs) that accompanied the examination inspector's final report[6] dated 23rd January 2020 and a summary of these MMs and their implications for the SA are presented in Annex IV to this SA Report. These revisions to the SA were undertaken by Wiltshire Council. Previous iterations of the SA were undertaken by Atkins and Wiltshire Council.

1.1.8 This chapter sets out:

- The context to the Plan
- An introduction to SA / Strategic Environmental Assessment (SEA) requirements
- An introduction to Habitat Regulations Assessment (HRA)

1.1.9 Following this introduction chapter, the report then provides the following chapters:

- Methodology (Chapter 2)

[4] A draft Schedule of Proposed Changes was presented with the Cabinet Papers in May 2018, but not debated. Cabinet instead resolved to defer a decision, pending the outcome of a focused consultation with Wiltshire Councillors and Parish and Town Councils, on the Schedule of Proposed Changes. As a result of this consultation, further Proposed Changes were debated and endorsed by Cabinet on 3 July and subsequently approved by full Council on 10 July 2018.

[5] Wiltshire Housing Site Allocations Plan – Schedule of Further Main Modifications (Wiltshire Council, September 2019)

[6] Available at http://www.wiltshire.gov.uk/planning-housing-sites-examination

- Identifying other relevant plans, programmes and sustainability objectives (Chapter 3)
- Baseline characteristics (Chapter 4)
- Identifying key sustainability issues (Chapter 5)
- Developing the sustainability appraisal framework (Chapter 6)
- Site options assessment (Chapter 7)
- Draft Plan proposals assessment (Chapter 8)
- Cumulative effects (Chapter 9)
- Settlement boundary review assessment (Chapter 10)
- Mitigation (Chapter 11)
- Proposed Monitoring Programme (Chapter 12)
- Conclusions (Chapter 13)

1.1.10 A number of supporting appendices and annexes are also provided.

1.1.11 Following a review of the consultation feedback, the Council's Submitted Schedule of Proposed Changes, Further Main Modifications, the following sections of this SA Report have been reviewed and, where relevant, updated from the draft SA Report published in June 2017:

Changes arising in the SA Report from pre-submission consultation, the Schedule of Proposed Changes and Further Main Modifications	Where covered in Report
Revised assessment for a number of sites following provision of additional site baseline data.	Chapter 7 and Annex I
Assessment of new sites and sites that have now come forward to Stage 3 of the assessment process (see Chapter 2: Methodology).	Chapter 7 and Annex I
Review of policy changes and their implication for the SA, including removal of sites at Market Lavington, Warminster, Hullavington and Crudwell from the Submission Plan; reducing the number of dwellings at one site in Trowbridge; new proposed site at Salisbury; and change wording to some policies. All relevant changes resulting from the	Chapter 8, Annex II, and Annex III

Changes arising in the SA Report from pre-submission consultation, the Schedule of Proposed Changes and Further Main Modifications	Where covered in Report
Further Main Modifications have been made to Chapter 8 and Annex III.	
Review of mitigation measures following new/revised assessments	Chapter 11
Review of monitoring requirements following new/revised assessments	Chapter 12– no changes to this chapter were necessary
Review of conclusions in light of the above	Chapter 13

1.2 Wiltshire Core Strategy

Vision and Objectives

1.2.1 The Wiltshire Core Strategy was adopted by Wiltshire Council on 20 January 2015. The Core Strategy covers the whole of Wiltshire (excluding Swindon) and sets out the Council's spatial vision, key objectives and overall principles for development in the county to the year 2026.

1.2.2 The Core Strategy identifies six key challenges for Wiltshire:

- Economic growth to reduce levels of out commuting from many of Wiltshire's settlements
- Climate change opportunities to reduce greenhouse gas emissions and mitigate the consequences of a changing climate
- Providing new homes to complement economic growth and a growing population
- Planning for a more resilient community
- Safeguarding the environmental quality of the County whilst accommodating new growth
- Infrastructure investment to meet the needs of the growing population and economy.

1.2.3 The Core Strategy also sets out a spatial vision for Wiltshire:

By 2026 Wiltshire will have stronger, more resilient communities based on a sustainable pattern of development, focused principally on Trowbridge, Chippenham and Salisbury. Market towns and service centres will have become more self-contained and supported by the necessary infrastructure, with a consequent reduction in the need to travel. In all settlements there will be an improvement in accessibility to local services, a greater feeling of security and the enhancement of a sense of community and place. This pattern of development, with a more sustainable approach towards transport and the generation and use of power and heat, will have contributed towards tackling climate change.

Employment, housing and other development will have been provided in sustainable locations in response to local needs as well as the changing climate and incorporating exceptional standards of design. Wiltshire's important natural, built and historic environment will have been safeguarded and, where necessary, extended and enhanced to provide appropriate green infrastructure, while advantage will have been taken of Wiltshire's heritage to promote cultural and lifestyle improvements as well as tourism for economic benefit.

Partnership working with communities will have helped plan effectively for local areas and allow communities to receive the benefit of managed growth, where appropriate.

1.2.4 The housing market areas are shown in Figure 1.1.

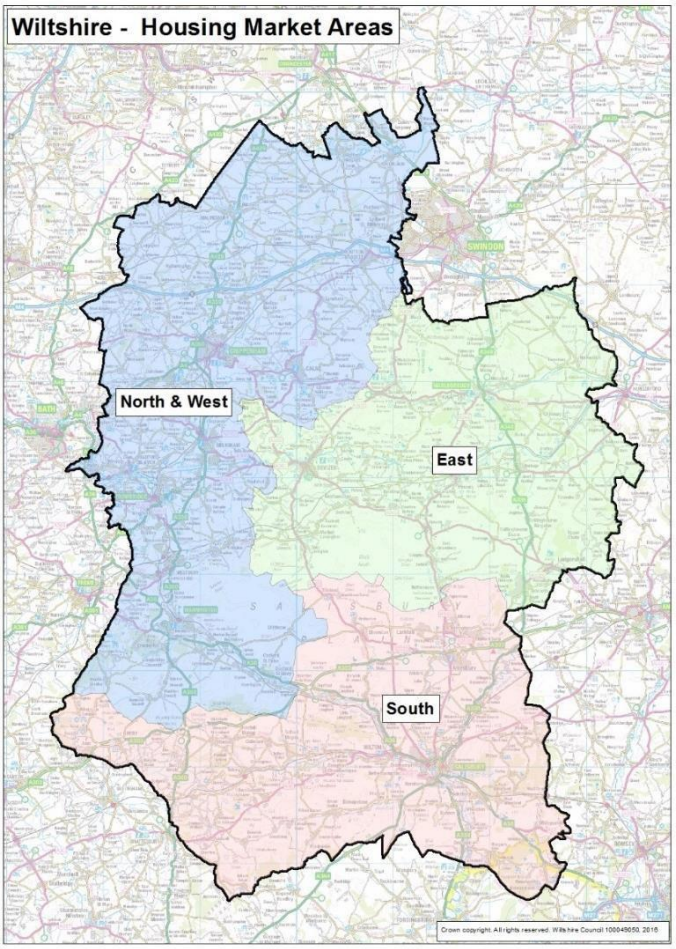


Figure 1.1. Housing Market Areas in Wiltshire

Community Areas

1.2.5 The adopted Core Strategy includes a strategy for each of the Community Areas of Wiltshire (see Figure 1.1), setting out how it is expected that these areas will change by 2026, and how this change will be delivered. An indicative housing requirement for each Community Area including the Principal Settlements and Market Towns and, in the South Wiltshire Housing Market Area, the Local Service Centres is provided in the Core Strategy. The total indicative new housing requirement equates to at least 42,000 by 2026.

1.2.6 The Core Strategy already allocates strategic development sites in some Community Areas, where new jobs and homes will be provided. The purpose of the Wiltshire Housing Site Allocations Plan is primarily to allocate further development sites in the Community Areas across Wiltshire to meet indicative remaining requirements and ensure surety of housing delivery over the plan period to 2026.

1.2.7 It should be noted that Chippenham town is excluded from the Wiltshire Housing Site Allocations Plan and that a separate Chippenham Site Allocations Plan has been prepared by Wiltshire Council allocating strategic mixed-use sites. Notwithstanding this, further development sites are considered in the rest of Chippenham Community Area in the Wiltshire Housing Allocations Plan.

1.3 Wiltshire Housing Site Allocations Plan

Purpose of the Plan

1.3.1 The purpose of the Plan is twofold:

- revise, where necessary, settlement boundaries in relation to the Principal Settlements of Salisbury and Trowbridge, Market Towns, Local Service Centres and Large Villages; and
- allocate new sites for housing to ensure the delivery of homes across the plan period in order to maintain a five-year land supply in each of Wiltshire's three HMAs over the period to 2026.

Objectives

1.3.2 The Plan has three objectives, as outlined below:

Settlement boundary review

- Objective 1: To ensure there is a clear definition to the extent of the built-up areas at principal settlements, market towns, local service centres and large villages

Housing site allocations

- Objective 2: To help demonstrate a rolling five-year supply of deliverable land for housing development - a duty on each Local Planning Authority required by the National Planning Policy Framework
- Objective 3: To allocate sites at the settlements in the County that support the spatial strategy of the Wiltshire Core Strategy. The spatial strategy for Wiltshire contained in the Core Strategy promotes the sustainable development of the County

1.3.3 As part of the preparation of the Plan the settlement boundaries in 83 communities across Wiltshire have been reviewed (Refer to Topic Paper 1: Settlement Boundary Review Methodology (Wiltshire Council, April 2017) and this SA Report considers the options that have informed this review (see Chapter 10); this SA Report also reviews the sites (Chapter 7) and the Plan policies itself (Chapter 8).

1.3.4 The community areas are shown in Figure 1.2.

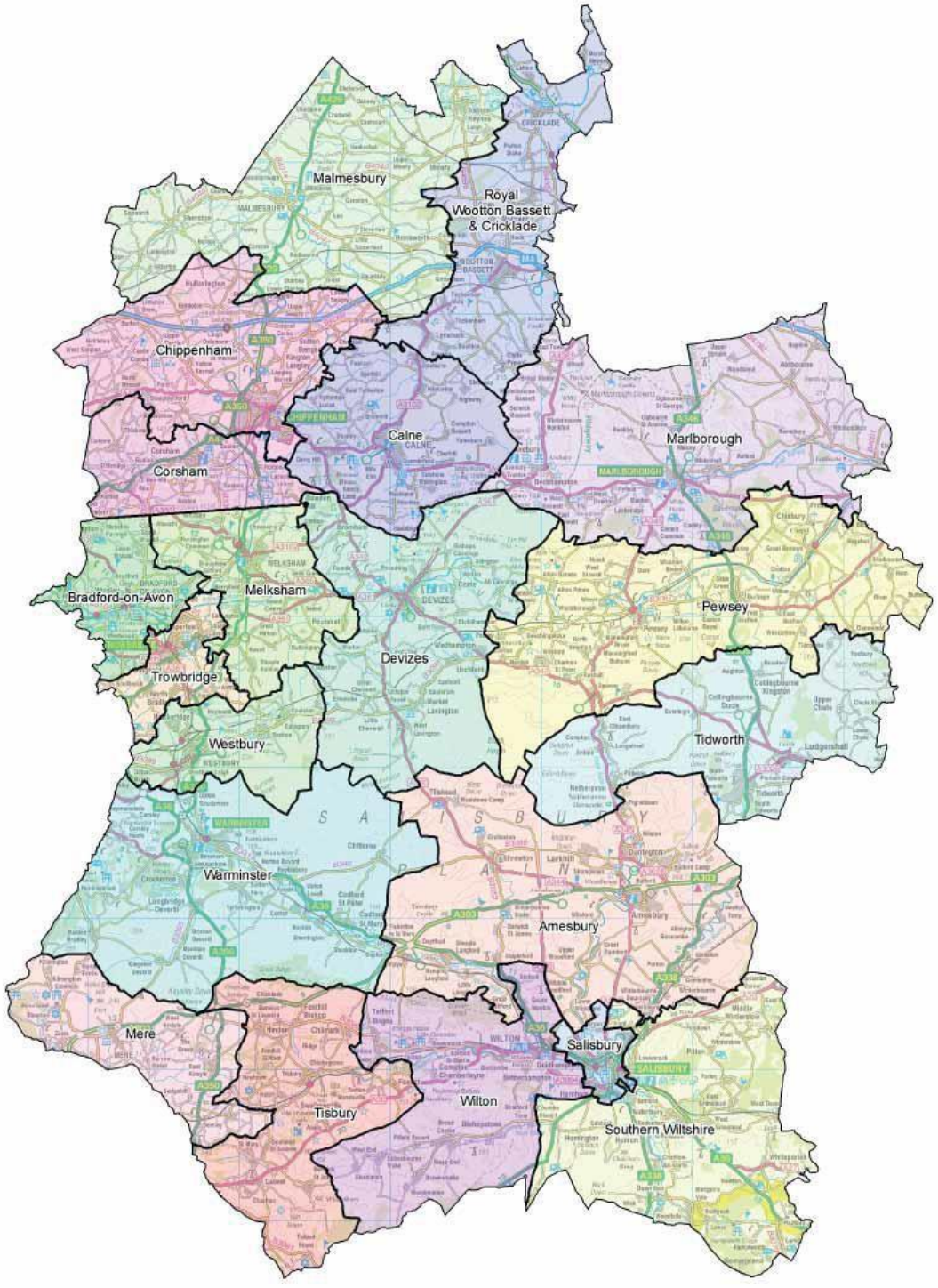


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Figure 1.2. Community Areas in Wiltshire

1.4 Sustainability Appraisal and Strategic Environmental Assessment requirements

1.4.1 SA is required during the preparation of a Local Plan, under the regulations implementing the provisions of the Planning and Compulsory Purchase Act 2004. SA promotes sustainable development by assessing the extent to which the emerging plan, when judged against reasonable alternatives, will help to achieve relevant environmental, economic and social objectives.

1.4.2 It applies to any of the documents that can form part of a Local Plan, including core strategies, site allocation documents and area action plans.

1.4.3 SA should also incorporate SEA in line with the EU Directive 2001/42/EC on the assessment of effects of certain plans and programmes on the environment (the 'SEA Directive'). The Directive came into force in the UK in 2004 through the Environmental Assessment of Plans and Programmes Regulations 2004 (the 'SEA Regulations').

1.4.4 The overarching objective of the SEA Directive is:

"To provide for a high level of protection of the environment and to contribute to the integration of environmental considerations into the preparation and adoption of plans… with a view to promoting sustainable development, by ensuring that, in accordance with this Directive, an environmental assessment is carried out of certain plans… which are likely to have significant effects on the environment." (Article 1).

1.4.5 The Directive applies to a variety of plans and programmes including those for town and country planning and land use. It applies in this case to the Wiltshire Housing Site Allocations Plan.

1.4.6 SA (incorporating SEA) is an iterative assessment process which plans and programmes are required to undergo as they are being developed, to ensure that potential significant effects arising from the plan/programme are identified, assessed, mitigated and communicated to plan-makers. It also requires the monitoring of significant effects once the plan/programme is implemented.

1.4.7 The SA process should be started early in plan-making as shown in Figure 1.3. This has been adhered to in the Wiltshire Housing Site Allocations process.

1.4.8 The main stages in the SA process are shown in Figure 1.3 and involve:

- Stage A – Setting the context and objectives, establishing the baseline and deciding on scope;
- Stage B – Developing and refining options and assessing effects;
- Stage C – Preparing the Sustainability Appraisal Report;
- Stage D – Consultation on the plan and the Sustainability Appraisal Report; and
- Stage E – Monitoring the significant effects of implementing the plan.

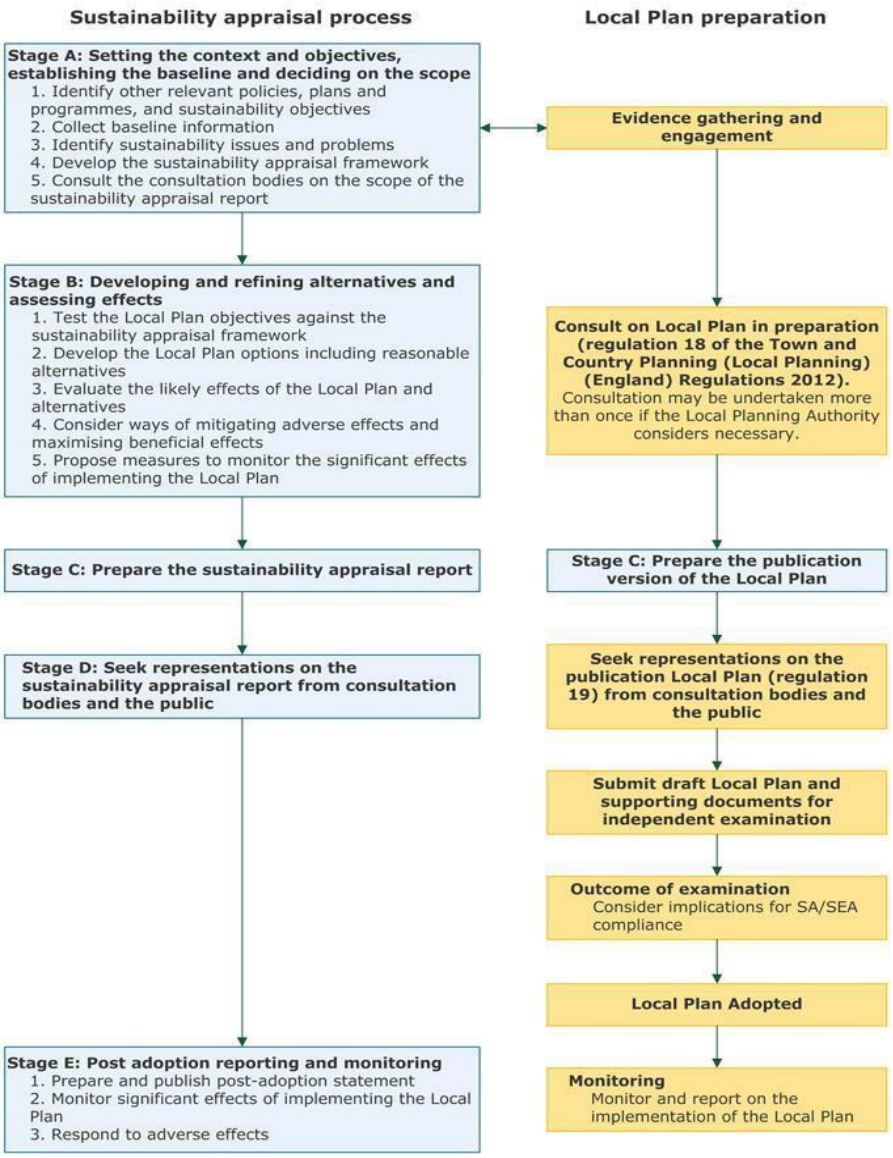

Figure 1.3. SA Process in Relation to Plan-Making

(Taken from NPPG: http://planningguidance.planningportal.gov.uk/blog/guidance/strategic-environmental-assessment-and-sustainability-appraisal/sustainability-appraisal-requirements-for-local-plans/)

1.5 Consultation in the SA process

1.5.1 The requirements for consultation during SA are determined by the requirements of the SEA Directive. These are:

- Authorities which, because of their environmental responsibilities, are likely to be concerned by the effects of implementing the plan or programme, must be consulted on the scope and level of detail of the information to be included in the Environmental Report. In England, the Consultation Bodies are Historic England, Natural England and the Environment Agency. The SA guidance goes further by suggesting consultation, in addition to the three Consultation Bodies, of representatives of other interests including economic interests and local business, social interests and community service providers, transport planners and providers and Non-Governmental Organisations (NGOs); and
- The public and the Consultation Bodies must be consulted on the draft plan or programme and the Environmental Report (SA Report in the case of SA).

1.5.2 The following reports have been consulted upon as part of this SEA process:

- SA Scoping Report between 12 May and 16 June 2014
- Pre-submission Draft Plan and SA Report between 4 July 2017 and 22 September 2017
- Schedule of Proposed Changes and Revised SA Report between 27 September 2018 and 9 November 2018 and between 11 December 2018 and 22 January 2019

1.5.3 Further information on consultation undertaken by Wiltshire Council on the SA Scoping Report can be found in Appendix A. The Council's Submitted Schedule of Proposed Changes to the Plan, and its implications for the SA, have been considered in Annex II and the results summarised in Chapter 8 of this report. The Council's Schedule of Further Main Modifications to the Plan, and its implications for the SA, have been considered in Annex III.

1.5.4 The Council is undertaking an additional consultation on the Schedule of Proposed Changes and associated documents, including updates to the SA Report. Further details of this consultation can be found on the Council's examination webpage for the Plan at http://www.wiltshire.gov.uk/planning-housing-sites-examination.

1.6 Compliance with requirements of SEA Regulations

1.6.1 The SA Report complies with the requirements of the SEA Regulations. These are set out in the table below.

Table 1.1. SEA requirements

Requirements of the Directive	Where covered in Report
Preparation of an environmental report in which the likely significant effects on the environment of implementing the plan or programme, and reasonable alternatives taking into account the objectives and geographical scope of the plan or programme, are identified, described and evaluated. The information to be given is:	
a) An outline of the contents, main objectives of the plan or programme and relationship with other relevant plans and programmes	Chapter 1.2; 2 SA Scoping Report 2014 Appendix A and B
b) The relevant aspects of the current state of the environment and the likely evolution without implementation of the plan or programme	Chapter 4; 5 SA Scoping Report 2014 Appendix A and B
c) The environmental characteristics of areas likely to be significantly affected	Chapter 4; 5 SA Scoping Report 2014 Appendix B
d) Any existing environmental problems which are relevant to the plan or programme including, in particular, those relating to any areas of a particular environmental importance, such as areas designated pursuant to Directive 79/409/EEC and 92/43/EEC	Chapter 5; 6 SA Scoping Report 2014 Appendix B
e) The environmental protection objectives established at international, community or national level which are relevant to the programme and the way those objectives and any environmental considerations have been taken into account during its preparation	Chapter 3; 6
f) The likely significant effects on the environment, including: short, medium and long term; permanent and temporary; positive and negative; secondary, cumulative and synergistic effects on issues such as: • biodiversity, • population,	Chapter 7 and 8 Annex 1 The following SEA topics match the following SA objectives: Biodiversity (SA Objective 1)

Requirements of the Directive	Where covered in Report
• human health, • fauna, • flora, • soil, • water, • air, • climatic factors, • material assets, • cultural heritage including architectural and archaeological heritage, • landscape and • the interrelationship between the above factors.	Population (SA Objective 4, 8, 9, 11 and 12) Human Health (SA Objective 4, 9) Fauna (SA Objective 1) Flora (SA Objective 1) Soil (SA Objective 2) Water (SA Objective 3) Air (SA Objective 4) Climatic Factors (SA Objective 5) Material Assets (SA Objective 8) Cultural Heritage including architectural and archaeological heritage (SA Objective 6) Landscape (SA Objective 7) Interrelationships – captured through interactive effects section 9.3.
g) The measures envisaged to prevent, reduce and, as fully as possible, offset any significant adverse effects on the environment of implementing the plan or programme.	Chapter 2, Recommendations incorporated within Chapter 8
h) An outline of the reasons for selecting the alternatives dealt with and a description of how the assessment was undertaken including any difficulties (such as technical deficiencies or lack of know-how) encountered in compiling the required information	Reasons for selecting alternatives and how they were undertaken: Chapter 2, 7, 8 Any difficulties: Chapter 4.3
i) A description of measures envisaged concerning monitoring (in accordance with Regulation 17)	Chapter 12
j) A non-technical summary of the information provided under the above headings	Non-Technical Summary

1.7 Habitats Regulations Assessment

1.7.1 Alongside the SA process it is also necessary to assess whether the sites contained in the Plan are likely to have a significant effect upon Natura 2000 sites. These comprise designated and candidate Special Areas of Conservation (SACs), Special Protection Areas (SPAs) and Ramsar sites, which are designated as European sites for their ecological value.

1.7.2 A Habitats Regulations Assessment (HRA) is required by the Conservation of Habitats and Species 2010 (the Habitats Regulations), for all plans and projects which may have a likely significant effect on a European site (Natura 2000 sites). HRA is also required, as a matter of UK Government policy for potential SPAs (pSPA), candidate SACs (cSAC) and listed Wetlands of International Importance (Ramsar sites) for the purposes of considering plans and projects, which may affect them.

1.7.3 The HRA prepared by Wiltshire Council comprised an early HRA Settlement Level Screening Assessment for the Wiltshire Housing Sites during the initial development of the Plan (site selection stage 3), which ran parallel to Stage B of the SA process. This was used to inform the assessment of the individual site options in Chapter 7 of this report.

1.7.4 Policy Level Screening (screening of individual policies for likely significant effects (LSE) along and in-combination) and Appropriate Assessment of the Plan (assessment of the effects of the

plan as a whole upon the integrity of relevant individual Natura 2000 sites alone and in-combination) was also undertaken as part of the HRA; this information has been used to inform the assessment of the Plan policies (site selection Stages 4 and 6) in Chapter 8 of this report.

1.7.5 Following pre-submission consultation, an addendum to the HRA has been prepared (Wiltshire Council, May 2018). Updates relate to mitigation strategies proposed; and therefore, any changes relevant to the SA have been identified in Chapter 8 of this SA Report. Other updates to the HRA have also been prepared – an addendum[5] containing minor factual updates in September 2018 and a revised HRA Report[6] in September 2019 that takes account of the Council's Further Main Modifications. These updates have also been taken into account in Chapter 8 of this report, where relevant.

1.7.6 Pre-submission, the Plan was initially screened for effects upon all European sites within 15km of the administrative boundary of Wiltshire, as was agreed with Natural England for the Core Strategy HRA. The full list of sites included in the screening assessment is shown in Table 1.2.

Table 1.2. List of European sites screened for LSE

Sites Partially or Entirely within Wiltshire	Within 15km of Wiltshire
Porton Down SPA Salisbury Plain SPA Bath & Bradford on Avon Bats SAC Chilmark Quarries SAC Great Yews SAC Kennet & Lambourn Floodplain SAC New Forest SAC North Meadow and Clattinger Farm SAC Pewsey Downs SAC Prescombe Down SAC River Avon SAC Salisbury Plain SAC	New Forest SPA Dorset Heathlands SPA Solent & Southampton Water SPA Avon Valley SPA Avon Valley SAC Cotswolds Beechwood SAC Dorset Heathlands SAC Emor Bog SAC Fontmell and Melbury Downs SAC Hackpen Hill SAC Kennet Valley Alderwoods SAC Mells Valley SAC Mendip Woodlands SAC Mottisfont Bats SAC River Lambourn SAC Rodborough Common Solent Maritime SAC

1.7.7 The international sites that were considered in the HRA in terms of having the potential to trigger LSE included:

- Salisbury Plain SPA / SAC – development which falls within the visitor catchment of the SPA that could result in potential effects from recreational disturbance; and buildings within 1.5km of stone curlew nesting sites that could displace the birds.
- New Forest SPA - development which falls within the visitor catchment of the SPA that could result in potential effects from recreational disturbance.
- Porton Down SPAs - buildings within 1.5km of stone curlew nesting sites that could displace the birds.

[5] Addendum to 'Wiltshire Housing Site Allocations Plan Pre-Submission Draft (June 2017) Assessment under the Habitats Regulations' - Minor factual update to support the consultation on the Council's Schedule of Proposed Changes (Wiltshire Council, September 2018)

[6] Amended Addendum - Minor Factual Update incorporating further amendments to support the Council's Additional Main Modifications (Wiltshire Council, 2019)

- Bath and Bradford on Avon Bats SAC - development which falls within the visitor catchment of the SPA that could result in potential effects from recreational disturbance; development that could result in habitat loss and disturbance and/or interruption of flight lines.
- Chilmark Quarries SAC - development that could result in LSE through habitat loss and disturbance and/or interruption of flight lines.
- Kennet and Lambourn Floodplain SAC – development that could affect low flows on the Upper Kennet which could affect the downstream Kennet and Lambourne SAC and Kennet Valley Alderwoods SAC.
- Kennet Valley Alderwoods SAC - development that could affect low flows on the Upper Kennet which could affect the downstream Kennet and Lambourne SAC and Kennet Valley Alderwoods SAC.
- River Avon SAC - development that could contribute towards impacts upon the River Avon SAC through increased water abstraction, increased phosphate loading, and habitat loss / damage.

1.7.8 A total of 20 settlements were included in the Settlement Level Screening Assessment carried out at Stage 3 of the site selection process. No LSE were identified at 6 settlements, with LSE identified at the other 14.

Salisbury Plain SPA - recreational pressure

1.7.9 Settlements at Stage 3 of the site selection process falling wholly or partly within 6.4km of Salisbury Plain SPA include:

- Market Lavington
- Ludgershall
- Warminster
- Codford
- Heytesbury
- Bratton
- Amesbury
- Durrington
- Shrewton

1.7.10 Development at these 9 settlements would contribute to recreational pressure upon the SPA. Sites beyond 6.4km of the SPA are considered unlikely to make a significant contribution to recreational pressure upon the stone curlew populations and have been screened out from further assessment on this issue.

New Forest SPA – recreational pressure

1.7.11 No settlements were identified in the visitor catchment of the New Forest SPA. No LSE upon this SPA have been identified by the settlement level screening assessment.

Bath and Bradford on Avon Bats / Chilmark Quarries SAC – recreational pressure

1.7.12 Settlements at Stage 3 of the site selection process falling wholly or partly within 500m of any core roosts, or within 2 miles of a woodland core roost site associated with the Bath and Bradford on Avon Bats and Chilmark Quarries SAC include:

- Trowbridge

1.7.13 Development at Trowbridge has the potential to bring development within easy walking distance (<500m) of some of the core woodland roosts for Bechstein's Bats which are functionally linked to the Bath and Bradford on Avon Bats SAC. This would only occur if development was to extend the town further to the east, while development in other areas of the town would not have such acute effects. Experience has shown that the effects of development in close proximity to

these woods cannot be reliably mitigated, and any such sites are likely to fail an appropriate assessment; it was therefore recommended that any allocations within this area be removed from the site selection process. Development at Trowbridge would also contribute in-combination to the general increase in recreational pressure on the Bath and Bradford on Avon Bats SAC.

1.7.14 No recreational pressure related LSE upon the Chilmark Quarries SAC have been identified.

Salisbury Plain SPA - visual disturbance

1.7.15 Settlements at Stage 3 of the site selection process falling wholly or partly within 1.5km of known stone curlew nests considered in this SA include:

- Amesbury

1.7.16 Development at Amesbury could potentially occur within 1,500m of known stone curlew nest sites; these nests are not within Salisbury Plain SPA but are considered to be used by the same populations and are therefore treated as functionally linked land. Development at Amesbury could therefore cause disturbance of these nest sites, which would result in a LSE upon the SPA.

Bath and Bradford on Avon / Chilmark Quarries SACs - habitat loss / deterioration

1.7.17 Settlements at Stage 3 of the site selection process falling wholly or partly within core areas associated with the Bath and Bradford on Avon / Chilmark Quarries SACs include:

- Trowbridge
- Fovant

1.7.18 Development at Trowbridge would occur within the core areas associated with the Bath and Bradford on Avon Bats SAC. Development at Fovant would occur within the core areas associated with the Chilmark Quarries SAC.

1.7.19 A large number of recent planning applications within the core areas have been found to have LSE upon the Bath and Bradford on Avon Bats SAC, typically through the loss / degradation of foraging and commuting features in the core areas.

River Avon SAC - damage / degradation to habitats and increased pollution from urban runoff

1.7.20 Settlements at Stage 3 of the site selection process falling wholly or partly within 20m of the River Avon SAC include:

- Warminster
- Heytesbury
- Amesbury
- Durrington
- Shrewton
- The Winterbournes
- Salisbury
- Wilton

1.7.21 The potential impacts of development in these settlements would be entirely site specific.

River Avon SAC – phosphate loading

1.7.22 Settlements at Stage 3 of the site selection process falling wholly or partly within a High Risk catchment include:

- Warminster

- Salisbury
- Wilton

1.7.23 Development at these settlements could contribute towards LSE upon the River Avon SAC through additional Phosphate loading.

1.7.24 A further two settlements in the catchments are understood to have no mains sewage infrastructure:

- Codford
- Heytesbury

1.7.25 It was recommended that any options for these settlements be removed from the site selection process at Stage 3.

River Avon SAC - water abstraction

1.7.26 Settlements at Stage 3 of the site selection process falling wholly or partly within sub-catchments where abstraction from PWS could cause LSE on the River Avon SAC include:

- Warminster
- Codford
- Heytesbury
- Ludgershall
- Amesbury
- Durrington
- Shrewton
- The Winterbournes

1.7.27 Development at these settlements could potentially contribute towards LSE on the River Avon SAC through abstraction; and it was recommended that any options for Shrewton be removed from the site selection process at Stage 3.

Kennet and Lambourn Floodplain SAC - water resources

1.7.28 There are no settlements at Stage 3 of the site selection process falling wholly or partly within the catchment of the River Kennet.

1.7.29 A Policy Screening Assessment was undertaken on the Plan Policies, and an Appropriate Assessment was undertaken for those sites where LSE might occur. The results of these assessments are:

Salisbury Plain SPA - recreational pressure

1.7.30 Ten allocations relate to sites within the established 6.4km visitor catchment for Salisbury Plain SPA and could potentially increase recreational pressure on the stone curlew population, covering sites in Warminster, Ludgershall, Market Lavington, Bratton and Durrington. The HRA Addendum also identifies two sites, one in Trowbridge and one in Chapmanslade that could potentially increase recreational pressure. The effects of individual allocations alone and in combination were considered; it was concluded that at the current time, the continued implementation of the Salisbury Plain Mitigation Strategy (and its revisions) can be relied upon to conclude that the Wiltshire Housing Allocations DPD would not affect the integrity of the Salisbury Plain SPA either alone or in combination with other plans or projects.

1.7.31 There are no recommendations for changes to policies or supporting text. The Council will be updating the Salisbury Plain Mitigation Strategy to take the latest visitor survey results and stone curlew monitoring into consideration and NE, RSPB and the MoD will be consulted as part of this work.

New Forest SPA

1.7.32 No allocations were identified in the visitor catchment of the New Forest SPA. No LSE upon this site have been identified by the policy level screening assessment.

Bath and Bradford on Avon Bats / Chilmark Quarries SAC - recreational pressure

1.7.33 A total of six allocations in Trowbridge relate to land within two miles of a woodland core roost site associated with the Bath and Bradford on Avon Bats SAC, all at Trowbridge. The HRA concludes that the Plan could have an adverse effect upon the integrity of the SAC both alone in-combination with other planned development through increased recreational disturbance.

1.7.34 With mitigation in place through the implementation of the emerging Trowbridge Recreation Management Mitigation Strategy, now called the Trowbridge Bat Mitigation Strategy (TBMS) and implementation of proposed policy text within the HRA, it was concluded that the Plan would not have an adverse effect on the integrity of the Bath and Bradford on Avon Bats SAC either alone or in combination with other plans or projects. The HRA Addendum identifies that increased housing numbers at Trowbridge should be included in the Plan as a potential range, acknowledging that any proposed scale of delivery will need to be tested through appropriate assessment. At the lower end of the range, provided the proposed schemes meet the requirements of the TBMS in terms of layout, design and contributions to offsite mitigation, the allocations at Trowbridge will not lead to adverse effects on the Bath and Bradford on Avon Bats SAC. At the upper range housing numbers have the potential to cause adverse effects alone and where this is the case, a reduction in housing numbers would be required.

Salisbury Plain SPA - visual disturbance

1.7.35 No allocations were identified within 1.5km of known stone curlew nest sites. No LSE upon the Salisbury Plain SPA through visual disturbance have been identified by the policy level screening assessment.

Bath and Bradford on Avon/ Chilmark Quarries SACs - habitat loss / deterioration

1.7.36 No allocations are proposed within the recognised Core Areas for the Bath and Bradford on Avon Bats SAC, however following the initial screening assessment based on the distance criteria, a total of six allocations for Trowbridge were screened in.

1.7.37 Mitigation measures as well as the requirement for site-specific assessment are identified within the HRA for these sites.

1.7.38 The HRA concluded that with the application of the mitigation measures, and the completion and delivery of the emerging Trowbridge Recreation Management Mitigation Strategy the Plan would not have an adverse effect upon the integrity of the Bath and Bradford on Avon Bats SAC alone or in combination with other plans or projects.

1.7.39 No allocations are proposed within the Core Areas associated with the Chilmark Quarries SAC.

River Avon SAC - damage / degradation to habitats

1.7.40 No allocations lie within 20m of the River Avon SAC. No LSE upon the SAC through habitat loss / deterioration have been identified by the policy level screening process.

River Avon SAC – phosphate loading

1.7.41 A total of seven allocations relate to land within High Risk sub-catchments including the Upper Wylye and Lower Avon, at Warminster and Salisbury. It was concluded that the development proposed in the Plan would not adversely affect the integrity of the River Avon SAC through phosphate loading, either alone or in-combination with other plans and projects.

1.7.42 The HRA recommended that supporting text should be added to the Plan explaining that all development at Warminster (Bore Hill Farm, East of The Dene and Boreham Road) and Salisbury (Land at Hilltop Way, Land at Netherhampton Road, North of Netherhampton Road and Land at Rowbarrow) will be required to comply with Annex 2 of the River Avon Special Area of Conservation Nutrient Management Plan for Phosphorus. The HRA addendum identifies that the Council has been advised by the Environment Agency and Natural England that it cannot rely on the River Avon Special Area of Conservation Nutrient Management Plan alone, and that new development within the catchment of the Hampshire Avon needs to be "phosphate neutral". A Memorandum of Understanding (MoU) identifies agreed wording to explain how phosphate neutral development will be achieved which the Council will introduce into the Plan, subject to the agreement of the Inspector examining its soundness.

River Avon SAC - water abstraction

1.7.43 A total of six allocations relate to land within the Wylye, Bourne or Upper Avon sub-catchments of the River Avon SAC, which are known to be potentially sensitive to water abstraction pressures, at Ludgershall, Warminster and Durrington. The HRA states that it is currently possible to conclude that the Plan (relevant individual policy options at Warminster, Ludgershall and Amesbury) would not have an adverse effect on the integrity of the River Avon SAC through water abstraction, either alone or in combination with other plans and projects.

1.7.44 However, the HRA also identifies that subject to the review of local abstractions, there is a risk that infrastructure improvements may be required to accommodate new growth. It will be the responsibility of Wessex Water to implement those upgrades which would probably be during the period 2021-25. This should be referred to in the supporting text for the Durrington allocations.

1.7.45 The HRA recommends that the following wording is included in the supporting text to policies H.3.5 and H3.6: "Upgrades to the local water supply network may be required to accommodate further growth at Durrington, pending a review of local abstraction licences due to be completed in 2019. It is possible that such upgrades may need to be completed before development at this site can commence".

Kennet and Lambourn SAC

1.7.46 No allocations were identified within the River Kennet catchment. No LSE upon the Kennet and Lambourn SAC have been identified by the policy level screening assessment.

1.7.47 In conclusion, the HRA identified no adverse effects on the integrity of Natura 2000 sites as a result of the Plan, either alone or in combination with other plans and projects. However, this assumes that mitigation proposed in the HRA is implemented. The findings of the HRA have been integrated into this SA where appropriate.

2. Methodology

2.1 Introduction

2.1.1 This chapter sets out the methodology adopted for the SA which is considered in line with guidance, including the National Planning Policy Framework (NPPF), National Planning Policy Guidance (NPPG), SEA Regulations and The Practical Guide to the Strategic Environmental Assessment Directive, by the ODPM (now DCLG).

2.1.2 Figure 1.3 shows the SA process in relation to plan-making and identifies a number of stages.

2.1.3 The SA process forms Stage 3 of the site selection process undertaken by Wiltshire Council, as set out in Topic Paper 2 – Site Selection process methodology (Appendix 2 to the Plan). The interaction between the SA process and the site selection process is also set out below.

2.2 Stage A - Scoping

2.2.1 The first output of the SA process (Stage A) was the SA Scoping Report, which was produced earlier in 2014, setting out the scope and level of detail of the information to be included in the SA Report. It should be noted that this Scoping Report was produced to cover both the Chippenham Site Allocations Plan and Wiltshire Housing Site Allocations Plan and it was itself based upon the SA of the Wiltshire Core Strategy Development Plan Document (DPD), Wiltshire and Swindon Minerals and Waste Development Framework.

2.2.2 The SA Scoping Report reported on a number of tasks (as shown in Stage A of Figure 1.3) including the following:

- Identifying other relevant plans, policies or programmes and sustainability objectives (Chapter 3);
- Collecting baseline information (Chapter 4);
- Identifying sustainability issues and problems (Chapter 5); and
- Developing the sustainability appraisal framework (Chapter 6).

2.2.3 The content of the SA Scoping Report is reproduced in large part in this SA Report in order to meet the SEA requirements, as shown in Table 1.1. Therefore, the numbers in brackets in Table 1.1 correspond to chapters in this SA Report where this information can be found. Further detail on the methodology for each of these tasks can be found in each of the chapters identified above.

2.2.4 The Scoping Report was subject to consultation between 12 May and 16 June 2014. Comments were received from Natural England and the Environment Agency. English Heritage did not reply. Consultation comments from Natural England focused on the SA framework by which the assessment should be undertaken, with recommendations for improvement to ensure that landscape and biodiversity effects are considered. Natural England also commented on the monitoring indicators so that they allow for the monitoring of the effects of the Plan on the objective concerned, and not the objective more generally. The Environment Agency noted that it was satisfied with the plans and programmes, sustainability objectives and baseline data. The Environment Agency wishes to continue to be involved in the SA/SEA process and with the development of the DPDs.

2.2.5 The consultation responses have been compiled and are set out in Appendix A, with suggested actions which were then agreed by the Council.

2.3 Stage B- Developing and refining alternatives and assessing effects

2.3.1 Essentially this stage involved using information obtained from the scoping stage, and further detailed evidence collated as the plan development evolved, alongside development plan proposals to predict and evaluate the nature and significance of effects arising from proposed development and to identify potential improvements and mitigation solutions.

2.3.2 The criteria of assessing the significance of a specific effect used in the assessments, as outlined in Annex II of the SEA Directive, is based on the following parameters to determine the significance:

- Nature and magnitude of effect – i.e. positive or negative
- Scale – i.e. local, regional, national;
- Permanence – i.e. permanent or temporary;
- Certainty
- Duration – i.e. short, medium and long term
- Sensitivity of receptor;
- Secondary, cumulative and synergistic effects.

2.3.3 The selection of preferred development sites by Wiltshire Council has been carried out through the application of a comprehensive Site Selection Process Methodology (Topic Paper 2: Site Selection Process Methodology - Wiltshire Council, May 2017) developed by the Council, which embeds sustainability appraisal into the wider assessment framework. The stages in the Council's site selection process, and their interaction with this SA, are summarised in Figure 2.1. Further details in these proposals are provided below.

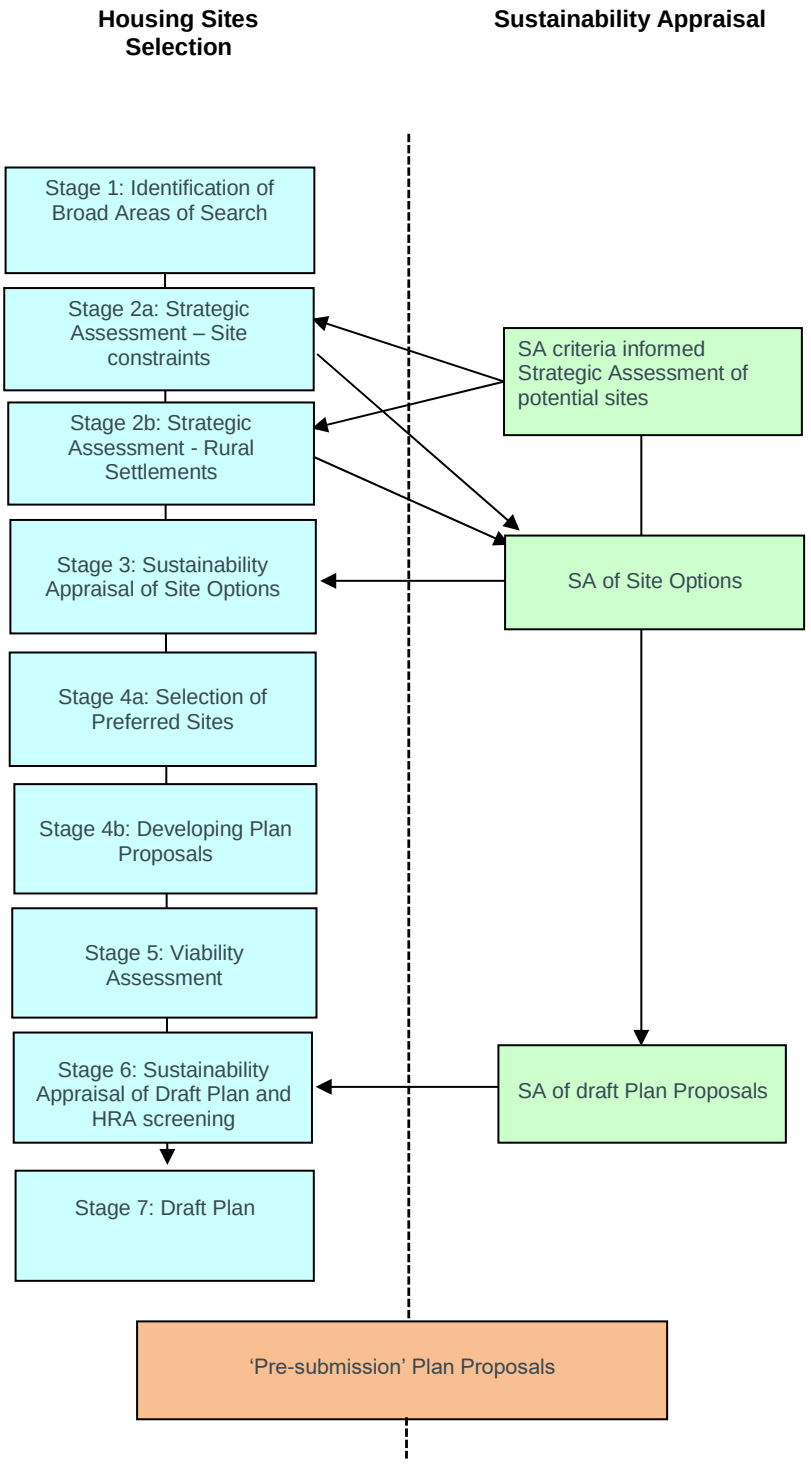

Figure 2.1. Housing Sites Identification Methodology and relationship with SA

Council Site Selection Stage 1 - Identification of broad areas of search

2.3.4 The identification of broad areas of search (i.e. Community areas where housing land supply needs to be supplemented in order to meet WCS indicative levels of housing development for 2006 – 2026) within each of the three Wiltshire Housing Market Areas (HMA) was first undertaken by the Council using the Housing Site Selection Process Methodology (Stage 1). The

broad areas of search are based on the named settlements within Core Strategy Policy 1 and Community Area remainders for which indicative housing requirements are identified in Core Strategy policies. The results of Stage 1 are presented in topic papers for each community area.

2.3.5 Potential housing sites in areas of search which do not have an outstanding indicative housing requirement, and therefore did not progress to Stage 2 of the Site Selection Process, have not been considered as 'reasonable alternatives' for the purposes of the SA. The Council's Topic Paper 2 'Site Selection Process Methodology' which accompanies the Plan, explains why housing site allocations in these areas have not been sought.

Council Site Selection Stage 2 - Strategic assessment of potential site options at broad areas of search

Stage 2a – Strategic constraints of site constraints

The purpose of Stage 2a was to reject potential housing sites that are not contiguous with the built-up area of a settlement and remove areas affected by barriers to development

2.3.6 Land promoted for development is recorded in the Wiltshire Strategic Housing Land Availability Assessment (SHLAA sites). These sites represent the pool of possibilities for Plan proposals. During Stage 2a, these SHLAA sites, and other potential sites that were promoted to the Council through the summer 2017 pre-submission consultation on the Plan, have been considered in the identification of potential site options and reasonable alternatives in the broad areas of search identified. This involved the assessment by the Council of site options against strategic constraints. Sites with significant constraints to development have been removed at this stage.

2.3.7 The full set of constraints and how they relate to the SA objectives is shown in Table 2.1. Further details can be found in the Site Selection Process Methodology Report (Topic Paper 2: Site Selection Process Methodology - Wiltshire Council, May 2017).

2.3.8 It should be noted that 5 out of the 6 strategic constraints are closely associated with the SA objectives. These criteria allow for the consideration of national planning policy and designations that prohibit or avoid development on land unless other land is not available. Two additional exclusionary questions have been set by Wiltshire Council covering completions, commitments, allocations and location in relation to the settlement boundary as the principle of development is already set on such land and such site options should be excluded.

2.3.9 As a result of this assessment, areas of search and potential housing sites were either rejected or reduced in size before being taken forward to Stage 2b.

Table 2.1. Strategic constraints and their relationship with the SA objectives

SA objective	Strategic criteria
1. Protect and enhance all biodiversity and geological features and avoid irreversible losses	Is the site fully or partly within one more of the following environmental designations of biodiversity or geological value (SAC, SPA, Ramsar sites, National Nature Reserve, ancient woodland, SSSI)?
2. Ensure efficient and effective use of land and the use of suitably located previously developed land and buildings	Is the site fully or partly within the Green Belt?
3. Protect and manage the water environment, including management of flood risk and protection of groundwater resource	Is the site fully or partly within flood risk areas, zones 2 or 3?
6. Protect, maintain and enhance the historic environment	Is the site fully or partly within areas involving any of the following internationally or nationally designated heritage asset? (World Heritage Site, Scheduled Ancient Monument, Historic Park and Garden, Registered Park and Garden, Registered Battlefield)?

SA objective	Strategic criteria
N/A	Is the site fully or partly a completion or 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?
N/A	Is the site fully or partly within the settlement boundary?

2.3.10 Potential sites that were removed entirely through the Stage 2a assessment, and therefore did not progress to later stages of the Site Selection Process, have not been considered as 'reasonable alternatives' for the purposes of the SA. The Council's Topic Paper 2 'Site Selection Process Methodology' which accompanies the Plan, gives further explanation as to why potential sites are rejected at this stage.

Stage 2b – Strategic Assessment – Rural Settlement

The purpose of Stage 2b was to remove rural settlements from Areas of Search where local needs for housing have already been met

2.3.11 A number of criteria, as set out in the relevant Community Area Topic Papers, have been used by the Council to remove some large villages from consideration. Criteria included: removing areas where local needs for housing have already been met; removing settlements where they have been considered within Neighbourhood Plans; and removing settlements within Areas of Outstanding Natural Beauty (AONB) where other options outside AONBs are available.

2.3.12 In a few cases, other reasons specific to particular large villages also prevented them from being considered reasonable alternatives.

2.3.13 As a result of this assessment, further areas of search and sites were rejected and the reasons for this are documented in the relevant Community Area Topic Paper. These areas of search, and sites within them, were therefore not considered reasonable alternatives for the purposes of the SA. The Council's Topic Paper 2 'Site Selection Process Methodology' which accompanies the Plan, gives further explanation as to why potential sites are rejected at this stage.

Council Site Selection Stage 3 - SA of site options

2.3.14 The site options that were not excluded through Stages 1, 2a and 2b were then assessed against the SA Framework (Chapter 6) at Stage 3 and are reported in this SA Report. The generic SA assessment scale that has been used is shown in Table 2.2 and the scoring assessment rationale for each SA objective is set out in Table 2.3.

Table 2.2. 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.

Note: Major and moderate adverse and positive effects are considered significant.

2.3.15 The assessment of the site options through the SA process has resulted in the identification of more and less sustainable sites within an area of search, as well as those sites which should not be considered further. This has informed the sites to be taken forward by Wiltshire Council to Stage 4 (the selection of preferred sites stage).

2.3.16 In terms of identification of more sustainable site options, prediction of minor adverse effects indicates that mitigation is possible and resulting effects are likely to be minor (not significant) and thus not a cause of concern. The same is true for site options with neutral or no effects. Thus, site options exhibiting the greatest number of this type of effect across SA objectives are the most sustainable and are the first to be selected in a given area of search.

2.3.17 Moderate adverse effects, on the other hand, indicate that mitigation is problematic, potentially resulting in the occurrence of undesirable significant adverse effects. On this basis, the least number of moderate adverse effects a site option presents, the more preferred it becomes from a sustainability perspective as the risks involved are less.

2.3.18 As a general rule of thumb, site options with five or more moderate adverse effects result in a site being considered 'less sustainable' and site options with four or less moderate adverse effects are considered 'more sustainable'.

2.3.19 It should be noted that less sustainable sites might nonetheless be taken forward by the Council to Stage 4 if more sustainable options have become undeliverable for various reasons, or where a site presents significant beneficial effects, or if there are other reasons for considering these sites beyond the criteria of the SA.

2.3.20 Major adverse effects indicate that mitigation of the effects is not considered possible for a particular site option, and therefore that site should not be considered further.

2.3.21 The assessment scale that has been used to guide the assessment of the significance of effects for each site option is shown in the table below, set out in order of the 12 SA objectives:

Table 2.3. Generic Assessment Scale for each SA Objective

SA Objective 1: Protect and enhance all biodiversity and geological features and avoid irreversible losses	
MAJOR ADVERSE EFFECT	• Option will have a major adverse effect on or loss of a designated site or sites • **AND/OR** will have major adverse effects on protected or notable species • **AND/OR** will lead to major loss or damage to ancient woodland • Mitigation or compensation not considered possible to allow the site to remain viable or deliverable
MODERATE ADVERSE EFFECT	• Option will have moderate adverse effects on a designated site or sites • **AND/OR** will have moderate adverse effects on protected or notable species • **AND/OR** will lead to the loss or damage to ancient woodland • Mitigation considered problematic but potentially achievable
MINOR ADVERSE EFFECT	• Limited adverse effects on biodiversity or geological features • Mitigation considered feasible
NEUTRAL OR NO EFFECT	• Option will have a neutral or no effect
MINOR POSITIVE EFFECT	• Option will have positive effects on existing biodiversity or geological features
MODERATE POSITIVE EFFECT	• Option will have significant positive effects on existing biodiversity or geological features. There may be further opportunities to maximise beneficial effects through habitat restoration, enhancement or creation
MAJOR POSITIVE EFFECT	• Protection of the natural environment is strongly promoted and the option offers significant opportunities for habitat restoration, enhancement or creation
SA Objective 2: Ensure efficient and effective use of land and the use of suitably located previously developed land and buildings	
MAJOR ADVERSE EFFECT	• Option will have a major adverse effect in terms of a significant loss of best and most versatile (BMV) agricultural land (roughly taken as sites with an area >30ha) • **AND/OR** Option is on contaminated land which cannot be remediated • **AND/OR** Option will lead to permanent sterilisation of viable mineral resources

	• Mitigation not considered possible to allow the site to remain viable or deliverable
MODERATE ADVERSE EFFECT	• Option promotes or will lead to significant loss of greenfield land **AND/OR** significant loss of best and most versatile agricultural land (roughly taken as sites with an area >15ha) • **AND/OR** Option is on contaminated land • **AND/OR** Option will lead to potential sterilisation of viable mineral resources • Mitigation considered problematic
MINOR ADVERSE EFFECT	• Option promotes development on, or will lead to some loss of greenfield land **AND/OR** loss of best and most versatile agricultural land (roughly taken as sites with an area <15ha) • **AND/OR** Option is on contaminated land which can be remediated • **AND/OR** Option allows for the extraction of mineral resources as part of the development • Mitigation is possible
NEUTRAL OR NO EFFECT	• Option will have a neutral or no effect
MINOR POSITIVE EFFECT	• Option promotes or will lead to development predominantly on previously development land
MODERATE POSITIVE EFFECT	• Option promotes or will lead to significant development predominantly on previously development land
MAJOR POSITIVE EFFECT	• Option promotes or will lead to significant development predominantly on previously development land • Higher density development on previously development land in a more sustainable location e.g. town centre location with good access to local facilities, public transport links and key infrastructure
SA Objective 3: Use and manage water resources in a sustainable manner	
MAJOR ADVERSE EFFECT	• Option is located in a Drinking Water Safeguard Zone or Inner (Zone 1) Groundwater Source Protection Zone • **AND/OR** there are significant issues regarding connection to foul water and surface water drainage systems • **AND/OR** Option will have significant potential adverse effects on the River Avon SAC and Kennet and Lambourn Floodplain SAC • **AND/OR** significant ground condition issues • **AND/OR** third-party easements will be required • Mitigation not considered possible to allow the site to remain viable or deliverable
MODERATE EFFECT	• Option is located in an Outer (Zone 2) Groundwater Source Protection Zone • **AND/OR** Option will lead to significant adverse effects on water quality and/ or flows e.g. through pollution of a waterbody and flow restriction • Option will have potential adverse effects on the River Avon SAC and Kennet and Lambourn Floodplain SAC • **AND/OR** there are potential issues regarding connection to foul water and surface water drainage systems • **AND/OR** significant ground condition issues • **AND/OR** third-party easements may be required • Mitigation considered problematic
MINOR ADVERSE EFFECT	• There will be limited adverse effects on water quality • There is a need to consider surface and foul water connections • There is potential for mitigation
NEUTRAL OR NO EFFECT	• Option will have a neutral or no effect
MINOR POSITIVE EFFECT	• Option will lead to slight improvements on water quality • Option will slightly encourage sustainable and efficient management of water resources, including consideration of the potential impact of water usage and discharge on biodiversity, particularly in relation to the River Avon SAC and Kennet and Lambourn Floodplain SAC
MODERATE POSITIVE EFFECT	• Option will lead to improvements on water quality • Option will encourage sustainable and efficient management of water resources, including consideration of the potential impact of water usage and discharge on biodiversity, particularly in relation to the River Avon SAC and Kennet and Lambourn Floodplain SAC
MAJOR POSITIVE EFFECT	• Option will lead to significant improvements to water quality • Option will significantly encourage sustainable and efficient management of water resources, including consideration of the potential impact of water usage and discharge on biodiversity, particularly in relation to the River Avon SAC and Kennet and Lambourn Floodplain SAC
SA Objective 4: Improve air quality throughout Wiltshire and minimise all sources of environmental pollution	
MAJOR ADVERSE EFFECT	• Option located within an AQMA

	• **AND/OR** Option likely to have a major adverse effect on air quality or through other forms of environmental pollution that would pose a danger to human health • **AND/OR** significant adverse effects on other forms of environmental pollution, including noise, light pollution, odour, vibration and contamination to soil or water • Mitigation not considered possible to allow the site to remain viable or deliverable
MODERATE ADVERSE EFFECT	• Option will lead to moderate adverse effects on air quality or exacerbate existing problems e.g. on an AQMA or localised impacts due to potential impact on traffic • **AND/OR** significant adverse effects on other forms of environmental pollution, including noise, light pollution, odour, vibration and contamination to soil or water • Mitigation considered problematic
MINOR ADVERSE EFFECT	• Option will lead to some adverse effects on air quality or exacerbate existing problems e.g. on an AQMA • **AND/OR** some adverse effects on other forms of environmental pollution, including noise, light pollution, odour, vibration and contamination to soil or water • There is potential for mitigation measures to reduce effects
NEUTRAL OR NO EFFECT	• Option will have a neutral or no effect
MINOR POSITIVE EFFECT	• Potential to slightly improve the current air quality situation or other forms of environmental pollution
MODERATE POSITIVE EFFECT	• Potential to improve the current air quality situation or other forms of environmental pollution
MAJOR POSITIVE EFFECT	• Significant opportunities to improve the air quality situation or other forms of environmental pollution
SA Objective 5a: Minimise our impacts on climate change	
MAJOR ADVERSE EFFECT	• Option will lead to a significant increase in carbon dioxide emissions • Mitigation not considered possible to allow the site to remain viable or deliverable
MODERATE ADVERSE EFFECT	• Option will lead to a significant increase in carbon dioxide emissions • Mitigation considered problematic
MINOR ADVERSE EFFECT	• Option will lead to limited increase in carbon dioxide emissions • There is potential for mitigation
NEUTRAL OR NO EFFECT	• Option will have a neutral or no effect
MINOR POSITIVE EFFECT	• Option will provide some opportunities to make provision for on-site renewables or very low carbon energy generation reducing carbon dioxide emissions
MODERATE POSITIVE EFFECT	• Option will provide opportunities to make provision for on-site renewables or very low carbon energy generation reducing carbon dioxide emissions
MAJOR POSITIVE EFFECT	• Option will provide significant opportunities to make provision for on-site renewables or very low carbon energy generation reducing carbon dioxide emissions
SA Objective 5b: and reduce our vulnerability to future climate change effects	
MAJOR ADVERSE EFFECT	• Option likely to have a major adverse effect on flood risk that would pose a danger to people, businesses and infrastructure e.g. Site is predominantly within Flood Zone 2/3, there are known issues of surface water flooding • Mitigation not considered possible to allow the site to remain viable or deliverable •Appropriate adaptation measures to deal with likely future climate change impacts are considered unachievable
MODERATE ADVERSE EFFECT	• Option will significantly increase flood risk or exacerbate existing problems e.g. Site is partly within or adjacent to Flood Zone 2/3 • **AND/OR** there are known issues of surface water flooding • Adaptation measures to deal with likely future climate change impacts areconsidered problematic
MINOR ADVERSE EFFECT	• Limited flood risk is anticipated e.g. Flood zone 1 • Measures to adapt to future impacts of climate change e.g. SuDS are possible
NEUTRAL OR NO EFFECT	• Option will have a neutral effect on flood risk
MINOR POSITIVE EFFECT	• Option may lead to limited benefits in terms of reducing flood risk in the area or in other areas e.g. through increased flood storage capacity • Some adaptation measures are considered achievable to deal with likely future climate change impacts
MODERATE POSITIVE EFFECT	• Option will lead to benefits in terms of reducing flood risk in the area or in other areas e.g. through increased flood storage capacity • Measures to adapt to future impacts of climate change are possible e.g. SuDS
MAJOR POSITIVE EFFECT	• Option will lead to significant benefits in terms of reducing flood risk in the area or in other areas e.g. through increased flood storage capacity • Comprehensive measures to adapt to future impacts of climate change are possible e.g. SuDS
SA Objective 6: Protect, maintain and enhance the historic environment	

MAJOR ADVERSE EFFECT	• Option will have a major adverse effect either directly or on the setting of a designated heritage asset of the highest significance, including World Heritage Sites, scheduled monuments, battlefields, grade I and II* listed buildings and grade I and II* registered parks and gardens, or their setting. This includes undesignated heritage assets of equal importance. • Archaeological potential of the site considered high • Mitigation not considered possible to allow the site to remain viable or deliverable
MODERATE ADVERSE EFFECT	• Option will have a moderate effect on a designated heritage asset of the highest significance, including World Heritage Sites, scheduled monuments, battlefields, grade I and II* listed buildings and grade I and II* registered parks and gardens, or their setting. • **AND/OR** Archaeological potential is medium • **AND/OR** option will have a significant adverse effect on a grade II listed building, park or garden, or their setting, or non-designated assets of local importance • Mitigation considered problematic
MINOR ADVERSE EFFECT	• Option will have a limited adverse effect on a grade II listed building, park or garden, or their setting. • **AND/OR** option will have a limited adverse effect on a heritage asset of local importance (designated or not), or its setting. • **AND/OR** Archaeological potential is low to medium • There is potential for mitigation
NEUTRAL OR NO EFFECT	• Option will have a neutral or no effect
MINOR POSITIVE EFFECT	• There are opportunities to enhance a designated heritage asset and/or one of local interest and/or their settings
MODERATE POSITIVE EFFECT	• Option promotes protection and enhancement of the historic environment and/or there are opportunities to enhance the significance of a designated heritage asset and/or one of local interest and/or their settings, including public benefits
SIGNIFICANT POSITIVE EFFECT	• Option strongly promotes protection and enhancement of the historic environment and/or there are significant opportunities to enhance the significance of a designated heritage asset and/or one of local interest and/or their settings, including public benefits
SA Objective 7: Conserve and enhance the character and quality of Wiltshire's rural and urban landscapes, maintaining and strengthening local distinctiveness and sense of place	
MAJOR ADVERSE EFFECT	• Option is within and/or will have major adverse effects on a designated international/ national landscape, or its setting e.g. AONB **AND/OR** option will have adverse effects on a rural or urban landscape (non-designated) through coalescence / high intervisibility that cannot be mitigated • Mitigation not considered possible to allow the site to remain viable or deliverable
MODERATE ADVERSE EFFECT	• Option will have moderate adverse effects on a designated international/ national/local landscape, or its setting • **AND/OR** option will have moderate adverse effects on a rural or urban landscape (non-designated) / medium intervisibility • Mitigation to preserve or enhance landscape character considered problematic
MINOR ADVERSE EFFECT	• Option will have limited adverse effects on a designatedinternational/national/local landscape, or its setting • **AND/OR** Low intervisibility • **AND/OR** option will have adverse effects on a rural or urban landscape (non-designated) • There is potential for mitigation through landscape planting and design
NEUTRAL OR NO EFFECT	• Option will have a neutral or no effect
MINOR POSITIVE EFFECT	• Option offers limited opportunities to enhance local character and distinctiveness e.g. through location, high quality design, provision of green infrastructure etc
MODERATE POSITIVE EFFECT	• Option offers opportunities to enhance local character and distinctiveness e.g. through location, high quality design, provision of green infrastructure etc
MAJOR POSITIVE EFFECT	• Option offers significant opportunities to enhance local character and distinctiveness e.g. through location, high quality design, provision of green infrastructure etc
SA Objective 8: Provide everyone with the opportunity to live in good quality, affordable housing, and ensure an appropriate mix of dwelling sizes, types and tenures	
MAJOR ADVERSE EFFECT	• Option makes no provision for housing or land for housing • **AND/OR** option will significantly reduce opportunities to provide housing or land for housing to meet the needs of the community Mitigation not considered possible
MODERATE ADVERSE EFFECT	• Option will significantly reduce opportunities to provide housing or land for housing to meet the needs of the community • Mitigation considered problematic

MINOR ADVERSE EFFECT	• Option will reduce opportunities to provide housing orland for housing to meet the needs of the community • There is potential for mitigation
NEUTRAL OR NO EFFECT	• Option will have a neutral or no effect
MINOR POSITIVE EFFECT	• Option supports the provision of a limited number and range of house types and sizes, including some affordable housing. This is generally considered to be: Towns: <100 houses Local Service Centre: <30 houses Larger villages: <10 houses
MODERATE POSITIVE EFFECT	• Option supports the provision of a wide range of house types and sizes to meet the needs of all or most sectors of the community, including significant provision of affordable housing. This is generally considered to be: Towns: 100 - < 200 houses Local Service Centre: 30-50 houses Larger villages: 10-30 houses
MAJOR POSITIVE EFFECT	• Option strongly supports the provision of a wide range of house types and sizes to meet the needs of all or most sectors of the community, including significantprovision of affordable housing. This is generally considered to be: Towns: >200 houses Local Service Centre: > 50 houses Larger villages: >30 houses • **AND** the site is in a sustainable location for services
SA Objective 9: Reduce poverty and deprivation and promote more inclusive and self- contained communities	
MAJOR ADVERSE EFFECT	• Option will have a major adverse effect on human health • **AND/OR** Significant challenges with capacity of localschools and health facilities • Mitigation not considered possible to allow the site to remain viable or deliverable
MODERATE ADVERSE EFFECT	• Option will significantly increase poverty and deprivation and lead to significant social exclusion amongst existing and new residents • **AND/OR** option will result in significant loss of existing/proposed Community facility/green space/PRoW **AND/OR** School and/or health facility capacity issues that will be challenged by a site by a larger demand from the new development • Mitigation considered problematic
MINOR ADVERSE EFFECT	• Option will lead to an increase in poverty and deprivation and lead to social exclusion amongst existing and new residents • **AND/OR** option will lead to some loss of services/facilities that encourage/promote healthy and active lifestyles and reduce health inequalities • **AND/OR** School and/or health facility capacity issues however the number of spaces required is small • Option will lead to loss of PRoW • There is potential for mitigation
NEUTRAL OR NO EFFECT	• Option will have a neutral or no effect
MINOR POSITIVE EFFECT	• Option will lead to a slight reduction in poverty and deprivation and reduce social exclusion amongst existing and new residents • **AND/OR** option will lead to a slight increase in services/facilities that encourage/promote healthy and active lifestyles and improvehealth inequalities • There is potential to improve the current situation in other ways
MODERATE POSITIVE EFFECT	• Option will reduce poverty and deprivation and lead to significant opportunities for increasing social inclusion • **AND/OR** option will lead to an increase in services/facilities that encourage/promote healthy and active lifestyles and improve health inequalities • **AND/OR** option will result in the provision of school/health facilities to meet demand • Potential to improve the current situation in other ways
MAJOR POSITIVE EFFECT	• Option will significantly reduce poverty and deprivation and lead tosignificant opportunities for increasing social inclusion • **AND/OR** option will significantly improve quality of life and amenity for existingand new residents • **AND/OR** option will lead to a significant increase in services/facilities that encourage/promote healthy and active lifestyles and significantly improve health inequalities • **AND/OR** option will result in the provision of school/health facilities to meet demand • Potential to significantly improve the current situation in other ways

SA Objective 10: Reduce the need to travel and promote more sustainable transport choices	
MAJOR ADVERSE EFFECT	• Option will not allow more sustainable transport choices • **AND/OR** Access to the site is not considered achievable / is required via third party access • **AND/OR** Footpaths cannot be provided on the site • Mitigation not considered possible to allow the site to remain viable or deliverable
MODERATE ADVERSE EFFECT	• Option will lead to a significant increase in need to travel by all forms and traffic volumes will increase on the local road network • **AND/OR** Access to the site is achievable but may need additional infrastructure e.g. bridge • **AND/OR** option will lead to a significant increase in private car use • Mitigation considered problematic
MINOR ADVERSE EFFECT	• Although access to the site is considered achievable, the Option will lead to an increase in need to travel by all forms and traffic volumes increase on the local road network • **AND/OR** option will lead to an increase in private car use • There is potential for mitigation
NEUTRAL OR NO EFFECT	• Option will have a neutral or no effect
MINOR POSITIVE EFFECT	• Option will lead to a slight reduction in need to travel by all forms and traffic volumes will decrease • **AND/OR** option will lead to a reduction in private car use • **AND/OR** option will lead to increased use of sustainable transport modes to replace current car journeys
MODERATE POSITIVE EFFECT	• Option will lead to a reduction in need to travel by all forms and traffic volumes will decrease • **AND/OR** option will lead to a reduction in private car use • **AND/OR** option will increase use of sustainable transport modes to replace current car journeys
MAJOR POSITIVE EFFECT	• Option will significantly reduce the need to travel by all forms and traffic volumes will decrease • **AND/OR** option will significantly reduce private car use • **AND/OR** option will significantly increase use of sustainable transport modes to replace current car journeys
SA Objective 11: Encourage a vibrant and diversified economy and provide for long-term sustainable economic growth	
MAJOR ADVERSE EFFECT	• Option will have a significant adverse effect on the rural economy and regeneration • Mitigation not considered possible to allow the site to remain viable or deliverable
MODERATE ADVERSE EFFECT	• Option will have a significant adverse effect on the local economy • **AND/OR** option will have a significant adverse effect on the Community Area / town centre regeneration or regeneration in other areas • **AND/OR** option will result in the loss of some current economic land / land designated for this purpose • Mitigation considered problematic
MINOR ADVERSE EFFECT	• Option will lead to a limited adverse effect on the local economy • **AND/OR** option will have a limited adverse effect on town centre regeneration or regeneration in other areas • There is potential for mitigation
NEUTRAL OR NO EFFECT	• Option will have a neutral or no effect
MINOR POSITIVE EFFECT	• Option will slightly support the vitality and viability of Community Area / town centre. This is generally considered to be: Towns: <200 houses Local Service Centre: <50 houses Larger villages: <30 houses • **AND/OR** option will have slight benefits for town centre regeneration or regeneration in other areas
MODERATE POSITIVE EFFECT	• Option will support the vitality and viability of the Community Area / town centre due to the size of the development. This is generally considered to be: Towns: 200-300 houses Local Service Centre: 50 -100 houses Larger villages: >30 – 100 houses • **AND/OR** option will have benefits for town centre regeneration or regeneration in other areas • **AND/OR** will support the rural economy
MAJOR POSITIVE EFFECT	• Option will significantly support the vitality and viability of the Community Area / town centre due to the size of the development. This is generally considered to be:

	Towns: > 300 houses Local Service Centre: > 100 houses Larger villages: > 100 houses • **AND/OR** option will have significant benefits for town centre regeneration or regeneration in other areas • **AND/OR** will significantly support the rural economy
SA Objective 12: Ensure adequate provision of high-quality employment land and diverse employment opportunities to meet the needs of local businesses and a changing workforce	
MAJOR ADVERSE EFFECT	• Option would lead to the total loss of employment land • Mitigation not considered possible to allow the site to remain viable or deliverable
MODERATE ADVERSE EFFECT	• Option would lead to a significant loss of employment land • **AND/OR** option will lead to a significant reduction in viability of existing businesses and/or employment areas • Mitigation considered problematic
MINOR ADVERSE EFFECT	• Option will lead to some loss of employment land • **AND/OR** option will lead to a reduction in viability of existing businesses and/or employment areas • There is potential for mitigation
NEUTRAL OR NO EFFECT	• Option will have a neutral or no effect
MINOR POSITIVE EFFECT	• Option will lead to a slight increase in the amount of employment land that meets commercial requirements • **AND/OR** option will lead to slight increase in viability of existing businesses and/or employment areas
MODERATE POSITIVE EFFECT	• Option will lead to an increase in the amount of employment land that meets commercial requirements • **AND/OR** Option will provide a focus for development in Salisbury and Trowbridge **AND/OR** option will lead to an increase in viability of existing businesses and/or employment areas • **AND/OR** option provide employment land in areas that are easily accessible by sustainable transport • Potential to improve the current situation in other ways
MAJOR POSITIVE EFFECT	• Option will lead to a significant increase in the amount of employment land • **AND/OR** Option will provide a significant focus for development in Salisbury and Trowbridge • **AND/OR** option will lead to an increase in viability of existing businesses and/or employment areas • **AND/OR** Option provide significant employment land in areas that are easily accessible by sustainable transport • Potential to significantly improve the current situation in other ways

2.3.22 The results of the SA of the site options are presented in Chapter 7 of this report and have fed into the next stage (Stage 4) of the Council's Site Selection process, which took into account additional considerations in order to identify sites to be allocated and prepare draft Plan proposals. This included the selection of 'more sustainable' sites as identified through this Sustainability Appraisal as well as, where necessary, the selection of 'less sustainable' sites to meet housing requirements.

Council Site Selection Stage 4 – Selection of Preferred Sites and Developing Plan Proposals

Stage 4a – Selection of Preferred Sites

2.3.23 Stage 4a focused on the set of 'more sustainable' sites identified at Stage 3 through the SA of the individual sites, as well as the 'less sustainable' sites that were taken forward to meet housing requirements, or where other sites were needed for other reasons. Further consultation with stakeholders was undertaken by the Council to help develop potential sites into site options with individual housing capacities and specific boundaries. Consultation also helped to identify requirements that should be highlighted for individual site options and to guide the form development should take, including the definition of realistic site boundaries.

Stage 4b - Developing Plan Proposals

2.3.24 The rationale for the Plan is to supplement housing land supply. This is a strategic priority stemming from the WCS. The form housing land supply takes should provide for a demonstrable supply of deliverable land for each year in the plan period. Therefore, shortcomings in terms of the total number of dwellings, the components of supply and its timing are considered at this stage. Consideration is also given to the approach to rural areas; and the role of Principal Settlements and Market Towns.

2.3.25 As a result of Stage 4, further sites were rejected and the reasons for this are documented in the relevant Community Area Topic Paper.

SA of draft Plan policy proposals

2.3.26 A SA was undertaken of the draft Plan policy proposals and site allocations to identify any refinements needed to ensure the Plan delivers the most sustainability benefits and appropriate mitigation. The SA focused on the Plan Policies and the sites put forward under those policies, following the Council's Stage 4 assessment.

2.3.27 The predicted significant effects of the policies and site allocations were assessed and reported in the SA Report (June 2017) for pre-submission consultation. The evaluation involved forming a judgement on whether the predicted effects would be significant. The principal technique used to assess the significance of effects in this assessment is a qualitative assessment based on expert judgement supported by specific evidence gathered for each of the sites forming the Plan policy. This assessment has been updated in this SA Report where relevant to take account of the pre-submission consultation and the Council's submitted Schedule of Proposed Changes, as set out in Annex II.

2.3.28 In the current practice of sustainability appraisals, the broad-brush qualitative prediction and evaluation of effects is based on a qualitative seven-point scale in easily understood terms. This assessment has adopted the scale set in Table 2.4 to assess the significance of effects of the proposals and used the generic SA Framework set in Table 6.1 in Chapter 6.

Table 2.4. Criteria for Assessing Significance of Effects

Assessment Scale	Assessment Category	Significance of Effect
+ + +	Major beneficial	Significant
+ +	Moderate beneficial	
+	Minor beneficial	Not Significant
0	Neutral or no obvious effect	
-	Minor adverse	
- -	Moderate adverse	Significant
- - -	Major adverse	

2.3.29 Moderate and major positive and negative effects have been considered of significance whereas neutral and minor positive and negative effects have been considered non-significant. Note there may be mixed beneficial and adverse effects.

2.4 Secondary, cumulative and synergistic effects assessments

2.4.1 Schedule 2 of the SEA Regulations requires that the assessment of effects include secondary, cumulative and synergistic effects.

2.4.2 **Secondary or indirect effects** are effects that are not a direct result of the plan, but occur away from the original effect or as a result of the complex pathway e.g. a development that changes a water table and thus affects the ecology of a nearby wetland.

2.4.3 For the purposes of this assessment of the Wiltshire Site Allocations Plan, secondary / indirect effects have been identified and assessed through the SA objectives, for example a development that changes a water table that affects ecology has been assessed through SA objective 1. As such, secondary / indirect effects are not considered to be cumulative effects (see next paragraph).

2.4.4 **Cumulative effects** arise where several proposals individually may or may not have a significant effect, but in-combination have a significant effect due to spatial crowding or temporal overlap between plans, proposals and actions and repeated removal or addition of resources due to proposals and actions. Cumulative effects are defined for the purposes of this report as those effects that can be:

- **Additive**- the simple sum of all the effects;
- **Neutralising**- where effects counteract each other to reduce the overall effect;
- **Synergistic** – is the effect of two or more effects acting together which is greater than the simple sum of the effects when acting alone. For instance, a wildlife habitat can become progressively fragmented with limited effects on a particular species until the last fragmentation makes the areas too small to support the species at all.

2.4.5 Cumulative effects may arise from individual policies within a plan and also between different plans.

2.4.6 **Interactive** effects may also arise where multiple effects impact upon specific receptors: for example, the combined noise, vibration, light and air pollution effects on people and species.

2.4.7 Many environmental problems result from cumulative effects. These effects are very hard to deal with on a project by project basis through Environmental Impact Assessment. It is at the SA/SEA level that they are most effectively identified and addressed.

2.4.8 Cumulative effects assessment is a systematic procedure for identifying and evaluating the significance of effects from multiple activities. The analysis of the causes, pathways and consequences of these effects is an essential part of the process.

2.4.9 Cumulative (including additive, neutralising and synergistic) effects have been considered throughout the entire SA (including SEA) process, as described below:

- Identification of key sustainability issues as part of the review of relevant strategies, plans and programmes and baseline data analysis.
- Establishing the nature of likely cumulative effects, causes and receptors.
- Identifying key receptors (e.g. specific wildlife habitats) in the process of collecting baseline information and information on how these have changed with time, and how they are likely to change without the implementation of the Plan.
- Particularly sensitive, in decline or near to their threshold (where such information is available) or with slow recovery receptors have been identified through the analysis of environmental issues and problems.
- The development of SA objectives, indicators and targets has been influenced by cumulative effects identified through the process above and SA objectives that consider cumulative effects have been identified.
- Cumulative effects of the Plan have been assessed. Where there is potential for elevated effects beyond those assessed at an individual level, these are identified.

2.4.10 The results are presented in Chapter 9 of this report.

2.5 Assessment of settlement boundaries

2.5.1 Wiltshire Council has developed a generic methodology to review its settlement boundaries as part of the Wiltshire Housing Site Allocations Plan. Six themes which inform the settlement boundary review have been developed:

- Physical features on the ground

- Different types of Development
- Planning Permissions
- Sites allocated for development in the local plan
- The curtilage of properties, including large gardens
- Recreational or amenity space at the edge of settlements

2.5.2 Further details can be found in Chapter 10 of this report.

2.6 Stage C- Prepare the SA Report

2.6.1 A SA Report was prepared in June 2017 to present the findings of Stage C. The SA Report was published for pre-submission consultation at the same time as the pre-submission version of the Wiltshire Housing Site Allocations Plan, between 14 July 2017 and 22 September 2017.

2.7 Stage D: Consulting on the Draft Plan and the Sustainability Appraisal Report

2.7.1 As identified above, the Draft Plan and SA Report (June 2017) were subject to pre-submission consultation. Consultation comments were received on the Plan and the SA Report. The main updates to the SA as a result of the pre-submission consultation were:

- Additional and new sites passed through the Stage 2 Council process and therefore required SA – the results of this are presented in Chapter 7; and
- Additional information related to sites that had been assessed was identified that required a review of the previous SA results – the results of this are presented in Chapter 7.

2.7.2 The Council submitted a Schedule of Proposed Changes which has been reviewed as part of the SA – the full results of this are presented in a revised Annex II and summarised in Chapter 8. This revised Annex II sets out the required changes to the SA arising from the submitted Schedule of Proposed Changes (July 2018).

2.7.3 The Council undertook an additional consultation on the Schedule of Proposed Changes. Further details of this consultation can be found on the Council's examination webpage for the Plan at http://www.wiltshire.gov.uk/planning-housing-sites-examination. Comments were invited during this consultation on the changes to the SA Report and on the whole of the revised Annex II.

2.7.4 The Council is now undertaking a further consultation on Further Main Modifications (FMMs). These, together with their implications for the SA, are set out in a new Annex III to this SA Report. Changes to the SA resulting from the FMMs are shown in bold, underlined and italicised text and text throughout the SA. Details of the Council's consultation on the FMMs can be found at http://www.wiltshire.gov.uk/planning-housing- sites-examination

2.8 Next steps

2.8.1 The outcomes of the Examination for the SA Report will be considered and an SA Statement prepared to record the findings and any changes or updates to the SA Report. The SA Statement will be published as part of the post-adoption reporting and monitoring (Stage E).

3. Identifying other relevant plans, programmes and sustainability objectives

3.1 Introduction

3.1.1 The SEA Directive specifically states that information should be provided on:

"The relationship [of the plan or programme] with other relevant plans and programmes"

"The environmental protection objectives, established at international, [European] Community or [national] level, which are relevant to the plan or programme and the way those objectives and any environmental considerations have been taken into account during its preparation"

3.1.2 The first task of SA is the identification of other relevant plans, programmes and sustainability objectives. The Wiltshire Housing Site Allocations Plan has been prepared in the context of other plans and programmes. The Plan must comply with national planning policy, conform to and amplify the policies contained within the Wiltshire Core Strategy (including the context of 'saved' local plan policies) and reflect other European, National, regional and local plans and strategies, providing an additional level of detail for the spatial planning framework.

3.2 Methodology

3.2.1 The Plan should be set in the context of national, regional and local objectives along with strategic planning, transport, social, economic and environmental policies. This being the case, this SA Report builds upon the comprehensive review of available relevant plans, policies and programmes (PPPs) that was carried out as part of the SA scoping process for the Wiltshire Core Strategy. This ensures that the objectives for assessing the Plan generally adhere to, and are not in conflict with, objectives found in other PPPs. It can also be used to ascertain potential conflicts between objectives, which may need to be addressed as part of the process.

3.2.2 In order to fully assess relevant PPPs, the starting point was the list drawn up by Wiltshire Council for the SA of the emerging Wiltshire Core Strategy DPD (April 2010), as well as the Addendum (February 2012). This addressed PPPs of broad relevance first, before considering 13 specific topics of relevance to SA. For the purposes of clarity, the Core Strategy SA PPP review has not been repeated in this report. The list of PPPs reviewed at the time of the preparation of the Core Strategy is provided in Appendix A of the SA Scoping Report 2014. Although not made explicit in the SA documentation for the Core Strategy, it is assumed that the review of PPPs influenced the development of the Core Strategy SA Framework, in accordance with SA guidance. It therefore follows, that the integration of the relevant parts of the Core Strategy SA Framework into the SA Framework developed for the Wiltshire Housing Allocations Plan and CSA Plan in the SA Scoping Report 2014, already encapsulates the results of the wider PPP review that was undertaken previously.

3.2.3 Building from the information contained in Chapter 3 of the SA Scoping Report 2014, a further focussed review of the most recent PPPs of relevance to site allocations in the Wiltshire area has been undertaken during the preparation of the SA Report to confirm sustainability themes of interest for the SA. The PPPs that have been considered are listed in Table 3.1.

3.2.4 The National Planning Policy Framework (NPPF) was published in March 2012, after the Wiltshire Core Strategy initial SA work took place. It is a key part of the Government's reforms which aim to create a less complex and more accessible planning system, to protect the environment and to promote sustainable growth. The framework supersedes previous national guidance provided by Planning Policy Statements (PPS) and Planning Policy Guidance (PPG). The NPPF is intended as a framework for the development of local and neighbourhood plans.

3.2.5 The NPPF emphasises that the purpose of planning is to help achieve sustainable development, resulting in positive growth and economic, environmental and social progress. The NPPF is

based upon a presumption in favour of sustainable development. Its dimensions give rise to the need for the planning system to perform the following roles:

- an economic role – contributing to building a strong, responsive and competitive economy.
- a social role – supporting strong vibrant and healthy communities.
- an environmental role – contributing to protecting and enhancing our natural, built and historic environment.

3.2.6 Paragraph 17 of the NPPF sets out 12 core planning principles which plan making and decision taking should promote. These cover:

- Empowering local people to set out a vision for the future;
- Promoting creative ways to enhance and improve places;
- Proactively drive and support economic growth;
- Secure high-quality design;
- Take account of different roles and character areas;
- Support the transition to a low carbon future;
- Conserve and enhance the natural environment;
- Encourage effective use of land by reusing Brownfield land;
- Promote mixed use development and encourage multiple benefits from the use of land;
- Conserve heritage assets;
- Actively manage patterns of growth to make the fullest use of sustainable transport; and
- Support local strategies to improve health, social and cultural wellbeing for all, and delivery sufficient community and cultural facilities and services to meet local needs.

3.2.7 Although some neighbourhood plans and community campus documents are listed in the table below, these are not carried through to the sustainability themes analysis table in Appendix B as given their early stage of preparation, the documents do not yet include policy or objectives that may influence the development of the Plan.

Table 3.1. Review of relevant Plans, Policies and Programmes

Relevant Plans, Policies and Programmes	
International	
Generic	European Directive 2001/42/EC (The SEA) (updated 2008)
	Johannesburg Declaration on Sustainable Development (2002)
	Environment 2010: Our Future, Our Choice (2003)
	European Sustainable Development Strategy (reviewed 2009)
Biodiversity	Convention on Biological Diversity, Rio de Janeiro (1992)
	European Directive 79/409/EEC Conservation of Wild Birds (1979)
	European Directive Conservation of Natural Habitats, Flora & Fauna (1992)
	Ramsar Convention on Wetlands of International Importance (1971)
Climate	Kyoto Protocol (1997)
	European Directive 2002/91/EC Energy Performance of Buildings (2002)
	European Directive 2001/77/EC Promote Electricity from Renewable Energy (2001)
Pol	European Directive 2002/49/EC Environmental Noise (2002)

Relevant Plans, Policies and Programmes	
	European Directive 96/62/EC Ambient Air Quality (1996)
	European Directive 91/676/EC Nitrates (1991)
	European Landscape convention (2000)
Waste	European Directive 91/156/EEC Framework Directive on Waste (1991)
	European Directive 91/689/EC Hazardous Waste (1991)
	European Directive 99/31/EC Landfill (1999)
Water	European Directive 2000/60/EC Water Framework Directive (2000)
	European Urban Waste Water Treatment Directive 91/271/EEC (1991)
Historic	UNESCO World Heritage Convention (1972)
	European Convention on protection of Archaeological Heritage (1992)
Community	The Aarhus Convention (in force 2001)
National	
Generic	National Planning Policy Framework (2013) and Guidance (2014)
	Environmental Quality in Spatial Planning (2005)
	Planning for a Sustainable Future: White Paper (2007)
	Securing the Future: delivering UK Sustainable Development Strategy (2005)
Biodiversity	A Strategy for England's Trees, Woods & Forests (2007)
	Biodiversity By Design (2004)
	UK Biodiversity Action Plan (1994)
	Working with the Grain of Nature: Biodiversity Strategy for England (2002)
	The Natural Choice: securing the value of nature (2011)
	Making Space for Nature: a review of England's wildlife sites and ecological network. Report to Defra. (Lawton et al; 2010)
	Circular 06/05: Biodiversity and Geological Conservation – statutory obligations and their impact within the planning system (2005)
Climate	Building a Greener Future: Towards Zero Carbon Development. Consultation (2006)
	Building on Progress: Energy and Environment Policy Review (2007)
	Climate Change - The UK Programme 2006 (2006)
	Meeting the energy challenge: A White Paper on Energy (2007)
	Our Energy Future: Creating a Low Carbon Economy (2003)
	The Climate is Changing – time to get ready (2005)
	The Planning Response to Climate Change – Advice on Better Practice (2004)
	The UK Climate Change Programme (2006)
Pollution	Countryside and Rights of way Act (CroW) (2000)
	State of the English Cities (2006)
	The State of the Countryside 2007
	Countryside and Rights of Way Act (2000)
Waste	Draft Soil Strategy for England – Consultation document (2008)
	The State of Soils in England and Wales (2004)

Relevant Plans, Policies and Programmes	
	Waste Strategy for England 2007 (DEFRA, 2007)
	Waste (England and Wales) Regulations 2011 (2011)
	Environmental Permitting Regulations (England and Wales) 2010 (2010)
Water	A 50-Year Vision for Wetlands
	Future water: the Government's water strategy for England (2008)
	Making Space for Water (2005)
	Planning a future for the inland waterways (2001)
	The Urban Waste Water Treatment (England and Wales) (Amendment) Regulations (2003)
	Underground, under threat: Groundwater protection policy and practice (2006)
	Water for People and the Environment (2007)
	Water Framework Directive – Thames River Basin District (2005)
	Flood and Water Management Act 2010
	Underground, under threat – The state of groundwater in England and Wales
Historic	Heritage White Paper: Heritage Protection for the 21st Century (2007)
	Mineral Extraction and the Historic Environment (2008)
	The Historic Environment: A Force for Our Future (2001)
	Circular 07/09: Protection of World Heritage Sites (2009)
Housing	Code for Sustainable Homes. A step change in sustainable home building practice (2006)
	Homes for the Future: more affordable, more sustainable (2007)
	Living Working Countryside: The Taylor Review of Rural Economy and Affordable Housing
	Sustainable Communities: Building for the Future (2003)
Community	Choosing Health: Making healthy choices easier - White Paper (2004)
	Our health, our care, our say: a new direction for community services (2006)
	Safer Places – The Planning System and Crime Prevention (2004)
	Our Shared Future (2007)
	By Design – Urban design in the planning system: towards better practice (2000)
	Our Towns and Cities: The Future. Delivering an Urban Renaissance (2000)
	Rural White Paper: Our Countryside The Future – A Fair Deal for Rural England (2000)
	Strong and prosperous communities: The Local Government White Paper (2006)
	Sustainable Communities: People Places and Prosperity (2005)
	The Rural Strategy 2004
Education	21st Century Skills – Realising Our Potential (2003)
	Prosperity for all in the global economy - world class skills - Final Report
	Success for All, Reforming Education and Training – Our Vision for The Future (2002)
	Barriers to Training and Skills Development in Rural Areas (2009)
	Moving Towards Inclusion (2009)
Transport	Delivering a Sustainable Transport System (DaSTS) (2008)
	Making the Connections – Final Report on Transport and Social Exclusion (2003)
	Planning and the Strategic Road Network (2007)
	The Future of Transport – a network for 2030 (2004)
	Towards a Sustainable Transport System - Supporting Economic Growth in a Low Carbon World (2007)

Relevant Plans, Policies and Programmes	
Local	
Generic	Wiltshire Core Strategy (2015)
	North Wiltshire Local Plan (2011) – saved policies
	West Wiltshire Local Plan (2004) – saved policies
	Kennet Local Plan (2011) – saved policies
	Salisbury District Local Plan (2011) – saved policies
	Devizes Area Neighbourhood Plan (2015)
	Malmesbury Neighbourhood Plan (2015)
	Freshford and Limpley Stoke Neighbourhood Plan (2015)
	Pewsey Neighbourhood Development Plan (2015)
	Warminster Neighbourhood Plan (2016)
	Compton Bassett Neighbourhood Plan (2016)
	Holt Neighbourhood Plan (2017)
	Downton parish Neighbourhood Plan (2017)
	Potterne Neighbourhood Plan (2017)
	Urchfont, Wedhampton and Lydeway Neighbourhood Plan (2017)
	Idmiston Neighbourhood Plan (2017)
Biodiversity	Wiltshire Biodiversity Action Plan (2008)
	Swindon Biodiversity Action Plan (2010)
Climate	Wiltshire Sustainable Energy Planning Study (2011)
	Wiltshire and Swindon Renewable Energy Action Plan (2005)
Pollution	Air Strategy for Wiltshire 2011-2015 (2011)
	Wiltshire Landscape Character Assessment (2015)
	Cotswold AONB Management Plan 2013-2018 (March 2013)
	Cranborne Chase & West Wiltshire Downs AONB Management Plan 2014-19 (January 2014)
	North Wessex Downs AONB Management Plan 2014-2019 (December 2014)
	Malmesbury Conservation Area Management Plan (2010)
Waste	Wiltshire and Swindon Waste Core Strategy 2006-2026 (2009)
	Wiltshire and Swindon Minerals Core Strategy 2006-2026 (2009)
	Wiltshire and Swindon - Waste Development Control Policies DPD (September 2009)
	Wiltshire and Swindon - Minerals Development Control Policies DPD (September 2009)
	Wiltshire and Swindon - Waste Site Allocations Local Plan (February 2013)
	Wiltshire and Swindon - Aggregate Minerals Site Allocations Local Plan (May 2013)
	Wiltshire Municipal Waste Management Strategy (Updated 2016)
Water	Wiltshire Council Level 1 Strategic Flood Risk Assessment (SFRA) Update (2013)
	Wiltshire Groundwater Management Strategy (2016)
	Wiltshire Local Flood Management Strategy (2015)
Housing	Wiltshire Annual Monitoring Report and Housing Land Supply (2017)
	Wiltshire Housing Land Availability Report (2016)
	Wiltshire Strategic Land Availability Assessment (2012)
Commun	Wiltshire Community Plan 2001-2026 (2011)

Relevant Plans, Policies and Programmes	
	Wiltshire Education, Employment & Skills Strategy 2014-2020 (2014)
Transport	Wiltshire Local Transport Plan (LTP3) 2011-2026 (March 2011)
	Swindon Local Transport Plan 3: 2011-2026 (April 2011)
Economics	Swindon and Wiltshire Strategic Economic Plan (2014)
	Wiltshire Infrastructure Delivery Plan 3 (2016)

3.3 Results

3.3.1 Social, environmental and economic objectives and sustainability issues of relevance to the SA and the preparation of the Plan have been used to formulate a general, first set of sustainability 'themes' of relevance for Wiltshire. These themes are listed below. Appendix B shows the relationship between the final SA objectives and the identified sustainability 'themes', the implications arising for the Plan and the link between these objectives and the SEA topic areas.

Sustainability 'Themes'

- Protection and enhancement of biodiversity, including wildlife networks and wider green infrastructure
- Ensure prudent use of land and other resources
- Reduce carbon dioxide emissions
- Reduce pollution of watercourses and groundwater
- Manage flood risk
- Improve air quality, particularly in areas of exceedance for nitrogen dioxide (NO2) and fine particulates (PM10)
- Reduce noise and light pollution
- Mitigate and adapt to climate change
- Protect and enhance cultural heritage assets
- Protection of AONBs and Green Belt and reinforcement of landscape character
- Securing flexibility and choice in the provision of high-quality housing
- Appreciating the interaction between housing, key services and facilities, employment opportunities and green space
- Increasing sustainable transport choices and improving the operation of transport networks
- Promote the vitality and viability of the town centres across Wiltshire
- Ensure that development is supported by the necessary infrastructure

4. Baseline characteristics

4.1 Methodology

4.1.1 The SEA Directive says that the Environmental Report should provide information on:

'relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan" and the "environmental characteristics of the areas likely to be significantly affected' (Annex I (b) (c))

'any existing environmental problems which are relevant to the plan or programme including, in particular, those relating to any areas of a particular environmental importance, such as areas designated pursuant to Directives 79/409/EEC and 92/43/EEC' (Annex I (c))

4.1.2 In addition to the requirements of the SEA Directive, the statutory SA process requires the collection of additional information on social and economic characteristics of the plan area.

4.1.3 Baseline information provides the basis for predicting and monitoring effects and helps identify sustainability problems and alternative ways of dealing with them. Sufficient information about the current and likely future state of the plan area is required to allow the plan's effects to be adequately predicted.

4.1.4 The ODPM's (now the Department for Communities and Local Government - DCLG) guidance emphasises that the collection of baseline data and the development of the SA framework should inform each other. The review and analysis of relevant plans and programmes will also influence data collection. The collection of baseline data is an iterative process and should not be viewed as a one-off exercise conducted at Stage A only. The data collected and list of relevant plans and programmes has been reviewed to ensure the most up-to-date baseline information is reflected within this SA report. In deciding what and how much baseline data to collect, the key determining factor is the level of detail required to appraise the plan proposal against the SA objectives.

4.1.5 An initial set of baseline data has been extracted from a wide range of available publications and datasets. Sources have included, among others, national government and government agency websites, census data and information provided by Wiltshire Council. No primary research has been conducted. Baseline information is presented in detail in the SA Scoping Report 2014.

4.1.6 It should be noted that more detailed baseline information was collated for the development locations proposed by the plan and reported together with the assessments (see Chapter 7 and Annex 1) in this report.

4.2 Baseline analysis

4.2.1 The baseline data provides an overview of the environmental, social and economic characteristics of the Plan area and how these compare to comparative data at different scales. This overview is presented in Appendix B of the SA Scoping Report 2014 and has been utilised to arrive at the sustainability issues set in Table 6.1. Data have been collated and analysed for the following topics:

Environment

- Internationally designated sites including SPAs, SACs and Ramsar sites
- Sites of Special Scientific Interest (SSSIs)
- National Nature Reserves
- Ancient Woodland
- Sites of Nature Conservation Importance (SNCIs), incorporating Regionally Important Geological and geomorphological Sites (RIGS) and County Wildlife Sites

- UK BAP habitats
- Local Nature Reserves (LNRs)
- Protected Road Verges
- Local Geological Sites (LGSs)
- Non-Statutory Nature Reserves (locally designated)
- Disturbance
- AQMAs
- Pollution: air, noise, lighting
- Land contamination
- Per capita carbon emissions
- Renewable energy installation
- Fuel poverty
- Ecological footprint
- Landscape character areas
- Designated landscapes: AONBs, Green Belts, Special Landscape Areas (SLAs), New Forest National Park
- Tranquillity
- Soil pollutants
- Agricultural land classification
- Waste/ Municipal Waste
- River quality
- Water supply
- Water management
- Flood risk
- Groundwater protection
- Archaeological sites
- Scheduled monuments
- Heritage at Risk Register
- World Heritage Sites
- Listed buildings and conservation areas

Social

- Population: total and age structure
- Population projections
- Population: ethnicity and religion
- Household size and composition
- Household type and tenure
- Housing completions
- Homelessness

- Affordable housing
- Early years education and childcare
- Education: Future Capacity of Schools
- Employment
- Qualifications
- Workplace skills
- Obesity and health
- Mortality
- Road safety
- Crime
- Sport and recreation
- Access to green space
- Health inequalities

Economic

- Employment sectors
- Occupations by type
- Availability of the car
- Travel to work by mode
- Economic activity
- Job Seekers Allowance (JSA) Claimants
- Commercial property availability
- Weekly earnings
- Commuting patterns
- Resident-based economy
- Business dynamism

4.3 Data limitations

4.3.1 There are several gaps in the data collected as a result of not all the relevant information being available at the local level for recent time periods but it is believed that the data sets available provide a comprehensive overview of the sustainability situation in Wiltshire. Data gaps include:

- Up-to-date data relating to rural Wiltshire; and
- It is difficult to compare Census 2011 with Census 2001 data as the latter provided information on Wiltshire's former districts and this is no longer being recorded or updated.

5. Identifying key sustainability issues

5.1 Introduction

5.1.1 The requirement to identify sustainability problems and issues arises from the SEA Directive, where the Environmental Report required under the Directive should include:

"Any existing environmental problems which are relevant to the plan or programme including, in particular, those relating to any areas of particular environmental importance, such as areas designated pursuant to Directives 79/409/EEC and 92/43/EEC" (Annex I(d))

5.1.2 The identification of sustainability issues of particular significance to the site allocations for development in Wiltshire provides a means of defining key issues for the Plan and to influence the respective Plan objectives and options. The analysis of baseline data informs the key sustainability issues and the development of the SA framework, in particular in identifying and selecting indicators and targets.

5.1.3 This section describes the current situation and highlights the key issues faced within Wiltshire. It does not attempt to cover all of the issues, but identifies those that are considered to be a priority in terms of the sustainability of development proposals.

5.2 Methodology

5.2.1 The key sustainability issues have been derived by analysing the baseline data and contextual information from PPPs; and assessing what the likely significant issues will be over the longer term i.e. 10 years +.

5.2.2 It should be noted that some of the sustainability issues identified are not necessarily under the Plan's direct field of influence, for example an ageing population. However, it is considered important to reflect these where there may be indirect causality that can potentially be shaped by planning policies through the Plan.

5.3 Results

5.3.1 Table 5.1 presents the results of the analysis of key sustainability issues for Wiltshire. A column has been included to show which objectives of the SA Framework most closely align to the issues identified. The numbers in brackets refer to the objectives within the Wiltshire Core Strategy DPD SA, in the interest of completeness.

5.3.2 Baseline data is provided in the SA Scoping Report 2014.

Table 5.1. Key Sustainability Issues and Opportunities

Key Issues/ Opportunities	Implications for plan-making	Relevant SEA Topic	Relationship to SA Objectives *Numbers in brackets refer to the SA Objectives for the Wiltshire Core Strategy DPD, to enable cross-reference*
BIODIVERSITY			

• There is the potential for development pressures resulting in increased recreational disturbance at Salisbury Plain and New Forest SPAs. Recreational disturbance can be avoided through the adoption of management measures, with Suitable Alternative Natural Green Space only to be provided in exceptional circumstances, as well as through the adoption of a Green Infrastructure Strategy. (Source: Wiltshire Core Strategy Habitats Regulations Assessment 2013) • Cotswold Beechwoods SAC - Potential impacts associated with air quality as a result of transport related emissions are an issue at the SAC. (Source: Wiltshire Core Strategy Habitats Regulations Assessment 2013) • Bath and Bradford-on-Avon Bats Special Area of Conservation (SAC) - There is the potential for new development to impact on the integrity of the SAC. (Source: Wiltshire Core Strategy Habitats Regulations Assessment 2013) • The Ashton Park Urban Extension at Trowbridge lies in close proximity to habitat known to support Bechstein's bats at Biss / Green Lane Woods and could potentially result in significant effects on the protected species. (Source: Wiltshire Core Strategy Habitats Regulations Assessment 2013) • Water abstraction and pollution - Increased abstraction required to supply the additional proposed housing in the Core Strategy may impact upon the River Avon SAC and Kennet and Lambourne Floodplain SAC. This will also result in an increased requirement for wastewater discharge, which could have a significant effect upon the River Avon SAC through increased phosphate levels. (Source: Wiltshire Core Strategy Habitats Regulations Assessment - Update to the Wiltshire Core Strategy Habitats Regulations Assessment, February 2014) • Habitat Loss and modification as a result of new development • Increased housing at Bradford on Avon, Corsham and Westbury could result in habitat loss or modification which would impact upon the Bath and Bradford on Avon Bats SAC. However this would be addressed through the Wiltshire Council's guidance document and it is considered that new development in the area would not affect the integrity of the SAC, provided	Designated sites of international and national nature conservation importance to be protected and enhanced Improved connectivity between sites of biodiversity value Particular consideration given to the interaction of water usage and biodiversity value Need for HRA findings to be taken into consideration in site selection Development in the Corsham and Bradford-on-Avon Community Areas to be planned and delivered in accordance with Wiltshire Council guidance to maintain the integrity of the SAC Consideration given to the presence of Bechstein bats within close proximity to the Ashton Park Urban Extension site at Trowbridge County Wildlife Sites (CWS) to be protected from the adverse effects, direct and indirect, of development Requirement that disturbance impacts of development proposals form part of the environmental assessments prepared to inform development proposals Local Geological Sites (LGSs) to be secured and protected from future development Regard to be had to BAP habitats/ species so that these can be protected from inappropriate development and measures to reverse decline can be introduced Requirement to demonstrate appropriate consideration of disturbance impacts within cumulative assessment work, including at the SA level	Biodiversity; Flora and Fauna	1 (1)

this guidance is adhered to. Increased housing at Trowbridge could have LSE upon the Bechstein's populations at Biss / Green Lane Woods. (Source: Wiltshire Core Strategy Habitats Regulations Assessment - Update to the Wiltshire Core Strategy Habitats Regulations Assessment, February 2014) • Slight decline has been witnessed in the condition of the SSSI network between 2011 and 2014. Decline in BAP species numbers has also been noted for the same time period. (Source: Natural England SSSI Condition Summary) • Across Wiltshire there are opportunities to restore major areas of broadleaved woodland, neutral grassland, limestone grassland, chalk downland, river networks and wetland habitats linking to features shown on the South West Nature Map. • Some strategic developmentwhich is planned during the plan period will fall within Strategic Nature Areas (SNA) including the east of Trowbridge extension and the proposed area of growth at Warminster, while extension of other towns including Malmesbury, Tidworth, Ludgershall, Marlborough and Cricklade could potentially fall within SNAs. Development in SNAs has the potential to cause further fragmentation and sterilise areas of land from restoration back to the target habitat type, equally however, major development offers the potential to create, restore and enhance target habitat types through informed and sensitive masterplanning and developer contributions. • There are approximately 1,550 County Wildlife Sites (CWSs) in Wiltshire covering approximately 21,000ha of semi-natural habitats. The CWS network does not receive any statutory protection and is vulnerable as a result. • Local Geological Sites (LGSs) are currently the most important places for geology and geomorphology outside of geological SSSIs, and there are currently 58 LGSs in Wiltshire. Whilst policy to date has afforded a level of protection to LGSs, there is an opportunity for future policies to enhance or secure Wiltshire's known geodiversity for the future.			

Key Issues/ Opportunities	Implications for plan-making	Relevant SEA Topic	Relationship to SA Objectives *Numbers in brackets refer to the SA Objectives for the Wiltshire Core Strategy DPD, to enable cross-reference*
• Development has the potential to result in long and short term disturbance of the natural environment resulting in a range of effects on species and habitats (both direct and indirect), which, particularly when taken in combination can be significant but have historically been overlooked in environmental assessments.			
LAND AND SOIL RESOURCES			
• Due to the county's predominantly rural nature, there is low availability of brownfield land in Wiltshire meaning that many allocations are likely to fall on greenfield sites. Nevertheless, the economic and other benefits of the best and most versatile agricultural land should be recognised and priority for development should be given to poorer quality land. • Future development needs provide the opportunity to remediate and redevelop Wiltshire's remaining brownfield sites, particularly in town centres. • A key objective of Wiltshire Council is to reduce the amount of waste sent to landfill and maximising recycling rates by increasing recycling services and establishing alternatives to disposing of waste in landfills. • The amount of waste increases with an increasing population. New waste infrastructure is required to meet the demands resulting from future population growth. • The following key issues have been identified in the Waste Core Strategy 2006-2026: Key Issue 1: Substantial population growth in Wiltshire and Swindon and the need for additional waste management capacity Key Issue 2: Identifying future site locations, rationalising the framework of waste management sites and the environmental importance of Wiltshire	Preference for the use of brownfield land over greenfield land to deliver effective use of land, remediation of contaminated soils and protect greenfield land Development should be directed away from the best and most versatile (BMV) agricultural land Site allocations need to reflect the Waste Core Strategy with regards to the potential for waste to be processed locally Site allocations will need to have regard to the Waste Site Allocations DPD Site Allocations will need to have regard to Mineral Safeguarding Areas	Material Assets	2, 4 (2), (6)

Key Issues/ Opportunities	Implications for plan-making	Relevant SEA Topic	Relationship to SA Objectives *Numbers in brackets refer to the SA Objectives for the Wiltshire Core Strategy DPD, to enable cross-reference*
and Swindon Key Issue 3: The approach to waste management in Wiltshire and Swindon • Proposals for mineral and waste development may have a negative impact on local landscape character, biodiversity, geological interests and heritage assets. • Proposals for waste development may have a detrimental impact on tourism and recreational facilities, as well as on canals and railway routes.			
WATER RESOURCES AND FLOOD RISK			
• The impact of climate change on the water cycle will inevitably reinforce existing patterns of water scarcity and abundance. The South West is set for wetter winters and drier summers, which will have significant implications for local water infrastructure. • Several key locations within the administrative area of Wiltshire Council have been identified as the focus of a Strategic Water Management Plan – Chippenham, Trowbridge and Salisbury. • Trowbridge - Historically, the majority of reported flooding issues within Trowbridge have been linked with fluvial flooding from the River Biss. Surface water flooding incidents have been limited, with no significant issues identified. • Salisbury - Historically, the majority of reported flooding issues within Salisbury and the surrounding area have been linked with fluvial flooding from the River Avon (Hampshire), River Nadder and River Bourne. However, due to the nature of the underlying bedrock, base flows within these rivers are inherently linked with groundwater levels. During wet periods, surface water infiltration into the underlying aquifer causes	Development to be directed away from areas at risk of flooding or where it would increase the risk of flooding Developer contributions for new development to be sought towards upgrading the waste water infrastructure Direct development where it will not increase pressure on the local sewerage network Groundwater resources should be protected from potential pollution resulting from new development Consideration to be given to the opportunity for site allocations to incorporate SuDS and promote water conservation/grey-water recycling	Water, Human Health	3, 5 (4), (7)

Key Issues/ Opportunities	Implications for plan-making	Relevant SEA Topic	Relationship to SA Objectives *Numbers in brackets refer to the SA Objectives for the Wiltshire Core Strategy DPD, to enable cross-reference*
groundwater levels to rise causing increases in base flow within river channels. These cause longer duration flood events that are a combination of groundwater and fluvial flows. • Potential developments in the Pewsham Way and Hardens Farm area are located in greenfield areas. These are not served by the public sewer system and flow paths associated with ordinary watercourses (ditches, mainly) are likely to convey water to the River Avon. • The impacts of climate change are likely to significantly affect waste water treatment infrastructure. More intense rainfall is likely to put further pressure on the sewerage network, which could lead to sewer flooding and spills from combined sewer overflows. More prolonged periods of dry weather could mean that treated effluent from sewage treatment works returned to rivers constitutes a higher proportion of the flow in these rivers and streams, whilst hotter weather could lead to an increase in complaints from residents concerning odour from sewage works. • The River Avon SAC and ground water sources are particularly vulnerable to the effects of diffuse and point source pollution, in particular to elevated phosphate levels from additional sewage discharges in the catchment. This can be addressed through the introduction of a Nutrient Management Plan to reduce phosphate levels. • Nitrogen enrichment of surface waters and groundwater is already regarded as problem in a number of areas. Wiltshire's chalk streams are internationally important for biodiversity, but currently suffer from a number of interacting factors that are having negative impacts. • Groundwater resources need to be protected and managed to ensure sustainable future supplies. There are two key risks to groundwater: pollution / contamination; and over use of groundwater.			

Key Issues/ Opportunities	Implications for plan-making	Relevant SEA Topic	Relationship to SA Objectives *Numbers in brackets refer to the SA Objectives for the Wiltshire Core Strategy DPD, to enable cross-reference*
AIR QUALITY AND ENVIRONMENTAL POLLUTION			
• Wiltshire Council has declared a number of AQMAs due to exceedances in nitrogen dioxide. • Future development has the potential to result in air quality impacts on biodiversity, and in particular on Natura 2000 sites. Potential impacts associated with air quality are an issue at the Cotswold Beechwoods SAC site which falls under the management plan for the Cotswolds AONB.	Proposals for new development must ensure that appropriate measures are put into place to avoid air quality impacts on local biodiversity and in particular on Natura 2000 sites New development should contribute to improved air quality through reducing the need to travel by private car and increasing on site vegetation in order to provide carbon sinks	Human Health, Biodiversity	1, 4, 5 (6), (7)
CLIMATIC FACTORS			
• Increases in human greenhouse gas emissions are predicted to lead to rises in global temperature. Global warming is shown to have already affected world weather patterns with further predicted rises in global sea levels, a loss of sea ice and snow cover, a greater intensity of hot extremes, and heavy precipitation and a greater intensity of other events such as typhoons and hurricanes. There are four areas of opportunity where planning policy can contribute to resilience to climate change: - Managing high temperatures - Managing flood risk - Managing water resource and water quality - Managing ground conditions. • Wiltshire's ecological footprint is significantly greater than the average global ecological footprint. Efforts directed at climate change adaptation and mitigation at the local level such as reducing the use of non-renewable energy and reducing vehicle journeys, will contribute to reducing the	New development should meet high energy efficiency standards and be designed so as to be resilient to the impacts of climate change Regard must be had to location of the development including aspect/ orientation, use of materials, accessibility to local services etc Site allocations should give consideration to the opportunities for larger developments to be served be strategic energy solutions (e.g. CHP and on-site renewables) Improved housing stock to reduce the number of 'non-decent homes	Human Health, Climatic Factors, Population, Material Assets	1, 3, 4, 5 (1), (4), (6) (7)

Key Issues/ Opportunities	Implications for plan-making	Relevant SEA Topic	Relationship to SA Objectives *Numbers in brackets refer to the SA Objectives for the Wiltshire Core Strategy DPD, to enable cross-reference*
county's ecological footprint. • In Wiltshire, there is a local need to reduce carbon emissions and deliver an increased level of renewable energy. Wiltshire's per capita carbon emissions are greater than for either the South West or for the UK though the period 2005 to 2011 has seen a steady reduction of carbon emissions (approx. 23%). • An opportunity has been identified in Trowbridge for the delivery of a district energy/ heat network. • Generally, the housing stock in Wiltshire is better than the national average. The number of 'non-decent' homes is greatest in rural areas and pockets of fuel poverty have been identified throughout Wiltshire. The percentage of households in fuel poverty is greatest in South West Wiltshire followed by the Pewsey Community Area.			
CULTURAL HERITAGE			
• Wiltshire has a rich and historic landscape which forms an important part of its rich natural heritage. Wiltshire has nearly 20,000 archaeological sites ranging from the prehistoric through to Roman and medieval times and the civil war battlefield at Roundway Down. There are also approximately 12,000 listed buildings, 37 historic parks and gardens, three Areas of Outstanding Natural Beauty (AONBs) and more than 200 conservation areas. There is a need to retain/ preserve and where possible enhance designated and non-designated heritage assets. • Wiltshire's rural settlements and villages include many historic farm buildings. However there have been an alarming number of losses of these buildings in recent years and surviving examples of threshing barns, granaries, malt houses, dovecotes and stables are becoming increasingly	New development should seek to protect and enhance the setting of local designated and non-designated heritage assets New development should seek to retain the historic fabric and heritage of Wiltshire, including through the footprint of sites and the creation of boundaries to built development Policies should seek to ensure that development densities are appropriate to the local context, to avoid erosion of the character of settlements Where appropriate, new development should contribute to 'saving' the heritage sites in	Cultural Heritage, Landscape	5, 6, 7 (7), (8), (9)

Key Issues/ Opportunities	Implications for plan-making	Relevant SEA Topic	Relationship to SA Objectives *Numbers in brackets refer to the SA Objectives for the Wiltshire Core Strategy DPD, to enable cross-reference*
rare. • The presence of busy main roads in the vicinity of the Stonehenge World Heritage Site impacts adversely on its integrity. However, in June 2013 the section of road traversing the World Heritage Site was closed to public vehicular access in order to reduce the impacts of roads and traffic on visitor facilities. • A significant proportion of Wiltshire's scheduled monuments are 'at high risk'. In 2013, there were 257 entries for Wiltshire in English Heritage's 'At Risk Register', which is an improvement on 2011 figures (266 entries in the Heritage at Risk Register 2011) but there is the opportunity to do more to address heritage at risk. • Opportunities exist to promote the wider contribution of the historic environment to sustainable development. • The effects of climate change are likely to present some particular threats to the historic environment of Wiltshire, including: - an increased incidence of wetting and drying that heighten the risk of ground subsidence and accelerated decay of stonework - more frequent intensive rainfall events that can cause increased erosion of archaeological sites - possible increase in the frequency of extreme weather that could pose an increased risk of damage to historic buildings and cultural sites.	Wiltshire most at risk New development should have regard to the relevant Conservation Area Management Plan		
LANDSCAPES			
• A key challenge for Wiltshire will involve reconciling the need for sustainable development whilst meeting the social and economic needs of the countryside and preserving the intrinsic qualities of the landscape.	Areas protected for their landscape value should be preserved and wherever possible enhanced Site allocations should take topography and key view corridors into consideration, in order to	Landscape, Biodiversity	1, 7 (1), (9)

Key Issues/ Opportunities	Implications for plan-making	Relevant SEA Topic	Relationship to SA Objectives *Numbers in brackets refer to the SA Objectives for the Wiltshire Core Strategy DPD, to enable cross-reference*
• The need to meet house-building targets may result in pressures on the landscape surrounding the urban areas of Salisbury, Trowbridge and Chippenham, but also in other areas. • There are 3 AONBs in Wiltshire: Management plans have been prepared for the three AONBs and will need to be considered in proposals for future development. • Key potential pressures on AONBs could include: pollution (noise/air/light); expansion of urban areas; development pressures; equine related activities; erosion of the character and sense of place through unsympathetic design; habitat decline; impact of re-using brownfield land (MoD sites) in the countryside • With regards to Wiltshire Council's Landscape Character Assessment (LCA) and Special Landscape Areas (SLA) there may be an opportunity to identify those truly unique areas of Wiltshire and protect them for the future, while also avoiding unnecessarily rigid local designations which restrict opportunities for sustainable development. • Through new development there are opportunities as well as a need to promote sustainable design in Wiltshire that respects and complements the character of the local landscape. • There are opportunities through emerging policies to promote the delivery of Green Infrastructure projects in line with the emerging Wiltshire Council GI Strategy. • 'Tranquillity' should be recognised as a key positive aspect of the countryside that should be protected • Part of the Western Wiltshire Green Belt falls in Wiltshire including land surrounding Bradford on Avon, Trowbridge and west of Corsham. The	respond appropriately to established landscape character Preserving and enhancing local landscape character will need to be a key consideration in development proposals, particularly through encouraging high-quality design solutions to ensure that the proposals respect and complement the local landscape Management plans have been prepared for the three AONBs and will need to be considered in proposals for future development Enhancement of the local Green Infrastructure network should be promoted through new development, ensuring that site allocations include sufficient space for wildlife networks and planting to connect within and beyond development sites Opportunities to introduce water into development sites should be considered in the context of local landscape character, for example, through the use of SuDS Policies should respect established Green Belt boundaries and seek to preserve openness where it is important in defining landscape character		

Key Issues/ Opportunities	Implications for plan-making	Relevant SEA Topic	Relationship to SA Objectives *Numbers in brackets refer to the SA Objectives for the Wiltshire Core Strategy DPD, to enable cross-reference*
particular objectives of the Western Wiltshire Green Belt are to maintain the open character of undeveloped land adjacent to Bath, Trowbridge and Bradford on Avon, to limit the spread of development along the A4 between Batheaston and Corsham and to protect the historic character and setting of Bradford upon Avon.			
POPULATION AND HOUSING			
• Ageing population: By 2026 the composition of Wiltshire's older age groups will have changed dramatically. There will be a higher proportion of the older age groups, including the over 85s, and double the number of older disabled people. It is therefore important that new homes are suitable to meet the needs of households in the future including an ageing population. • Gypsy and Traveller accommodation: there are current, unresolved issues in Wiltshire surrounding unauthorised encampments and the lack of alternative sites which need to be addressed • Affordability: In Wiltshire there is a key issue of affordability, particularly in rural areas meaning that many people cannot afford to live where they grew up or where they work. This results in households settling for inadequate conditions, living in houses that are too small or in poor conditions. Rural areas also show the strongest polarity of incomes being home to both relatively low income households and high income ones typically involving long distance commuters. This is combined with a larger older population. Rural households register much greater difficulty in accessing services, a common pattern throughout the country. • The lack of good housing stock has a knock-on impact on the economy. Wiltshire needs to right kind of homes to retain young people as well as to accommodating an ageing population.	Priority should be given to improving the quality, type and tenure of housing and ensuring that high quality housing is affordable to all sections of the community The emerging Core Strategy seeks 40% affordable housing contribution in Category 1 and 2 settlements, and 30% for development in Category 3 and 4 settlements (on sites of five or more units). The DPD will need to reflect this approach through site allocations Sufficient land should be allocated for housing in accessible locations, taking into account the need to reduce car based travel Priority should be given to the redevelopment of previously developed land for new development, including opportunities presented by MoD land that may become available for change of use. Development proposals for housing will have to have regard to the settlement hierarchy in the Wiltshire Core Strategy DPD, which indicates where development should be directed in the county The design of new housing will need to allow for	Population	8, 9 (10), (12)

Key Issues/ Opportunities	Implications for plan-making	Relevant SEA Topic	Relationship to SA Objectives *Numbers in brackets refer to the SA Objectives for the Wiltshire Core Strategy DPD, to enable cross-reference*
• In Wiltshire there are extensive areas of land in Ministry of Defence (MoD) ownership, some of which is likely to become redundant in the plan period and which presents opportunities for redevelopment. • Efficient use of land in Wiltshire is very important, particularly given the rural nature of the county with low levels of previously developed land. It is essential that design solutions are encouraged which will achieve higher density levels wherever possible. • The identified housing requirement in Wiltshire over the plan period 2006-2026 is 42,000 dwellings distributed as follows: East Wiltshire Housing Market Area (HMA): 5,940 dwellings North and West Wiltshire HMA: 24,740 dwellings South Wiltshire HMA: 10,420 dwellings West of Swindon: 900 dwellings • There is the opportunity through new development to significantly increase the affordable housing stock. • Neighbourhood Plans: A number of Neighbourhood Plans are currently under preparation, providing a local interpretation of key issues that should be taken into consideration.	a certain level of flexibility to meet the changing needs of the local population Emerging Neighbourhood Plans should be considered when planning new development in Wiltshire towns and villages		
HEALTHY COMMUNITIES			
• The proportion of people reporting limiting long-term illness in Wiltshire is amongst the lowest in England. • Sport and recreation: Wiltshire contains some of the most deprived wards in the south west, which has a consequential impact upon the number of people taking part in physical activity.	Location of development where it encourages walking and cycling over the use of the car or even of public transport Location of services within walking distances to residential development Provision of easily accessible and safe public	Human Health, Population, Climatic Factors	2, 5, 7, 8, 9, 10 (2), (7), (9), (10), (12), (15)

Key Issues/ Opportunities	Implications for plan-making	Relevant SEA Topic	Relationship to SA Objectives *Numbers in brackets refer to the SA Objectives for the Wiltshire Core Strategy DPD, to enable cross-reference*
• Obesity: The number of overweight and obese people has tripled over the last two decades and this number is still rising. Obesity amongst children in Wiltshire is relatively low and compares well with both the national figures and comparator authorities. However, there are hotspots where obesity levels are high. • Health inequalities: Although Wiltshire is generally not a deprived area; the county has pockets of deprivation including three local areas that lie amongst the 20% most deprived in England. • Ageing population: The changing age structure of the Wiltshire population will have a significant impact on the health and social care needs of the population. • Encouraging access to good quality green infrastructure is key to support healthy communities. However, there are isolated pockets of greenspace in Wiltshire which are of varying standards. • Crime and safety: Salisbury, Chippenham and Trowbridge absorb an intensive amount of resources from police and other agencies but still produce higher levels of crime and disorder than any other area. The level of crime in Wiltshire overall is not particularly high but the fear of crime is more substantial. • Fuel poverty: There are pockets of fuel poverty throughout Wiltshire. The percentage of households in fuel poverty is greatest in South West Wiltshire, followed by the Pewsey Community Area. • Unavoidable climate change will occur over the next few decades regardless of any mitigation measures that may be pursued. For example, temperatures are expected to rise between 1.1 and 6.4 0C. This will result in an increase in hot weather extremes and deaths associated with high temperatures. Climate change will also result in warmer winters which may	open space, suitable to meet a range of needs Promote development to mitigate against the effects of urban heat islands Easy access to health facilities and provision of health facilities as part of larger developments where existing facilities would not be able to cope with additional demand generated by the new development		

Key Issues/ Opportunities	Implications for plan-making	Relevant SEA Topic	Relationship to SA Objectives *Numbers in brackets refer to the SA Objectives for the Wiltshire Core Strategy DPD, to enable cross-reference*
on the other hand reduce the amount of illnesses over the winter months.			
INCLUSIVE COMMUNITIES			
• Poverty and deprivation: Wiltshire is not a deprived county however there are three small areas - two in Trowbridge and one in Salisbury - which are in the top 20% of deprived areas nationally; they are home to slightly more than 5,000 people. There are also scattered areas of poverty in rural Wiltshire. The most prevalent form of deprivation in Wiltshire relates to barriers to housing and services. • There are a number of challenges faced by rural areas in Wiltshire. These include lack of affordable housing, an ageing population, rural isolation, and lesser accessibility as well as a decline in basic facilities. • Wiltshire, along with Dorset and Bath and North East Somerset, has the biggest gap in the South West between the affordability of houses for resident and workplace employees. The high local house prices do not reflect the local employment offer which is characterised by lower skilled, manufacturing jobs. • Accessibility: As a sparsely populated, rural county, access to services is a major issue especially for those living in the rural areas that do not have access to a car. • Community Campuses: Wiltshire Council is working with local communities to develop proposals for innovative community campuses across the county. What a campus will look like, what services will be provided, or where it will go, will be community led and subject to extensive consultation with local people and partners.	New development should be designed so as to enhance a sense of community through the provision of public/ community spaces and facilities. The design of developments should also increase opportunities for passive surveillance to increase a sense of security and well-being Provision of appropriate levels of good quality affordable housing to meet local need Locate development within easy access of local services so that these can be accessed on foot, by bike or using public transport Development proposals that include community facilities should have regard to the Community Campuses proposals being developed across Wiltshire	Population; Human Health; Climatic Factors	7, 8, 9, 10 (9), (10), (12), (15)
EDUCATION AND SKILLS			

Key Issues/ Opportunities	Implications for plan-making	Relevant SEA Topic	Relationship to SA Objectives *Numbers in brackets refer to the SA Objectives for the Wiltshire Core Strategy DPD, to enable cross-reference*
• Wiltshire has a higher than average proportion of young people not in Employment, Education or Training (NEET). Data suggests that many jobs taken by 16-18 year olds are often temporary; either genuinely short contract or seasonal jobs or the young people move between jobs until they settle. • With regards to workplace skills, Wiltshire has been dominated by low value, low skilled manufacturing and service sectors, resulting in the county becoming an attractive place for the higher skilled and higher paid in which to live, but not to work. • The skills base of Wiltshire is relatively polarised with a high proportion of residents with high skills levels, but equally a significant proportion with poor basic skills and, as a result of the recession, increasing unemployment levels	Ensuring that suitable land is set aside to attract a broader base of employers to the area Ensuring an appropriate level of high-quality educational facilities in accessible locations to meet the needs of the community Policies should seek to match housing allocations to employment opportunities within the county, to assist in reducing trends of out-migration for work	Population; Human Health	8, 9,10, 11, 12 (10), (12), (15), (16), (17)
TRANSPORT			
• There is a need to ensure that employment, education, health, shops, and other essential facilities are accessible to all, and not just those with access to a private car. • Some sections of Wiltshire's transport network are below national standards for structural condition and skid resistance. Some of the main highway routes in the county are unsuited to the volume and weight of traffic carried and this has given rise to some local congestion, relatively low inter-urban journey speeds and journey time reliability issues. • High car ownership is reflective of the rural nature of the county although there are clear geographic differences in the distribution of households without access to cars. The future growth of Wiltshire's largest towns should focus on creating more favourable conditions for people to be less reliant on	Have regard to the Wiltshire Infrastructure Delivery Plan 2 (September 2013) Using developer contributions to improve walking, cycling and public transport infrastructure Locate new development where it is accessible to all on foot, by bicycle or through using public transport Design development so as to minimise car usage Ensure new development incorporates appropriate facilities and infrastructure for	Air, Climatic Factors, Human Health	2, 6, 9, 10 (2), (4), (12), (15)

Key Issues/ Opportunities	Implications for plan-making	Relevant SEA Topic	Relationship to SA Objectives *Numbers in brackets refer to the SA Objectives for the Wiltshire Core Strategy DPD, to enable cross-reference*
the car. • With regards to public transport, there is scope to increase the number of trips made on public transport. Increasing car ownership levels have given rise to greater flexibility for many social, leisure and employment activities as well as many facilities now being located on the edge of urban areas. Public transport is mostly unable to meet these changes, both in terms of service frequency and geographic coverage, thus leaving those without access to a car disadvantaged. Consideration of alternative approaches is needed, building upon success of the development of the Park & Ride services in Salisbury, and partnership schemes with the main operators to improve ridership on their commercial services, such as Kickstart improvements to the Chippenham-Swindon route, the Salisbury Area and Active8 Quality Partnerships. • There has been a sustained increase in the number of rail passenger journeys in Wiltshire • There are opportunities to increase the proportion of journeys made on foot as well as increasing the percentage of people cycling to work. Wiltshire's relative affluence and high levels of cycle ownership offer a good opportunity to increase levels of cycling. There is scope for improving walking and cycling facilities in town centres. • The western Wiltshire towns, which rely heavily on the A350 and A36/A46 routes, are particularly affected by increasing traffic volumes along those routes resulting in unreliability of journey times which is of particular concern to local businesses. • The economic expansion of the main employment areas surrounding the county has not been matched by a similar increase in housing provision, which has increased demand for housing in the county, particularly in the	cyclists		

Key Issues/ Opportunities	Implications for plan-making	Relevant SEA Topic	Relationship to SA Objectives *Numbers in brackets refer to the SA Objectives for the Wiltshire Core Strategy DPD, to enable cross-reference*
western Wiltshire towns. This has resulted in increased out-commuting, leading to higher traffic volumes and increased pressure on the condition of the highway network.			
ECONOMY AND ENTERPRISE			
• Chippenham, Salisbury and Trowbridge should be the focus of both housing and employment development in the future. • There are discrepancies between average earnings by workplace and average earnings by residence in Wiltshire suggesting that Wiltshire's higher skilled resident workers are unable to secure the higher than average earnings within Wiltshire and therefore commute outside of the county for work. • Wiltshire house prices are too high for younger people and people in lower skilled/ paid jobs who tend to work locally. This means that some local industries will struggle to secure labour at a price which will enable them to compete with lower cost foreign production. These conditions place further pressures on manufacturing in the Wiltshire economy. • Approximately 6% of all jobs in Wiltshire are tourism related (directly and indirectly) however compared to other counties Wiltshire generates the lowest amount of spend from staying visitors and also is a long way behind other counties in the south west in terms of income generated from day trips.	Housing development to be located in proximity to employment sites in order to reduce out-commuting and promote travel to work using sustainable modes of transport Safeguarding employment sites suitable to attract high quality employers to the county Enhance the viability of the area as an employment centre, in order to improve employment rates. This could be done through the provision and retention of suitable sites for employment in locations that are accessible by sustainable means as well as being located close to residential centres Build on positive tourism assets for a greater increase in tourism activity across a range of sectors	Material assets, Population, Climatic Factors	7, 8, 9, 11, 12 (9), (10), (12), (16), (17)
• Opportunities: - Retaining principal employment areas - Delivering employment on strategic sites			

Key Issues/ Opportunities	Implications for plan-making	Relevant SEA Topic	Relationship to SA Objectives *Numbers in brackets refer to the SA Objectives for the Wiltshire Core Strategy DPD, to enable cross-reference*
- Maintaining the vitality and viability of town centres - Supporting the LEP objectives and SEP projects - Delivering other employment sites - Matching business requirements for land and premises - Reducing out-commuting and supporting the economic resilience of local communities • Supporting business and services in rural areas			

6. Developing the Sustainability Appraisal Framework

6.1 Introduction

6.1.1 The next task in the sustainability appraisal is the development of the SA Framework. The SA Framework is a key component in completing the SA by synthesising the PPPs, the baseline information and sustainability issues into a systematic and easily understood tool that allows the prediction and assessment of effects considered likely to arise from the implementation of the Plan. Though the SEA Directive does not specifically require the use of objectives in the SEA process, they are a recognised and useful way in which environmental effects can be described, analysed and compared at key stages of the plan development.

6.2 Methodology

6.2.1 SA objectives and decision aiding questions have been drawn up under the three sustainable development dimensions: social, economic and environmental.

6.2.2 The SA objectives for the Plan have been worded so that they reflect one single desired direction of change for the theme concerned and do not overlap with other objectives. They include both externally imposed social, environmental and economic objectives; as well as others devised specifically in relation to the context of the Plan. The SA objectives have also been worded to take account of local circumstances and concerns feeding from the analysis of sustainability issues (Chapter 5).

6.2.3 A set of decision aiding questions has been derived to capture the change likely to arise from the Plan implementation and has played a role in the assessment itself. As the SA has progressed, it has helped the development of a set of indicators included in the proposed monitoring programme.

6.2.4 The SA Framework derived for the SA of the Wiltshire Core Strategy DPD (see SA Scoping Report 2014) provided the starting point in developing a refined framework for the assessment of the sites proposed within the Plan.

6.2.5 The SA Framework objectives from the Wiltshire Core Strategy DPD were reviewed for applicability and a small number were excluded from the Wiltshire Housing Site Allocations Plan SA Framework. In some instances, decisions aiding questions were retained, but linked to a different objective, as follows:

- Wiltshire Core Strategy DPD SA Objective 3 - Promote sustainable waste management solutions that encourage the reduction, re-use and recycling of waste. This SA objective was excluded but the relevant decision aiding question added to SA Objective 2.
- Wiltshire Core Strategy DPD SA Objective 5 - Protect people and property from the risk of flooding. This SA objective was merged with SA Objective 5 (Minimise our impacts on climate change and reduce our vulnerability to future climate change effects) as the key issues in relation to housing are likely to be similar)
- Wiltshire Core Strategy DPD SA Objective 11 - Provide a safe and healthy environment in which to live. This SA objective was merged SA objective 12 as relevant aspects cover similar theme.
- Wiltshire Core Strategy DPD SA Objective 13 - Improve equality of access to, and engagement in local, high quality community services and facilities. This SA objective was excluded but the relevant aspects included under SA objective 10.

- Wiltshire Core Strategy DPD SA Objective 14 - Raise educational attainment levels across the authority and provide opportunities for people to improve their workplace skills. This SA objective was excluded as it was not directly relevant to the allocation of land for housing use but the need for additional educational facilities is considered under SA Objective 9.

6.2.6 A number of decision aiding questions were also removed as they were either beyond the sphere of influence of the site selection and allocation process, or their function is encompassed within another objective.

6.2.7 In addition, since the SA Framework set out in the Scoping Report was published, a number of minor amendments have been made to address likely potential issues in the Plan area and better reflect the requirements of the SA Objective. This includes the following changes:

- SA Objective 5 has been split into sub-objective 5a (Minimise our impact on climate change) dealing with reduction in greenhouse gas emissions, in particular CO2 emissions and sub-objective 5b (Reduce our vulnerability to future climate change effects) addressing adaptation to climate change. Associated decision aiding questions have also been split and flooding related questions from SA Objective 3 have been moved to sub-objective 5b. This split ensures that assessments of these equally important climate change topics capture and deal appropriately with the frequently opposite directions of change associated with each of the topics.
- SA Objective 1 – wording in relation to DAQs 9 and 10 changed to state the requirement to consider relevant SACs/SPAs within the areas of search rather than naming individual SACs.
- SA Objective 2 – DAQ 4 "Maximise efficient use of land within town/city centres" has been deleted as sites in the Plan do not specifically relate to the use of land within town or city centres.
- SA Objective 6 – DAQ 4 "Improve and broaden access to, and understanding of, local heritage and historic sites?" has been deleted as this is not an objective related to the allocation of housing. The protection and promotion of cultural heritage is maintained in the remaining DAQs under SA Objective 6.
- SA Objective 8 – DAQ 2 "Provide housing in sustainable locations that allow easy access to a range of local services and facilities?" has been deleted as this is covered more effectively under the DAQs in SA Objective 10.
- SA Objective 9 – added in a DAQ to cover accessibility to schools.
- SA Objective 11 - DAQ 1 re-worded to state: "Support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?", as the purpose of housing allocations is not to direct retail, leisure or employment opportunities, however allocations may support these opportunities by virtue of their location and size.

6.2.8 The SA Framework shown in Table 6.1 has been applied in the assessment of site options (Chapter 7) and the assessment of the policies and associated preferred sites in the Draft Plan (Chapter 8). The SA Framework focuses on objectives and key decision-making questions which allow for the differentiation between site location proposals.

6.2.9 One comment was received on the objectives contained within the SA Framework during the pre-submission consultation from Cranborne Chase AONB where it was suggested that Objective 7 should be split into two parts; however, on review it was determined that impacts on AONBs were covered sufficiently in the SA Framework, and therefore the SA Framework remains unchanged.

6.3 Sustainability Appraisal Framework

Table 6.1. Sustainability Appraisal Framework

Sustainability Topic	Sustainability Appraisal objective	Decision aiding questions. Will the development site policy…
Biodiversity	1. Protect and enhance all biodiversity and geological features and avoid irreversible losses.	**1.** Avoid habitat fragmentation including prejudicing future biodiversity restoration? **2.** Ensure all new developments protect and enhance local biodiversity through the adoption of appropriate mitigation measures including buffering existing important sites and species (including ancient woodland, CWSs, SNAs, AONBs, SSSIs, SACs, SPAs and locally designated sites) and creating biodiversity features within new development resulting in a net gain? **3.** Result in greater community engagement with biodiversity? **4.** Require protection and provision of green corridors and river corridors, with use of buffer strips, where necessary? **5.** Aid in the delivery of a network of multifunctional Green Infrastructure? **6.** Ensure all new developments have regard to and protect BAP habitats/ species? **7.** Consider the findings of the HRA in site selection and design? **8.** Maintain the existing extent of ancient woodland sites? **9.** Require that disturbance impacts of proposed development are assessed as part of development proposals, particularly in relation to Salisbury Plain and New Forest SPAs? **10.** Consider Wiltshire Council guidance to maintain SAC integrity in relevant Areas? **11.** Ensure that all new developments protect Local Geological Sites (LGSs) from development?
Land and Soil Resources	2. Ensure efficient and effective use of land and the use of suitably located previously developed land and buildings.	**1.** Maximise densities in sustainable locations that have good access to local facilities, public transport links and key infrastructure? **2.** Maximise reuse of previously developed land where possible/appropriate? **3.** Encourage remediation of contaminated land? **4.** Ensure the design and layout of new development supports sustainable waste management? **5.** Protect and enhance soil quality? **6.** Protect the best and most versatile agricultural land? **7.** Ensure that the allocation of sites considers the areas designated for sustainable waste management and of existing or future mineral working potential?
Water Resources	3. Use and manage water resources in a sustainable manner	1. Take into account predicted future impacts of climate change, including water scarcity issues and increased pressure on the sewerage network? 2. Ensure that essential water infrastructure is co-ordinated with all new development? 3. Ensure the installation of water saving measures such as rainwater harvesting and water metering? 4. Consider the need for adequate provision of surface water and foul drainage?

Sustainability Topic	Sustainability Appraisal objective	Decision aiding questions. Will the development site policy…
		5. Protect, and where possible, improve surface, ground and drinking water quality? 6. Encourage sustainable and efficient management of water resources, including consideration of the potential impact of water usage and discharge on biodiversity, particularly in relation to the River Avon SAC and Kennet and Lambourn Floodplain SAC?
Air Quality and Environmental Pollution	4. Improve air quality throughout Wiltshire and minimise all sources of environmental pollution	1. Maintain and improve local air quality? 2. Minimise and, where possible, improve on unacceptable levels of noise, light pollution, odour and vibration through the layout, design and/or location of development? 3. Mitigate the impacts from uses that generate NO_2 or other particulates? 4. Seek to reduce development in or near to AQMAs (Westbury, Bradford-on-Avon, Salisbury, Devizes, Marlborough and Calne)? 5. Ensure that air quality impacts on local biodiversity sites are avoided? 6. Seek to contribute to air quality improvements by locating new development so as to reduce the need to travel by private car? 7. Ensure that potential impacts from air quality on relevant SACs are avoided?
Climatic Factors	5a. Minimise our impacts on climate change – through reducing greenhouse gas emissions	1. Minimise emissions of greenhouse gases and ozone depleting substances? 2. Promote the development of renewable and low carbon sources ofenergy? 3. Promote energy efficiency in buildings and new development? 4. Minimise contributions to climate change through sustainable building practices?
	5b. Minimise our impacts on climate change – through reducing our vulnerability to future climate change effects	1. Take into account the predicted future impacts of climate change in the location and design of development, ensuring that development can adapt to any future flood risk scenarios? 2. Ensure that development can adapt to the predicted future impacts of climate change? 3. Promote provision of surface water attenuation measures to reduce the risk of flooding including: Sustainable Drainage Systems (SuDS)? 4. Minimise the risk of flooding to people and property (new and existing development)? 5. Protect and enhance the natural function of floodplains?
Historic environment	6. Protect, maintain and enhance the historic environment.	1. Conserve and enhance features and areas of historical and cultural value, including Listed Buildings, Conservation Areas and Historic Parks & Gardens? 2. Ensure appropriate archaeological assessment prior to development? 3. Promote sensitive re-use of historical buildings and buildings of significant local interest, where appropriate? 4. Maintain and enhance the character and distinctiveness of settlements through high quality and appropriate design, taking into account the management objectives of Conservation Areas?

Sustainability Topic	Sustainability Appraisal objective	Decision aiding questions. Will the development site policy…
		5. Where appropriate, contribute to 'saving' heritage sites identified as being 'at risk'? 6. Protect, manage and present the Stonehenge and Avebury World Heritage Site (WHS) in accordance with international obligations?
Landscapes	7. Conserve and enhance the character and quality of Wiltshire's rural and urban landscapes, maintaining and strengthening local distinctiveness and sense of place.	1. Protect and enhance the landscape character and scenic quality of the countryside? 2. Aid in the delivery of a network of multifunctional Green Infrastructure, in line with the Wiltshire Green Infrastructure Strategy? 3. Lead to a net improvement in the quality and quantity of access to urban greenspace and the wider countryside for recreation? 4. Conserve and enhance areas with landscape designations and take account of their management objectives, in particular for the three local AONBs? 5. Protect rights of way, open space and common land? 6. Protect the Western Wiltshire Green Belt from inappropriate development?
Population and housing	8. Provide everyone with the opportunity to live in good quality, affordable housing, and ensure an appropriate mix of dwelling sizes, types and tenures.	1. Provide an adequate supply of affordable housing? 2. Support the provision of a range of house types and sizes to meet the needs of all sectors of the community? 3. Ensure adequate provision of land to meet housing needs? 4. Have regard to the settlement hierarchy? 5. Ensure an adequate provision of housing in the towns to accommodate employment expansion? 6. Consider the emerging Neighbourhood Plans? 7. Provide for an adequate range of housing in rural areas, whilst avoiding isolated dwellings?
Healthy and Inclusive Communities	9. Reduce poverty and deprivation and promote more inclusive and self-contained communities.	1. Promote design of buildings and spaces to reduce crime and the fear of crime? 2. Promote design of buildings and spaces to reduce obesity? 3. Promote the design of buildings and spaces to meet the changing needs of the population? 4. Ensure that new development will be accessible to health facilities, and that they are able to cope with the additional demand? 5. Maximise opportunities within the most deprived areas? 6. Reduce rural isolation, including access to services for those without a car in rural areas? 7. Support the development of community campuses? 8. Is the site accessible to local schools and is there capacity to cope with the additional demand generated from the site?
Transport	10. Reduce the need to travel and promote more sustainable transport choices.	1. Increase walking and cycling accessibility through the use of developer contributions and site design? 2. Ensure new development incorporates facilities and infrastructure for cyclists? 3. Improve the jobs/homes balance, to reduce out-commuting? 4. Promote developments, in accessible locations, that reduce the need to travel and reliance on the private car?

Sustainability Topic	Sustainability Appraisal objective	Decision aiding questions. Will the development site policy…
Economy and enterprise	11. Encourage a vibrant and diversified economy and provide for long-term sustainable economic growth.	1. Support appropriate retail, leisure and/or employment opportunities to town centre locations to aid urban regeneration? 2. Support the rural economy?
	12. Ensure adequate provision of high-quality employment land and diverse employment opportunities to meet the needs of local businesses and a changing workforce.	1. Protect and enhance the vitality and viability of existing employment areas? 2. Provide a focus for development in Salisbury and Trowbridge?

7. Site options assessment

7.1 Introduction

7.1.1 This Chapter sets out the SA of potential housing site options in the Community Areas (Stage 3 of the Site Selection process), and settlements within these areas, that have been identified as reasonable alternatives for further consideration through Stages 1, 2a and 2b of the Council's Site Selection process (see 'Methodology' chapter 2). Chapter 8 sets out those sites that have been selected by the Council (Stage 4 of the Site Selection process) to be included in the final Submission Plan.

7.1.2 The relevant Community Areas and settlements that have been subject to SA are listed below, followed by the results of the site options SA:

- Amesbury Community Area Remainder – Shrewton, The Winterbournes
- Amesbury (including Bulford and Durrington) Market Town
- Chippenham Community Area Remainder – Hullavington, Kington St Michael, Yatton Keynell
- Devizes Community Area Remainder – Market Lavington
- Malmesbury Community Area Remainder – Crudwell, Oaksey
- Salisbury Principal Settlement (including Wilton Town)
- Tidworth and Ludgershall Market Town
- Tisbury Community Area Remainder - Fovant
- Trowbridge Principal Settlement
- Warminster Community Area Remainder – Chapmanslade, Codford, Heytesbury
- Warminster Market Town
- Westbury Community Area Remainder – Bratton

7.1.3 This Chapter also sets out the review of updates to existing sites and additional sites that have come through the Stage 2 Council site selection process following the pre-submission consultation in 2017. It also updates some errors in the number of dwellings at several sites in Trowbridge. These updates are summarised as:

Community Area	Site	Changes	Implications for SA
Chippenham Community Area	Site 3129 – The Street, Hullavington	This site was previously rejected at Stage 2 of the Council site selection process on availability grounds however, additional information has since been received and this site has now been taken forward for SA.	As this site has now passed Stage 2 of the Council site selection process and was not assessed in the SA previously, SA is required; the results are presented in this Chapter and in Annex I.
	OM011 - Land at Hullavington airfield, Hullavington	New site identified via consultation	As this new site passed through Stage 2 of the Council site selection process, SA is required; the results are presented in this Chapter and in Annex I.
	OM015 - Land east of Yatton Keynell off B4039, Yatton Keynell	New site identified via consultation	As this new site passed through Stage 2 of the Council site selection process, SA is required; the

Community Area	Site	Changes	Implications for SA
			results are presented in this Chapter and in Annex I.
Warminster Community Area	Site OM004 Land west of Greenlands, Heytesbury	New site identified via consultation	As this new site passed through Stage 2 of the Council site selection process, SA is required; the results are presented in this Chapter and in Annex I.
	Site 3486	Details of baseline have been updated	Review of previous SA and updated for SA Objective 9; results are presented in this Chapter and in Annex I.
Westbury Community Area Remainder	Site 738 – Land south of Westbury Road, Bratton	This site was previously rejected at Stage 2 of the Council site selection process on availability grounds however, additional information has since been received and this site has now been taken forward for SA.	As this site has now passed Stage 2 of the Council site selection process and was not assessed in the SA previously, SA is required; the results are presented in this Chapter and in Annex I.
Malmesbury Community Area Remainder	Site OM014 - Land at Tuners Lane, Crudwell	New site identified via consultation	As this new site passed through Stage 2 of the Council site selection process, SA is required; the results are presented in this Chapter and in Annex I.
	Site 3233 - Land at Ridgeway Farm	Amendment to the scoring required to Objective 11 as error identified.	The SA of this site has been updated for Objective 11; results are presented in this Chapter and in Annex I.
Devizes Community Area Remainder	Site 3268	Additional information has been provided in relation to cultural heritage.	The SA of this site has been updated to account for the new information in relation to SA Objective 6; results are presented in this Chapter and in Annex I.
Trowbridge Principal Settlement	Site 613 - Elm Grove Farm/Land off A363 at White Horse Business Park, Drynham Lane (now incorporates Site: 248)	Details of baseline have been updated for SA Objective 6 and 7	The updated baseline is presented in Annex I. This has not affected the scoring of these objectives, therefore no further SA was considered necessary.
	261 - Land at Lower Biss Farm 262 - Land west of Yarnbrook Road (A350) 256 - Land south of Green Lane, Trowbridge 292 - Land north of Green Lane 297 - Elizabeth Way 263 - Elizabeth Way	Details of baseline have been updated for SA Objective 6 at these sites. Site 262- the number of dwellings has been updated from 747 to 743. Site 263 - the number of dwellings has been updated from 212 to 204.	The updated baseline is presented in Annex I. This has not affected the scoring of these objectives, therefore no further SA was considered necessary.

Community Area	Site	Changes	Implications for SA
	293 - Land to the east of Elizabeth Way 1021 - Land adjacent to Church Lane 3260 - Land at Upper Studley 298 - Land off A363 at White Horse Business Park 3565 - Land east of the A361 at Southwick Court	Site 256 – the number of dwellings has been updated from 167 to 102. Site 292 - the number of dwellings has been updated from 155/250 to 170. Site 613- the number of dwellings has been updated from 274 to 231. Site 3565 - the number of dwellings has been updated from 280 to 237.	
Salisbury Principal Settlement (including Wilton Town)	S80 - Land to the north of Old Sarum	Minor amendments to correct text in SA Objective Decision aiding questions and baseline. Amendment to primary education details in Objective 9.	Review of previous SA in light of baseline updates for SA Objective 9; results are presented in this Chapter and in Annex I.
	S159 - Land to the north of Downton Road S178 - Land to the South of Roman Road, Old Sarum 3272 - Land at Rowbarrow, Odstock Road 3421 - Land adjacent to A354, Harnham 3554a - Land to west of Milford Care Home S1057 - Land rear of Bulbridge Road	Minor amendments to correct text in SA Objective Decision aiding questions and baseline	The updated baseline is presented in Annex I. This has not affected the scoring of these objectives, therefore no further SA was considered necessary.
	S1027 - North of Netherhampton Road	Minor amendments to correct text in SA Objective Decision aiding questions and baseline.	Review of previous SA in light of baseline updates for SA Objective 6 and 10; results are presented in this Chapter and in Annex I.
	S1028 - Land at Netherhampton Road	Minor amendments to correct text in SA Objective Decision aiding questions and baseline.	Review of previous SA in light of baseline updates for SA Objective 10; results are presented in this Chapter and in Annex I.
	3187 - Land at Harnham Business Park	Minor amendments to correct text in SA Objective Decision aiding questions and baseline.	Review of previous SA in light of baseline updates; results are presented in this Chapter and in Annex I.
	Site 3435 – Land off Britford Lane	This site was previously rejected at Stage 2 of the Council site selection process however, additional information has since been	As this site has now passed Stage 2 of the Council site selection process and was not assessed in the SA previously, SA is required;

Community Area	Site	Changes	Implications for SA
		received and this site has now been taken forward for SA.	the results are presented in this Chapter and in Annex I.
	Site OM002 - Land north of A3094 Site OM003 - The Yard, Hampton Park	New sites identified via consultation	As these new sites passed through Stage 2 of the Council site selection process, SA is required; the results are presented in this Chapter and in Annex I.
Warminster Market Town	Site 302 – Land at Bradley Road Site 603 – Land east of The Dene Site 1032 – Bore Hill Farm Site 793 – Westbury Road Site 3242 – Land adjacent to Fanshaw Way Site 304 - Land at Boreham Road	Minor amendments to correct text in baseline conditions for SA Objective 9.	The updated baseline for these sites is presented in Annex I. This has not affected the scoring of the objective, therefore no further SA was considered necessary.
	Site 1030 - 44 & 45 Bath Road Site 2091 - Land between Bath Road and A36 Site 239 - Land on Upper Marsh Road	These sites were previously rejected at Stage 2 of the Council site selection process however, additional information has since been received and these sites have now been taken forward for SA.	As these sites have now passed Stage 2 of the Council site selection process and were not assessed in the SA previously, SA is required; the results are presented in this Chapter and in Annex I.
	Site OM005 Land at Brick Hill Site OM006 Land to the south of Boreham Road	New sites identified via consultation	As these new sites passed through Stage 2 of the Council site selection process, SA is required; the results are presented in this Chapter and in Annex I.

7.1.4 Each section that follows includes a map of the sites assessed in each settlement, a summary table of the assessment scores for each site, a summary of the sustainability effects of each site and a conclusion as to whether sites are considered to be 'more sustainable', 'less sustainable' or not to be considered further; together with the updates identified in the table above. All the detailed site assessments can be found in Annex 1.

7.2 Amesbury Community Area Remainder

Introduction

7.2.1 The 10 site options under consideration in the Amesbury Community Area remainder have been assessed through a sustainability appraisal (Stage 3) in order to identify the more and less sustainable site options in this area of search, and those which should not be considered further. This has informed the sites to be taken forward by Wiltshire Council to Stage 4 (the selection of preferred sites stage).

7.2.2 Figures 7.1 and 7.2 show the location of the sites under consideration in Shrewton and The Winterbournes, respectively.

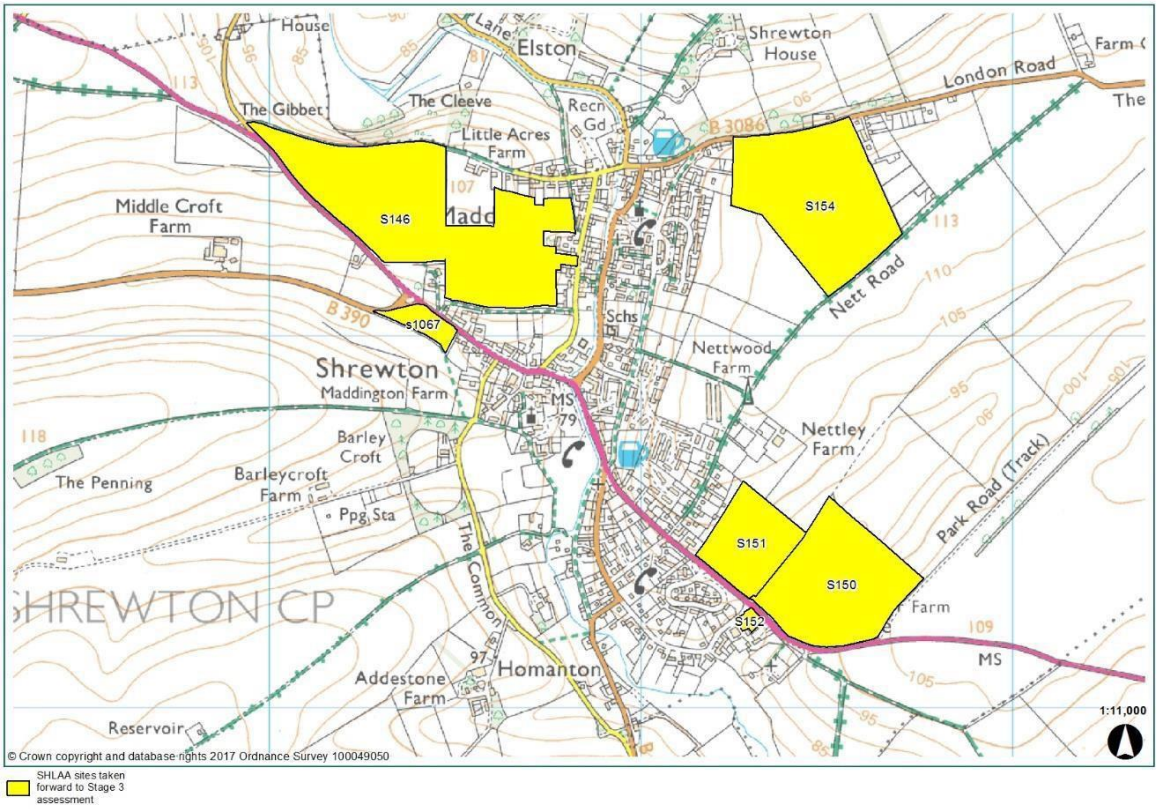

Figure 7.1. Shrewton

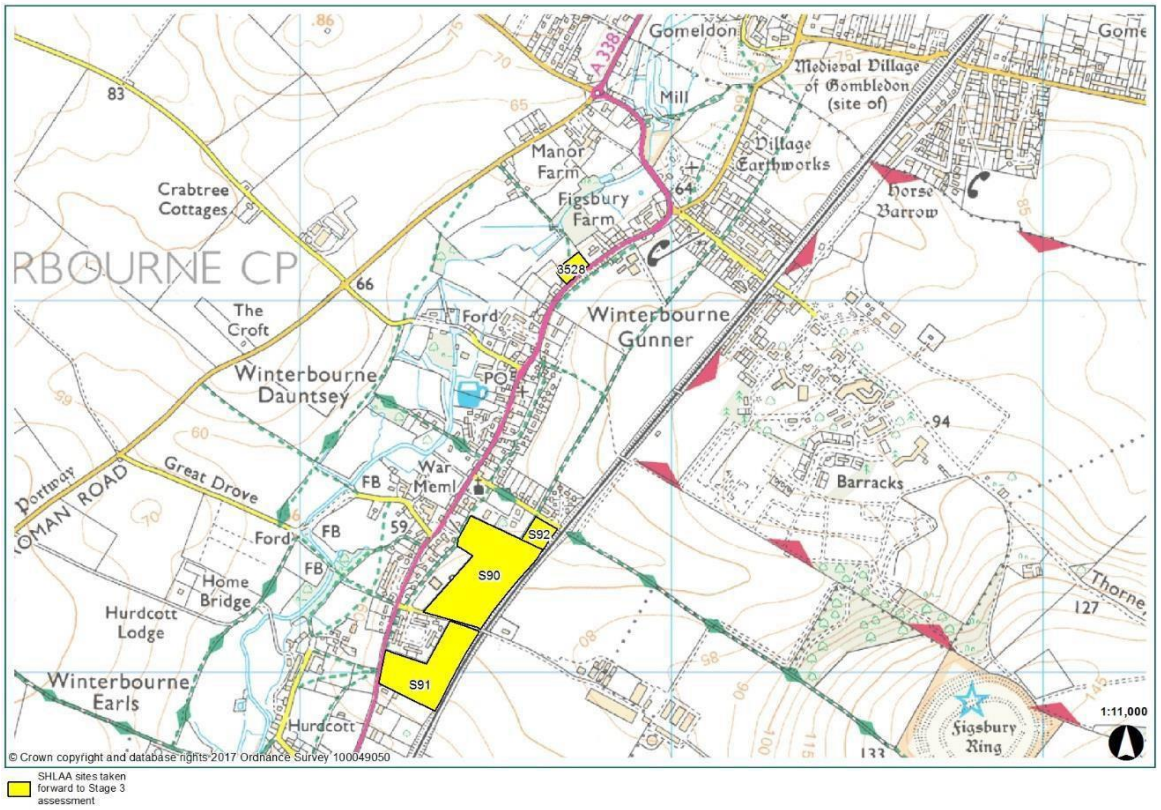

Figure 7.2. The Winterbournes

7.2.3 The assessment scores summary for all site options is presented in Table 7.1. The detailed assessment results for each site option are presented in the site options assessment tables at Annex 1.

7.2.4 Only one common effect has been identified across all sites. This is:

- Minor adverse effects (where mitigation is considered achievable) associated with the potential impacts on climate change (SA Obj. 5a).

7.2.5 A discussion of the assessment results for each site option is presented below.

7.2.6 Conclusions and recommendations regarding the sustainability of the sites are presented in section 7.2.67. It is recommended that no sites in this area of search are considered further in the site selection process due to the identification of major adverse effects at all sites. No sites have been taken forward by Wiltshire Council for further consideration in Stage 4 of the site selection process.

Table 7.1. Amesbury Community Area Remainder - Summary of Scores of Site Options Assessments

Area of search: Amesbury Community Area Remainder															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	
Shrewton																
S146	Land to the west of Tanner's Lane and south of the Hollow, Shrewton	c.289	- - -	- -	- - -	-	-	- -	-	-	+ + +	-	- -	+ + +	+	**No**
S150	Land north of the A360, Shrewton	c.156	- - -	- -	- - -	-	-	- -	- -	- - -	+ + +	- -	- -	+ + +	+	**No**
S151	Land South of Nettley Farm, Shrewton	c.109	- - -	-	- - -	-	-	- -	-	-	+ + +	-	- -	+ + +	+	**No**
S152	Land at Rollestone Manor Farm, Shrewton	c.8	- - -	-	- - -	-	-	- -	- - -	-	+	- - -	- -	+	+	**No**
S154	Land to the south of London Road, Shrewton	c.200	- - -	-	- - -	-	-	- -	- -	-	+ + +	- -	- -	+ + +	+	**No**
S1067	Land off Maddington Street, Shrewton	c.27	- - -	-	- - -	-	-	- -	-	-	+ +	- -	-	+	+	**No**
The Winterbournes																
S90	Land between Winterbourne Earls Village School and	c.103	-	-	- -	- - -	-	- -	-	-	+ + +	- -	-	+ + +	+	**No**

Area of search: Amesbury Community Area Remainder														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	
	the Railway Line, The Winterbournes															
S91	Land by Summerlug Estate and Railway, The Winterbournes	c.65	-	-	- -	- - -	-	- -	-	-	+ + +	- -	-	+ +	+	No
S92	Land by Railway Line and Vicarage, The Winterbournes	c.11	-	-	- -	- - -	-	- -	-	-	+ +	-	-	+	+	No
3528	Land adjacent and including Winterbourne Motors, The Winterbournes	c.10	- - -	-	- -	-	-	- -	- - -	-	+ +	-	-	- - -	- - -	No

Site S146 – Land to the west of Tanner's Lane and south of the Hollow, Shrewton

Site Overview

7.2.7 This site option is located in the village of Shrewton. With an area of 19.27ha, the site has a capacity for approximately 289 dwellings; however, mitigation measures might reduce this number.

Assessment Results

7.2.8 Two major adverse effects have been identified for this site. The site falls within the visitor catchment of the Salisbury Plain SPA therefore an appropriate assessment would be required in order to assess potential effects from recreational disturbance. The site is also located within the catchment of the River Avon/Till SAC/SSSI and the HRA screening assessment has identified that development at the settlement would contribute towards impacts upon the SAC through increased water abstraction, particularly with regards flow targets at the River Till. It is not considered possible to mitigate this, and it will not be possible to exclude the potential for adverse effects upon the integrity of the SAC. In the light of the adverse effects considered likely on the River Avon SAC through water abstraction, a major adverse effect is envisaged on this objective for this site and for all sites in Shrewton (SA Obj. 1). The western half of the site is within Source Protection Zone 3, and partly within Zones 1 and 2. Groundwater monitoring and devising a suitable storm water disposal system would be required. Detailed site investigations and capacity appraisals for sewerage and fresh water connection to determine the required investment into network and treatment capacity improvements will also be required. Parts of the site are in close proximity to the River Till SAC which drains into River Avon, so there is potential for surface water pollution caused by surface water runoff (SA Obj. 3).

7.2.9 Three moderate adverse effects have been identified. Whilst this site option would result in undeveloped land being occupied by housing, the western part of the site is remote from the village with poor connections to Shrewton. Although the grade of agricultural land is not known, given the scale of development this could result in a moderate adverse effect if development of the land resulted in the loss of Best and Most Versatile agricultural land (SA Obj. 2). The site is located within Flood Zone 1, however the site is approximately 40m west of the Flood Zone 2/3 associated with the River Till at the closest point. There is also an area of Flood Zone 2/3 60m north of the site. Site investigations and monitoring would be required given the underlying geology and topography of the site, to avoid flooding, and a Flood Risk Assessment would be required. Potential mitigation measures may include storm water tanks. There is a need for separate surface water outfalls at this site. The foul water system in the area is subject to groundwater induced sewer flooding. On the basis of the available evidence mitigation measures can be developed to address potentially significant effects on the objective arising from this site option but the topography of the site, especially in the areas closer to the village, may make this more problematic (SA Obj. 5b). Due to the size of the site it could facilitate walking/cycling infrastructure; however, in general the centre of Shrewton is considered to be non-conducive to pedestrian traffic due to poor roads and few footways. Additionally, the size of the development will generate minor additional vehicle movements on the local road network, especially through private car use (SA Obj. 10).

7.2.10 A number of minor adverse effects have also 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. A noise assessment for road traffic would be required (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). Development at the site would not directly/physically affect heritage assets or designations such as listed buildings, Scheduled Monuments or conservation areas. However, the archaeological potential is medium/high and therefore an archaeological assessment would be required (SA Obj. 6).

Development would result in some urbanisation effects. Intervisibility is high and the site is visually sensitive (skyline). Housing should be concentrated on the lower slopes closest to settlement with a requirement for green infrastructure within housing layout to mitigate potential visual impacts (SA Obj. 7). The secondary school has some surplus places but may require expansion. The primary school is currently at capacity; whilst the site is small, and could not be expanded, the nursery contained within could be relocated to allow growth of the school. A maximum of 100 houses would be required in order for this solution to work. However, development may have the potential to assist in addressing existing infrastructure constraints as the size of the site may have the potential to accommodate more than just housing. If allocated, consideration could be given to the potential for co-locating a new nursery on part of the site. Further assessment of health facilities capacity would be required (SA Obj. 9).

7.2.11 Two major beneficial effects have been identified. Development on the site would help to meet local housing needs in accordance with the policies of the Core Strategy (SA Obj. 8) and will increase the local population and could have a major contribution to the local economy through use of local shops and services (SA Obj. 11). A minor positive effect is anticipated through the site generating direct and indirect construction employment, and helping to stimulate the local economy once built (SA Obj. 12).

7.2.12 Given the major adverse effects associated with the River Avon SAC and water andsewer constraints, the site should not be considered further in the site selection process.

Site S150 – Land north of the A360, Shrewton

Site Overview

7.2.13 This site option is located in the village of Shrewton. With an area of 10.3ha the site has a capacity for approximately 156 dwellings; however, mitigation measures might reduce this number.

Assessment Results

7.2.14 Three major adverse effects have been identified for this site. The site falls within the visitor catchment of the Salisbury Plain SPA therefore an appropriate assessment would be required in order to assess potential effects from recreational disturbance. The site is also located within the catchment of the River Avon/Till SAC/SSSI and the HRAscreening assessment has identified that development at the settlement would contribute towards impacts upon the SAC through increased water abstraction, particularly with regards flow targets at the River Till. It is not considered possible to mitigate this, and it will not be possible to exclude the potential for adverse effects upon the integrity of the SAC. In the light of the adverse effects considered likely on the River Avon SAC through water abstraction, a major adverse effect is envisaged on this objective for this site and for all sites in Shrewton (SA Obj. 1). The site is not within a Source Protection Zone but is within a sensitive groundwater area. Groundwater monitoring and devising a suitable storm water disposal system would be required. Detailed site investigations and capacity appraisals for sewerage and fresh water connection to determine the required investment into network and treatment capacity improvements would also be required. There is potential for surface water pollution caused by surface water runoff into the River Till (SA Obj. 3). Development at this site would result in irreversible landscape and visual impacts due to its prominence in the landscape and the presence of mature trees on site. It is considered that these impacts could not be successfully mitigated. Access to the wider countryside is considered poor (SA Obj. 7).

7.2.15 Five moderate adverse effects have been identified. Development of the site would result in the inevitable loss of greenfield / agricultural land. Whilst this site option would result in undeveloped land being occupied by housing, the site is relatively isolated due to its location in the extreme south-east of Shrewton which reduces the site's physical connectivity to the village (SA Obj. 2). The site is located within Flood Zone 1 however while flooding from watercourse is deemed unlikely, investment into surface water mitigation measures would be required and a Flood Risk Assessment would also be

required. Investigation of off-site connection arrangements may need to be undertaken. Due to the topography of the site whereby the land slopes, the potential to create surface water run-off to lower-lying areas should be investigated. There is a need for separate surface water outfalls at this site. The foul water system in the area is subject to groundwater induced sewer flooding which would need investigation (SA Obj. 5b). Development at the site would not directly/physically affect heritage assets or designations such as listed buildings, World Heritage Site, Scheduled Monuments or conservation areas. However, development would have significant impact on rural setting of several listed buildings including a Grade II church and a Heritage Impact Assessment would be required. The archaeological potential is low/medium and an archaeological assessment would be required (SA Obj. 6). The secondary school has some surplus places but may require expansion. The primary school is currently at capacity; whilst the site is small, and could not be expanded, the nursery currently contained within the school could be relocated to allow growth of the school. However, development may have the potential to assist in addressing existing infrastructure constraints as the size of the site may have the potential to accommodate more than just housing. If allocated, consideration could be given to the potential for co-locating a new nursery on part of the site. Further assessment of health facilities capacity would be required (SA Obj. 9). The site is some distance (1,000m +) from the services and amenities in Shrewton and is isolated from the existing built form. The site would access directly onto the A360 which has no footways something which would increase its poor connectivity for non-car users. The provision of mitigation for footways via third party land may prove problematic. Additionally, the size of the development will generate additional vehicle movements on the local road network, especially through private car use (SA Obj. 10).

7.2.16 Two minor adverse effects have also 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. A noise assessment for road traffic will be required (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).

7.2.17 Two major beneficial effects have been identified. Development on the site would help to meet local housing needs in accordance with the policies of the Core Strategy (SA Obj. 8) and will increase the local population and could have a major contribution to the local economy through use of local shops and services (SA Obj. 11). A minor positive effect is anticipated through the site generating direct and indirect construction employment, and helping to stimulate the local economy once built (SA Obj. 12).

7.2.18 Given the number of major adverse effects associated with this site, covering effects on the River Avon SAC, water and sewer constraints, and landscape constraints, the site should not be considered further in the site selection process.

Site S151 – Land south of Nettley Farm, Shrewton

Site Overview

7.2.19 This site option is located in the village of Shrewton. With an area of 4.85ha the site has a capacity for approximately 109 dwellings; however, mitigation measures might reduce this number.

Assessment Results

7.2.20 Two major adverse effects have been identified for this site. The site falls within the visitor catchment of the Salisbury Plain SPA therefore an appropriate assessment would be required in order to assess potential effects from recreational disturbance. The site is also located within the catchment of the River Avon/Till SAC/SSSI and the HRA screening assessment has identified that development at the settlement would contribute towards

impacts upon the SAC through increased water abstraction, particularly with regards flow targets at the River Till. It is not considered possible to mitigate this, and it will not be possible to exclude the potential for adverse effects upon the integrity of the SAC. In the light of the adverse effects considered likely on the River Avon SAC through water abstraction, a major adverse effect is envisaged on this objective for this site and for all sites in Shrewton (SA Obj. 1). The site is not within a Source Protection Zone. However, given the notional site capacity development careful consideration would need to be given to impact of water usage and discharge. Overall the evidence suggests that investments in water infrastructure/sewerage/storage are necessary, subject to agreement/consent with relevant undertakers, to develop the site; some of the measures may prove problematic to implement. The site is also close to the River Till which drains into River Avon, so there is potential for surface water pollution caused by surface water (SA Obj. 3).

7.2.21 Two moderate adverse effects have been identified. The site is located within Flood Zone 1, however while flooding from watercourse is deemed unlikely, investment into surface water mitigation measures will be required as the underlying geology is likely to prevent the implementation of Sustainable Drainage Systems. A Flood Risk Assessment would be required. Investigation of off-site connection arrangements may need to be undertaken, particularly if such connections are identified as lying within critical flood zones. Due to the topography of the site whereby the land slopes, the potential to create surface water run-off to lower-lying areas should be investigated. There is a need for separate surface water outfalls at this site. The foul water system in the area is subject to groundwater induced sewer flooding which would need investigation (SA Obj. 5b). The site is within 700m from the services and amenities in Shrewton and lies adjacent to existing residential areas. The site would access directly onto the A360 which has no footways in this sector something which would result in poor connectivity for non-car users. Mitigation measures to improve walking and cycling opportunities may prove problematic. Additionally, the size of the development will generate additional vehicle movements on the local road network, especially through private car use (SA Obj. 10).

7.2.22 A number of minor adverse effects have also been identified. Development of the site will result in the inevitable loss of greenfield / 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. A noise assessment for road traffic will be required (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). Development at the site would not directly/physically affect heritage assets or designations such as listed buildings, World Heritage Site, Scheduled Monuments or conservation areas. However, there are a number of listed buildings to the south west of the site, the setting and significance of which may be affected by development at this site, so a Heritage Impact Assessment would be required. The archaeological potential is medium/high and therefore an archaeological assessment would be required (SA Obj. 6). The site is located at the urban fringe, is sloping, and has a medium inter-visibility. It is considered that housing development at this site would result in potential landscape and visual impacts that could be successfully mitigated with robust mitigation and enhancement strategies (SA Obj. 7). The secondary school has some surplus places but may require expansion. The primary school is currently at capacity; whilst the site is small, and could not be expanded, the nursery contained within could be relocated to allow growth of the school. However, development may have the potential to assist in addressing existing infrastructure constraints as the size of the site may have the potential to accommodate more than just housing. If allocated, consideration could be given to the potential for co-locating a new nursery on part of the site. Further assessment of health facilities capacity would be required (SA Obj. 9).

7.2.23 Two major beneficial effects have been identified. Development on the site would help to meet local housing needs in accordance with the policies of the Core Strategy (SA Obj. 8) and will increase the local population and could have a major contribution to the local economy through use of local shops and services (SA Obj. 11). A minor positive effect is

anticipated through the site generating direct and indirect construction employment, and helping to stimulate the local economy once built (SA Obj. 12).

7.2.24 Given the major adverse effects associated with the River Avon SAC and water and sewer constraints, the site should not be considered further in the site selection process.

Site S152 – Land at Rollestone Farm, Shrewton

Site Overview

7.2.25 This site option is located in the village of Shrewton. With an area of 0.28ha the site has a capacity for approximately 8 dwellings; however, mitigation measures might reduce this number.

Assessment Results

7.2.26 Four major adverse effects have been identified for this site. The site falls within the visitor catchment of the Salisbury Plain SPA therefore an appropriate assessment would be required in order to assess potential effects from recreational disturbance. The site is also located within the catchment of the River Avon/Till SAC/SSSI and the HRA screening assessment has identified that development at the settlement would contribute towards impacts upon the SAC through increased water abstraction, particularly with regards flow targets at the River Till. It is not considered possible to mitigate this, and it will not be possible to exclude the potential for adverse effects upon the integrity of the SAC. In the light of the adverse effects considered likely on the River Avon SAC through water abstraction, a major adverse effect is envisaged on this objective for this site and for all sites in Shrewton (SA Obj. 1). Whilst impacts on local fresh water supply and foul water infrastructure could be mitigated through targeted investment proportionate to the level of development which is very modest (approx. 8 units), the site falls within the River Avon catchment and the HRA Screening concluded that abstraction would affect flows in the River Till. On balance the likely effects of the development on this objective would be major adverse (SA Obj. 3). A high-level Historic Landscape Character appraisal has been carried out which considers the site to have a high sensitivity rating. The archaeological potential is medium and therefore an archaeological assessment would be required. Development of the site would have an adverse effect the setting and significance of the listed Rollestone Manor which could not be mitigated (SA Obj. 6). The secondary school has some surplus places but may require expansion. The primary school is currently at capacity; whilst the site is small, and could not be expanded, the nursery currently contained within the school could be relocated to allow growth of the school. Given the site of this site it would be unlikely that the nursery could be relocated here, so an alternative site would be required. Further assessment of health facilities capacity would be required (SA Obj. 9).

7.2.27 Two moderate adverse effects have been identified. The site is located within Flood Zone 1. Site investigations and monitoring would be required to determine the risk of flooding and a Flood Risk Assessment would be required. The foul water system in the area is subject to groundwater induced sewer flooding and mitigation would be required (SA Obj. 5b). The site is located on the south eastern fringe of Shrewton and is considered to be remote from the village core including services and facilities. The site would likely access onto Rollestone Road which has an existing link onto the A360. The development would generate minor additional vehicle movements on the local road network, especially through private car use (SA Obj. 10).

7.2.28 A number of minor adverse effects have also been identified. Development of the site would result in the inevitable loss of greenfield / 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. A noise assessment for road traffic will be required (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). Development would result in potential landscape and visual impacts however these can be successfully mitigated with robust mitigation and enhancement strategies (SA Obj. 7).

7.2.29 Three minor beneficial effects have been identified. Development on the site would help to meet local housing needs in accordance with the policies of the Core Strategy (SA Obj. 8) and will increase the local population and could have a major contribution to the local economy through use of local shops and services (SA Obj. 11). The development will also generate direct and indirect construction employment, and help stimulate the local economy once built (SA Obj. 12).

7.2.30 Given the number of major adverse effects associated with this site, the site should not be considered further in the site selection process.

Site S154 – Land to the south of London Road, Shrewton

Site Overview

7.2.31 This site option is located in the village of Shrewton. With an area of 13.35ha the site has a capacity for approximately 200 dwellings; however, mitigation measures might reduce this number.

Assessment Results

7.2.32 Two major adverse effects have been identified for this site. The site falls within the visitor catchment of the Salisbury Plain SPA therefore an appropriate assessment would be required in order to assess potential effects from recreational disturbance. The site is also located within the catchment of the River Avon/Till SAC/SSSI and the HRA screening assessment has identified that development at the settlement would contribute towards impacts upon the SAC through increased water abstraction, particularly with regards flow targets at the River Till. It is not considered possible to mitigate this, and it will not be possible to exclude the potential for adverse effects upon the integrity of the SAC. In the light of the adverse effects considered likely on the River Avon SAC through water abstraction, a major adverse effect is envisaged on this objective for this site and for all sites in Shrewton (SA Obj. 1). The site is within a sensitive groundwater area so groundwater monitoring will be required in addition to detailed site investigations and capacity appraisals for sewerage and fresh water connection to determine the required investment into network and treatment capacity improvements. A Flood Risk Assessment will be required. The site is in 330m proximity (at its closest point) to the River Till, which drains into the River Avon, so there may be potential for surface water pollution caused by surface water runoff as the land slopes into that direction (SA Obj. 3).

7.2.33 Four moderate adverse effects have been identified. The site is located within Flood Zone 1. The site is located within Flood Zone 1. As such, the development of the site for housing is unlikely to lead to an increased risk of fluvial flooding from main river and/or ordinary watercourses. However, the site is approximately 250m east of Flood Zone 2/3 associated with the River Till. The foul water system in the area is subject to groundwater induced sewer flooding and highway connections are at capacity. On the basis of the available evidence mitigation measures could be problematic given ground conditions (SA Obj. 5b). To the east of the site, beyond Middle Farm, lie a number of Scheduled Monuments and further to the east lies to the western boundary of the Stonehenge component of the Stonehenge, Avebury and Associated Sites World Heritage Site. All of these assets have the potential to be visually impacted by development at the site and a Heritage Impact Assessment would be required. The archaeological potential is medium/high and therefore an archaeological assessment would be required (SA Obj. 6). The secondary school has some surplus places but may require expansion. The primary school is currently at capacity; whilst the site is small, and could not be expanded, the nursery contained within could be relocated to allow growth of the school. However, development may have the potential to assist in addressing existing infrastructure constraints as the size of the site may have the potential to accommodate more than just housing. If allocated, consideration could be given to the potential for co-locating a new

nursery on part of the site. Further assessment of health facilities capacity would be required (SA Obj. 9). The site is within 1,000m to the services and facilities provided by the village as well as open space and but is poorly connected in terms of safe walking and cycling due to the lack of footways on London Road and the lack of suitable alternatives to reach the village on foot/by bicycle. Third party land would have to be used to establish a link with footways closer to the village and off London Road. Mitigation of these adverse effects is therefore considered to be problematic (SA Obj. 10).

7.2.34 A number of minor adverse effects have also been identified. Development of the site would result in the inevitable loss of greenfield / 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. A noise assessment for road traffic will be required (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). Development of the site would avoid some of the more highly valued designations such as AONBs but would lead towards some urbanisation of the settlement and the loss of green space. The PRoW SHRE1 which passes across the site linking Nett Road with London Road would have to be appropriately protected in order to provide access to the landscape to the south of the site including the Nett Road (SA Obj. 7).

7.2.35 Two major beneficial effects have been identified. Development on the site would help to meet local housing needs in accordance with the policies of the Core Strategy (SA Obj. 8) and will increase the local population and could have a major contribution to the local economy through use of local shops and services (SA Obj. 11). A minor positive effect is anticipated through the site generating direct and indirect construction employment, and helping to stimulate the local economy once built (SA Obj. 12).

7.2.36 Given the major adverse effects associated with the River Avon SAC and water and sewer constraints, the site should not be considered further in the site selection process.

Site S1067 – Land off Maddington Street, Shrewton

Site Overview

7.2.37 This site option is located in the village of Shrewton. With an area of 1.12ha the site has a capacity for approximately 27 dwellings; however, mitigation measures might reduce this number.

Assessment Results

7.2.38 Two major adverse effects have been identified for this site. The site falls within the visitor catchment of the Salisbury Plain SPA therefore an appropriate assessment would be required in order to assess potential effects from recreational disturbance. The site is also located within the catchment of the River Avon/Till SAC/SSSI and the HRA screening assessment has identified that development at the settlement would contribute towards impacts upon the SAC through increased water abstraction, particularly with regards flow targets at the River Till. It is not considered possible to mitigate this, and it will not be possible to exclude the potential for adverse effects upon the integrity of the SAC. In the light of the adverse effects considered likely on the River Avon SAC through water abstraction, a major adverse effect is envisaged on this objective for this site and for all sites in Shrewton (SA Obj. 1). The site falls within Source Protection Zones 1, 2 and 3 and the Environment Agency would need to be consulted as part of any development proposals. It also within a sensitive groundwater area due to underlying chalk and is likely to hold groundwater and the site would require monitoring of groundwater levels. Sustainable Drainage Systems are unlikely to be feasible in groundwater areas. Reinforcements and improvements to fresh water/foul water infrastructure would be required subject to capacity appraisals and there is the risk of sewer flooding. Due to

proximity to the River Till SAC, which drains into River Avon, there is also potential for surface water pollution caused by surface water runoff (SA Obj. 3).

7.2.39 Two moderate adverse effects have been identified. The site is located within Flood Zone 1 and approximately 80m north west of the Flood Zone 2/3 associated with the River Till. A Flood Risk Assessment would be required. Ground conditions require careful assessment of possible drainage solutions and a site investigation would be required to determine the feasibility of surface water attenuation/disposal on and off-site. The foul water system in the area is subject to groundwater induced sewer flooding. Mitigation is likely to prove problematic (SA Obj. 5b). The secondary school has some surplus places but may require expansion. The primary school is currently at capacity; whilst the site is small, and could not be expanded, the nursery currently contained within the school could be relocated to allow growth of the school. Given the site of this site it would be unlikely that the nursery could be relocated here, so an alternative site would be required. Further assessment of health facilities capacity would be required (SA Obj. 9).

7.2.40 A number of minor adverse effects have also been identified. Development of the site would result in the inevitable loss of greenfield / 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. A noise assessment for road traffic will be required (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). Development at the site would not directly/physically affect heritage assets or designations such as listed buildings, World Heritage Site, Scheduled Monuments or conservation areas. The nearest listed buildings are 180m and 250m away, with no or little inter-visibility. However, the archaeological potential is medium and therefore an archaeological assessment would be required (SA Obj. 6). The site is not well screened from the road, though there are some mature trees / hedgerows on the site which should be retained. From a landscape perspective it is considered that housing development at this site would result in very few/ negligible landscape and visual impacts and mitigation is possible. There is a public footpath (SHRE16) running north-south through the centre of the site which should be retained / enhanced (SA Obj. 7). The site is located on the western fringe of Shrewton. Development of the site would provide opportunities to link up with walking routes to local services/facilities. However overall the limited public transport offer and distance to bus stops, and the limited offer of services and facilities locally will result in reliance on the private car (SA Obj. 10).

7.2.41 One moderate beneficial effect has been identified. Development on the site would help to meet local housing needs in accordance with the policies of the Core Strategy (SA Obj. 8). Two minor beneficial effects have been identified. Development of the site will increase the local population and could have a major contribution to the local economy through use of local shops and services (SA Obj. 11) and generate direct and indirect construction employment, and helping to stimulate the local economy once built (SA Obj. 12).

7.2.42 Given the major adverse effects associated with the River Avon SAC and water and sewer constraints, the site should not be considered further in the site selection process.

Site S90 – Land between Winterbourne Earls Village School and the Railway Line

Site Overview

7.2.43 This site option is located in the village of Winterbourne Earls. With an area of 4.56ha the site has a capacity for approximately 103 dwellings; however, mitigation measures might reduce this number.

Assessment Results

7.2.44 One major adverse effect has been identified for this site. The site is in close proximity to the railway and pig farm and associated noise and odour nuisance. It is considered that it will not be possible to mitigate the odour from the pig farm (SA Obj. 4).

7.2.45 Three moderate adverse effects have been identified. The site falls within 200m of the River Avon SAC and, although it is separated by development, likely significant effects are triggered based on a settlement level HRA screening. An appropriate assessment would be required if the site is taken forward into any subsequent stage of the selection process. Groundwater monitoring is required for this site and engineering solutions may be required to manage surface water. There is no surface water outfall as water discharges into land drainage systems; this would have to be provided to ensure outfall to River Bourne and may require third party consent. There is limited capacity in the fresh water supply system and investment into network reinforcements is required. In terms of sewerage, there is also limited capacity in the sewerage systems with off-site connecting sewer required. Mitigation is likely to be problematic (SA Obj. 3). The site is located within Flood Zone 1 and some 200m east of an area of flood risk (Flood Zone 2/3). A Flood Risk Assessment would be required. Potential adverse effects from surface water flooding could be mitigated through engineering solutions. Third party consent may be required to deliver adequate outfall to the River Bourne. Overall technical solutions are available which can mitigate the effects from development but may reduce the developable land available (SA Obj. 5b). The secondary school has some surplus places but may require expansion. The primary school is almost at capacity and the school site is not sufficiently large for expansion. In the short term a large development may mean that residents moving in with older children would be unlikely to gain at place at the school. The school is however likely to be able to admit pupils arising from a small level of development e.g. 30 units or less. Further assessment of health facilities capacity would be required (SA Obj. 9).

7.2.46 A number of minor adverse effects have also been identified. The site falls within the River Avon (Hampshire) catchment which may result in water resource implications. The HRA screening assessment has identified that development at the settlement could contribute towards impacts upon the River Avon SAC through increased water abstraction and habitat loss / damage. An appropriate assessment would be required if the site is taken forward into any subsequent stage of the selection process (SA Obj. 1). Development of the site would result in the inevitable loss of greenfield / agricultural land (SA Obj. 2). 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 Winterbourne Earls Conservation Area is immediately adjacent to the site (running along the north east boundary) and so there is potential for adverse effects on the setting of this designation. A Heritage Impact Assessment would be required. Archaeological potential is low however archaeological assessment would still be required (SA Obj. 6). Development at this site would result in very few/ negligible landscape and visual impacts which could be mitigated successfully through landscaping and the provision of green infrastructure. Two PRoW run alongside the north-western boundary (WINT1 and WINT6) of the site which would have to be maintained to continue to ensure connectivity and access of the wider countryside and Winterbourne Gunner to the north (SA Obj. 7). The site is located on the western fringe of Shrewton. Development of the site would provide opportunities to link up with walking routes to local services/facilities. However overall the limited public transport offer and distance to bus stops, and the limited offer of services and facilities locally will result in reliance on the private car (SA Obj. 10).

7.2.47 Two major beneficial effects have been identified. Development on the site would help to meet local housing needs in accordance with the policies of the Core Strategy (SA Obj. 8) and will increase the local population and could have a major contribution to the local economy through use of local shops and services (SA Obj. 11). A minor positive effect is anticipated through the site generating direct and indirect construction employment, and helping to stimulate the local economy once built (SA Obj. 12).

7.2.48 Given the major adverse effects associated with air quality, specifically regarding odour from the nearby pig farm, the site should not be considered further in the site selection process.

Site S91 – Land by Summerlug Estate and Railway, The Winterbournes

Site Overview

7.2.49 This site option is located in the village of Winterbourne Earls. With an area of 2.9ha the site has a capacity for approximately 65 dwellings; however, mitigation measures might reduce this number.

Assessment Results

7.2.50 One major adverse effect has been identified for this site. The site is in close proximity to the railway and pig farm and associated noise and odour nuisance. It is considered that it will not be possible to mitigate the odour from the pig farm (SA Obj. 4).

7.2.51 Three moderate adverse effects have been identified. The site falls within the catchment of the Hampshire Avon. Due to the relationship of the site with SAC, likely significant effects are triggered based on a settlement level HRA screening and appropriate assessment would be required if the site is taken forward into any subsequent stage of the selection process. There are foul water and surface water infrastructure deficits which will need to be addressed before the site can go ahead. The underlying geology may not permit the implementation of sustainable drainage systems, and groundwater monitoring is required for this site and engineering solutions may be required to manage surface water. Technical solutions may have to be agreed, and investment into infrastructure may be required (SA Obj. 3). The site is located within Flood Zone 1 and some 250m east of an area of flood risk but surface water management will be in an issue due to ground conditions. A Flood Risk Assessment would be required. Potential adverse effects from surface water and groundwater flooding could be mitigated through engineering solutions however solutions could be problematic (SA Obj. 5b). The secondary school has some surplus places but may require expansion. The primary school is almost at capacity and the school site is not sufficiently large for expansion. In the short term a large development may mean that residents moving in with older children would be unlikely to gain at place at the school. The school is however likely to be able to admit pupils arising from a small level of development e.g. 30 units or less. Further assessment of health facilities capacity would be required (SA Obj. 9).

7.2.52 A number of minor adverse effects have also been identified. The site falls within the River Avon (Hampshire) catchment which may result in water resource implications and within the buffer zones of the Porton and Salisbury SPA. The HRA screening assessment has identified that development at the settlement could contribute towards impacts upon the River Avon SAC through increased water abstraction and habitat loss / damage. An appropriate assessment would be required if the site is taken forward into any subsequent stage of the selection process (SA Obj. 1). Development of the site would result in the inevitable loss of greenfield / agricultural land (SA Obj. 2). 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 would not affect any heritage assets since there are none on, immediately adjacent or in the vicinity of the site. Archaeological potential is also low however archaeological assessment would still be required (SA Obj. 6). It is considered hat housing development at this site would result in very few/ negligible landscape and visual impacts though there are some concerns regarding coalescence with Hurdcott; these effects could be mitigated successfully through landscaping and the provision of green infrastructure (SA Obj. 7). The A338 has footways but no cycle lane, and is a national primary route. The location of this site on the edge of the village in comparatively longer distance from village facilities will result in reliance on the private car (SA Obj. 10).

7.2.53 One major beneficial effect has been identified. Development on the site would help to meet local housing needs in accordance with the policies of the Core Strategy (SA Obj. 8). A moderate beneficial effect has been identified as the development will increase the local population and could have a major contribution to the local economy through use of local shops and services (SA Obj. 11) and a minor positive effect is anticipated through the site generating direct and indirect construction employment, and helping to stimulate the local economy once built (SA Obj. 12).

7.2.54 Given the major adverse effects associated with air quality, specifically regarding odour from the nearby pig farm, the site should not be considered further in the site selection process.

Site S92 – Land by Railway Line and Vicarage, Winterbourne Earls

Site Overview

7.2.55 This site option is located in the village of Winterbourne Earls. With an area of 0.46hathe site has a capacity for approximately 11 dwellings; however, mitigation measures might reduce this number.

Assessment Results

7.2.56 One major adverse effect has been identified for this site. The site is in close proximity to the railway and pig farm and associated noise and odour nuisance. It is considered that it will not be possible to mitigate the odour from the pig farm (SA Obj. 4).

7.2.57 Two moderate adverse effects have been identified. Capacity appraisals need to be undertaken in relation to the supply of water as well as foul drainage for which there is currently limited capacity. Evidence suggests that investment would be needed given the distance of the site to trunk mains. Further as the site is adjacent to the railway additional consents under planning will be required from Network Rail which could limit the area available for development. The site is within a groundwater sensitive area so groundwater monitoring will be required. Due to the relationship of the site with River Avon SAC, likely significant effects are triggered based on a settlement level HRA screening and appropriate assessment would be required if the site is taken forward into any subsequent stage of the selection process (SA Obj. 3). The site is located within Flood Zone 1 and some 400m east of an area of flood risk (Flood Zone 2/3). Surface water management is likely to be an issue due to ground conditions. A Flood Risk Assessment would be required. There is a risk from groundwater and surface water flooding and monitoring and site investigations will be required to devise appropriate engineering solutions to mitigate this. Site investigation would be required to determine the feasibility of surface water attenuation/disposal on and off-site (SA Obj. 5b).

7.2.58 A number of minor adverse effects have also been identified. The site falls within the River Avon (Hampshire) catchment which may result in water resource implications. The HRA screening assessment has identified that development at the settlement could contribute towards impacts upon the River Avon SAC through increased water abstraction and habitat loss / damage. An appropriate assessment would be required if the site is taken forward into any subsequent stage of the selection process (SA Obj. 1). Development of the site would result in the inevitable loss of greenfield / agricultural land (SA Obj. 2). 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). Development at the site would not directly/physically affect heritage assets or designations such as listed buildings, World Heritage Site and Scheduled Monuments. The Winterbourne Earls Conservation Area is immediately adjacent to the site (running along the western boundary) and so there is potential for adverse effects on the setting of this designation. Accordingly, a Heritage Impact Assessment would be required. Archaeological potential is low however archaeological assessment would still be required (SA Obj. 6). Development at this site

would result in very few/ negligible landscape and visual impacts which could be mitigated successfully through landscaping and the provision of green infrastructure. The PRoW adjacent to the site would have to be protected from development and remain open to the public to access the local countryside (SA Obj. 7). The secondary school has some surplus places but may require expansion. The primary school is almost at capacity and the school site is not sufficiently large for expansion. In the short term a large development may mean that residents moving in with older children would be unlikely to gain at place at the school. The school is however likely to be able to admit pupils arising from a small level of development e.g. 30 units or less. Further assessment of health facilities capacity would be required (SA Obj. 9). While the presence of alternative modes of travel is positive this is somewhat diminished by the unsuitability of the A338 for cycling; and due to the general location and limited facilities and services within the village the majority of trips will be undertaken by the private car (SA Obj. 10).

7.2.59 One moderate beneficial effect has been identified. Development on the site would help to meet local housing needs in accordance with the policies of the Core Strategy (SA Obj. 8). Two minor beneficial effects have been identified. Development of the site will increase the local population and could have a major contribution to the local economy through use of local shops and services (SA Obj. 11) and generate direct and indirect construction employment, and helping to stimulate the local economy once built (SA Obj. 12).

7.2.60 Given the major adverse effects associated with air quality, specifically regarding odour from the nearby pig farm, the site should not be considered further in the site selection process.

Site 3528 – Land adjacent and including Winterbourne Motors, The Winterbournes

Site Overview

7.2.61 This site option is located between Winterbourne Gunner and Winterbourne Dauntsey. With an area of 0.36ha the site has a capacity for approximately 10 dwellings; however, mitigation measures might reduce this number.

Assessment results

7.2.62 Four major adverse effects have been identified for this site. The predominant part of the site is designated as a County Wildlife Site. Further, development at the site would contribute to water abstraction affecting the River Bourne. An appropriate assessment is required if the site is taken forward into any subsequent stage of the selection process. On the balance of evidence available, it is considered that development of this predominantly greenfield site would have a major adverse effects on the existing habitats of this designated site which would preclude allocation of this site (SA Obj. 1). The site constitutes land adjacent to surviving post medieval water meadows. Water meadows are rare and can be locally significant contributors to character. On the basis of the available evidence, development would most likely have a major adverse effect on the conservation area since it would result in the loss of land which provides a sense of rural connectivity and is an important feature of the conservation area. Mitigation of these effects is unlikely to be possible (SA Obj. 6). The site includes a garage in active use. Development of the site for housing would result in the loss of employment / economy from the village, thus failing to support the local rural economy. The loss of employment land is contrary to Wiltshire Core Strategy (SA Obj. 11). Although a housing site allocation in itself will generate direct and indirect construction employment in the short term and would help stimulate the local economy once built, in this instance development of the site for housing would result in the loss of employment opportunities within the village and loss of employment land, contrary to the requirements of Wiltshire Core Strategy (SA Obj. 12).

7.2.63 Two moderate adverse effects have been identified. The site is in a groundwater sensitive area and groundwater monitoring would be required. There is limited capacity in water supply mains and local foul water systems therefore further work is needed to confirm the scope of improvements. An offsite connecting sewer is required with downstream upsizing

works. There are no public surface water systems at this location and the site would be unable to proceed without a satisfactory surface water outfall. Due to the relationship of the site with River Avon SAC, likely significant effects are triggered based on a settlement level HRA screening. An appropriate assessment would be required if the site is taken forward into any subsequent stage of the selection process. Investment into water infrastructure would be required to mitigate deficits and surface water mitigation could be problematic (SA Obj. 3). The site is located within Flood Zone 1 and approximately 40m south of an area of flood risk (Flood Zone 2/3). A Flood Risk Assessment would be required. There is a risk from groundwater and surface water flooding and monitoring and site investigations will be required to devise appropriate engineering solutions to mitigate this. The feasibility of surface water attenuation/disposal on and off-site would need to be investigated. This location is also subject to groundwater induced sewer flooding and further investigation would be required (SA Obj. 5b).

7.2.64 A number of minor adverse effects have also been identified. Development of the site would result in the inevitable loss of greenfield / 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 (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 falls into the Special Landscape Area however with measures should be possible to mitigate this with appropriate screening and green infrastructure (SA Obj. 7). The secondary school has some surplus places but may require expansion. The primary school is almost at capacity and the school site is not sufficiently large for expansion. In the short term a large development may mean that residents moving in with older children would be unlikely to gain at place at the school. The school is however likely to be able to admit pupils arising from a small level of development e.g. 30 units or less. Further assessment of health facilities capacity would be required (SA Obj. 9). The site lies in close proximity to bus stops and there are opportunities for walking to nearby facilities as footways exist either side of the A338. This could reduce the need to travel by car. Higher order settlements such as Salisbury could also be accessed by bus within 20 minutes. However due to the general location of the site and the limited availability of services and facilities the majority of trips would be undertaken by the private car (SA Obj. 10).

7.2.65 One moderate beneficial effect has been identified. Development on the site would help to meet local housing needs in accordance with the policies of the Core Strategy (SA Obj. 8).

7.2.66 Given the number of major adverse effects associated with this site, the site should not be considered further in the site selection process.

Conclusions & Recommendations

7.2.67 The aim of this assessment exercise has been threefold:

- Identification of more sustainable (preferred) site options for consideration in the preferred allocations;
- Identification of less sustainable (not preferred) site options which should only be considered if more sustainable options are undeliverable or if there are other reasons for considering these sites; and
- Identification of sites which should not be considered further.

7.2.68 The following conclusions and recommendations are reached:

More sustainable options for development:

- No sites have been identified as more sustainable in this area of search

Less sustainable sites for development:

- No sites have been identified as less sustainable in this area of search

Sites which should not be considered further:

- Site S146 - Land to the west of Tanner's Lane and south of the Hollow, Shrewton
- Site S150 - Land north of the A360, Shrewton
- Site S151 - Land South of Nettley Farm, Shrewton
- Site S152 - Land at Rollestone Manor Farm, Shrewton
- Site S154 - Land to the south of London Road, Shrewton
- Site S1067 - Land off Maddington Street, Shrewton
- Site S90 - Land between Winterbourne Earls Village School and the Railway Line, The Winterbournes
- Site S91 - Land by Summerlug Estate and Railway, The Winterbournes
- Site S92 - Land by Railway Line and Vicarage, The Winterbournes
- Site 3528 - Land adjacent and including Winterbourne Motors, The Winterbournes

7.3 Amesbury (including Bulford and Durrington)

Introduction

7.3.1 The 4 site options under consideration in the Market Town of Amesbury (including Bulford and Durrington) have been assessed through a sustainability appraisal (Stage 3) in order to identify the more and less sustainable site options, and those which should not be considered further. This has informed the sites to be taken forward by Wiltshire Council to Stage 4 (the selection of preferred sites stage).

7.3.2 Figures 7.3 and 7.4 show the location of the sites under consideration.

7.3.3 The assessment scores summary for all site options is presented in Table 7.2. The detailed assessment results for each site option are presented in the site options assessment tables at Annex 1.

7.3.4 A number of common effects have been identified across all sites. These are:

- Moderate adverse effects (where mitigation is considered problematic) relating to The River Avon SAC (SA Obj. 1).
- Moderate adverse effects in relation to water resources (SA Obj. 3);
- Minor adverse effects in terms of impacts on climate change and moderate adverse effects in terms of vulnerability to climate change (SA Obj. 5a and SA Obj. 5b respectively);
- Moderate adverse effects on heritage assets (SA Obj. 6);
- Minor adverse effects associated with increased pressure on local facilities (SA Obj. 9);
- Minor beneficial effects from development contributing to the local economy (SA Obj. 11); and

- Minor beneficial effects through the generation of employment locally (SA Obj. 12).

7.3.5 A discussion of the assessment results for each site option is presented below.

7.3.6 Conclusions and recommendations regarding the sustainability of the sites are presented in section 7.3.29. Site 3154 and Site 3179 are assessed as more sustainable within this area of search. Site S98 and Site 3379 are considered to be less sustainable within this area of search. All 4 sites have been taken forward by Wiltshire Council for further consideration in Stage 4.

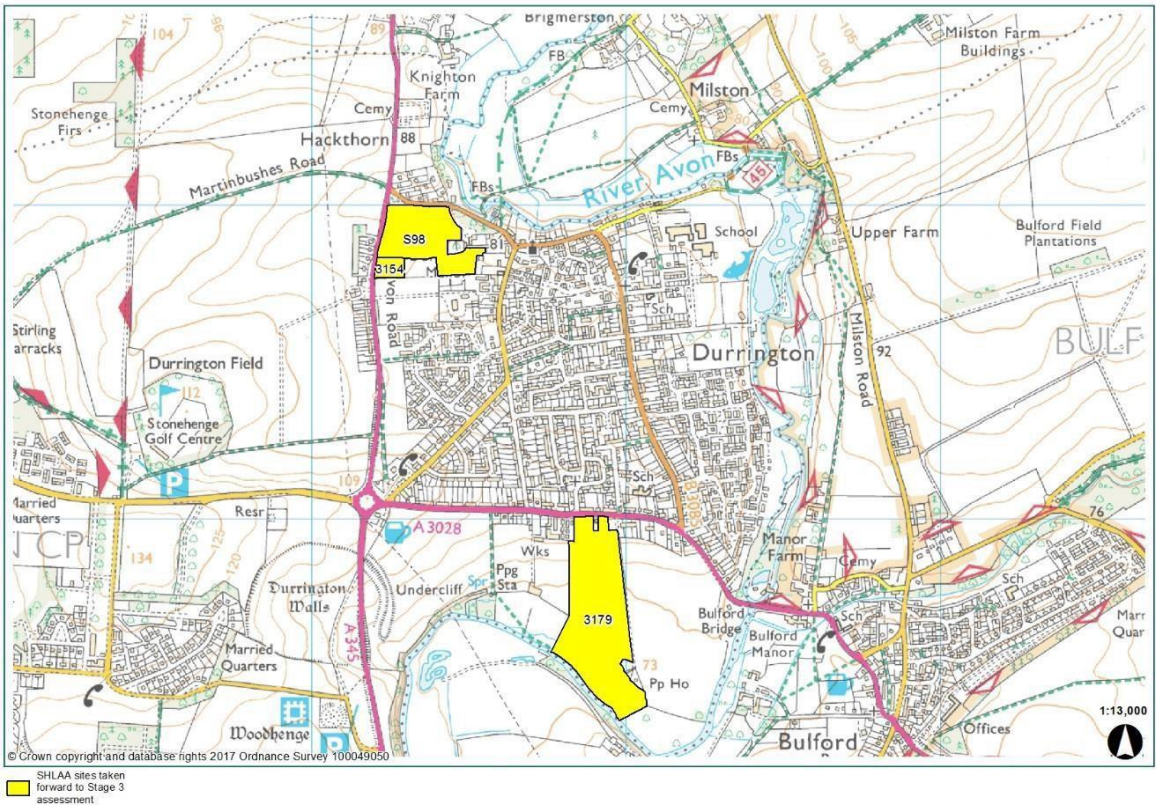

Figure 7.3. Durrington

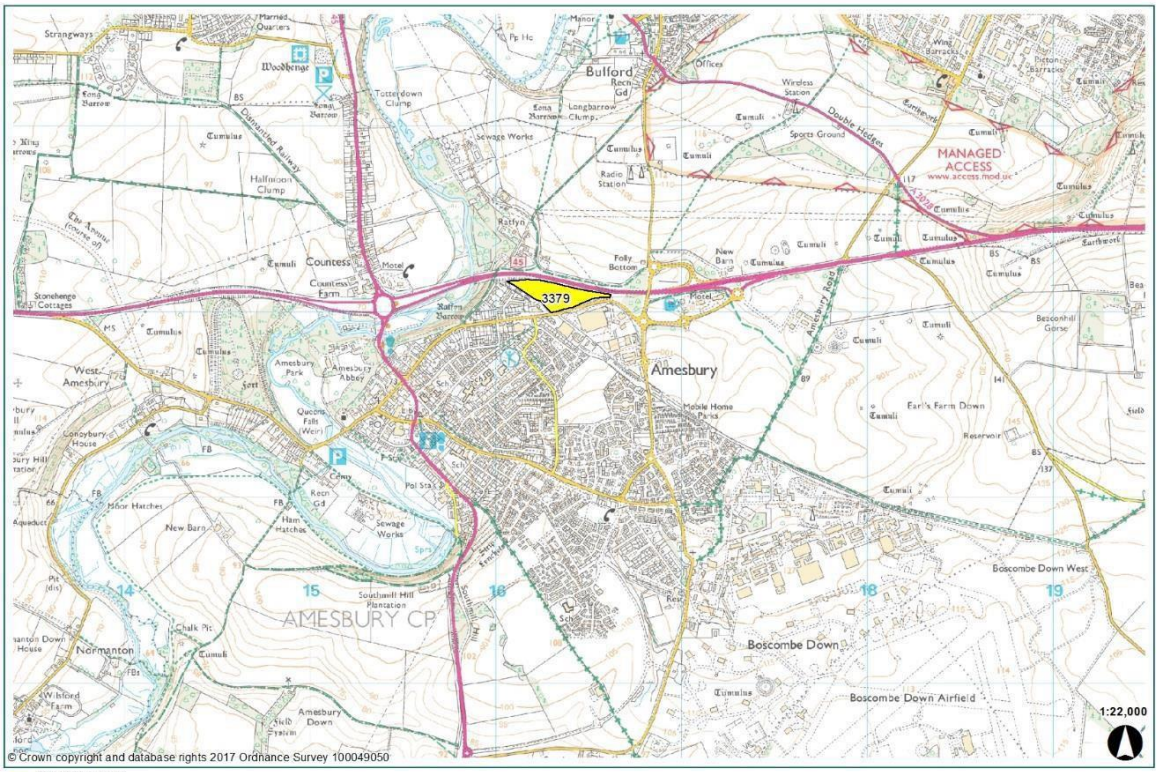

Figure 7.4. Amesbury

Table 7.2. Amesbury (including Bulford and Durrington) - Summary of Scores of Site Options Assessments

Area of search: Amesbury (including Bulford and Durrington)															Is site proposed for Stage 4?
Site Ref	Site name	Site capacity	SA/SEA Objectives and questions												
			1	2	3	4	5a	5b	6	7	8	9	10	11	12	
Durrington																
S98	Land to Rear of Durrington Manor, Durrington	c.103	- -	-	- -	-	-	- -	- -	- -	+ +	-	-	+	+	Yes
3154	Piece Meadow, Durrington	c.14	- -	0	- -	-	-	- -	- -	-	+	-	-	+	+	Yes
3179	Land to the south of Larkhill Road, Durrington	c.143	- -	-	- -	-	-	- -	- -	-	+ +	-	-	+	+	Yes
Amesbury																
3379	Land north of London Road, Amesbury	c.101	- -	-	- -	- -	-	- -	- -	-	+ +	-	+	+	+	Yes

Site S98 - Land to Rear of Durrington Manor, Durrington

Site Overview

7.3.7 This site option is located to the north-west of Durrington. With an area of 4.64ha the site has capacity for approximately 103 dwellings; although mitigation could reduce this number.

Assessment Results

7.3.8 No major adverse effects have been identified.

7.3.9 The assessment has identified five moderate adverse effects that are likely to arise from development at the site. HRA screening has identified that development could contribute towards impacts upon Salisbury Plain SPA and the River Avon SAC. An appropriate assessment would be required if the site is taken forward into any subsequent stage of the selection process (SA Obj. 1). The site is within a Groundwater Source Protection Zone (Zone 2). Development would lead to a significant increase in demand for water and sewer capacity, and in Durrington the sewer and surface water systems are limited. The site falls within the catchment of the River Avon SAC and potential impacts of surface water runoff and increased water abstraction will need to be considered (SA Obj. 3). The site is located within Flood Zone 1 however there is a nearby area of Flood Zone 2/3 30m north east of the site. A flood risk assessment would be required. Due to the ground conditions, the installation of surface water management techniques may be problematic (SA Obj. 5b). The proposed development may affect the setting of listed buildings, particularly the setting of the adjacent Grade II listed buildings and the Durrington Conservation Area. There is significant archaeology adjacent to this site and running into the site. A Heritage Impact Assessment and archaeological assessment would be required (SA Obj. 6). Potential landscape and visual impacts associated with the removal of vegetation to provide access for the development could be problematic to mitigate (SA Obj. 7).

7.3.10 The assessment has also identified a range of minor adverse effects. Development of the site would result in the inevitable loss of greenfield / agricultural land (SA Obj. 2). The site is not within an AQMA however there are likely to be minor adverse effects arising from development due to the likely increase in vehicular trips. Such issues could relate *inter alia* to noise, dust and lighting. Housing development at the site may be subject to noise pollution from road traffic and a noise 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 of low carbon energy sources and encouraging sustainable building practices (SA Obj. 5a).

7.3.11 Minor adverse effects are also identified for SA Obj. 9. With regard to the proposed scale of development (approx. 103 units), the pressure on health facilities would need to be mitigated. Although the site can accommodate additional pupils in local primary schools, capacity may limit the number of dwellings to approximately 60. Secondary provision would need to be increased to accommodate additional housing development (SA Obj. 9).

7.3.12 Finally, minor adverse effects are identified in relation to reducing the need to travel due to the unavoidable increases in private car traffic generation that may arise from development of the site. This would be offset to some extent through public transport links and non-motorised access to facilities (SA Obj. 10).

7.3.13 The assessment has also identified several beneficial effects. The site would have the potential to boost the supply of a range of homes in the area and help meet the identified need for affordable housing, this constitutes a moderate benefit due to the site's capacity (SA Obj. 8). A moderate beneficial effect is also assessed in terms of the potential for the site to contribute to the local economy through use of local shops and services (SA Obj. 11). A minor benefit is assessed due to the direct and indirect support to employment that will arise from the development (SA Obj. 12).

7.3.14 Given the number of moderate adverse effects associated with development of this site that could be problematic to mitigate, the site is assessed as less sustainable within this area of search.

Site 3154 – Piece Meadow, Durrington

Site Overview

7.3.15 This site option is located at Piece Meadow at Durrington. With an area of 1.19ha the site has a potential capacity for approximately 14 dwellings; although mitigation could reduce this number.

Assessment Results

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

7.3.17 Four moderate adverse effects have been identified. HRA screening has identified that development could contribute towards impacts upon Salisbury Plain SPA and the River Avon SAC. An appropriate assessment would be required if the site is taken forward into any subsequent stage of the selection process (SA Obj. 1). The site is within a Groundwater Source Protection Zone (Zone 2). Development would lead to a significant increase in demand for water and sewer capacity, and in Durrington the sewer and surface water systems are limited. The site falls within the catchment of the River Avon SAC and potential impacts of surface water runoff and increased water abstraction will need to be considered (SA Obj. 3). The site is located within Flood Zone 1, however there is a nearby area of Flood Zone 2/3 some 250m north east of the site. A flood risk assessment would be required. Due to the ground conditions, the installation of surface water management techniques may be problematic (SA Obj. 5b). The site has high archaeological potential. A Heritage Impact Assessment and archaeological assessment would be needed to support any planning application (SA Obj. 6).

7.3.18 A number of minor adverse effects have been identified. The site is not within an AQMA however there are likely to be minor adverse effects arising from development due to the likely increase in vehicular trips. Such issues could relate *inter alia* to noise, dust and lighting. A noise impact assessment would be required (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 of low carbon energy sources and encouraging sustainable building practices (SA Obj. 5a). The potential for landscape and visual impacts from development are limited and could be mitigated through landscape planting to complement existing vegetation (SA Obj. 7). With regard to the proposed scale of development (approx. 14 units), it is considered possible to accommodate the additional pupils at local primary schools, however mitigation may be required to address the additional pressure on health facilities and secondary school provision (SA Obj. 9).

7.3.19 Finally, minor adverse effects are identified in relation to reducing the need to travel due to the unavoidable increases in private car traffic generation from development of the site. This would be offset to some extent through public transport links and non-motorised access to facilities (SA Obj. 10).

7.3.20 No impact is expected on the efficient and effective use of land as the site is currently occupied by a single dwelling in its gardens together with part of a paddock and therefore would not affect BMV, and is not located within a Mineral Safeguarding Area (SA Obj. 2).

7.3.21 The assessment has also identified several minor beneficial effects. Development of the site would result in the provision of homes in the area which would help meet the identified need for affordable housing (SA Obj. 8). Development of the site for housing could also contribute to the local economy through use of local shops and services (SA Obj. 11) and would generate direct and indirect construction employment (SA Obj. 12).

7.3.22 Notwithstanding the moderate adverse effects which would need to be addressed, this site is assessed as more sustainable within this area of search.

Site 3179 – Land to the south of Larkhill Road, Durrington

Site Overview

7.3.23 This site option is located to the south of Durrington. With an area of 10.66ha the site has a potential capacity for approximately 143 dwellings; although mitigation measures could reduce this number.

Assessment Results

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

7.3.25 Four moderate adverse effects have been identified for this site. HRA screening has identified that development could contribute towards impacts upon Salisbury Plain SPA and the River Avon SAC. An appropriate assessment would be required if the site is taken forward into any subsequent stage of the selection process (SA Obj. 1). The site is within a Groundwater Source Protection Zone (Zone 1). Development would lead to a significant increase in demand for water and sewer capacity, and in Durrington the sewer and surface water systems are limited. The site falls within the catchment of the River Avon SAC and potential impacts of surface water runoff and increased water abstraction will need to be considered (SA Obj. 3). The southern portion of the site is within Flood Zone 2/3. The development could increase flood risk and contribute to surface water runoff to the River Avon. A flood risk assessment would be required. Ground conditions may make mitigation of surface and groundwater effects problematic to achieve (SA Obj. 5b). While development of the site would not directly affect any designated heritage assets, the site has the potential to impact on the setting of Stonehenge and Avebury World Heritage Site and Durrington Walls and Woodhenge Scheduled Monuments. Surrounding historic landscape is deemed to be highly sensitive and archaeological potential is considered high. Mitigation for development of the site as proposed is considered to be problematic. A Heritage Impact Assessment and archaeological assessment would be required (SA Obj. 6).

7.3.26 A number of minor adverse effects have been identified. Development of this site would result in the inevitable loss of greenfield / agricultural land (SA Obj. 2). The site is not within an AQMA however there are likely to be minor adverse effects arising from development due to the likely increase in vehicular trips. Such issues could relate *inter alia* to noise, dust and lighting. A noise assessment would be required in relation to an adjacent industrial use and pump house (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 of low carbon energy sources and encouraging sustainable building practices (SA Obj. 5a). Potential landscape and visual impacts from development of the whole site would be negative due to uncharacteristic extension of the settlement pattern, however, this could be adequately mitigated by focussing development close to the road and through design, such as landscape planting (SA Obj. 7).

7.3.27 Minor adverse effects are also identified for SA Obj. 9. With regard to the proposed scale of development (approx. 103 units), the pressure on health facilities would need to be mitigated. Although the site can accommodate additional pupils in local primary schools, capacity may limit the number of dwellings to approximately 60. Secondary provision would need to be increased to accommodate additional housing development. (SA Obj. 9).

7.3.28 Finally, minor adverse effects are identified in relation to reducing the need to travel due to the unavoidable increases in private car traffic generation from development of the site. This would be offset to some extent through public transport links and non-motorised access to facilities (SA Obj. 10).

7.3.29 The assessment has also identified several beneficial effects. Development of the site would provide moderate beneficial effects by providing a range of homes which help meet the identified need for affordable housing (SA Obj. 8). Minor benefits would be provided as development of the site would contribute to the local economy through increased use of local shops and services (SA Obj. 11) and generate direct and indirect construction employment (SA Obj. 12).

7.3.30 Notwithstanding the moderate adverse effects which would need to be addressed, this site is assessed as more sustainable within this area of search.

Site 3379 – Land north of London Road, Amesbury

Site Overview

7.3.31 This site option is located off London Road in Amesbury. With an area of 4.48ha the site has a potential capacity for approximately 101 dwellings; although mitigation could reduce this number.

Assessment Results

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

7.3.33 The assessment has identified five moderate adverse effects. HRA screening has shown that development could contribute towards impacts upon Salisbury Plain SPA and the River Avon SAC. An appropriate assessment would be required if the site is taken forward into any subsequent stage of the selection process (SA Obj. 1). Development would lead to a significant increase in demand for water and sewer capacity, which is considered possible to accommodate. However, the site falls within the catchment of the River Avon SAC and potential impacts of surface water runoff and increased water abstraction will need to be considered (SA Obj. 3). The site is not within an AQMA however there are likely to be adverse effects arising from development due to the likely increase in vehicular trips. Such issues could relate *inter alia* to noise, dust and lighting. Furthermore, topographical issues may make mitigation of noise impacts from the adjacent A303, through provision of a landscape buffer, problematic to achieve (SA Obj.4). The site is located within Flood Zone 1 however, land north of the A303 (up to 20m away from the site) is within Flood Zone 2/3. There is potential to increase flood risk off site through increased surface water runoff development. Ground conditions may influence the choice of surface water management techniques to address increased flood risk from development of the site and this may result in a reduced area for housing. A flood risk assessment would be required (SA Obj. 5b). There are known archaeological assets on and adjacent to the site, including barrows and burials. The site also has high archaeological potential. An archaeological assessment would be required however mitigation could be problematic to achieve (SA Obj. 6).

7.3.34 The assessment has identified a range of minor adverse effects. Development of this site would result in the inevitable loss of greenfield / agricultural land (SA Obj. 2). 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 of low carbon energy sources and encouraging sustainable building practices (SA Obj. 5a). Landscape and visual impacts from development are limited and could be adequately addressed through the provision of landscape planting (SA Obj. 7). The development of this site would increase pressure on local schools and health facilities. Planned new primary provision could be expanded further to accommodate this site. Secondary school provision is currently being expanded and would need to be expanded further if this site goes ahead (SA Obj. 9).

7.3.35 The assessment has also identified several beneficial effects. A moderate beneficial effect has been identified as the site would have the potential to supply a range of homes which help meet the identified need for affordable housing (SA Obj. 8).

7.3.36 Three minor benefits are also identified. The location of the site constitutes a minor beneficial effect as the site is well located on the edge of Amesbury and therefore non-motorised and public transport access to jobs, services and facilities would reduce dependency on private vehicles (SA Obj. 10). The increase in dwellings would support the local economy by increasing the use of local shops and services (SA Obj. 11). Local employment sites would be beneficially affected through the increased population and the creation of construction jobs (SA Obj. 12).

7.3.37 Given the number of moderate adverse effects associated with development of this site that could be problematic to mitigate, this site is considered to be less sustainable within this area of search.

Conclusions & Recommendations

7.3.38 The aim of this assessment exercise has been threefold:

- Identification of more sustainable (preferred) site options for consideration in the preferred allocations;
- Identification of less sustainable (not preferred) site options which should only be considered if more sustainable options are undeliverable or if there are other reasons for considering these sites; and
- Identification of sites which should not be considered further.

7.3.39 The following conclusions and recommendations are reached:

More sustainable options for development:

- Site 3154 - Piece Meadow, Durrington
- Site 3179 – Land to the south of Larkhill Rd, Durrington

Less sustainable options for development:

- Site S98 – Land to the rear of Durrington Manor, Durrington
- Site 3379 – Land to the north of London Rd, Amesbury

Sites which should not be considered further:

- None

7.4 Chippenham Community Area Remainder

Introduction

7.4.1 Nine site options were originally considered in the Chippenham Community Area Remainder and were assessed through a sustainability appraisal (Stage 3) in order to identify the more and less sustainable site options in this area of search, and those which should not be considered further.

7.4.2 Following pre-submission consultation, the following changes were made in this Community Area Remainder:

- Two new sites passed Stage 2 of the Council's site selection process and were added to this Community Area - OM011 - Land at Hullavington Airfield, Hullavington and OM015 - Land east of Yatton Keynell, off B4039', Yatton Keynell
- Site 3129 - The Street, Hullavington which had previously been rejected at Stage 2 of the Council's site selection process has now been put forward to Stage 3,

following provision of additional information on the site during the pre-submission consultation process.

7.4.3 Figures 7.5, 7.6 and 7.7 have been updated to show the location of all sites under consideration.

7.4.4 The final assessment scores summary for all site options, including updated scores, is presented in Table 7.3. The detailed assessment results for each site option are presented in the site options assessment tables at Annex 1.

7.4.5 This updated assessment has informed the sites to be taken forward by Wiltshire Council to Stage 4 (the selection of preferred sites stage).

7.4.6 A number of common effects have been identified across all sites. These are:

- Minor adverse effects (where mitigation is considered achievable) due to the potential for loss of best and most versatile agricultural land (SA Obj. 2);
- Moderate adverse effects (where mitigation is considered problematic) associated with the use and management of water resources (SA Obj. 3)
- Minor adverse effects from environmental pollution (SA Obj. 4);
- Minor adverse effects associated with the potential impacts on climate change in relation to greenhouse gas emissions (SA Obj. 5a);
- Moderate adverse effects associated with impacts on and vulnerability to climate change in relation to flood risk (SA Obj. 5b);
- Minor adverse effects relating to impacts from development on communities and facilities (SA Obj. 9).

7.4.7 A discussion of the assessment results for each site option is presented below.

7.4.8 Conclusions and Recommendations regarding the sustainability of the sites are presented in section 7.4.66.

7.4.9 It was previously recommended that Sites 797 and 643 are not considered further.

7.4.10 Sites 689, 690, 1112, 3377, 482, 3162 and 474b have been assessed as more sustainable within this area of search.

7.4.11 Site OM011: Land at Hullavington airfield (Hullavington) and OM015: Land east of Yatton Keynell off B4039 (Yatton Keynell) are considered to be less sustainable sites within this area of search.

7.4.12 Sites 689, 690, 1112, 3377 and 482 were previously taken forward by Wiltshire Council for further consideration in Stage 4 of the site selection process. Site 3129 has also now been taken forward by the Council for further consideration in Stage 4.

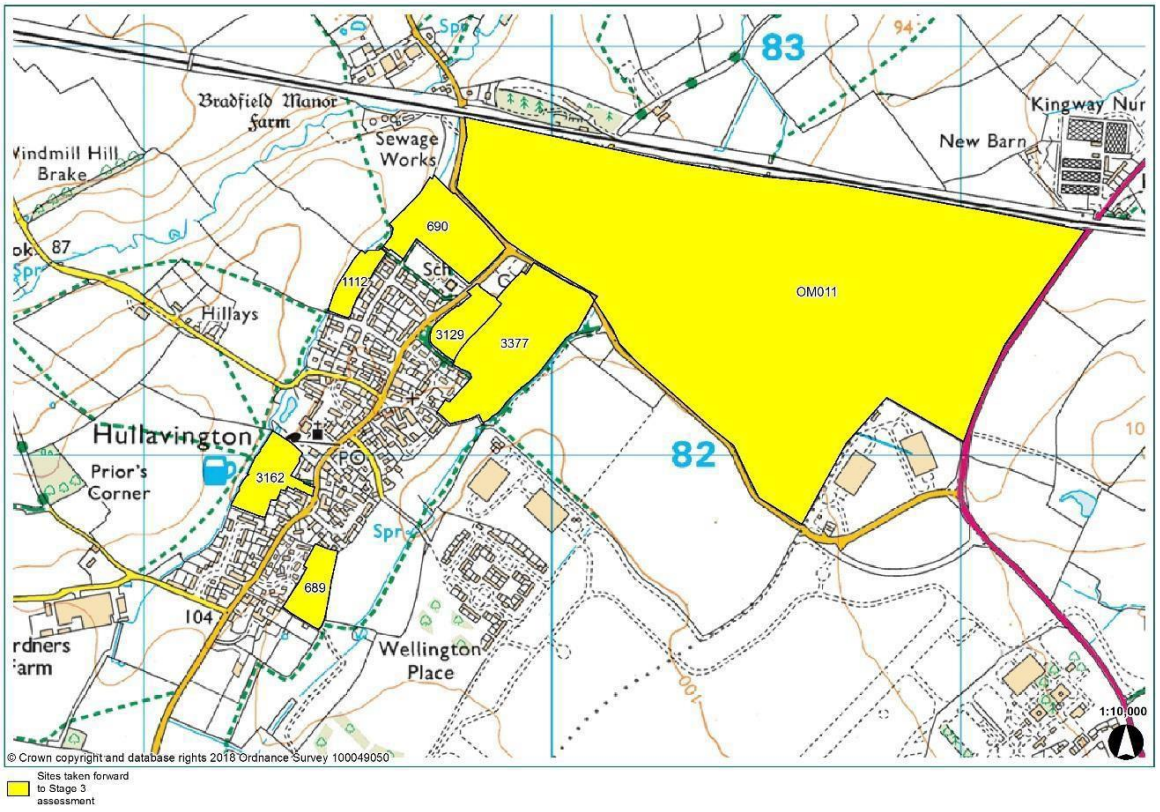

Figure 7.5. Hullavington

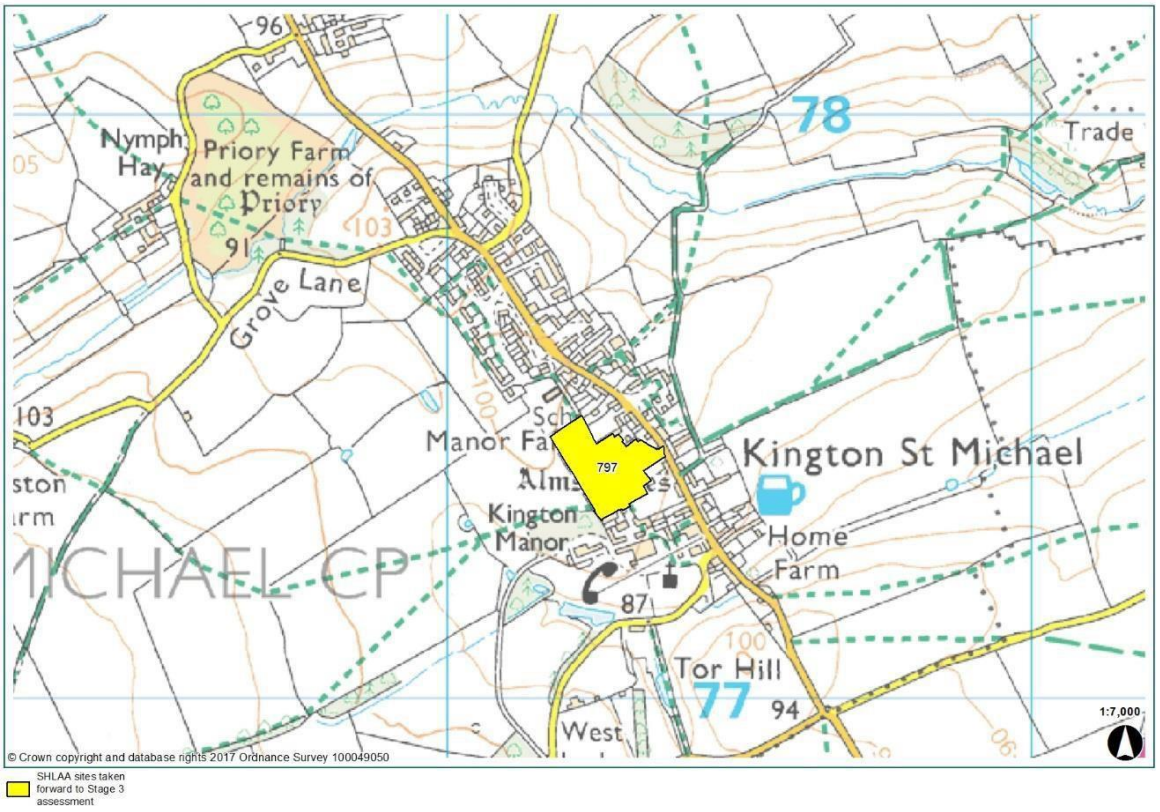

Figure 7.6. Kington St Michael

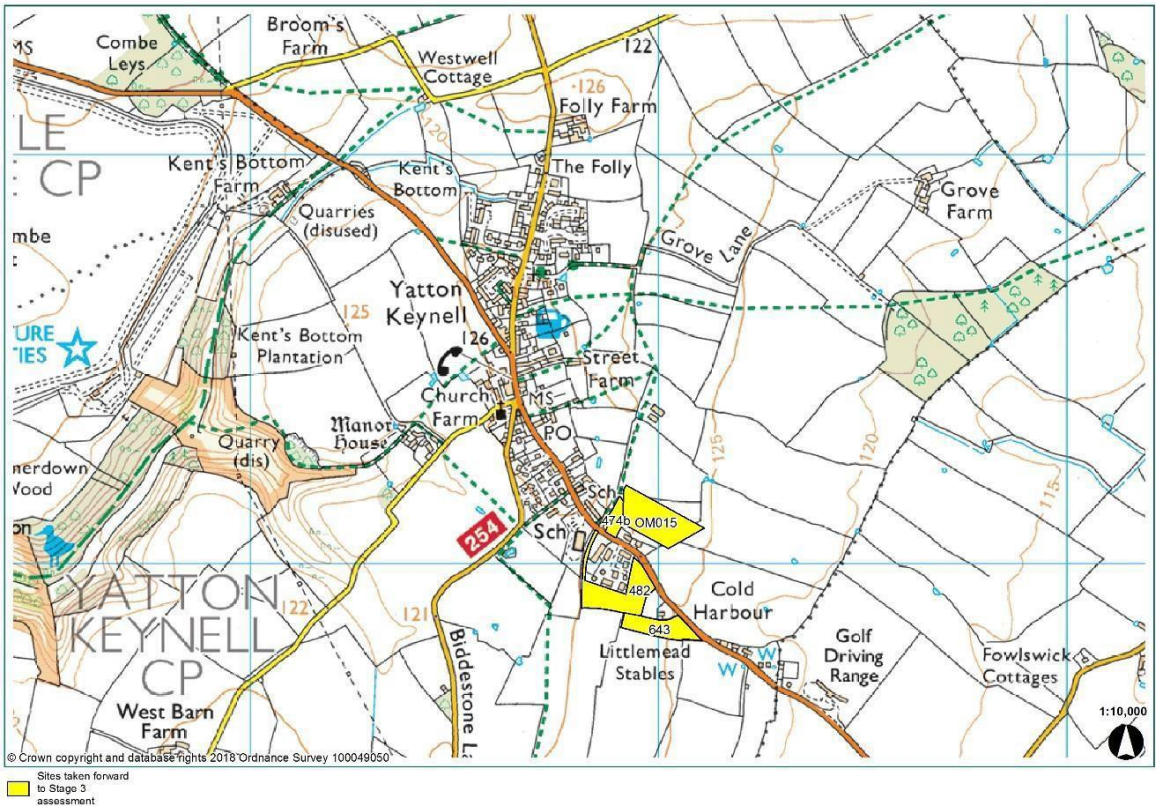

Figure 7.7. Yatton Keynell

Table 7.3. Chippenham Community Area Remainder - Summary of Scores of Site Options Assessments

Area of search: Chippenham Community Area Remainder															
Site Ref	**Site Name**	**Site capacity**	**SA Objectives**												**Is site proposed for Stage 4?**
			1	**2**	**3**	**4**	**5a**	**5b**	**6**	**7**	**8**	**9**	**10**	**11**	**12**	
Hullavington																
689	Land directly behind Gardeners Drive	c.36	-	-	- -	-	-	- -	-	-	+ + +	-	-	+ +	+	**Yes**
690	The Street – Hullavington	c.86	-	-	- -	-	-	- -	-	-	+ + +	-	-	+ +	+	**Yes**
1112	Land to rear of Newton	c.24	-	-	- -	-	-	- -	- -	-	+ +	-	-	+	+	**Yes**
3162	Rear of Darley House, The Street	c.45	- -	-	- -	-	-	- -	- -	-	+ + +	-	--	+ +	+	**No**
3377	Land at Green Lane	c.156	-	-	- -	-	-	- -	-	-	+ + +	-	- -	+ + +	+	**Yes**
3129	The Street, Hullavington	c. 36	-	-	- -	-	-	- -	-	-	+ + +	-	- -	+ + +	+	**Yes**
OM011	Land at Hullavington airfield	c. 1,200 – 1,500	- -	- -	- -	- -	-	- -	-	- -	+ + +	- -	- -	+ + +	+ +	**No**
Kington St Michael																
797	Manor Farm	c.42	-	-	- -	-	-	- -	- - -	-	+ + +	-	-	+ +	+	**No**
Yatton Keynell																
474b	Land adjacent to The Old Forge, The Street	c.7	-	-	- -	-	-	- -	- -	- -	+	-	-	+	+	**No**

482	Land East of Farrells Field	c.31	-	-	- -	-	-	- -	-	-	+ + +	-	-	+ +	+	**Yes**
643	Land at Littlemead Farm	c.18	- -	-	- -	-	-	- -	-	-	+ +	-	- - -	+	+	**No**
OM015	Land east of Yatton Keynell off B4039	c.40	-	-	- -	-	-	- -	- -	- -	+ +	-	- -	+ +	+	**No**

Site 689 – Land directly behind Gardeners Drive, Hullavington

Site Overview

7.4.13 This site option is located in the village of Hullavington. With an area of 1.49ha in area and has a capacity for approximately 36 dwellings; however, mitigation measures might reduce this number.

Assessment Results

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

7.4.15 Two moderate adverse effects have been identified. There is limited capacity available within local mains for water supply. Storm/surface water flows are currently managed through existing land drainage systems. Connection is possible to off-site connecting sewer with capacity for foul water flows only which may require the installation of a pumped connection. There is no capacity at the Hullavington sewage treatment works therefore capacity appraisals would be needed in respect of both water supply and sewage infrastructure. There are no planned investment works up to 2020. The site is within Groundwater Source Protection Zone 2 therefore detailed consideration of the potential effects of development on groundwater resources would be also required. The potential to introduce pollution prevention measures, including SuDS should be investigated, however the latter could be problematic due to ground conditions (SA Obj. 3). The site is located within Flood Zone 1. As such, the development of the site for housing is unlikely to lead to an increased risk of fluvial flooding from main river and/or ordinary watercourses. There is the potential to increase flood risk elsewhere and contribute to surface water runoff of pollution. Any proposals to develop the site would need to be supported by a Flood Risk Assessment. The site may have the potential to accommodate SuDS, however soakaways/infiltration systems are unlikely to work dueto ground conditions and may require crossing of third party land (SA Obj. 5b).

7.4.16 A range of minor adverse effects have been identified. The site is currently arable land, with field boundary hedgerows which may support some protected species therefore further ecological surveys would be required (SA Obj. 1). Development of the site would result in the inevitable loss of agricultural / 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, as well as other issues such as 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 separated from listed buildings some 50m and 90m distance by vegetation and existing development. Accordingly, development would be unlikely to have an effect on the setting of these assets and their significance. The south east corner of the site is situated adjacent to the designated Hullavington Airbase Conservation Area and a Heritage Impact Assessment would be required. The archaeological potential of the site is low/medium and an archaeological assessment would be required to (SA Obj. 6).

7.4.17 Development in this location would have a minor adverse impact on the visual amenity of this part of the village, but such impacts could be tempered to some degree through appropriate mitigation measures designed to bolster greenspace/habitat connectivity (SA Obj. 7). Both the primary and secondary school are at capacity but could be expanded. The surgery at Malmesbury can meet additional patient demand (SA Obj. 9). The site is within safe walking distance of the services and facilities within the settlement. The types of facilities found in higher order settlements such as Chippenham and Malmesburymean that overall residents are still likely to rely upon use of the private car. Public footpaths, whilst in the vicinity and having the potential to be connected to, are unlikely to materially increase walking accessibility to the centre of the village (SA Obj. 10).

7.4.18 The assessment has also identified a major and a moderate beneficial effect. The site would have the potential to significantly boost the supply of a range of homes in the area and help meet the identified need for affordable housing (SA Obj. 8) and development of the site for housing could also moderately contribute to the local economy through use of local shops and services (SA Obj. 11). A minor beneficial effect would occur as the development would generate direct and indirect construction employment (SA Obj. 12).

7.4.19 Notwithstanding the moderate adverse effects that would need to be addressed, this site is assessed as more sustainable within this area of search.

Site 690 – The Street - Hullavington

Site Overview

7.4.20 This site option is located in the village of Hullavington is 3.81ha in area and has a capacity for approximately 86 dwellings; however, mitigation measures might reduce this number.

Assessment Results

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

7.4.22 Two moderate adverse effects have been identified. There are existing mains located within site boundaries and therefore statutory easements will apply. There is limited supply capacity in local distribution mains and a capacity appraisal would be necessary to determine the scope of network reinforcement. In relation to the sewerage network, there is no capacity at the Hullavington sewage treatment works therefore a capacity appraisal would be required. There are no planned investment works up 2020. The site is within Groundwater Source Protection Zone 2C therefore detailed consideration of the potential effects of development on groundwater resources would be also required. The potential to introduce pollution prevention measures, including SuDS should be investigated, however the latter could be problematic due to ground conditions (SA Obj. 3). The site is located within Flood Zone 1 however parts of site are affected by groundwater and surface water flows, particularly along the railway and long watercourse on the northwest boundary of the site. Surface water and foul drainage disposal may be an issue that would need to be addressed through any subsequent planning application process. A Flood Risk Assessment would be required. SuDS could be problematic due to ground conditions (SA Obj. 5b)

7.4.23 The assessment has identified a range of minor adverse effects. The site contains arable fields bordered by mature trees and hedgerows (UK BAP Priority Habitat). There are records of protected barberry carpet moth within the vicinity of the site. There is a slope towards the north to a watercourse (a tributary of Gauze Brook) which may be suitable for great crested newts. An ecological assessment would be required (SA Obj. 1). Development of the site would 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, as well as other issues such as noise, dust and lighting. The sewage treatment works are approximately 220m north of the site and therefore an odour assessment will be necessary to ensure that properties are not vulnerable to odour nuisance. (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 not located in close proximity to any Listed Building. The site is approximately 275m from the Hullavington Airbase Conservation Area and a Heritage Impact Assessment would be required. The site has medium archaeological potential and an archaeological assessment would be required (SA Obj. 6). Housing development at this site would result in a minor adverse impact on the visual amenity of this part of the village, however but such impacts could be tempered through appropriate mitigation measures designed to bolster greenspace/habitat connectivity (SA

Obj. 7). Both the primary and secondary school are at capacity but could be expanded. The surgery at Malmesbury can meet additional patient demand (SA Obj. 9). There is a footway along The Street that ends at the adjacent primary school site but this could be extended across the site frontage. Further walking and cycling routes would be possible, and could be extended, through the PRoWs that cross and that are adjoining the site. The site is closely related to the village and is within walking distance of the services and facilities within the settlement. The types of facilities found in higher order settlements such as Chippenham mean that overall residents are still likely to rely upon use of the private car. Public footpath (HULL29) passes through the site twice to the north and south and would require diversion, which may add to travel times and affect the amenity value of the path. (SA Obj. 10).

7.4.24 The assessment has also identified one major and one moderate beneficial effect. The site would have the potential to significantly boost the supply of a range of homes in the area and help meet the identified need for affordable housing (SA Obj. 8) and development of the site for housing could also moderately contribute to the local economy through use of local shops and services (SA Obj. 11). A minor beneficial effect would occur as the development would generate direct and indirect construction employment (SA Obj. 12).

7.4.25 Notwithstanding the moderate adverse effects that would need to be addressed, this site is assessed as more sustainable within this area of search.

Site 1112 – Land to rear of Newton, Hullavington

Site Overview

7.4.26 This site option is located in the village of Hullavington. With an area of 1.01ha in area and has a capacity for approximately 24 dwellings; however, mitigation measures might reduce this number.

Assessment Results

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

7.4.28 Three moderate adverse effects have been identified. There are existing mains located within site boundaries and therefore statutory easements will apply. There is limited supply capacity in local distribution mains and a capacity appraisal would be necessary to determine the scope of network reinforcement. There is no capacity at the Hullavington sewage treatment works and a capacity appraisal would be required. There are no planned investment works up 2020. An off-site foul water connecting sewer to an agreed point of connection to public sewer system exists. There are no public surface water systems at this location and storm/surface water flows are managed through land drainage systems. The site is within Groundwater Source Protection Zone 2 therefore detailed consideration of the potential effects of development on groundwater resources would be also required. The potential to introduce pollution prevention measures, including SuDS should be investigated, however the latter could be problematic due to ground conditions (SA Obj. 3). The site is located within Flood Zone 1. As such, the development of the site for housing is unlikely to lead to an increased risk of fluvial flooding from main river. However, surface water disposal could be an issue given the adjacent watercourse which could result in a potential flood risk. There is also the potential to increase flood risk elsewhere and contribute to surface water runoff of pollution. A Flood Risk Assessment would be required. SuDS could be problematic due to ground conditions (SA Obj. 5b). The site is located approximately within 28m from Grade II Listed Building – Baptist Chapel which dates back to c.1821. Development of the site may have an effect on the setting of this asset and its significance. A Heritage Impact Assessment would be required. The archaeological potential of the site is low/medium and an archaeological assessment would be required (SA Obj. 6).

7.4.29 The assessment has identified a range of minor adverse effects. The site is on flat arable field bordered by hedgerows, which generally has limited ecological value due to the

nature of the land use. The features at the boundaries such as hedgerows and trees may support protected species with potential for Barberry carpet moth in hedgerows. An ecological assessment would be required (SA Obj. 1). Development of the site would result in the inevitable loss of agricultural / 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, as well as other issues such as 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). Development of the site for housing would lead to a loss of agricultural land but such impacts could be tempered through appropriate mitigation measures designed to bolster greenspace/habitat connectivity (SA Obj. 7). Both the primary and secondary school are at capacity but could be expanded. The surgery at Malmesbury can meet additional patient demand (SA Obj. 9). The site is well related to the village centre and the primary school, which can safely be accessed on foot or cycle. The types of facilities found in higher order settlements such as Chippenham mean that overall residents are still likely to rely upon use of the private car. PRoW (HULL1) passes through the site and along the south / western boundary, which may require diversion and may add to travel times and affect the amenity value of the path which may add to travel times and affect the amenity value of the path (SA Obj. 10).

7.4.30 The assessment has also identified one major and one moderate beneficial effect. The site would have the potential to significantly boost the supply of a range of homes in the area and help meet the identified need for affordable housing (SA Obj. 8) and development of the site for housing could also moderately contribute to the local economy through use of local shops and services (SA Obj. 11). A minor beneficial effect would occur as the development would generate direct and indirect construction employment (SA Obj. 12).

7.4.31 Notwithstanding the moderate adverse effects that would need to be addressed, this site is assessed as more sustainable within this area of search.

Site 3162 – Rear of Darley House, The Street, Hullavington

Site Overview

7.4.32 This site option is located in the village of Hullavington. With an area of 2ha the site has a capacity for approximately 45 dwellings; however, mitigation measures might reduce this number.

Assessment Results

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

7.4.34 Four moderate adverse effects have been identified. The site comprises several different plots comprising of garden, grazing and fallow land with stone walling, with mature trees and hedgerows forming the current boundaries which may support some protected species, including great crested newts, Natterer's bats and Barberry carpet moth. There is a ditch/watercourse which runs alongside the western boundary hedgerow and links to the Gauze Brook in the north. There is evidence of a number of protected species nearby. An ecological assessment would be required (SA Obj. 1). There is limited capacity available from the local mains and further infrastructure may be required. There is no capacity at the Hullavington treatment works. There are no planned investment works up 2020. An off-site foul water connecting sewer with an agreed point of connection to public sewer system exists. Due to soil and geological conditions it is likely that surface water disposal will be an issue. The site is within Groundwater Source Protection Zone 2 therefore detailed consideration of the potential effects of development on groundwater resources would be also required. The potential to introduce pollution prevention measures, including SuDS should be investigated, however the latter could be problematic due to ground conditions

(SA Obj. 3). The site is located within Flood Zone 1. As such, the development of the site for housing is unlikely to lead to an increased risk of fluvial flooding from main river and/or ordinary watercourses. However pluvial flooding on a 1:30 year event basis affects part of the site and would need to be addressed through any subsequent planning application process. There is the potential to increase flood risk elsewhere and contribute to surface water runoff of pollution. A Flood Risk Assessment would be required. SuDS could be problematic due to ground conditions (SA Obj. 5b). The site is located approximately within 20m of many Grade II listed buildings, including Church of St. Mary, The Old Rectory, The Courthouse and Beanfield and development may lead to an impact on the setting of these buildings. A Heritage Impact Assessment would be required. Archaeological sensitivity is high and an archaeological assessment would be required. The potential historic landscape has been described as an historic core of village and therefore a Historic Landscape Characterisation Assessment would be required (SA Obj. 6).

7.4.35 The assessment has also identified a range of minor adverse effects. Development of the site would result in the inevitable loss of agricultural / greenfield land (SA Obj. 2). Although the site is not within a designated AQMA, consideration would need to be given to the potential air quality impacts of construction and operation of the scheme, as well as other issues such as 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). There are views into the site from a number of locations from residential properties and open countryside to the west, though such impacts could be tempered through appropriate mitigation measures designed to bolster greenspace/habitat connectivity (SA Obj. 7). Both the primary and secondary school are at capacity but could be expanded. The surgery at Malmesbury can meet additional patient demand (SA Obj. 9). There is a footway at this access point along The Street. The site is within safe walking distance of the services and facilities within the settlement. However, the types of facilities found in higher order settlements such as Chippenham mean that overall residents are still likely to rely upon use of the private car. PRoW (HULL13) passes through the site, and would require diversion, which may add to travel times and affect the amenity value of the path. Also, another footpath (HULL12) runs adjacent to the northern boundary of the site (SA Obj. 10).

7.4.36 The assessment has also identified one major and one moderate beneficial effect. The site would have the potential to significantly boost the supply of a range of homes in the area and help meet the identified need for affordable housing (SA Obj. 8) and development of the site for housing could also moderately contribute to the local economy through use of local shops and services (SA Obj. 11). A minor beneficial effect would occur as the development would generate direct and indirect construction employment (SA Obj. 12).

7.4.37 Notwithstanding the moderate adverse effects that would need to be addressed, this site is assessed as more sustainable within this area of search.

Site 3377 – Land at Green Lane, Hullavington

Site Overview

7.4.38 This site option is located in the village of Hullavington. With an area of 6.95ha the site has a capacity for approximately 156 dwellings; however, mitigation measures might reduce this number.

Assessment Results

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

7.4.40 Three moderate adverse effects have been identified for this site. There is limited capacity available within local mains for water supply. Storm/surface water flows are currently

managed through existing land drainage systems. Connection is possible to off-site connecting sewer with capacity for foul water flows only, which may require the installation of a pumped connection. As a whole there is no capacity at the Hullavington treatment works and there are no planned investment works up to 2020. The site is within Groundwater Source Protection Zone 2 therefore detailed consideration of the potential effects of development on groundwater resources would be also required. The potential to introduce pollution prevention measures, including SuDS should be investigated, however the latter could be problematic due to ground conditions (SA Obj. 3). The site is located within Flood Zone 1. As such, the development of the site for housing is unlikely to lead to an increased risk of fluvial flooding from main river and/or ordinary watercourses. There is the potential to increase flood risk elsewhere and contribute to surface water runoff of pollution. A Flood Risk Assessment would be required. SuDS could be problematic due to ground conditions (SA Obj. 5b).

7.4.41 The site is well related to the village and its facilities, however there is no footway or lighting on the Hullavington C1 road to the north of the village which would make walking into the village dangerous. The types of facilities found in higher order settlements such as Malmesbury mean that overall residents are likely to rely upon use of the private car (SA Obj. 10).

7.4.42 The assessment has also identified a range of minor adverse effects. The site is a large area made up of flat agricultural fields with hedgerows and pond (UK BAP Priority Habitat) forming current boundaries within the site. There are no significant records (or other relevant information) for protected species within or immediately adjacent to the site however there is potential for great crested newt. An ecological assessment would be required (SA Obj. 1). Development of the site would 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, as well as other issues such as 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 approximately 115m to the north of Listed Buildings Holly House, and Barn and cowsheds which is to the northeast of Mays Farmhouse however the site is separated from these listed buildings by vegetation and existing development and it would be unlikely that development on this site would have a significance effect on these assets. The site is adjacent to the Hullavington Airbase conservation area and a Heritage Impact Assessment would be required. Archaeological potential is medium and an archaeological assessment would be required to (SA Obj. 6). There are views into the site from a number of locations from residential properties to the south west, and open countryside to the north and east, however visual impacts could be tempered through appropriate mitigation measures designed to bolster greenspace/habitat connectivity (SA Obj. 7). Both the primary and secondary school are at capacity but could be expanded. The surgery at Malmesbury can meet additional patient demand (SA Obj. 9).

7.4.43 The assessment has also identified two major beneficial effects. The site would have the potential to significantly boost the supply of a range of homes in the area and help meet the identified need for affordable housing (SA Obj. 8) and development of the site for housing could also contribute to the local economy through use of local shops and services (SA Obj. 11). A minor beneficial effect would occur as the development would generate direct and indirect construction employment (SA Obj. 12).

7.4.44 Notwithstanding the moderate adverse effects that would need to be addressed, this site is assessed as more sustainable within this area of search.

Site 3129 - The Street, Hullavington

Site Overview

7.4.45 This site option was previously rejected at Stage 2 of the Council's site selection process, however further information has come forward during the pre-submission consultation and this site has now been taken forward for SA.

7.4.46 This site option is located in the village of Hullavington. With an area of 1.48ha, the site has a capacity for approximately 36 dwellings; however, mitigation measures might reduce this number.

Assessment Results

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

7.4.48 Three moderate adverse effects have been identified. The site is within Groundwater Source Protection Zone 2 therefore impacts on groundwater would need mitigation and further advice would need to be sought from the Environment Agency. The development of the site may need to make provision for on-site surface and foul water drainage. As a whole there is no capacity at the Hullavington treatment works due to work at Grittleton adding to network. The potential to introduce pollution prevention measures, including SuDS should be investigated, however the latter could be problematic due to ground conditions (SA Obj. 3). The site is located within Flood Zone 1 however groundwater may require testing and monitoring for at least 12 months to determine summer and winter water levels. Surface water drainage systems would need to be sealed as per sewers; and conventional soakaways/infiltration may not work effectively which may be problematic. A Flood Risk Assessment would be required. SuDS could be problematic due to ground conditions (SA Obj. 5b). There is no footway or lighting on the Hullavington C1 road to the north of the village. To facilitate good walking/ cycling connections the road will need to be crossed safely to access the village as there is currently no crossing. Furthermore, given the limited services within Hullavington it is however likely that residents would be reliant on the use of a private vehicle (SA Obj. 10).

7.4.49 The assessment has identified a range of minor adverse effects. The site is an area of flat rough grazing fields with hedgerows forming current boundaries within the site. There are no significant records (or other relevant information) for protected species within or immediately adjacent to the site. An ecological assessment would nonetheless be required (SA Obj. 1). Development of the site would 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, as well as other issues such as 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). Development on this site is unlikely to give rise to significant impacts on the historic environment of Hullavington. The site is approximately 165m from the Hullavington Airbase conservation area however separated by green fields and hedgerow. A Heritage Impact Assessment would be required. The site has low archaeological potential however archaeological assessment would be required (SA Obj. 6). Housing development at this site would result in a minor adverse impact on the visual amenity of the village, however such impacts could be tempered through appropriate mitigation measures designed to bolster greenspace/habitat connectivity (SA Obj. 7). Both the primary and secondary school are at capacity but could be expanded. The surgery at Malmesbury can meet additional patient demand (SA Obj. 9).

7.4.50 The assessment has also identified two major and one minor beneficial effect. The site would have the potential to significantly boost the supply of a range of homes in the area

and help meet the identified need for affordable housing (SA Obj. 8) and development of the site for housing could also contribute significantly to the local economy through use of local shops and services (SA Obj. 11). A minor beneficial effect would occur as the development would generate direct and indirect construction employment (SA Obj. 12).

7.4.51 Notwithstanding the moderate adverse effects that would need to be addressed, this site is assessed as more sustainable within this area of search.

OM011 - Land at Hullavington airfield

Site Overview

7.4.52 This is a new site that has been added following the pre-submission consultation. This site option is located in the village of Hullavington. With an area of 72ha, the site has a capacity for approximately 1,200 – 1,500 dwellings; however, mitigation measures might reduce this number.

Assessment Results

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

7.4.54 Eight moderate adverse effects have been identified. The site is predominately a greenfield site and would have some adverse effects regarding fragmentation of existing habitats, such as hedgerows on the field boundary. The protection and enhancement of protected and notable species recorded in this area will need consideration through appropriate mitigation measures - buildings on the adjacent airfield support Annex II bat species, therefore it is vital that connectivity of habitat is retained and maintained within any adjacent development to ensure no change in the functionality of the landscape for these bats. An ecological assessment would be required (SA Obj. 1). Development of the site would result in the inevitable loss of a large area of greenfield land and the site is isolated from the village (SA Obj. 2).

7.4.55 The site is within Groundwater Source Protection Zone 2 therefore impacts on groundwater would need mitigation and further advice would need to be sought from the Environment Agency. There are no public surface water systems at this location and storm/surface water flows are managed in land drainage systems. The development of the site may therefore need to make provision for on-site surface and foul water drainage. As a whole there is no capacity at the Hullavington treatment works due to work at Grittleton adding to network. The potential to introduce pollution prevention measures, including SuDS should be investigated, however the latter could be problematic due to ground conditions (SA Obj. 3). 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, as well as other issues such as noise, dust and lighting. The size of the site and its location (to the north of the village of Hullavington and not well related to the services offered at the village level) is likely to increase local car and commuter traffic (SA Obj. 4). The site is located within Flood Zone 1 however surface water and foul drainage disposal may be an issue and conventional soakaways/infiltration may not work effectively which may be problematic. A Flood Risk Assessment would be required. SuDS could be problematic due to ground conditions (SA Obj. 5b).

7.4.56 Housing development at this site would result in a moderate adverse impact on the visual amenity of the village as the site is isolated and in open countryside to the northern of the built edge of Hullavington surrounded by predominately agricultural land and the site is large in size (SA Obj. 7). The site is not within reasonable walking or cycling proximity to the limited services and facilities in the village however there is more limited access to the types of facilities found in larger settlements such as hospitals or colleges and this would lead to a reliance of the private vehicle. A development of this size would need to be supported by a new primary school - mitigation would be required to cater for additional secondary school pupil demand and patient demand in the health services (SA Obj. 9).

7.4.57 With regards to Obj. 10, the site is isolated from the village and not connected by a footway and it is uncertain how this would be achievable. Village services and connection to the bus network are not within walking distance and it is likely that residents would be reliant on the use of a private vehicle (SA Obj. 10).

7.4.58 The assessment has identified two minor adverse effects. 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). There are no Listed Buildings or Schedule Monuments in close proximity of the site. The site is adjacent to a Conservation Area, with two non-listed hangars adjacent to the southern boundary of the site. A Heritage Impact Assessment would be required. The site has low archaeological potential (SA Obj. 6).

7.4.59 The assessment has also identified two major and one moderate beneficial effect. The site would have the potential to significantly boost the supply of a range of homes in the area and help meet the identified need for affordable housing (SA Obj. 8) and development of the site for housing could also contribute significantly to the local economy through use of local shops and services (SA Obj. 11). A moderate beneficial effect would occur as the development would generate direct and indirect construction employment (SA Obj. 12).

7.4.60 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 797 – Manor Farm, Kington St Michael

Site Overview

7.4.61 This site option located in the village of Kington St Michael. With an area of 1.74ha, the site has a capacity for approximately 42 dwellings; however, mitigation measures might reduce this number.

Assessment Results

7.4.62 One major adverse effect has been identified for this site. The site is located within the Kington St Michael Conservation Area. The development here would be unacceptable due to the impact on the Conservation Area and on the historic building line which is principally ribbon development; the development would harm the setting of the heritage assets and the Conservation Area (SA Obj. 6).

7.4.63 Two moderate adverse effects have been identified. There is capacity from local mains for water supply. For foul water connecting flows may require upsizing works to bolster downstream network. There is no design capacity available in the existing sewerage water system. No planned investment works are scheduled until after 2020. However, there is no evidence to suggest that development of the site for housing could not be capable of being supported by planned water and sewerage infrastructure capacity. Disposal of surface water is likely to be an issue and may require crossing of third party land, and may require pumping to obtain an outfall. Consideration should be given to the inclusion of SuDS process to control the risk of surface water flooding from impermeable surfaces. The site is within Groundwater Source Protection Zone 2 therefore detailed consideration of the potential effects of development on groundwater resources would be also required (SA Obj. 3). The site is within Flood Zone 1. As such, the development of the site for housing is unlikely to lead to an increased risk of fluvial flooding from main river and/or ordinary watercourses. However, disposal of surface water is likely to be an issue and may require crossing of third party land and pumping to obtain an outfall. A Flood Risk Assessment would be required and the feasibility of using SuDS should be investigated (SA Obj. 5b).

7.4.64 The assessment has identified a range of minor adverse effects. The site is currently large fields used for grazing, with field boundary hedgerows and mature trees which may support some protected species. Further ecological surveys would therefore be required

(SA Obj. 1). Development of the site would result in the inevitable loss of agricultural / 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, as well as other issues such as 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). There are views into the site from a number of locations from residential properties, though the visual impact could be mitigated to address landscape impacts and be designed to bolster greenspace/habitat connectivity (SA Obj. 7). The local primary school has some surplus places. For secondary school provision, the expansion of one or more of the Chippenham Secondary Schools will be required. Mitigation would also be required to support additional patient capacity within the relevant doctors surgery (SA Obj. 9). Direct vehicular access to this site is considered to be achievable off the main road through the village which has a footway. The site is closely related to the village and is within walking distance of the services and facilities within the settlement. There is more limited access to the types of facilities found in higher order settlements such as Chippenham which means residents are likely to rely upon use of the private car to reach larger services and facilities (SA Obj. 10).

7.4.65 The assessment has also identified one major beneficial and one moderate effect. The site would have the potential to significantly boost the supply of a range of homes in the area and help meet the identified need for affordable housing (SA Obj. 8) and development of the site for housing could also moderately contribute to the local economy through use of local shops and services (SA Obj. 11). A minor beneficial effect would occur as the development would generate direct and indirect construction employment (SA Obj. 12).

7.4.66 Given the major adverse effects associated with the Conservation Area, the site should not be considered further in the site selection process.

Site 474b – Land adjacent to The Old Forge, The Street Manor Farm, Yatton Keynell

Site Overview

7.4.67 This site option located in the village of Yatton Keynell. With an area of 0.27ha, the site has a capacity for approximately 7 dwellings; however, mitigation measures might reduce this number.

Assessment results

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

7.4.69 Four moderate adverse effects have been identified. There is limited capacity available from local mains which may require network reinforcement if additional capacity is required to serve other development sites in the village. An off-site foul water connecting sewer exists with capacity for foul water flows only (and not storm water). There is no design capacity available in existing storm water system. Development of the site would be unable to proceed without satisfactory outfall for an agreed surface water discharge. There are no programmed investment works until 2020. The site falls within a groundwater vulnerability area and further assessment would be required. Conventional soakaways/infiltration systems may not work effectively due to soil/geological conditions. Numerous ponds in the general area indicate a high standing water level and to reach ponds would involve crossing third party land (SA Obj. 3). The site is located within Flood Zone 1. As such, the development of the site for housing is unlikely to lead to an increased risk of fluvial flooding from main river and/or ordinary watercourses. However, there are numerous ponds in the general area indicating a high standing water level. A Flood Risk Assessment would be required and the feasibility of using SuDS should be investigated (SA Obj. 5b). The site is located approximately 90m north from the grade II

Listed Building, The School House and School. The Yatton Keynell Conservation Area is approximately 230m to the north of the site. Whilst it is likely that there would be little impact on the setting of the nearby Conservation Area, the site would not be in keeping with the historic building line of the southern end of the village. An historic Landscape Characterisation Assessment would be required to support development at this site. The archaeological potential of the site is low (SA Obj. 6). The site is adjacent to the Cotswold AONB, and mitigation of effects from development of this site on the AONB would likely be problematic. The site is reasonably well enclosed from the wider landscape, but occupies a prominent position in relation to the historic linear building line of the village (SA Obj. 7).

7.4.70 The assessment has also identified a range of minor adverse effects. The site is currently in domestic use which generally has limited ecological value due to the nature of the land use. At the boundaries there is a mixture of low level fencing and hedgerows with few trees that may support protected species and therefore ecological assessment would be required (SA Obj. 1). Development of the site would 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, as well as other issues such as 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 primary school is almost full and forecast to remain so however the site is sufficiently large to allow for future expansion. Expansion of one or more of the Chippenham secondary schools will be required to cater for all of the proposed housing in and around Chippenham. Mitigation would be required to support additional patient capacity (SA Obj. 9). There is a footway opposite the entrance to the site and to facilitate good walking/ cycling connections the road will need to be crossed safely to access the village as there is currently no crossing. The site is related to the village and is within walking distance of the services and facilities within the settlement. There is more limited access to the types of facilities found in higher order settlements such as Chippenham and overall residents are likely to rely upon use of the private car (SA Obj. 10).

7.4.71 The assessment has also identified three minor beneficial effects. The site will have a minor effect on the supply of a range of homes in the area (SA Obj. 8). Development of the site for housing could marginally contribute to the local economy through use of local shops and services (SA Obj. 11) and would generate direct and indirect construction employment (SA Obj. 12).

7.4.72 Notwithstanding the moderate adverse effects that would need to be addressed, this site is assessed as more sustainable within this area of search.

Site 482 – Land East of Farrells Field, Yatton Keynell

Site Overview

7.4.73 This site option located in the village of Yatton Keynell. With an area of 1.32ha, the site has a capacity for approximately 31 dwellings; however, mitigation measures might reduce this number.

Assessment Results

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

7.4.75 Two moderate adverse effects have been identified. There is limited capacity available from local mains which may require network reinforcement which could support approximately 15 dwellings. There is a foul water off-site connecting sewer with capacity for foul water (rather than storm water). As such the site may need to be served by a pumped connection. The site will require a satisfactory outfall for agreed surface water discharge. There are no programmed investment works until 2020. The site falls within a groundwater vulnerability area and further assessment may be required. Consideration

should be given to the inclusion of SuDS, however there are known surface water disposal issues and conventional surface water systems may not work effectively due to soil/geological conditions (SA Obj. 3). The site is within Flood Zone 1 and falls within a groundwater vulnerability area. A Flood Risk Assessment would be required, and the feasibility of utilising SuDS would need investigated (SA Obj. 5b).

7.4.76 The assessment has identified a range of minor adverse effects. The site is currently in rough grazing / arable use, with hedgerow boundaries and a woodland corridor along the western boundary. As there is the potential for protected species, further ecological surveys would be required (SA Obj. 1). Development of the site would 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, as well as other issues such as 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). Though there are a large number of listed buildings in Yatton Keynell the development should not adversely impact on the setting of these buildings. The archaeological potential of the site is medium and therefore archaeological assessment would be required (SA Obj. 6). Yatton Keynell is predominately within the AONB to the north of the site however the site lies outside of the AONB. Housing development at this site would result in potential landscape and visual impacts, however the impacts that could be successfully mitigated with robust mitigation and enhancement strategies. The site would require a buffer to mature hedgerows and trees (SA Obj. 7). The primary school is almost full and forecast to remain so however the site is sufficiently large to allow for future expansion. As the numbers of dwellings are reasonably low, expansion of the school would not be necessary. Expansion of one or more of the Chippenham secondary schools will be required to cater for all of the proposed housing in and around Chippenham. Mitigation would be required to support additional patient capacity (SA Obj. 9). Direct vehicular access to this site is available from the B4039. The site is closely related to the village and is within walking distance of the services and facilities within the settlement. However, types of facilities found in higher order settlements such as Chippenham mean that overall residents are likely to rely upon use of the private car (SA Obj. 10).

7.4.77 The assessment has also identified a major and one moderate beneficial effects. The site would have the potential to significantly boost the supply of a range of homes in the area and help meet the identified need for affordable housing (SA Obj. 8) and development of the site for housing could also moderately contribute to the local economy through use of local shops and services (SA Obj. 11). A minor beneficial effect would be likely as the development would generate direct and indirect construction employment (SA Obj. 12).

7.4.78 Notwithstanding the moderate adverse effects that would need to be addressed, this site is assessed as more sustainable within this area of search.

Site 643 – Land at Littlemead Farm, Yatton Keynell

Site Overview

7.4.79 This site option located in the village of Yatton Keynell. With an area of 0.75ha, the site has a capacity for approximately 18 dwellings; however, mitigation measures might reduce this number.

Assessment Results

7.4.80 One major adverse effect has been identified for this site. Direct vehicular access to this site is considered to be achievable off the B4039 however there is no footway which would make walking into the village dangerous. Accessibility in general is poor for this site as the site is not well related to the village and is a significant walking distance to services and facilities within the settlement (SA Obj. 10).

7.4.81 Three moderate adverse effects have been identified. The site is on flat grazing/paddock/extended garden from existing farmhouse which is surrounded by outbuildings which have the potential to support bat roosts and may be used by nesting birds. There are also a number of hedgerows that may support protected species. Further ecological surveys would be required (SA Obj. 1). There is limited capacity available from local mains which may require network reinforcement. Only an off-site connecting sewer with capacity for foul water flows (rather than storm water) exists. There is no design capacity available in existing storm water system. Development of the site would require a satisfactory outfall for an agreed surface water discharge. There are no programmed investment works until 2020. The site is within Groundwater Source Protection Zone 2 and therefore detailed consideration of the potential effects of development on groundwater resources would be required. Consideration should be given to the inclusion of SuDS within any subsequent planning process to control the risk of surface water flooding from impermeable surfaces, though these may be constrained by ground conditions (SA Obj. 3). The site is located within Flood Zone 1. The site falls within the groundwater vulnerability area and conventional soakaways/infiltration systems for managing storm/surface water may not work effectively. A Flood Risk Assessment would be required (SA Obj. 5b).

7.4.82 The assessment has identified a range of minor adverse effects. Development of the site would result in the inevitable loss of agricultural / 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, as well as other issues such as 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). Though there are a number of listed buildings in Yatton Keynell the development should not adversely impact on the setting of these buildings. There are no Scheduled Monuments within close proximity to the site. The Yatton Keynell Conservation Area is approximately 460m to the north of the site and therefore a Heritage Impact Assessment would be required. Archaeological potential is low (SA Obj. 6). The site is surrounded by open countryside with the exception of a residential property to the north. It would be likely that the site would have to come forward with the adjoining site to the north otherwise it would be an isolated development in open countryside. Visual impacts could be addressed through appropriate mitigation measures designed to bolster greenspace/habitat connectivity (SA Obj. 7). The primary school is almost full and forecast to remain so however the site is sufficiently large to allow for future expansion. Expansion of one or more of the Chippenham secondary schools will be required to cater for all of the proposed housing in and around Chippenham. Mitigation would be required to support additional patient capacity (SA Obj. 9).

7.4.83 The assessment has also identified a moderate and two minor beneficial effects. The site would have the potential to significantly boost the supply of a range of homes in the area and help meet the identified need for affordable housing (SA Obj. 8). Development of the site for housing could marginally contribute to the local economy through use of local shops and services (SA Obj. 11) and would generate direct and indirect construction employment (SA Obj. 12).

7.4.84 Given the major adverse effects associated with access and footpaths, the site should not be considered further in the site selection process.

OM015 - Land east of Yatton Keynell off B4039, Yatton Keynell

Site Overview

7.4.85 This is a new site that has been added following the pre-submission consultation. This site option is located in the village of Yatton Keynell. With an area of 1.6ha, the site has a capacity for approximately 40 dwellings; however, mitigation measures might reduce this number.

Assessment Results

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

7.4.87 Five moderate adverse effects have been identified. There is no design capacity available in existing storm water system. Development of the site would require a satisfactory outfall for an agreed surface water discharge. There are no programmed investment works until 2020. Conventional soakaways/infiltration systems may not work effectively due to soil/geological conditions. Numerous ponds in the general area indicating a high standing water level and to reach ponds could involve crossing third party land (SA Obj. 3). The site is located within Flood Zone 1 and a Flood Risk Assessment would be required. The site falls within a groundwater vulnerability area, which will require testing and monitoring for at least 12 months to determine summer and winter water levels. SuDS could be problematic due to ground conditions (SA Obj. 5b). The site is located approximately 95m to the north east from the grade II Listed Building, The School House and School. The Yatton Keynell Conservation Area is approximately 215m to the north west of the site, though the site is separated from these listed buildings by vegetation and existing development. A Heritage Impact Assessment would be required. The site has low archaeological potential. The site would not be in keeping with the historic building line of the southern end of the village. An Historic Landscape Characterisation Assessment will be required to be undertaken to support development at this site. (SA Obj. 6). The site is adjacent to the Cotswold AONB; mitigation of effects from development of this site on the AONB would likely be problematic to mitigate (SA Obj. 7). There is a footway opposite one of the possible entrances the site however there is no footway present at the other proposed access. The site is related to the village and is within walking distance of the services and facilities within the settlement. There is more limited access to the types of facilities found in higher order settlements such as Chippenham and overall residents are likely to rely upon use of the private car (SA Obj. 10).

7.4.88 The assessment has identified five minor adverse effects. The site is currently flat rough grazing land/ arable land. There are no significant records for protected species within or immediately adjacent to the site however an ecological assessment would be required (SA Obj. 1). Development of the site would 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, as well as other issues such as 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 within reasonable proximity to the limited services and facilities in the village however there is more limited access to the types of facilities found in larger settlements that would lead to a reliance of the private vehicle. The primary school has some surplus places and given the low capacity of the site this would not need an expansion of the school, however mitigation would be required to support additional capacity for secondary school places. The village has a doctor's surgery although capacity would need to be investigated (SA Obj. 9).

7.4.89 The assessment has also identified two moderate and one minor beneficial effect. The site would have the potential to boost the supply of a range of homes in the area and help meet the identified need for affordable housing (SA Obj. 8) and development of the site for housing could also contribute to the local economy through use of local shops and services (SA Obj. 11). A minor beneficial effect would occur as the development would generate direct and indirect construction employment (SA Obj. 12).

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

Conclusions & Recommendations

7.4.91 The aim of this assessment exercise has been threefold:

- Identification of more sustainable (preferred) site options for consideration in the preferred allocations;
- Identification of less sustainable (not preferred) site options which should only be considered if more sustainable options are undeliverable or if there are other reasons for considering these sites; and
- Identification of sites which should not be considered further.

7.4.92 The following conclusions and recommendations are reached:

More sustainable options for development:

- Site 689 - Land directly behind Gardeners Drive, Hullavington
- Site 690 - The Street – Hullavington
- Site 1112 - Land to rear of Newton, Hullavington
- Site 3162 - Rear of Darley House, The Street, Hullavington
- Site 3377 – Land at Green Lane, Hullavington
- Site 474b - Land adjacent to The Old Forge, The Street, Yatton Keynell
- Site 482 – Land East of Farrells Field, Yatton Keynell
- Site 3129: The Street, Hullavington

Less sustainable sites for development:

- OM011: Land at Hullavington airfield, Hullavington
- OM015: Land east of Yatton Keynell off B4039, Yatton Keynell

Sites which should not be considered further:

- Site 797 - Manor Farm, Kington St Michael
- Site 643 - Land at Littlemead Farm, Yatton Keynell

7.5 Devizes Community Area Remainder

Introduction

7.5.1 The seven site options under consideration in the Devizes Community Area Remainder were assessed through a sustainability appraisal (Stage 3) in order to identify more and less sustainable site options, and those sites which should not be considered further. This has informed the sites to be taken forward by Wiltshire Council to Stage 4 (the selection of preferred sites stage).

7.5.2 Following pre-submission, updates were made in relation to the cultural heritage baseline for Site 3268 and therefore this site has been re-assessed against SA Objective 6.

7.5.3 Figure 7.8 shows the location of the sites under consideration.

7.5.4 The assessment scores summary for all site options is presented in Table 7.4. The detailed assessment results for each site option are presented in the site options assessment tables at Annex I.

7.5.5 A number of common effects have been identified across all sites in this area of search. These are:

- Minor adverse effects (where mitigation is considered achievable) on biodiversity and potential effects on Salisbury Plain SPA through increased recreational pressure (SA Obj. 1);
- Minor adverse effects relating to potential impacts on the loss of agricultural land that could be BMV land (SA Obj.2);
- Moderate adverse effects on water resources due to potential requirements for improvements to foul and surface water drainage and issues with drainage due to soils conditions (SA Obj. 3);
- Minor adverse effects from environmental pollution (SA Obj. 4);
- Minor adverse effects in terms of impacts on climate change from development (SA Obj. 5a).
- Moderate adverse effects in terms of impacts of surface water flooding issues and challenges achieving a suitable drainage strategy (SA Obj. 5b);
- Minor adverse effects from development on landscape character (SA Obj. 7);
- Minor adverse effects relating to impacts from development on communities and their facilities (SA Obj. 9);
- Minor adverse effects associated with sustainable transport (SA Obj. 10);

7.5.6 A discussion of the assessment results for each site option is presented in sections 6.2-6.18.

7.5.7 Conclusions and Recommendations regarding the sustainability of the sites are presented in section 7.5.49. Following the re-assessment of site 3268 against SA Objective 6, all sites in this area of search are identified to be more sustainable sites. All of these sites have now been taken forward by Wiltshire Council for further consideration in Stage 4.

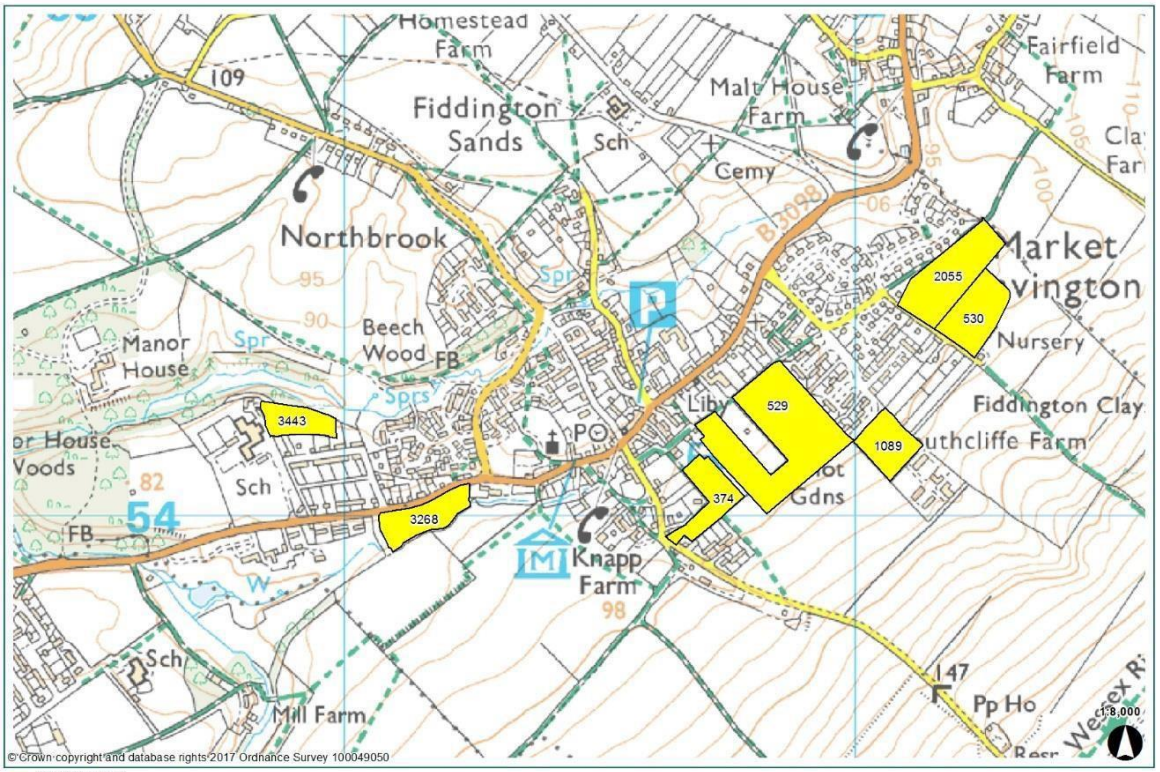

Figure 7.8. Market Lavington

Table 7.4. Devizes Community Area Remainder - Summary of Scores of Site Options Assessments

Area of search: Devizes Community Area Remainder															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	
Market Lavington																
529	Land at Southcliffe Road	c.92	-	-	- -	-	-	- -	- -	-	+ + +	-	-	+ +	+	Yes
530	Fiddington Hill	c.31	-	-	- -	-	-	- -	-	-	+ +	-	-	+	0	Yes
374	R/O 37 White Street	c.24	-	-	- -	-	-	- -	- -	-	+	-	-	+	+	Yes
3268	Land at the Spring	c.26	-	-	- -	-	-	- -	-	-	+	-	-	+	+	Yes
1089	Southcliffe	c.23	-	-	- -	-	-	- -	-	-	+	-	-	+	+	Yes
2055	Underhill Nursery	c.46	-	-	- -	-	-	- -	- -	-	+ +	-	-	+	0	Yes
3443	Land to the east of Lavington School	c.16	-	-	- -	-	-	- -	-	-	+	-	-	+	+	Yes

Site 529 - Land at Southcliffe Road, Market Lavington

Site Overview

7.5.8 This site option is located in the village of Market Lavington. With an area of 4.09ha, the site has a capacity for approximately 92 dwellings; however, mitigation measures could reduce this number.

Assessment Results

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

7.5.10 Moderate adverse effects have been identified for this site. Foul and surface water drainage may need to be improved. Drainage issues related to surface water and sewer flooding events have been recorded in the area and therefore a drainage strategy would be required. Surface water attenuation measures could be problematic to achieve given the soil conditions (SA Obj. 3). Surface water flooding issues are present in Market Lavington and achieving a suitable drainage strategy may be difficult. A flood risk assessment would be required (SA Obj. 5b). Effects on the setting of Market Lavington Conservation Area would likely be problematic to mitigate. A Heritage Impact Assessment would be required. Additionally, there is medium archaeological potential associated with a medieval settlement therefore archaeological assessment would be required (SA Obj. 6).

7.5.11 The assessment has identified a range of minor adverse effects. The site has priority BAP habitat (Traditional Orchard) with further priory BAP habitat approximately 100m to the south-west (Deciduous Woodland), therefore ecological assessment would be required. Market Lavington East County Wildlife Site is also approximately 650m east of the site. HRA screening has identified that development could affect the Salisbury Plain SPA through increased recreational pressure, therefore an appropriate assessment is required if the site is taken forward into any subsequent stage of the selection process (SA Obj. 1). Development of the site would result in the inevitable loss of greenfield / agricultural land and the site lies within a MSA resulting in potential sterilisation of viable mineral resources (SA Obj. 2). The site is not within a designated AQMA, but consideration would need to be given to the potential air quality impacts. Such issues could relate *inter alia* to noise, dust and lighting. 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 of low carbon energy sources and encouraging sustainable building practices (SA Obj.5a). Development would inevitably lead to a loss of greenfield land and extend the urbanising effect of the village; however, the site is relatively well contained. Whilst the development would alter the character and appearance of the site/immediate area this could be mitigated through provision of landscape planting (SA Obj. 7). There is spare capacity at the local primary school; however, the secondary school is already at capacity and would require expansion (SA Obj. 9). The site is within 1km of key facilities which would encourage sustainable transport modes. While regular bus services serve the wider area, residents would be likely to use private vehicles to access services further afield (SA Obj. 10).

7.5.12 The assessment has also identified several beneficial effects. A major beneficial effect is assessed in terms of the sites ability to deliver a range of homes to meet local need for affordable housing, boosting the local supply (SA Obj. 8). A moderate beneficial effect is assessed as development of the site for housing could contribute to the local economy through use of local shops and services once built (SA Obj. 11). This would directly and indirectly generate construction employment, constituting a minor beneficial effect (SA Obj. 12).

7.5.13 Notwithstanding the moderate adverse effects which would need to be addressed, this site is assessed as more sustainable within this area of search.

Site 530 - Fiddington Hill, Market Lavington

Site Overview

7.5.14 This site option is located in the village of Market Lavington. With an area of 1.3ha the site has a potential capacity for approximately 31 dwellings, although mitigation would reduce this number.

Assessment Results

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

7.5.16 Two moderate adverse effects have been identified for this site. Foul and surface water drainage may need to be improved. Drainage issues related to surface water and sewer flooding events have been recorded in the area and therefore a drainage strategy would be required. Surface water attenuation measures could be problematic to achieve given the soil conditions (SA Obj. 3). Surface water flooding issues are present in Market Lavington and achieving a suitable drainage strategy may be difficult. A flood risk assessment would be required (SA Obj. 5b).

7.5.17 The assessment has also identified a range of minor adverse effects. The site has boundary hedgerows which are a priority habitat. HRA screening has identified that development could affect the Salisbury Plain SPA through increased recreational pressure, therefore an appropriate assessment is required if the site is taken forward into any subsequent stage of the selection process (SA Obj.1) Development of the site would result in the loss of agricultural fields (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. 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 of low carbon energy sources and encouraging sustainable building practices (SA Obj. 5a). Whilst the site is located in proximity to the Market Lavington Conservation Area, development would be unlikely to directly/physically affect heritage assets or designations. However, the site lies in an area of medium archaeological potential and archaeological evaluation assessment would be required (SA Obj. 6). Development of the site for housing would inevitably lead to a loss of greenfield land and introduce an urbanising effect however this could be mitigated through provision of landscape planting over a significant area of the site (SA Obj. 7). There is spare capacity at the local primary school; however, the secondary school is at capacity and would require an expansion (SA Obj. 9). The site is within 1km of services/facilities in the village and therefore should be considered as being accessible. However, trips to nearby towns to access supermarkets, employment, secondary schools etc would likely involve the use of private car. (SA Obj. 10).

7.5.18 A neutral effect is expected overall in terms of generation of employment as although the development will generate direct and indirect construction employment, the loss of a nursery will result in loss of employment space (SA Obj. 12).

7.5.19 The assessment has also identified a moderate beneficial and two minor beneficial effects. The site would have the potential to moderately increase local population and boost the supply of a range of homes in the area and help meet local need for affordable housing. Minor beneficial effects are predicted as the site is relatively contained and sustainably located in relation to local services and facilities (SA Obj. 8) and the development of the site for housing could contribute to the local economy through use of local shops and services once built (SA Obj. 11).

7.5.20 Notwithstanding the moderate adverse effects which would need to be addressed, this site is assessed as more sustainable within this area of search.

Site 374 - R/O 37 White Street, Market Lavington

Site Overview

7.5.21 This site option is located in the village of Market Lavington. With an area of 1ha the site has potential capacity for approximately 24 dwellings; although mitigation measures could reduce this number.

Assessment Results

7.5.22 No major adverse effects have been identified for this site. Three moderate adverse effects have been identified for this site. Foul and surface water drainage may need to be improved. Drainage issues associated with the presence of natural springs and underlying chalk have been recorded in this area and could make surface water attenuation measures problematic. A drainage strategy would be required (SA Obj. 3). Surface water flooding issues are present in Market Lavington and achieving a suitable drainage strategy may be difficult. A flood risk assessment would be required (SA Obj. 5b). The setting of the Market Lavington Conservation Area and Listed Buildings are a key consideration as the site lies partly within and adjacent to the Conservation Area; a Heritage Impact Assessment would be required. The site also lies in an area of medium archaeological potential and there is sufficient evidence to suggest the presence of a medieval settlement and archaeological remains in the vicinity of the site. An archaeological assessment would therefore also be required (SA Obj. 6).

7.5.23 The assessment has also identified a range of minor adverse effects. The site has field boundary hedgerows and trees with the potential to support protected species. It is also in proximity of several BAP priority habitats. HRA screening has identified that development could affect the Salisbury Plain SPA through increased recreational pressure, therefore an appropriate assessment is required if the site is taken forward into any subsequent stage of the selection process (SA Obj. 1). The assessment has also identified a range of minor adverse effects. Development of the site would result in the loss of agricultural / 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. 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 of low carbon energy sources and encouraging sustainable building practices (SA Obj. 5a). Development would introduce an urbanising effect and alter the character and appearance of the site/immediate area though this could be mitigated through provision of landscape planting (SA Obj. 7). There is spare capacity at the local primary school; however, the secondary school is at capacity and would require an expansion (SA Obj. 9). The site is within 1km of services/facilities in the village and therefore should be considered as being accessible. However, trips to nearby towns to access supermarkets, employment, secondary schools etc would likely involve the use of private car (SA Obj. 10).

7.5.24 The assessment has also identified three minor beneficial effects. The site would have the potential to marginally increase local population and boost the supply of a range of homes in the area and help meet local need for affordable housing. In addition, the site is relatively contained and sustainably located in relation to local services and facilities (SA Obj. 8). Development of the site for housing could contribute to the local economy through use of local shops and services once built (SA Obj. 11) and would generate direct and indirect construction employment (SA Obj. 12).

7.5.25 Notwithstanding the moderate adverse effects which would need to be addressed, this site is assessed as more sustainable within this area of search.

Site 3268 - Land at the Spring, Market Lavington

Site Overview

7.5.26 This site option is located in the village of Market Lavington. With an area of 1.06ha the site has a potential capacity for approximately 26 dwellings, although mitigation measures could reduce this number.

Assessment Results

7.5.27 One major adverse effect was originally identified for this site in relation to SA Obj. 6. Following the review of new evidence, no major adverse effects have been identified for this site.

7.5.28 Two moderate adverse effects have been identified. Foul and surface water drainage may need to be improved. Drainage issues associated with the presence of natural springs and underlying chalk could make surface water attenuation measures problematic. A drainage strategy would be required (SA Obj. 3). Surface water flooding issues are present in Market Lavington and achieving a suitable drainage strategy may be difficult. A flood risk assessment would be required. A flood risk assessment would be required (SA Obj. 5b).

7.5.29 Minor adverse effects have also been identified for this site. The site is agricultural land used for grazing and is bound by hedgerows and trees which may support protected species. The site lies approximately 175m to the south of the Manor House Woods Ancient Woodland/County Wildlife Site. Development would be likely to impact on the stream and associated habitats along the southern boundary of the site. A Flood Risk Assessment would be required and mitigation is likely to include reducing housing density to achieve an adequate buffer to the stream corridor. HRA screening has identified that development could affect the Salisbury Plain SPA through increased recreational pressure, therefore an appropriate assessment is required if the site is taken forward into any subsequent stage of the selection process (SA Obj. 1). Development of the site would result in the inevitable loss of agricultural pasture 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. 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 of low carbon energy sources and encouraging sustainable building practices (SA Obj. 5a). The site lies outside the Market Lavington Conservation Area and some distance away from Listed Buildings within the village. In terms of historic landscape, the site has now been identified to have a low sensitivity, as evaluation has shown earthworks to be due to 19th century quarrying rather than medieval fish ponds as previously documented on record. The site has low archaeological interest. A Heritage Impact Assessment would need to be undertaken to ascertain the impact on the Conservation Area (SA Obj. 6). Development would introduce an urbanising effect and alter the character and appearance of the site/immediate area, however such impacts could be mitigated by landscape strategy incorporated into the development (SA Obj. 7). There is spare capacity at the local primary school; however, the secondary school is at capacity and would require an expansion (SA Obj. 9). The site is within 1km of services/facilities in the village and therefore should be considered as being accessible. However, trips to nearby towns to access supermarkets, employment, secondary schools etc would likely involve the use of private car (SA Obj. 10).

7.5.30 The assessment has also identified several minor beneficial effects. The site would have the potential to marginally increase local population and boost the supply of a range of homes in the area and help meet local need for affordable housing. In addition, the site is located on greenfield land on the southern edge of the built framework of the village and is relatively contained and sustainably located in relation to local services and facilities (SA Obj. 8). Development of the site for housing could contribute to the local economy through

use of local shops and services once built (SA Obj. 11) and would generate direct and indirect construction employment (SA Obj. 12).

7.5.31 Notwithstanding the moderate adverse effects which would need to be addressed, this site is assessed as more sustainable within this area of search.

Site 1089 - Southcliffe, Market Lavington

Site Overview

7.5.32 This site option is located in the village of Market Lavington. With an area of 0.97ha this site has a potential capacity for approximately 23 dwellings; although mitigation measures could reduce this number.

Assessment Results

7.5.33 No major adverse effects have been identified for this site. Two moderate adverse effects have been identified for this site. Foul and surface water drainage will need to be improved. Drainage issues associated with the presence of natural springs and underlying chalk could make surface water attenuation measures problematic. A drainage strategy would be required (SA Obj. 3). Surface water flooding issues are present in Market Lavington and achieving a suitable drainage strategy may be difficult. A flood risk assessment would be required as the water course running through the site introduces flood zones 2/3 (SA Obj. 5b).

7.5.34 Minor adverse effects have also been identified for this site. The site is in use as garden/residential uses and mature trees and hedgerows surround the site where there is the potential for protected species to be present. The site is also located approximately 350m to the west of Market Lavington East County Wildlife Site. Ecological assessment would be required. HRA screening has identified that development could affect the Salisbury Plain SPA through increased recreational pressure, therefore an appropriate assessment is required if the site is taken forward into any subsequent stage of the selection process (SA Obj. 1). Development of the site would result in the inevitable loss of agricultural garden 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. 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 of low carbon energy sources and encouraging sustainable building practices (SA Obj.5a). Whilst the site is located in proximity to the Market Lavington Conservation Area, development would be unlikely to directly/physically affect heritage assets or designations. However, the site has medium archaeological potential and archaeological assessment would be required (SA Obj. 6). Development would alter the character and appearance of the site/immediate area, however such impacts could be mitigated by landscape strategy incorporated into the development (SA Obj. 7). There is spare capacity at the local primary school; however, the secondary school is at capacity and would require an expansion (SA Obj. 9). The site is within 1km of services/facilities in the village and therefore should be considered as being accessible. However, trips to nearby towns to access supermarkets, employment, secondary schools etc. would likely involve the use of private car (SA Obj. 10).

7.5.35 The assessment has also identified three minor beneficial effects. The site would have the potential to marginally increase local population and boost the supply of a range of homes in the area and help meet local need for affordable housing. In addition, the site is located on land on the eastern edge of the built framework of the village and is relatively contained and sustainably located in relation to local services and facilities (SA Obj. 8). Development of the site for housing could contribute to the local economy through use of local shops and services once built (SA Obj. 11) and would generate direct and indirect construction employment (SA Obj. 12).

7.5.36 Notwithstanding the moderate adverse effects which would need to be addressed, this site is assessed as more sustainable within this area of search.

Site 2055 - Underhill Nursery, Market Lavington

Site Overview

7.5.37 This site option is located in the village of Market Lavington. With an area of 1.90ha the site has capacity for approximately 46 dwellings; however, mitigation could reduce this number.

Assessment Results

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

7.5.39 Three moderate adverse effects have been identified. Foul and surface water drainage will need to be improved. Drainage issues associated with the presence of natural springs and underlying chalk could make surface water attenuation measures problematic. A drainage strategy would be required (SA Obj. 3). Surface water flooding issues are present in Market Lavington and achieving a suitable drainage strategy may be difficult. A flood risk assessment would be required (SA Obj. 5b). Whilst the site is located in proximity to the Market Lavington Conservation Area, development would be unlikely to directly/physically affect heritage assets or designations however a Heritage Impact Assessment would still be required. An archaeological assessment has been carried out that has identified medieval remains and mitigation could be problematic (SA Obj. 6).

7.5.40 The assessment has also identified a range of minor adverse effects. The site includes areas of hedgerow and mature trees which may support protected species. The site also lies approximately 440m to the west of Market Lavington East County Wildlife Site. Ecological assessment would be required. HRA screening has identified that development could affect the Salisbury Plain SPA through increased recreational pressure, therefore an appropriate assessment is required if the site is taken forward into any subsequent stage of the selection process (SA Obj. 1). Development of the site would result in the loss of greenfield land used in part as a nursery (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. 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 of low carbon energy sources and encouraging sustainable building practices (SA Obj. 5a). Development would alter the character and appearance of the site/immediate area, however such impacts could be mitigated by landscape strategy incorporated into the development which may require a significant area of the site (SA Obj. 7). There is spare capacity at the local primary school; however, the secondary school is at capacity and would require expansion (SA Obj. 9). The site is within 1km of services/facilities in the village and therefore should be considered as being accessible. However, trips to nearby towns to access supermarkets, employment, secondary schools etc. would likely involve the use of private car (SA Obj. 10).

7.5.41 A neutral effect overall is expected in terms of generation of employment as whilst the development would generate direct and indirect construction employment, development of this site would remove an existing business/employment use (SA Obj. 12).

7.5.42 The assessment has also identified a moderate and minor beneficial effect. The site would have the potential to have a moderate beneficial effect by increasing the local population and boost the supply of a range of homes in the area and help meet local need for affordable housing. In addition, the site is relatively contained and sustainably located in relation to local services and facilities (SA Obj. 8). A minor beneficial effect is assessed relating to the development of the site for housing which could contribute to the local economy through use of local shops and services once built (SA Obj. 11).

7.5.43 Notwithstanding the moderate adverse effects which would need to be addressed, this site is assessed as more sustainable within this area of search.

Site 3443 - Land to the east of Lavington School, Market Lavington

Site Overview

7.5.44 This site option is located in the village of Market Lavington. With an area of 0.75ha the site has a potential capacity for approximately 16 dwellings; although mitigation could reduce this number.

Assessment Results

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

7.5.46 Two moderate adverse effects have been identified for this site. Foul and surface water drainage will need to be improved. Drainage issues associated with the presence of natural springs and underlying chalk could make surface water attenuation measures problematic. A drainage strategy would be required (SA Obj. 3). Surface water flooding issues are present in Market Lavington and achieving a suitable drainage strategy may be difficult. A water course to the north of the site is within Flood Zones 2/3 and therefore a detailed Flood Risk Assessment should be undertaken (SA Obj. 5b).

7.5.47 The assessment has also identified a range of minor adverse effects. The site boundaries are demarcated by mature hedgerows and trees associated with Ancient Woodland/Manor House Woods CWS. These may support protected species and ecological assessment would be required. HRA screening has identified that development could affect the Salisbury Plain SPA through increased recreational pressure, therefore an appropriate assessment is required if the site is taken forward into any subsequent stage of the selection process (SA Obj. 1). Development of the site would result in the 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. 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 of low carbon energy sources and encouraging sustainable building practices (SA Obj. 5a). Whilst the site is located in proximity to the Market Lavington Conservation Area and several Listed Buildings, development would be unlikely to directly/physically affect heritage assets or designations. The site lies in an area of low archaeological potential; and a low sensitivity to change. However, as the land is greenfield, archaeological assessment would be required (SA Obj. 6). Development would alter the character and appearance of the site/immediate area, however such impacts could be mitigated by landscape strategy incorporated into the development (SA Obj. 7). There is spare capacity at the local primary school; however, the secondary school is at capacity and would require expansion (SA Obj. 9). The site is within 1km of services/facilities in the village and therefore should be considered as being accessible. Trips to nearby towns to access supermarkets, employment, secondary schools etc. would likely involve the use of private car (SA Obj. 10).

7.5.48 The assessment has also identified several minor beneficial effects. The site would have a positive effect through the potential to increase local population and boost the supply of a range of homes in the area and help meet local need for affordable housing. In addition, the site is relatively contained and sustainably located in relation to local services and facilities (SA Obj. 8). Development of the site could contribute to the local economy through use of local shops and services once built (SA Obj. 11) and would generate direct and indirect construction employment (SA Obj. 12).

7.5.49 Notwithstanding the moderate adverse effects which would need to be addressed, this site is assessed as more sustainable within this area of search.

Conclusions & Recommendations

7.5.50 The aim of this assessment exercise has been threefold:

- Identification of more sustainable (preferred) site options for consideration in the preferred allocations;
- Identification of less sustainable (not preferred) site options which should only be considered if more sustainable options are undeliverable or if there are other reasons for considering these sites; and
- Identification of sites which should not be considered further.

7.5.51 The following conclusions and recommendations are reached:

More sustainable options for development:

- Site 529 - Land at Southcliffe Road
- Site 530 - Fiddington Hill
- Site 374 - R/O 37 White Street
- Site 1089 - Southcliffe
- Site 2055 - Underhill Nursery
- Site 3443 - Land to the east of Lavington School
- Site 3268 - Land at the Spring

Less sustainable options for development:

- There are no less sustainable sites in this area of search.

Sites which should not be considered further:

- There are no sites which should not be considered further in this area of search.

7.6 Malmesbury Community Area

Introduction

7.6.1 Two site options were considered in the Malmesbury Community Area and have been assessed through a sustainability appraisal (Stage 3) in order to identify more and less sustainable sites, and those sites which should not be considered further within the area of search. This has informed the sites to be taken forward by Wiltshire Council to Stage 4 (the selection of preferred sites stage).

7.6.2 Following pre-submission, the following changes were made in this Community Area Remainder:

- One new site was added to this Community Area - Site OM014 Land at Tuners Lane, Crudwell;
- The score of Objective 11 for Site 3233 has been updated to amend a previous error.

7.6.3 Figures 7.9 and 7.10 show the location of the sites under consideration.

7.6.4 The assessment scores summary for all site options is presented in Table 7.5. The detailed assessment results for each site option are presented in the site options assessment tables at Annex I.

7.6.5 A number of common effects have been identified for both sites in Malmesbury. These are:

- Minor adverse effects (where mitigation is considered achievable) in terms of biodiversity (SA Obj. 1);
- Minor adverse effects due to the potential for loss of best and most versatile agricultural land (SA Obj. 2);
- Minor adverse effects from environmental pollution (SA Obj. 4)
- Minor adverse effects associated with impacts on and vulnerability to climate change (SA Obj. 5a and SA Obj. 5b);
- Minor effects from development on landscape character (SA Obj. 7);
- Minor adverse effects relating to impacts from development on communities and facilities (SA Obj. 9);
- Minor adverse effects associated with the proximity of services and increase in use of private car (SA Obj. 10);
- A moderate and a major beneficial effect associated with the provision of good quality, affordable housing (SA Obj. 8); and
- Minor beneficial effects from development contributing to the local economy (SA Obj. 11) and through the generation of employment locally (SA Obj. 12).

7.6.6 A discussion of the assessment results for each site options is presented below.

7.6.7 Conclusions and recommendations regarding the sustainability of the sites are presented in section 7.6.21. Sites 3233, 3128 and OM014 are assessed as more sustainable sites within this area of search. All three sites have been taken forward by Wiltshire Council for further consideration in Stage 4.

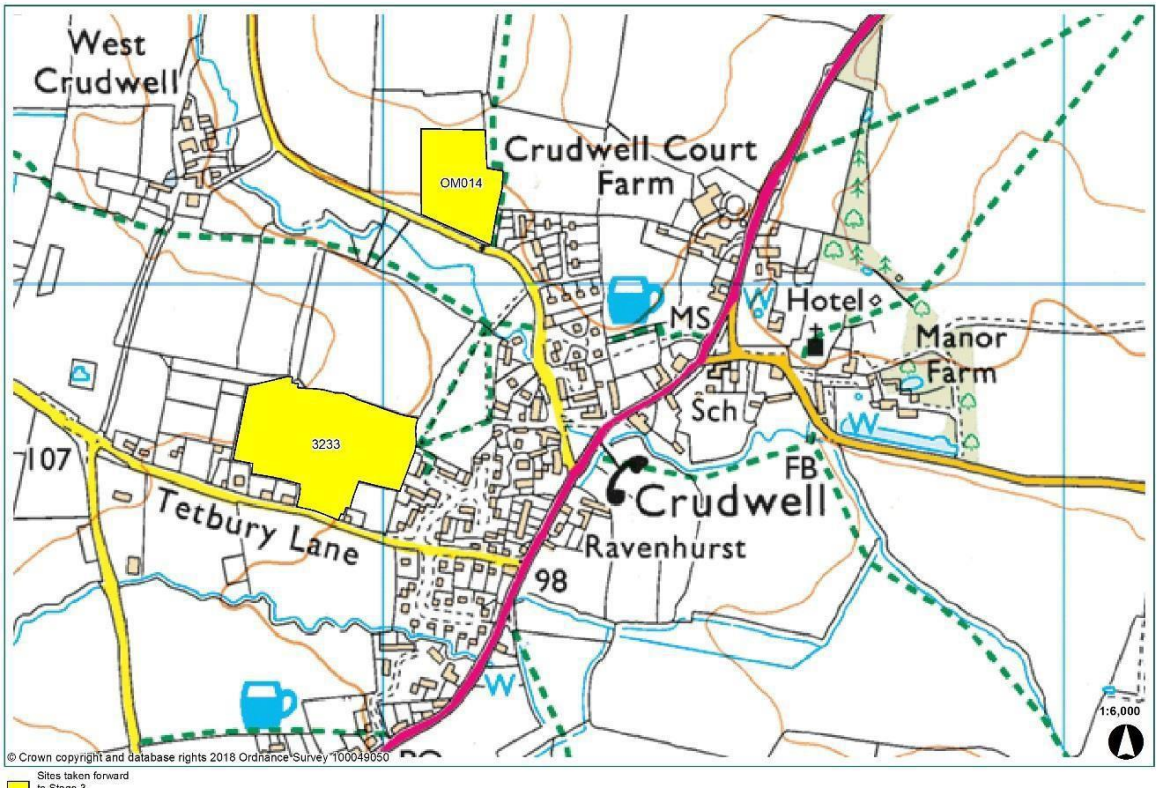

Figure 7.9. Crudwell

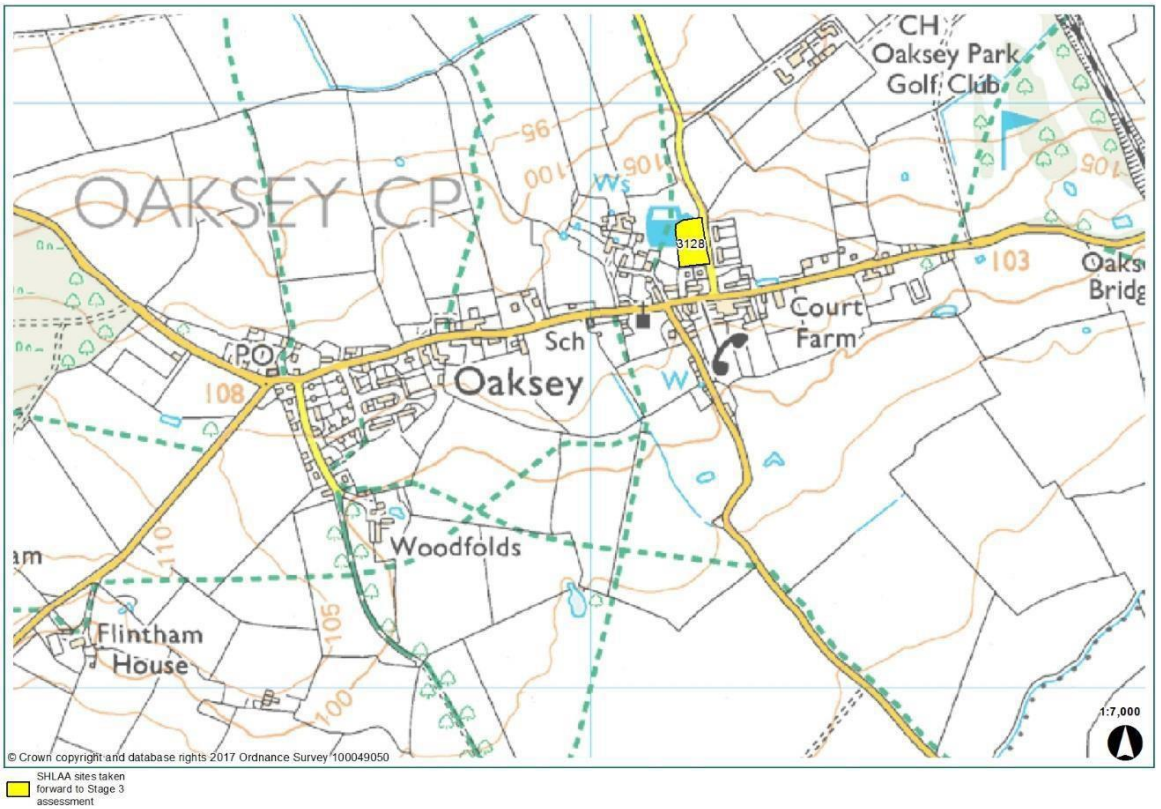

Figure 7.10. Oaksey

Table 7.5. Malmesbury Community Area - Summary of Scores of Site Options Assessments

Area of search: Malmesbury															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	
Crudwell																
Site 3233	Land at Ridgeway Farm	c.70	-	-	- -	-	-	-	-	-	+ + +	-	-	+ +	+	Yes
Site OM014	Land at Tuners Lane	c.40	-	-	- -	-	-	- -	- -	-	+ + +	-	-	+ +	+	Yes
Oaksey																
Site 3128	Land off Wick Road	c.11	-	-	-	-	-	-	- -	-	+ +	-	-	+	+	Yes

Site 3233 – Land at Ridgeway Farm, Crudwell

Site Overview

7.6.8 This site option is located in Crudwell. With an area of 3.58ha the site has a capacity for approximately 70 dwellings, although mitigation measures could reduce this number.

Assessment Results

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

7.6.10 One moderate adverse effect has been identified. The site is within Source Protection Zone 1 and potential significant effects on water quality could arise from development. Any discharge into the local watercourses would need to be at a controlled rate, however surface water systems are already at capacity in this location (SA Obj. 3).

7.6.11 The assessment has identified a range of minor adverse effects. There are no designations on the site and no known protected species. BAP Priority habitat (hedgerows) is present on site, and Great Crested Newt are within 250m of the site. Ecological assessment of the site would be required (SA Obj. 1). Development of the site would result in the inevitable loss of greenfield / agricultural land (SA Obj. 2). The site is not within an AQMA but there are likely to be minor adverse effects arising from development in this location due to the likely increase in vehicular trips. 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 of low carbon energy sources and encouraging sustainable building practices (SA Obj. 5a). The site is located within Flood Zone 1 however due to the size of the site, a Flood Risk Assessment would be required (SA Obj. 5b).

7.6.12 Minor adverse effects have also been identified as although the site does not directly affect any designated heritage assets and is unlikely to affect the setting of Crudwell Conservation Area 110m to the east, the archaeological potential of the site is assessed as 'medium'. A Heritage Impact Assessment would nonetheless be required, as would an archaeological assessment (SA Obj. 6). Development at this site would result in potential landscape and visual impacts, however it is considered that these could be successfully mitigated with robust mitigation and enhancement strategies. Public footpath CRUD9 is due to be extended as part of a recently permitted development on the site and will pass through the site; this may require diversion (SA Obj. 7). The site is located within a reasonable walking / cycling distance to the centre of the village however consideration of capacity in local schools and health facilities would need to be undertaken. The local primary school is full but expansion may be possible (SA Obj. 9). The site has existing access and is closely related to the village and is within walking distance of the services and facilities within the settlement but part of the route lacks a footway. Scope to extend footpath provision would need to be investigated (SA Obj. 10).

7.6.13 The assessment has also identified one major and two minor beneficial effects. The site will have a major positive contribution to housing supply and help meet local needs and has the potential to deliver a significant level of affordable units alongside open market units (SA Obj. 8). A moderate beneficial effect may also arise as the development would potentially directly assist in the support of viable local shops and services as well as generate direct and indirect construction employment, and will help stimulate the local economy once built (SA Obj. 11). Although the site allocation is for housing, this in itself will generate direct and indirect construction employment, and will help stimulate the local economy once built (SA Obj. 12).

7.6.14 Notwithstanding the moderate adverse effects which would need to be addressed, this site is assessed as more sustainable within this area of search.

Site OM014 – Land at Tuners Lane, Crudwell

Site Overview

7.6.15 This site option is located in Crudwell. With an area of 1.5ha the site has a capacity for approximately 40 dwellings, although mitigation measures could reduce this number.

Assessment Results

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

7.6.17 Three moderate adverse effects have been identified. The site is within a Groundwater Source Protection Zone 1 and potential significant effects on water quality could arise from development. Any discharge into the local watercourses would need to be at a controlled rate (SA Obj. 3). The site is located within Flood Zone 1, with Flood Zone 2 and 3 to the south of Turners Lane. There are a number of watercourses in close proximity to site which may lead to localised surface water flooding. Any proposals to develop the site would need to be supported by a flood risk assessment (SA Obj. 5b). The site is located to the west of the Crudwell Conservation Area and Development of the site may affect the setting of the conservation area and its significance. as Archaeological potential of the site is low, an archaeological assessment would nonetheless also be required (SA Obj. 6).

7.6.18 The assessment has identified a range of minor adverse effects. There are no designations on the site and no known protected species. BAP Priority habitat (hedgerows) is present on site. Ecological assessment of the site would be required (SA Obj. 1). Development of the site would result in the inevitable loss of greenfield / agricultural land (SA Obj. 2). The site is not within an AQMA but there are likely to be minor adverse effects arising from development in this location due to the likely increase in vehicular trips. 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 of low carbon energy sources and encouraging sustainable building practices (SA Obj. 5a).

7.6.19 Development at this site would result in potential landscape and visual impacts, however it is considered that these could be successfully mitigated with robust mitigation and enhancement strategies (SA Obj. 7). The site is located within a reasonable walking / cycling distance to the centre of the village however consideration of capacity in local schools and health facilities would need to be undertaken. The local primary and secondary schools are full but expansion may be possible (SA Obj. 9). The site has existing access and is closely related to the village and is within walking distance of the services and facilities within the settlement but part of the route lacks a footway. Scope to extend footpath provision would need to be investigated (SA Obj. 10).

7.6.20 The assessment has also identified one major, one moderate and one minor beneficial effect. The site will have a major positive contribution to housing supply and help meet local needs and has the potential to deliver a significant level of affordable units alongside open market units (SA Obj. 8). Moderate beneficial effects may also arise as the development would potentially directly assist in the support of viable local shops and services as well as generate direct and indirect construction employment, and will help stimulate the local economy once built (SA Obj. 11). Although the site allocation is for housing, this in itself will generate direct and indirect construction employment, and will help stimulate the local economy once built (SA Obj. 12).

7.6.21 Notwithstanding the moderate adverse effects which would need to be addressed, this site is assessed as more sustainable within this area of search.

Site 3128 – Land off Wick Road, Oaksey

Site Overview

7.6.22 This site option is located in Oaksey. With an area of 0.39ha the site has a capacityfor approximately 11 dwellings; although mitigation measures may reduce this number.

Assessment Results

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

7.6.24 One moderate adverse effect has been identified. The site forms an important open space within Oaksey Conservation Area and is located close to listed buildings; development of the site may affect the setting to these assets and their significance. A Heritage Impact Assessment would be required and mitigation measures may result in the need to reduce the extent and/or density of development. Archaeological potential of the site is 'medium' and archaeological assessment would be required (SA Obj. 6).

7.6.25 The assessment has identified a range of minor adverse effects. There are no designations on the site however there is BAP Priority Habitat (Hedgerow) on site and potential protected species in the wider area. Ecological assessment of the site would be required (SA Obj. 1). Development of the site would result in the inevitable loss of greenfield / agricultural land (SA Obj. 2). The site is within Source Protection Zone 2 and potential water quality impacts would need to be investigated. There is capacity in water supply and sewers (SA Obj. 3). The site is not within an AQMA but there are likely to be minor adverse effects arising from development in this location due to the likely increase in vehicular trips. 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 of low carbon energy sources and encouraging sustainable building practices (SA Obj. 5a).

7.6.26 Minor adverse effects have also been identified. There are no surface water systems at this location and surface water flows to land drainage systems. The site would be unable to proceed without a satisfactory surface water outfall being installed. (SA Obj. 5b). Development of the site could affect the character and appearance of the site and its surroundings, though this could be mitigated through a landscape plan incorporated into the development (SA Obj. 7). The site is located within a reasonable walking/cycling distance to limited services and facilities in the village centre however consideration of capacity in local schools and health facilities would be required; the primary school has some surplus places at present. Secondary school capacity is forecast to be full but expansion could be possible (SA Obj. 9). The site is within walking distance of a number of the services within the village however a short section of the route lacks a footway; scope to extend footpath provision would need to be investigated (SA Obj. 10).

7.6.27 The assessment has also identified one moderate and two minor beneficial effects. The site will have a moderate positive effect through the contribution to housing supply and help meet local needs and has the potential to deliver affordable units alongside open market units (SA Obj. 8). The development would potentially have a minor beneficial effect by directly assisting in the support of viable local shops and services as well as generate direct and indirect construction employment, and will help stimulate the local economy once built (SA Obj. 11). Although the site allocation is for housing, this in itself will generate direct and indirect construction employment, and will help stimulate the local economy once built (SA Obj. 12).

7.6.28 Notwithstanding the moderate adverse effects which would need to be addressed, this site is assessed as more sustainable within this area of search.

Conclusions & Recommendations

7.6.29 The aim of this assessment exercise has been threefold:

- Identification of more sustainable (preferred) site options for consideration in the preferred allocations;

- Identification of less sustainable (not preferred) site options which should only be considered if more sustainable options are undeliverable or if there are other reasons for considering these sites; and
- Identification of sites which should not be considered further.

7.6.30 The following conclusions and recommendations are reached:

More sustainable options for development:

- Site 3233 - Land at Ridgeway Farm.
- Site 3128 – Land off Wick Road.
- Site OM014 - Land at Tuners Lane.

Less sustainable options for development:

- There are no less sustainable sites in this area of search.

Sites which should not be considered further:

- None

7.7 Salisbury Principal Settlement (including Wilton Town)

Introduction

7.7.1 Eleven site options were originally considered in Salisbury Principal Settlement (including Wilton Town) and were assessed through a sustainability appraisal (Stage 3) in order to identify the more and less sustainable site options in this area of search, and those which should not be considered further. This has informed the sites to be taken forward by Wiltshire Council to Stage 4 (the selection of preferred sites stage).

7.7.2 Following pre-submission consultation, the following changes were made in this Principal Settlement that have warranted further sustainability appraisal:

- Site 3435 – Land off Britford Lane which had previously been rejected at Stage 2 of the Council's site selection process has now been put forward to Stage 3, following provision of additional information on the site during the pre-submission consultation process.
- Two new sites passed Stage 2 of the Council's site selection process and were added to this Community Area - Site OM002 - Land north of A3094 and Site OM003 - The Yard, Hampton Park.
- Amendments have been made to the baseline data for four sites that have resulted in a change to the assessment scores - S80 - Land to the north of Old Sarum, S1027 - North of Netherhampton Road, S1028 - Land at Netherhampton Road and 3187 - Land at Harnham Business Park.

7.7.3 Figures 7.11 and 7.12 show the location of the sites under consideration.

7.7.4 The assessment scores summary for all site options is presented in Table 7.6. The detailed assessment results for each site option are presented in the site options assessment tables at Annex 1.

7.7.5 A number of common effects have been identified across all sites. These are:

- Moderate adverse effects (where mitigation is considered problematic) relating to biodiversity (SA Obj. 1);

- Minor adverse effects (where mitigation is considered achievable) associated with the potential impacts on air quality and environmental pollution (SA Obj. 4);
- Minor adverse effects (where mitigation is considered achievable) associated with the potential impacts on climate change (SA Obj. 5a);
- Beneficial effects in relation to contributions towards Wiltshire's and Salisbury's housing supply (SA Obj. 8); and
- Minor adverse effects (where mitigation is considered achievable) associated with the potential impacts on transport (SA Obj. 10)

7.7.6 A discussion of the assessment results for each site option is presented below.

7.7.7 Conclusions and recommendations regarding the sustainability of the sites are presented in section 7.7.81. Sites S61, S1027, S1028, S1057, 3272 and OM003 are identified as being more sustainable sites within this area of search. Sites S80, S159, 3421, 3435 and OM002 are considered to be less sustainable sites. It is recommended that the remaining sites (S178, 3187 and 3554a) are not considered further in the site selection process due to the identification of major adverse effects.

7.7.8 Sites S61, S1027, S1028, S1057, 3272 and OM003 have been taken forward by Wiltshire Council for further consideration in Stage 4 of the site selection process.

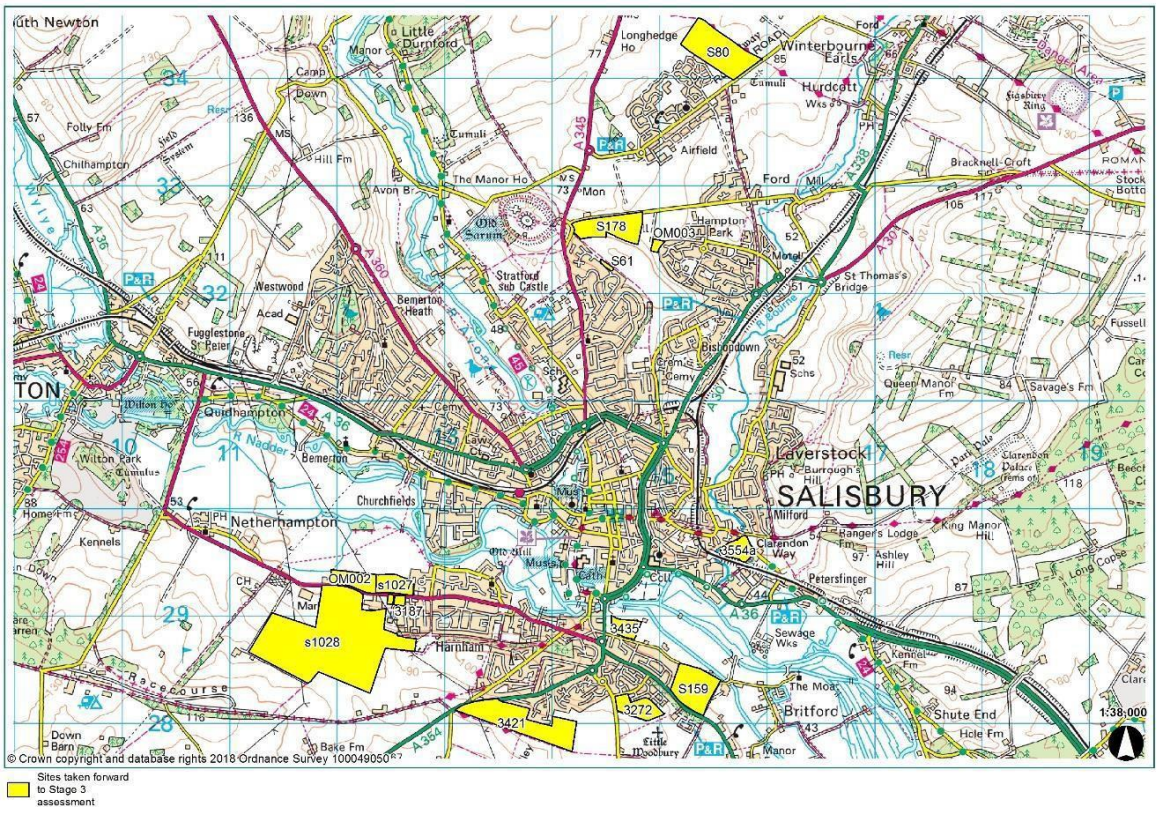

Figure 7.11. Salisbury

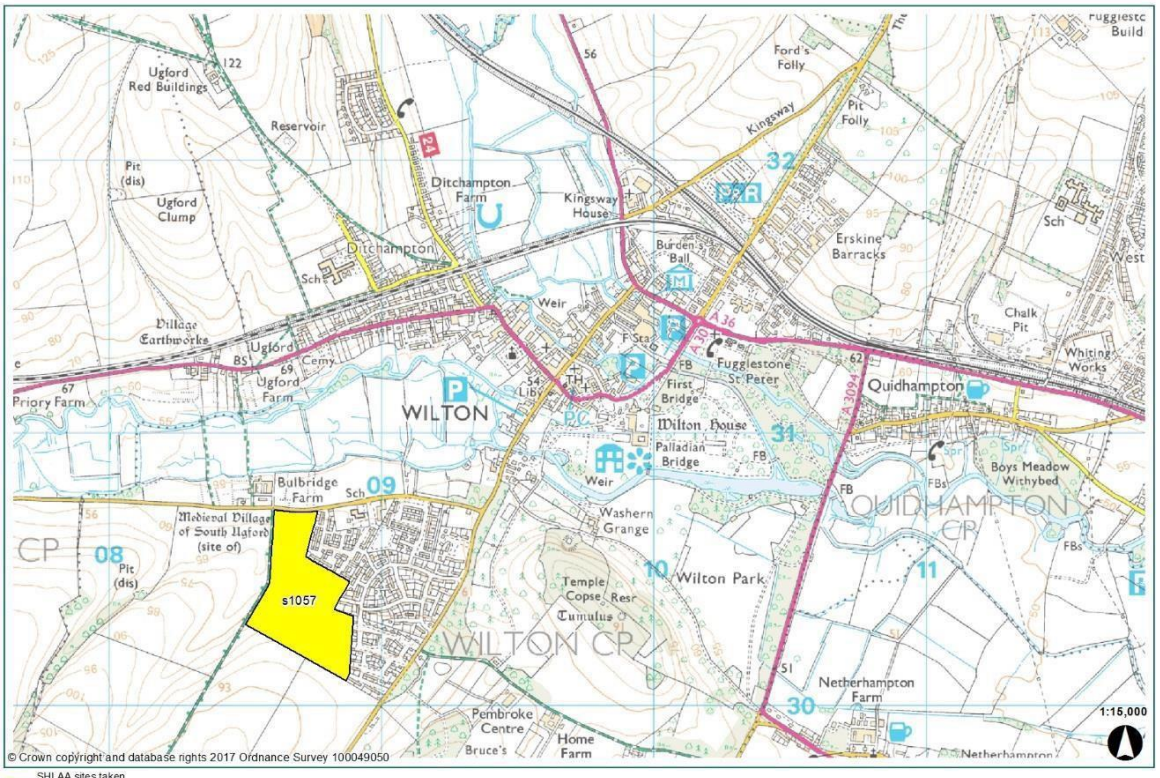

Figure 7.12. Wilton

Table 7.6. Salisbury Principal Settlement (including Wilton Town) - Summary of Scores of Site Options Assessments

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	
Salisbury																
S61	Land at Hilltop Way	c.11	- -	-	-	-	-	-	-	-	+	+	-	+	+	Yes
S80	Land to the north of Old Sarum	c.254	- -	- -	- -	-	-	-	- -	- -	+ + +	+	-	+ +	+	No
S159	Land to the north of Downton Rd	c.203	- -	-	- -	-	-	-	- -	- -	+ + +	- -	-	++	+	No
S178	Land to the south of Roman Road, Old Sarum	c.187	- -	-	- -	-	-	-	- - -	- -	+ +	- -	-	+	+	No
S1027	North of Netherhampton Rd	c.127	- -	-	- -	-	-	-	- -	-	+ +	- -	-	+	+	Yes
S1028	Land at Netherhampton Rd	c.1195	- -	- -	- -	-	-	-	-	-	+ + +	+ +	- -	+ + +	+ + +	Yes
3187	Land at Harnham	c.33	- -	+	- -	-	-	-	0	-	+	- -	-	- -	- - -	No

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	
	Business Park															
3272	Land at Rowbarrow, Odstock Rd	c.122	- -	-	- -	-	-	-	- -	-	+ +	- -	-	+	+	Yes
3421	Land adjacent to A354, Harnham	c.330	- -	- -	- -	-	-	-	- -	-	+++	- -	-	+ + +	+ +	No
3554a	Land to west of Milford Care Home, Salisbury	c.17	- -	-	- -	-	-	- -	- - -	-	+	+	-	+	+	No
3435	Land off Britford Lane	c.87	- -	-	- -	-	-	- -	- -	- -	+	- -	-	+	+	No
OM002	Land north of A3094	c.125	- -	-	- -	- -	-	-	- -	- -	+ +	- -	- -	+	+	No
OM003	The Yard, Hampton Park	c.15	- -	0	- -	-	-	-	0	-	+	0	-	+	+	Yes
Wilton																

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	
S1057	Land rear of Bulbridge Rd	c.161	- -	-	- -	-	-	-	-	-	+ + +	- -	-	+ + +	+	Yes

Site S61 – Land at Hilltop Way, Salisbury

Site Overview

7.7.9 This site option is located in Salisbury. With an area of 0.48ha the site has a potential capacity for approximately 11 dwellings; however, mitigation measures might reduce this number.

Assessment Results

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

7.7.11 One moderate adverse effect has 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).

7.7.12 A range of minor adverse effects have been identified for this site. Development of the site will result in the inevitable loss of greenfield land (SA Obj. 2). Development would lead to a small increase in demand for water and there is a requirement for separate foul and storm drainage disposal systems. Consideration should be given to the delivery of SuDS 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). 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. A noise impact assessment should be undertaken due to the proximity of the site to the nearby Old Sarum Airfield (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). 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, the development should incorporate SuDS to minimise vulnerability to climate change. A Flood Risk Assessment may also be required (SA Obj. 5b).

7.7.13 Further minor adverse effects are predicted as the site has the potential to impact on skyline views from Old Sarum Airfield Conservation Area and from Old Sarum castle, however these can be mitigated through building type, size, design and location, as well as through landscaping. A detailed, site specific Heritage Assessment would need to be undertaken to support any future development at this site. The site has medium to high archaeological potential and archaeological assessment would be required (SA Obj. 6). The site has low intervisibility and effects on the landscape character would be well contained through the implementation of green buffers to any mature trees and hedgerows within and adjacent to the site (SA Obj. 7). The development of this site for a small number of dwellings will generate minor additional vehicle movements on the local road network, especially through private car use (SA Obj. 10).

7.7.14 Four minor beneficial effects are identified for this site. Development on the site would help to meet local housing needs in accordance with the policies of the Core Strategy (SA Obj. 8). Due to the small size of the site there is considered to be a positive effect against SA Obj. 9 as it is considered that both local junior schools would have capacity to accommodate the very small number of pupils expected from this site; options for secondary education in Salisbury are being reviewed, though it is considered that all existing secondary schools (including academies) are capable of being expanded to cater for additional pupil numbers (SA Obj. 9). Development of the site will increase the local population and could have a minor contribution to the local economy through use of local shops and services (SA Obj. 11). Minor positive effects are also anticipated through the

site generating direct and indirect construction employment, and helping to stimulate the local economy once built (SA Obj. 12).

7.7.15 Notwithstanding the one moderate adverse effect that would need to be addressed, this site is assessed as more sustainable within this area of search.

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.

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 S159 – Land to the north of Downtown Road, Salisbury

Site Overview

7.7.25 This site option is located in Salisbury. With an area of 13.53ha the site has a potential capacity for approximately 203 dwellings; however, mitigation measures might reduce this number.

Assessment Results

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

7.7.27 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). Development would lead to an increase in demand for water. There is limited capacity in the local water mains and network reinforcement would be required. 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).

7.7.28 The site is located adjacent to the Salisbury Conservation Area and in close proximity to listed buildings at Bridge Farm, and development would result in adverse effects on their setting. The development could also contribute to infilling between Salisbury and Britford which would contribute towards potential impacts on the setting of the Britford Conservation Area. A Heritage Impact Assessment would be required. The site also has medium / high archaeological potential and an archaeological assessment would be required (SA Obj. 6). The site is located within a Special Landscape Area (saved SDLP policy C6). There is existing development to the south and west of the site but to the north and east there is potential for significant landscape impacts (SA Obj.7). The site is within the Longford Primary school catchment. The school only has 3 classes and is on a very small site. The next nearest schools are the Harnham Schools which are full and also not

capable of expansion. 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).

7.7.29 A number of minor adverse effects have been identified. Evidence shows the site is underlain by Grade 3a Best and Most Versatile (BMV) agricultural land and this would be lost as a result of the development (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 however is adjacent to Flood Zone 2/3 and approximately 300m from the River Avon. Further detailed modelling and a Flood Risk Assessment will be required to substantiate whether or not the site can be developed without risk of flooding from fluvial sources. Development of the site should incorporate Sustainable Drainage Systems (SA Obj. 5b). The site is 1.8km from the city centre and therefore would not be very accessible by walking or cycling to key local facilities. Development is also likely to generate some additional traffic on the local road network. The location of the site however does enable further opportunities to increase accessibility by sustainable modes of transport (SA Obj. 10).

7.7.30 The assessment has also identified several beneficial effects. Major positive effects are considered due to the size of the site which 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 increase the local population and could contribute to the local economy through use of local shops and services (SA Obj. 11) and minor positive effects are identified as the site will generate direct and indirect construction employment, and help to stimulate the local economy once built (SA Obj. 12).

7.7.31 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 Core Strategy, 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).

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 S1027 – North of Netherhampton Road, Salisbury

Site Overview

7.7.38 This site option is located in Salisbury. With an area of 5.65ha the site has a potential capacity for approximately 127 dwellings; however, mitigation might reduce this number.

7.7.39 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 6; the assessment has been updated below.

Assessment Results

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

7.7.41 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 is capacity available for water supply with minor upsizing work. However, there is limited capacity in local sewers; it would need to be confirmed whether any network reinforcement is necessary to maintain satisfactory service levels. 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). The site does not fall within or adjacent to any conservation areas/heritage designations and is not in the vicinity of any listed buildings. However, long views to the cathedral spire are available across the site from the A3094, and at closer range from within the site itself. A detailed, site specific, heritage assessment (building upon the Heritage Impact Assessment prepared by the Council) would need to be submitted to support any subsequent planning application. The site also has high archaeological potential and an archaeological assessment would be required (SA Obj. 6).

7.7.42 The site is in the catchment of Harnham Infant and Junior Schools. Both schools already have a considerable number of mobile classrooms to cope with existing demand and only have a small number of surplus places. The schools are co-located on one site which would not be large enough to permit any further expansion. 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 the site itself is considered unlikely given the size of the site and anticipated number of dwellings that could be delivered, and a site elsewhere may be required (SA Obj. 9).

7.7.43 The remaining adverse effects identified are assessed to be minor. Development of the site will result in the inevitable loss of greenfield land, of which some may be best and most versatile 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 (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 of low carbon energy sources and encouraging sustainable building practices (SA Obj. 5a). The site is located fully in Flood Zone 1 however is adjacent to Flood Zones 2/3. A sufficient buffer zone should be left between any new development and the floodplain associated with the River Avon, which could affect the area available for development. A Flood Risk Assessment would be required (SA Obj. 5b). The site has low intervisibility and development of the site would result in the loss of an arable field. Any effects on the landscape are likely to be fairly well contained and linked to the existing site and surroundings, and impacts can be mitigated through planting (SA Obj. 7). The site is considered to be in a very accessible location enabling opportunities for walking and cycling to key local facilities, however development is also likely to generate some 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. Parts of the site lie within DfT guidance of being within 400m from existing bus routes but other parts do not. Further assessment of the ability of this site to support enhanced bus services will be required (SA Obj. 10).

7.7.44 The assessment has also identified several beneficial effects. A moderate beneficial effect has been identified as development of this size would help to meet local housing needs in accordance with the policies of the Core Strategy, and has the potential to deliver affordable units alongside open market units (SA Obj. 8). Minor beneficial effects have

also been identified as development would generate direct and indirect construction employment, and help stimulate the local economy once built (SA Obj. 12) and would increase the local population and could contribute to the local economy through use of local shops and services (SA Obj. 11)

7.7.45 Notwithstanding the moderate adverse effects that would need to be addressed, this site is assessed as more sustainable within this area of search.

Site S1028 – Land at Netherhampton Road, Salisbury

Site Overview

7.7.46 This site option is located in Salisbury. With an area of 79.6ha the site has a potential capacity for approximately 1195 dwellings; however, mitigation measures would likely reduce this number.

7.7.47 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 10; the assessment has been updated below.

Assessment Results

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

7.7.49 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 of this site would result in the loss of a large area of both Grade 3a and Grade 2 Best and Most Versatile agricultural land, the mitigation of which would be problematic given the size of the site (SA Obj. 2). Development would lead to an increase in demand for water and given the size of development, a capacity appraisal would be required to confirm the scope and extent of strategic works required to service new development on this site. 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 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). This site is not considered to be within walking distance of most services and facilities in Salisbury. A detailed transport impact assessment will be required to understand impacts on the local and strategic road network and how these will be mitigated. Parts of the site lie within DfT guidance of 400m from existing bus routes but other parts do not. Further assessment of the ability of this site to support enhanced bus services will be required (SA Obj. 10).

7.7.50 Five minor adverse effects have been identified. Development of this site is likely to increase traffic on local roads, which may impact on local air quality. However, the site does not fall within an Air Quality Management Area (AQMA) and vehicle movements are able to be mitigated (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 in Flood Zone 1, and therefore would be a sequentially preferable location for development in terms of flood risk. Nevertheless, due to the size of the site a Flood Risk Assessment would be required (SA Obj. 5b). This site is not located in or near to any conservation area or heritage designation and is not located in the vicinity of any listed buildings. It is considered that there would be few impacts on designated heritage assets in the area. The site has high archaeological potential but the site is large and the exact extent is unknown – preservation in situ is possible (SA Obj. 6). Landscape impacts are considered to be minor – there are no landscape designations in proximity to the site and the site allows for significant provision of open space, GI and landscaping to help reduce any impacts (SA Obj. 7).

7.7.51 The assessment has identified three major beneficial effects. Development of a site of this size would help significantly to meet local housing needs and those of the wider HMA, 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). Development would increase the local population and could contribute significantly to the local economy through use of local shops and services (SA Obj. 11) and due to the size of this site it would generate significant direct and indirect construction employment, helping to stimulate the local economy once built (SA Obj. 12).

7.7.52 A moderate positive effect has also been identified as the scale of development will help to reduce poverty and deprivation in the local and wider community through provision of a range of house sizes and tenures. The capacity issues in relation to GP surgeries and local infant/primary schools can be accommodated through on site provision due to the size of the site and anticipated number of dwellings (SA Obj. 9).

7.7.53 Notwithstanding the three moderate adverse effects that would need to be addressed, this site is assessed as more sustainable within this area of search. The size of this site will allow for likely environmental adverse effects to be mitigated and the social and economic benefits of developing this site are considered to be significant.

Site 3187 – Land at Harnham Business Park, Salisbury

Site Overview

7.7.54 This site option is located in Salisbury. With an area of 1.39ha the site has a potential capacity for approximately 33 dwellings; however, mitigation measures might reduce this number.

7.7.55 Updates have been made to the baseline information for this site in the assessment in Annex I following the pre-submission consultation; the assessment has been updated below.

Assessment Results

7.7.56 One major adverse effect has been identified for this site. Development of the site for residential development would result in the direct loss of land that was last used for employment purposes, contrary to Core Policy 35 of the Wiltshire Core Strategy. Accordingly, redevelopment of this site for housing would eliminate employment land and potential employment opportunities in Salisbury. It would therefore go against the aims of SA Objective 12 and major adverse effects are considered likely as a result (SA Obj. 12).

7.7.57 Four moderate adverse effects have been identified for this site. 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). Whilst there is capacity to supply water to the site, there would be some minor upsizing required. There is however limited foul capacity available to accommodate between 20-30 dwellings. The site falls within the catchment of the Hampshire Avon and in a high risk catchment for phosphate loading, therefore further assessment would be required (SA Obj. 3). The site is in the catchment of Harnham Infant and Junior Schools. Both schools already have a considerable number of mobile classrooms to cope with existing demand and only have a small number of surplus places. The schools are co-located on one site which would not be large enough to permit any further expansion. 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 for any further development to proceed in this area. Provision of land for a new primary school on the site itself is considered unlikely given the size of the site and anticipated number of dwellings that could be delivered (SA Obj. 9). Although the development would support the local economy by increasing the local population using local services and facilities, development of this site would lead to the direct loss of land that was last used for employment purposes, contrary to Core Policy 35 of the Wiltshire

Core Strategy. Accordingly, redevelopment of this site for housing would eliminate land that benefits from a planning history of employment use and potential employment opportunities in Salisbury (SA Obj. 11).

7.7.58 The assessment has also identified a range of minor adverse effects. 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. A noise impact assessment would be required (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 of low carbon energy sources and encouraging sustainable building practices (SA Obj. 5a). The site is located in Flood Zone 1, though there are issues related to groundwater and lack of opportunity for Sustainable Drainage Systems at this site. A Flood Risk Assessment would be required (SA Obj. 5b). The site does not fall within any landscape designation and is located in an urban fringe setting with low intervisibility however some planting would be required to mature hedgerow / woodland (SA Obj. 7). The development of the site would provide housing in a location with a reasonable level of access to the local services and facilities in Salisbury city centre however not within walking distance. Development will inevitably lead to an increase in private car use and travel movements in this area (SA Obj. 10).

7.7.59 The site is previously developed and archaeological potential is low. There are no heritage assets likely to be affected by development. As such a neutral effect is expected (SA Obj. 6).

7.7.60 The assessment has also identified two minor beneficial effects. The site is previously developed land and therefore meets the aims of SA objective 2; however, there could potentially be contamination issues which would require a higher level of remediation for residential use and therefore further assessment would be required (SA Obj. 2). The site would contribute to housing supply and could deliver affordable units alongside open market units (SA Obj. 8).

7.7.61 Given the major adverse effects assessed in terms of the loss of employment land, this site should not be considered further in the site selection process.

Site 3272 – Land at Rowbarrow, Odstock Road, Salisbury

Site Overview

7.7.62 This site option is located in Salisbury. With an area of 6.6ha the site has a potential capacity for approximately 122 dwellings; however mitigation might reduce this number.

Assessment Results

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

7.7.64 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 on this site will lead to an increase in demand for water in the area however there is no evidence to suggest that development of the site for housing could not be supported by additional water and sewerage infrastructure to cope with demand. However, the site falls within the catchment of the Hampshire Avon and in a high risk catchment for phosphate loading, therefore further assessment would be required (SA Obj. 3). The southern part of the site is located within the boundary of Woodbury Ancient Villages Scheduled Monument and the development may have a significant effect on the setting of this Scheduled Monument. A detailed, site specific Heritage Assessment would be required. This site also has high archaeological potential. Part of the site is the site of a scheduled Iron Age settlement and palaeolithic site of international significance, and therefore an archaeological assessment

would be required (SA Obj. 6). The site is within the Longford Primary catchment. The school only has 3 classes and is on a very small site. The school could not be expanded to cater for the potential increase that would be generated by this site. The next nearest schools are the Harnham Schools which are also not capable of expansion. 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 the site itself 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).

7.7.65 The assessment has also identified a range of minor adverse effects. Available evidence demonstrates that the site is underlain by BMV agricultural land and development would result in its permanent loss (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. A road traffic noise assessment will be required as well as an assessment of noise from the adjacent depot and Park and Ride site (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 fully in Flood Zone 1, and therefore would be a sequentially preferable location for development in terms of flood risk. Nevertheless, due to the size of the site a Flood Risk Assessment would be required (SA Obj. 5b). The site is located in a rural fringe setting and development of this site may have adverse effects on views from the PRoW on the southern boundary (SA Obj. 7). The site is in a reasonably accessible location but 1.7km from the city centre and development will inevitably generate some additional traffic on the local road network (SA Obj. 10).

7.7.66 The assessment has also identified beneficial effects. A moderate beneficial effect is identified as the site would provide a significant number of dwellings (both affordable and market rate) (SA Obj. 8). Minor beneficial effects associated with the increase in population from development contributing to the local economy through use of local shops and services (SA Obj. 11) as well as the development generating direct and indirect construction employment opportunities (SA Obj. 12).

7.7.67 Notwithstanding the moderate adverse effects that would need to be addressed, this site is assessed as more sustainable within this area of search.

Site 3421 – Land adjacent to A354, Harnham, Salisbury

Site Overview

7.7.68 This site option is located in Harnham, Salisbury. With an area of 21.9ha the site has a potential capacity for approximately 330 dwellings; however, mitigation measures might reduce this number.

Assessment Results

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

7.7.70 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 demonstrates that the site is underlain by BMV agricultural land and development would result in its permanent loss. Given the size of the site, mitigation for this loss is likely to be problematic (SA Obj. 2). Development on this site will lead to an increase in demand for water in the area however there is no evidence to suggest that development of the site for housing could not be supported by additional water and sewerage infrastructure to cope with demand. However, the site falls within the catchment of the Hampshire Avon and in a high risk

catchment for phosphate loading, therefore further assessment would be required. Consideration should be given to the inclusion of Sustainable Drainage Systems onsite to control the risk of surface water flooding from impermeable surfaces (SA Obj. 3).

7.7.71 The site is located adjacent to Woodbury Ancient Villages Scheduled Monument. It is considered that there may be some moderate adverse impacts on the significance and setting of this Scheduled Monument as a result of the proposed housing development. The site is also considered to have medium to high archaeological potential. A detailed Heritage Assessment and archaeological investigation would be required (SA Obj. 6). The site is within the Harnham Primary catchment. Harnham Infants and Juniors are full and unlikely to be able to expand. 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 the site itself is considered unlikely given the size of the site and anticipated number of dwellings that could be delivered (SA Obj. 9).

7.7.72 The assessment has also identified a range of minor adverse effects. 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. A road traffic noise impact assessment would be required (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 in Flood Zone 1 however due to the size of the site a Flood Risk Assessment would be required. Monitoring would also be required to determine a suitable storm water disposal system which may have an impact on the size and area of development (SA Obj. 5b). There is high visibility from sensitive receptors however landscape mitigation should sufficiently mitigate the visual impact (SA Obj. 7). The site is approximately 1.7km from the city centre and despite the availability of bus services the development of the site would increase private vehicle journeys in the local area.

7.7.73 Major beneficial effects have been identified as the site could provide a significant number of dwellings (both affordable and market rate) (SA Obj. 8), the increase in population would support the local economy and businesses (SA Obj. 11). A moderate beneficial effect is assessed through the direct and indirect creation of construction employment opportunities, which would help stimulate the local economy once built (SA Obj. 12).

7.7.74 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 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).

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.

Site 3435 – Land off Britford Lane, Harnham, Salisbury

Site Overview

7.7.81 This site option is located in Salisbury. With an area of 4.04ha the site has a potential capacity for approximately 87 dwellings; however, mitigation measures may reduce this.

Assessment Results

7.7.82 No major adverse effects have been identified at this site.

7.7.83 Six moderate adverse effects have been identified at this site. There are no designated or non-designated biodiversity features within the site itself. The woodland belt running through the middle of the site should be protected and enhanced. The site is situated close to the River Avon SSSI / SAC; the HRA screening assessment has identified that development at the settlement could contribute towards impacts upon the River Avon SAC through increased phosphate loading, and habitat loss / damage. Significant in-combination effects may make mitigation for phosphate challenging at this location (SA Obj. 1). Development would lead to an increase in demand for water. Consideration should be given to the delivery of SuDS 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 significant in-combination effects may make mitigation for phosphate challenging at this location. Further assessment would be required (SA Obj. 3). Part of this site lies within Flood Zone 2 and is approximately 90m from the River Avon. Surface water flooding affects part of the site. A sufficient buffer zone will need to be incorporated into any development in the northern part of this site to ensure against risk of fluvial flooding and this will significantly reduce the capacity of the site, which could reduce the developable area of the site. The This site is also within a groundwater area and surface water systems must be sealed. Further detailed modelling work and a Flood Risk Assessment would be required (SA Obj. 5b).

7.7.84 The site is located within the City of Salisbury Conservation Area and within the setting of the Grade I listed cathedral. A development of this size will cause harm to the character and appearance of the Conservation Area, as well as the significance and setting of the designated heritage asset (conservation area) and setting of the cathedral. The site has a medium archaeological potential and medium historic landscape sensitivity. A Heritage Assessment would need to be undertaken to support any future development at this site, including a detailed analysis of any adverse effects that development may have on the conservation area and setting of the nearby cathedral (SA Obj. 6).

7.7.85 This site is visually sensitive. It forms part of the River Avon watermeadows, described as post medieval meadows which are a good surviving example of an uncommon landscape. The site is within the conservation area and within the setting of Salisbury cathedral. The site is also located within a Special Landscape Area (saved SDLP policy C6) - a valued landscape with a strong and well defined landscape character (SA Obj. 7).

7.7.86 This site is considered to be within walking distance of the nearest GP surgeries in the city centre however all GP surgeries in Salisbury face capacity issues currently and if this site was developed for housing, mitigation would be required to support additional patient capacity. Both Longford Primary School and Harnham Infant and Junior schools are at capacity and are unable to be expanded on their present sites. A site for a new primary school would be required either onsite or in the vicinity of this site for any development to proceed, however provision of land for a new primary school on this site itself is considered unlikely given its size. A full contribution would be required towards new secondary places at Sarum Academy (SA Obj. 9).

7.7.87 The assessment has also identified several minor adverse effects. Development of the site would result in the inevitable loss of greenfield / agricultural land; a small part of this site is within Grade 1, 2 or 3a BMV agricultural land. (SA Obj. 2). The site is fairly close proximity to the city centre which will allow residents to walk and cycle to local services and facilities and there are public transport routes within walking distance of this site. However, the site is situated within approx. 170m of the Air Quality Management Area (AQMA) in Salisbury city centre (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 has good walking and cycling accessibility to the range of services and facilities in the city centre. However, development of the site for housing would still lead to an increase in private car journeys on the local road network and increase the need to travel (SA Obj. 10).

7.7.88 The assessment has also identified three minor beneficial effects. There are beneficial effects are associated with the potential to boost the supply of a range of homes in the area and help meet the identified need for affordable housing (SA Obj. 8) and the contribution to the local economy through use of local shops and services (SA Obj. 11). A minor benefit is also identified as development of the site would directly and indirectly generate construction employment (SA Obj. 12).

7.7.89 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 OM002– Land north of A3094, Salisbury

Site Overview

7.7.90 This site option is located in Salisbury. With an area of 5.81ha the site has a potential capacity for approximately 125 dwellings; however, mitigation measures may reduce this.

Assessment Results

7.7.91 No major adverse effects have been identified at this site.

7.7.92 Seven moderate adverse effects have been identified at this site. There are no designated or non-designated biodiversity features within the site itself. The HRA screening assessment has identified that development at the settlement could contribute towards impacts upon the River Avon SAC through increased phosphate loading, and habitat loss/ damage. Significant in-combination effects may make mitigation for phosphate challenging at this location (SA Obj. 1). Development would lead to an increase in demand for water and limited capacity in local sewers. Consideration should be given to the delivery of SuDS 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 significant in-combination effects may make mitigation for phosphate challenging at this location. Further assessment would be required (SA Obj. 3). The site is not in or near an AQMA. However, this location is isolated away from existing residential areas and therefore is likely to result in increased car use with impacts on air quality (SA Obj. 4).

7.7.93 The site does not fall within or adjacent to any conservation areas and/or heritage designations and is not in the vicinity of any listed buildings. However, there are concerns that development could adversely affect the views towards the cathedral spire and cause potential harm to the character or appearance of the Netherhampton Conservation Area and its setting. A detailed, site specific, Heritage Assessment will be needed to support any subsequent planning application. This site is isolated from any existing development and stand alone development here would appear as an isolated and unnatural projection of built development in a rural area. The site has high archaeological potential and extensive assessment would be required in support of any planning application. This site will be difficult to develop because of density and significance of archaeological features (SA Obj. 6). Due to the isolated location of this site away from existing built development to the south of Netherhampton road, a stand alone development here would appear as an isolated and unnatural projection of built development in proximity to the watermeadows to the north and there are coalescence concerns with the village of Netherhampton, a designated conservation area (SA Obj. 7).

7.7.94 This site is not within walking distance of the nearest GP surgeries which are located in the city centre. All GPs surgeries in Salisbury face capacity issues; if this site was developed, mitigation would be required to support additional patient capacity. The site is in the catchment of Harnham Infant and Junior Schools. Both schools already have a considerable number of mobile classrooms to cope with existing demand and only have a small number of surplus places. The schools are co-located on one site which would not be large enough to permit any further expansion. A site for a new primary school 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 the site itself is considered unlikely given the

size of the site and anticipated number of dwellings that could be delivered, and a site elsewhere may be required (SA Obj. 9). The site is isolated from existing residential areas in Harnham and not as accessible as sites adjacent to the built-up area, which is therefore likely to result in an increase in private car use (SA Obj. 10).

7.7.95 The assessment has also identified several minor adverse effects. Development of the site would result in the inevitable loss of greenfield / agricultural land as the site contains mostly Grade 3 BMV agricultural land (SA Obj. 2). 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 adjacent to flood zone 2 to the north-east of the site. A sufficient buffer zone should be left between any new development and the floodplain associated with the River Nadder. The site has the potential to accommodate SuDS. A Flood Risk Assessment would be required (SA Obj. 5b).

7.7.96 The assessment has also identified one moderate and two minor beneficial effects. There are moderate beneficial effects are associated with the potential to boost the supply of a range of homes in the area and help meet the identified need for affordable housing (SA Obj. 8). A minor benefit is identified due to the contribution to the local economy through use of local shops and services (SA Obj. 11) and development of the site would directly and indirectly generate construction employment (SA Obj. 12).

7.7.97 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 OM003 - The Yard, Hampton Park, Salisbury

Site Overview

7.7.98 This site option is located in Salisbury. With an area of 1.31ha the site has a potential capacity for approximately 15 dwellings. However, mitigation measures may reduce this.

Assessment Results

7.7.99 No major adverse effects have been identified at this site.

7.7.100 Two moderate adverse effects have been identified at this site. There are no designated or non-designated biodiversity features within the site itself. The HRA screening assessment has identified that development at the settlement could contribute towards impacts upon the River Avon SAC through increased phosphate loading, and habitat loss / damage. Significant in-combination effects may make mitigation for phosphate challenging at this location (SA Obj. 1). Development would lead to a small increase in demand for water and limited capacity in local sewers. Consideration should be given to the delivery of SuDS 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 significant in-combination effects may make mitigation for phosphate challenging at this location. Further assessment would be required (SA Obj. 3).

7.7.101 The assessment has identified five minor adverse effects. The site is not in or near an 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. A noise impact assessment should be undertaken due to the proximity of the site to the nearby Old Sarum Airfield (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. Any proposals for development of this site should be informed by a site-specific flood risk assessment as the site is greater than 1ha in size. Surface water systems must be sealed (SA Obj. 5b).

7.7.102 The site is located in a rural fringe adjacent to existing residential development to the east and open countryside to the north, west and south. A robust landscape strategy and infrastructure is required to allow any development to appear as a natural extension to Hampton Park however this is achievable (SA Obj. 7). The site is not within reasonable walking distance to the city centre, and it is inevitable that residents will make car journeys to access facilities and services in and around the city, and elsewhere. However, the site is small and has good access to a range of local services, facilities and employment (SA Obj. 10).

7.7.103 Three neutral effects have been identified. This is a small greenfield site which, although not meeting the strict NPPF definition of Previously Developed Land, contains a large disused former agricultural storage building and former storage yard (SA Obj. 2). The site does not fall within or adjacent to any heritage designations and is not in the vicinity of any listed buildings. The boundary of the Old Sarum Conservation Area lies approximately 300m to the north of this site. However, as the site lies in a levelled dip below the ridge, it appears likely that any sensitively designed and appropriately located residential development would not encroach into longer range significant views. The site has low archaeological potential (SA Obj. 6). The issue of capacity problems in local GP surgeries is not likely to be significantly exacerbated by a development of this size. This site is not considered to be within walking distance of the nearest GP surgeries which are located in the city centre but there is public transport availability nearby. This site is close to Greentrees Primary School however the school is full and cannot be expanded. Therefore, a full contribution would be required for additional places at the new Longhedge Primary School which has not yet been built. The additional secondary places would be provided by expanding Sarum Academy (SA Obj. 9).

7.7.104 The assessment has also identified three minor beneficial effects. There are minor beneficial effects are associated with the potential to boost the supply of a range of homes in the area and help meet the identified need for affordable housing (SA Obj. 8). A minor benefit is identified due to the contribution to the local economy through use of local shops and services (SA Obj. 11) and development of the site would directly and indirectly generate construction employment (SA Obj. 12).

7.7.105 Notwithstanding the moderate adverse effects that would need to be addressed, this site is assessed as more sustainable within this area of search.

Site S1057 - Land rear of Bulbridge Road, Wilton

Site Overview

7.7.106 This site option is located in Wilton. With an area of 13.40ha the site has a potential capacity for approximately 161 dwellings; however, mitigation measures might reduce this number.

Assessment Results

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

7.7.108 Three moderate adverse effects have been identified. The site is situated close to Ugford Meadow County Wildlife Site (CWS). The HRA screening assessment has identified that development at the settlement could contribute towards impacts upon the River Avon SAC through 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). There is limited capacity for the sewerage network to accommodate additional demand. Consequently, a capacity appraisal would be required. There would be a need for long sewer capacity improvements downstream and much of the site is located within Source Protection Zones 1, 2 and 3 (SA Obj. 3). There is no capacity at the primary school and a new school would be required onsite to accommodate any further housing development in Wilton. Provision of land for a new primary school on the site itself is considered unlikely given the size of the site and anticipated number of dwellings that could be delivered (SA Obj. 9).

7.7.109 Minor adverse effects have also been assessed for this site. Evidence suggests that the site is underlain by BMV agricultural land and the development of the site would result in its permanent loss (SA Obj. 2). The Air Quality Management Area on the A36 (T) Wilton Road has recently been extended and consideration would need to be given to the potential air quality impacts of construction and operation of the scheme, as well as other issues such as 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 of low carbon energy sources and encouraging sustainable building practices (SA Obj. 5a). The site is within Flood Zone 1. A Flood Risk Assessment would however be required due to the size of the development. The feasibility of utilising Sustainable Drainage Systems would also need to be assessed (SA Obj. 5b). Wilton House Registered Park and Garden is approximately 150m from the site however, there are no listed buildings, Scheduled Monuments or Conservation Areas located close to the site. The site however has medium archaeological sensitivity and archaeological assessment would be required (SA Obj.6). The site lies outside of the Cranborne Chase and West Wiltshire Downs AONB, albeit adjoining the boundary on its western edge. Development of the site would need to be delivered in a manner which responds to the landscape sensitivities in this area. The western site boundary adjoins restricted byway WILT10, the character of which could be altered by the development. It is likely that a landscape buffer to the PROW would need to form part of any future development of the site (SA Obj. 7). Access to the site is good, however, private car journeys will be generated by development as future residents access facilities further afield (SA Obj. 10).

7.7.110 Major beneficial effects are anticipated as the site could provide up to approximately 161 dwellings which would significantly boost the supply of housing, including affordable housing (SA Obj. 8). Additionally, a major benefit is assessed as an increase in population would support local services (SA Obj. 11). A minor benefit is assessed as the development would directly and indirectly create construction job opportunities (SA Obj. 12).

7.7.111 Notwithstanding the moderate adverse effects that would need to be addressed, this site is assessed as more sustainable within this area of search.

Conclusions & Recommendations

7.7.112 The aim of this assessment exercise has been threefold:

- Identification of more sustainable (preferred) site options for consideration in the preferred allocations;
- Identification of less sustainable (not preferred) site options which should only be considered if more sustainable options are undeliverable or if there are other reasons for considering these sites; and
- Identification of sites which should not be considered further.

7.7.113 The following conclusions and recommendations are reached:

More sustainable options for development:

- Site S61 - Land at Hilltop Way, Salisbury
- Site S1027 - North of Netherhampton Road, Salisbury
- Site S1028 - Land at Netherhampton Road, Salisbury
- Site S1057 - Land rear of Bulbridge Road, Wilton
- Site 3272 - Land at Rowbarrow, Odstock Road, Salisbury
- Site OM003 - The Yard, Hampton Park, Salisbury

Less sustainable options for development:

- Site S80 - Land to the north of Old Sarum, Salisbury
- Site S159 - Land to the north of Downton Road, Salisbury
- Site 3421 - Land adjacent to A354, Harnham, Salisbury
- Site 3435 – Land off Britford Lane, Harnham, Salisbury
- Site OM002 - Land north of A3094, Salisbury

Sites which should not be considered further:

- Site S178 - Land to the south of Roman Road, Old Sarum, Salisbury
- Site 3187 - Land at Harnham Business Park, Salisbury
- Site 3554a - Land to west of Milford Care Home, Salisbury

7.8 Tidworth and Ludgershall Market Town

Introduction

7.8.1 The one site option under consideration in Tidworth and Ludgershall Market Town has been assessed through a sustainability appraisal (Stage 3) in order to identify more and less sustainable sites, and those sites which should not be considered further. This has informed the sites to be taken forward by Wiltshire Council to Stage 4 (the selection of preferred sites stage).

7.8.2 Figure 7.13 shows the location of the site under consideration.

7.8.3 The assessment scores summary for the site option is presented in Table 7.7. The detailed assessment results for the site option are presented in the assessment table at Annex 1.

7.8.4 A discussion of the assessment results for the site option is presented below.

Conclusions and recommendations regarding the sustainability of the site are presented in section 7.8.12. Site 553 is assessed as a more sustainable site within this area of search. This site has been taken forward by Wiltshire Council for further consideration in Stage 4.

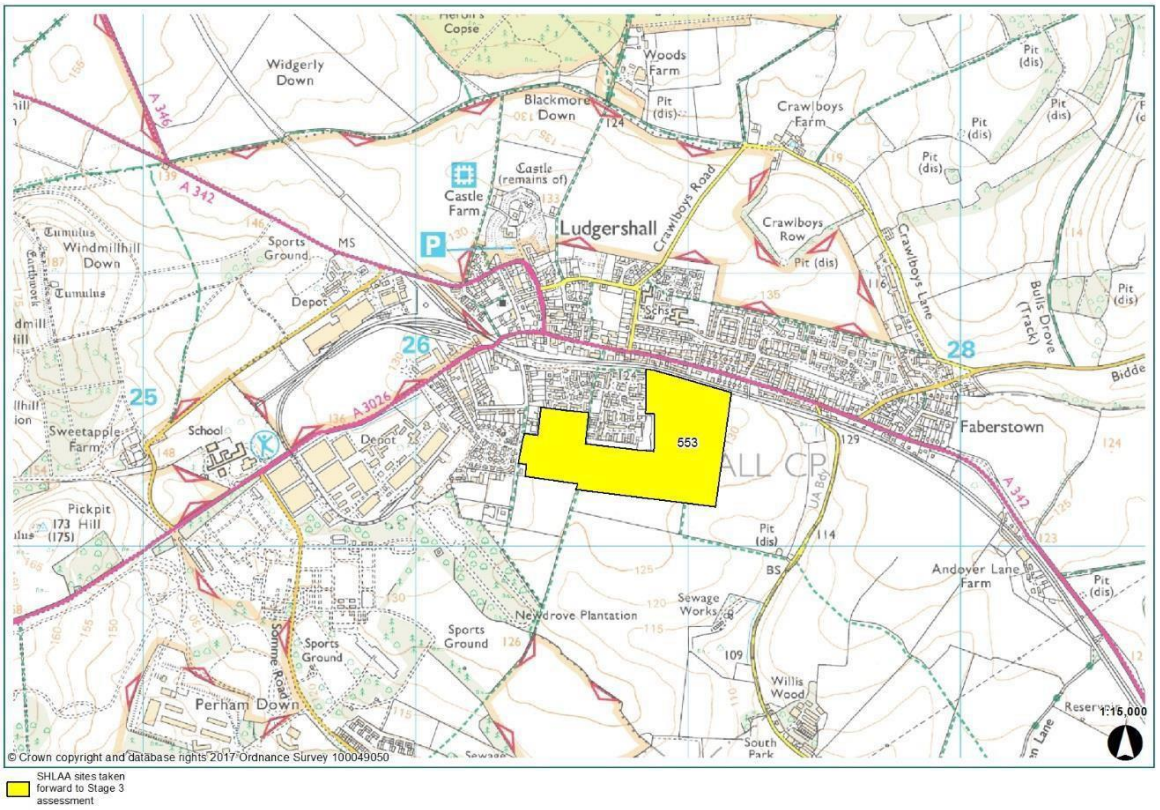

Figure 7.13. Tidworth and Ludgershall Market Town

Table 7.7. Tidworth and Ludgershall Market Town - Summary of Scores of Site Options Assessments

Site Ref	Site Name	Site capacity	SA Objectives												Is site proposed for Stage 4?
			1	2	3	4	5a	5b	6	7	8	9	10	11	12	
Tidworth and Ludgershall Market Town																
553	Land at Empress Way	c.188	- -	-	- -	-	-	-	-	-	+ +	-	-	+	+	Yes

Site 553 – Land at Empress Way

Site Overview

7.8.5 This site option is located on the southern edge of Ludgershall. With an area of 14.89ha the site has a potential capacity of approximately 188 dwellings, outside the parts of the site which already have planning permission; however, mitigation might reduce this number.

Assessment Results

7.8.6 No major adverse effects have been identified in relation to this site.

7.8.7 The assessment has identified two moderate adverse effects. The site comprises an area of greenfield land and a former garden centre site with boundary hedgerows. Protected species may be present and therefore ecological assessment would be required. HRA screening has identified that development could contribute towards impacts on the Salisbury Plain SPA and the River Avon SAC therefore appropriate 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 and sewer capacity; infrastructure capacity has been identified as a potential issue which may require reinforcement and would need to be investigated. Due to the relationship of the site with the River Avon SAC, likely significant effects are triggered based on a settlement level HRA screening and potential impacts of increased water abstraction will need to be considered further through appropriate assessment (SA Obj. 3).

7.8.8 The assessment has also identified a range of minor adverse effects. Development of the site would result in the inevitable loss of greenfield / agricultural land (SA Obj. 2). The site is not within an AQMA, there are likely to be minor adverse effects arising from development in this location due to the likely increase in vehicular trips. 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 of low carbon energy sources and encouraging sustainable building practices (SA Obj. 5a). While the site is located in the Flood Zone 1, a Flood Risk Assessment would be required due to its size. The feasibility of using SuDS should also be investigated (SA Obj. 5b). The site is located approximately 200m from the boundary of the Ludgershall Conservation Area and within 500m of several Scheduled Monuments, however is separated from these features by existing development therefore it is unlikely that development on this site would have a negative impact on these heritage assets. The archaeological potential of the site is 'low/medium' however as a precautionary measure, an archaeological assessment would be required (SA Obj. 6).

7.8.9 Minor adverse effects are also identified as development of the site for housing may have an urbanising effect on this part of Ludgershall and there may be some effects on the local public rights of way network. However, the site is sufficiently large to allow for appropriate mitigation measures designed to bolster greenspace/habitat connectivity and screen views into the site and to retain / enhance the public rights of way (SA Obj. 7). There is limited capacity at existing primary schools, which would limit the number of additional new homes to be allocated to approximately 150 houses. An additional school would be required to cover the capacity requirements if significant further development was proposed. Secondary school provision would also need to be increased (SA Obj. 9). Overall the development of the site will generate additional traffic and will result in the need to use private cars to reach services in other towns nearby. There is also a concern that the junction in the town centre, Memorial Junction, will suffer excessive delays as a result of a large development which would need to be mitigated (SA Obj. 10).

7.8.10 The assessment has also identified two minor and one moderate beneficial effects. A moderate beneficial effect has been identified as the site would have the potential to significantly boost the supply of a range of homes in the area and help meet the identified

need for affordable housing (SA Obj. 8). Minor beneficial effects have been identified as development of the site for housing could contribute to the local economy through use of local shops and services and directly assist in the support of local retail, leisure and employment uses, including the Principle Employment Area at Castledown Business Park (SA Obj. 11) and would generate direct and indirect construction employment (SA Obj. 12).

7.8.11 This is the only site assessed in Tidworth and Ludgershall Market Town at Stage 3. Notwithstanding the moderate adverse effects which would need to be addressed, this site is assessed as more sustainable within this area of search.

Conclusions & Recommendations

7.8.12 The aim of this assessment exercise has been threefold:

- Identification of more sustainable (preferred) site options for consideration in the preferred allocations;
- Identification of less sustainable (not preferred) site options which should only be considered if more sustainable options are undeliverable or if there are other reasons for considering these sites; and
- Identification of sites which should not be considered further

7.8.13 The following conclusions and recommendations are reached:

More sustainable options for development:

- Site 553 – Land at Empress Way

Less sustainable options for development:

- There are no less sustainable sites in this area of search.

Options which should not be given further consideration:

- There are no sites which should not be considered further in this area of search.

7.9 Tisbury Community Area

Introduction

7.9.1 The two site options under consideration in the Tisbury Community Area have been assessed through a sustainability appraisal (Stage 3) in order to identify more and less sustainable site options, and those which should not be considered further. This has informed the sites to be taken forward by Wiltshire Council to Stage 4 (the selection of sites stage).

7.9.2 Figure 7.14 shows the location of the sites under consideration.

7.9.3 The assessment scores summary for all site options is presented in Table 7.8. The detailed assessment results for each site option are presented in the site options assessment tables at Annex 1.

7.9.4 A number of common effects have been identified across all three sites. These are:

- Minor adverse effects (where mitigation is considered achievable) relating to biodiversity (SA Obj. 1);
- Moderate adverse effects (of problematic mitigation) on water resources (SA Obj. 3);

- Minor adverse effects from environmental pollution (SA Obj. 4);
- Minor adverse effects associated with impacts on climate change (SA Obj. 5a) and moderate adverse effects in terms of vulnerability to climate change (SaObj. 5b);
- Moderate adverse effects relating to heritage assets (SA Obj. 6);
- Major adverse effects relating to landscape where mitigation is not considered achievable (SA Obj. 7);
- Moderate adverse effects relating to primary school provision as the abilityto extend the primary school to accommodate additional pupils is unknown at present (SA Obj. 9).
- Beneficial effects through providing an increase in affordable housing provision (SA Obj. 8), contributing to the local economy through use of local shops and services once built (SA Obj. 11), and the generation of employment locally (SA Obj. 12).

7.9.5 A discussion of the assessment results for each site option is presented below.

7.9.6 Conclusions and recommendations regarding the sustainability of the sites are presented in section 7.9.19. Sites 3449 and 3450 should not be considered further. Based on the consideration of the sustainability appraisal and wider factors, none of the sites have been taken forward by Wiltshire Council for consideration at Stage 4.

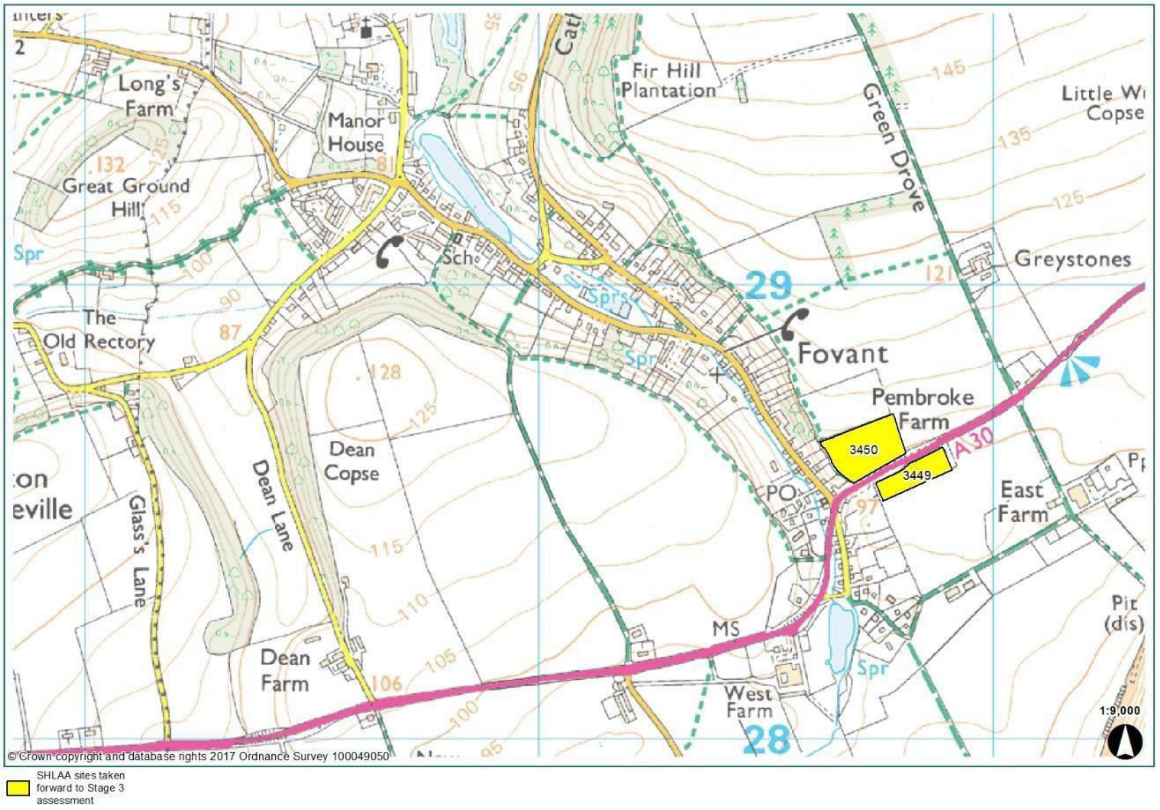

Figure 7.14. Fovant

Table 7.8. Tisbury Community Area - Summary of Scores of Site Options Assessments

Area of search: Tisbury Community Area															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	
Fovant																
3449	Badges View	c.20	-	-	- -	-	-	- -	- -	- - -	+ +	- -	- -	+	+	No
3450	Land at Pembroke Farm	c.38	-	- -	- -	-	-	- -	- -	- - -	+ + +	- -	-	+ +	+	No

Site 3449 – Badges View, Fovant

Site Overview

7.9.7 This site option is located in the village of Fovant. With an area of 0.8ha the site has a potential capacity for approximately 20 dwellings; however, mitigation might reducethis number.

Assessment Results

7.9.8 One major adverse effect has been identified for this site. The site is located within the Cranborne Chase and West Wiltshire Downs Area of Outstanding Natural Beauty (AONB). Adverse effects from development on the AONB would occur and mitigation in the form of landscaping would be incongruous and out of character (SA Obj. 7). Mitigation is not considered achievable.

7.9.9 Five moderate adverse effects have been identified. The site is located within Groundwater Source Protection Zone 3 and in proximity to a tributary of the River Avon, so there is potential for surface water pollution caused by surface water run-off. Provision of SuDS and attenuation measures may be problematic due to the prevailing geology (SA Obj. 3). Whilst the site is wholly located within Flood Zone 1, there is an area of Flood Zone 2/3 approximately 100m south west of the site and mitigation measures will be required to ensure existing greenfield surface water run-off rates are improved. Chalk underlying the site may cause groundwater issues and result in some drainage methods being ineffective. A Flood Risk Assessment/drainage strategy would need to be undertaken (SA Obj. 5b). The site lies some 60m to the east of the designated Fovant Conservation Area (southern section) and some 600m north of the elevated Fovant Chalk Badges, a Scheduled Monument. The grounds of the former Cross Keys Inn, a Grade II listed building adjoins the western boundary of the site. Subject to a more detailed Heritage Impact Assessment this may reduce the extent and/or density of development. This site has medium archaeological potential and it has been evaluated and there is a possible medieval settlement in the vicinity; an archaeological assessment would be required (SA Obj. 6). Although secondary schools in Salisbury can be expanded to meet the demands of additional housing, the increase in population from the development would require an extension of Dinton Primary School, the provision of which could be problematic (SA Obj. 9). The village centre is within walking distance and offers a limited range of services and facilities, although there is a lack of pedestrian facilities along the A30. Overall, residential development would be likely to rely upon the use of the private vehicle to access services and facilities found in higher order centres like Salisbury and Shaftesbury (SA Obj. 10).

7.9.10 The assessment has identified a range of minor adverse effects. An ecological assessment will be required to prevent impacts on biodiversity. HRA screening has identified that development could contribute to impacts upon the Chilmark Quarries SAC. An appropriate assessment is required if the site is taken forward into any subsequent stage of the selection process (SA Obj. 1). Development of the site will result in the inevitable loss of greenfield land (SA Obj. 2). The site is not within an AQMA but there are likely to be minor adverse effects arising from development in this location (both short and long term) due to the likely increase in vehicular trips. Such issues could relate *inter alia* to noise, dust and lighting. A Noise Impact Assessment would be required (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 of low carbon energy sources and encouraging sustainable building practices (SA Obj. 5a).

7.9.11 The assessment has also identified a moderate beneficial effect. The site wouldincrease affordable housing provision in Fovant (SA Obj. 8). Two minor beneficial effects are assessed as development of the site for housing could contribute to the local economy through use of the local village shop/post office and services once built (SA Obj. 11) and would generate direct and indirect construction employment (SA Obj. 12).

7.9.12 Given the major adverse effect identified for this site in terms of impacts on the AONB it is recommended that this site should not be considered further.

Site 3450 – Land at Pembroke Farm, Fovant

Site Overview

7.9.13 This site option is located in the village of Fovant. With an area of 1.6ha the site has capacity for approximately 38 dwellings, although mitigation measures could reduce this number.

Assessment Results

7.9.14 One major adverse effect has been identified. The site is located in the Cranbourne Chase and West Wiltshire Downs AONB. The site as a farmstead appears wholly in keeping with its surrounds and its loss would result in the unacceptable urbanisation which would not be possible to mitigate (SA Obj. 7).

7.9.15 Five moderate adverse effects are identified through the assessment of this site. Former and existing uses might have potential contamination issues and therefore appropriate surveys will be needed and potential remediation measures identified. Development of the land will also result in the inevitable loss of greenfield land (SA Obj. 2). The site is located in Groundwater Source Protection Zone 3 and a nearby watercourse drains into the River Avon. There is potential for surface water pollution from development and mitigation could be problematic. Groundwater sensitivities are present locally due to the underlying geology and this may impact the effectiveness of SuDS (SA Obj. 3). Whilst the site is wholly located within Flood Zone 1, there is an area of Flood Zone 2/3 approximately 50m west of the site and mitigation measures will be required to ensure existing greenfield surface water run-off rates are improved. Chalk underlying the site may cause groundwater issues and result in some drainage methods being ineffective. A Flood Risk Assessment/drainage strategy would be required (SA Obj. 5b). The site is located adjacent to the eastern edge of Fovant Conservation Area as well as the curtilage of a Grade II Listed Building. The Fovant Chalk Badges Scheduled Monument occupies an elevated position southwards of the site. There is potential for development in this location to impact upon the setting of the identified heritage features and a Heritage Impact Assessment would be required. The site also has medium archaeological potential, with a possible medieval settlement in the vicinity and therefore archaeological assessment would be required (SA Obj. 6). Although secondary schools in Salisbury can be expanded to meet the demands of additional housing, the increase in population from development would require an extension of Dinton Primary School, the provision of which could be problematic (SA Obj. 9).

7.9.16 The assessment has identified a range of minor adverse effects. An ecological assessment will be required to prevent impacts on biodiversity. HRA screening has identified that development could contribute to impacts upon the Chilmark Quarries SAC. An appropriate assessment is required if the site is taken forward into any subsequent stage of the selection process (SA Obj. 1). The site is not within an AQMA but there are likely to be minor adverse effects arising from development in this location (both short and long term) due to the likely increase in vehicular trips. Such issues could relate *inter alia* to noise, dust and lighting. A Noise Impact Assessment would be required (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 of low carbon energy sources and encouraging sustainable building practices (SA Obj. 5a). The site is located within reasonable distance of the village centre, although the lack of street lighting along the footway to the village centre. Overall residents would be likely to rely upon the use of the private vehicle to access services and facilities found in higher order centres like Salisbury and Shaftesbury (SA Obj. 10).

7.9.17 The assessment has also identified a major beneficial effect as the site would boost affordable housing provision in Fovant (SA Obj. 8). A moderate benefit is identified in terms of contributing to the local economy through the increased use of the local village shop/post office and services once built (SA Obj. 11) and a minor benefit in terms of the direct and indirect generation of construction employment (SA Obj. 12).

7.9.18 Given the major adverse effect identified for this site in terms of impacts on the AONB it is recommended that this site should not be considered further.

Conclusions & Recommendations

7.9.19 The aim of this assessment exercise has been threefold:

- Identification of more sustainable (preferred) site options for consideration in the preferred allocations;
- Identification of less sustainable (not preferred) site options which should only be considered if more sustainable options are undeliverable or if there are other reasons for considering these sites; and
- Identification of options which should not be given further consideration.

7.9.20 The following conclusions and recommendations have been reached:

More sustainable options for development:

- No sites in this area of search are assessed as more sustainable

Less sustainable site options for development:

- No sites in this area of search are assessed as less sustainable

Options which should not be given further consideration:

- Site 3449 – Badges View, Fovant
- Site 3450 – Land at Pembroke Farm, Fovant

7.10 Trowbridge Principal Settlement

Introduction

7.10.1 The 12 site options under consideration in Trowbridge Principal Settlement have been assessed through a sustainability appraisal (Stage 3) in order to identify more and less sustainable site options, and those sites which should not be considered further. This has informed the sites to be taken forward by Wiltshire Council to Stage 4 (the selection of preferred sites stage).

7.10.2 Figure 7.15 shows the location of the sites under consideration.

7.10.3 The assessment scores summary for all site options is presented in Table 7.9. The detailed assessment results for each site option are presented in the site options assessment tables at Annex 1. For all sites additional information has been added regarding Historic Landscape Classification to SA Objective 6; this has not affected the scoring against this objective, and therefore no changes to the assessments below have been necessary.

7.10.4 A number of common effects have been identified across all sites in this area of search. These are:

- Minor adverse effects (where mitigation is considered achievable) on the use and management of water resources in a sustainable manner (SA Obj. 3);

- Minor adverse effects associated with the potential impacts on climate change (SA Obj. 5a);
- Moderate adverse effects (with mitigation considered to be problematic) with regards to social inclusion (SA Obj. 9); and
- Minor benefits associated with employment opportunities (SA Obj. 12)

7.10.5 A discussion of the assessment results for each site option is presented below.

7.10.6 Conclusions and Recommendations regarding the sustainability of the sites are presented in section 7.10.87.

7.10.7 Sites 613, 297, 263, 1021, 3260 and 298 are considered more sustainable in this area of search. Site 293 and Site 3565 are considered to be less sustainable sites. Sites 261, 262, 256 and 292 should not be considered further in the site selection process due to the identification of major adverse effects.

7.10.8 All of the 6 more sustainable sites, together with Sites 3565 and 293 have been taken forward by Wiltshire Council for further consideration in Stage 4.

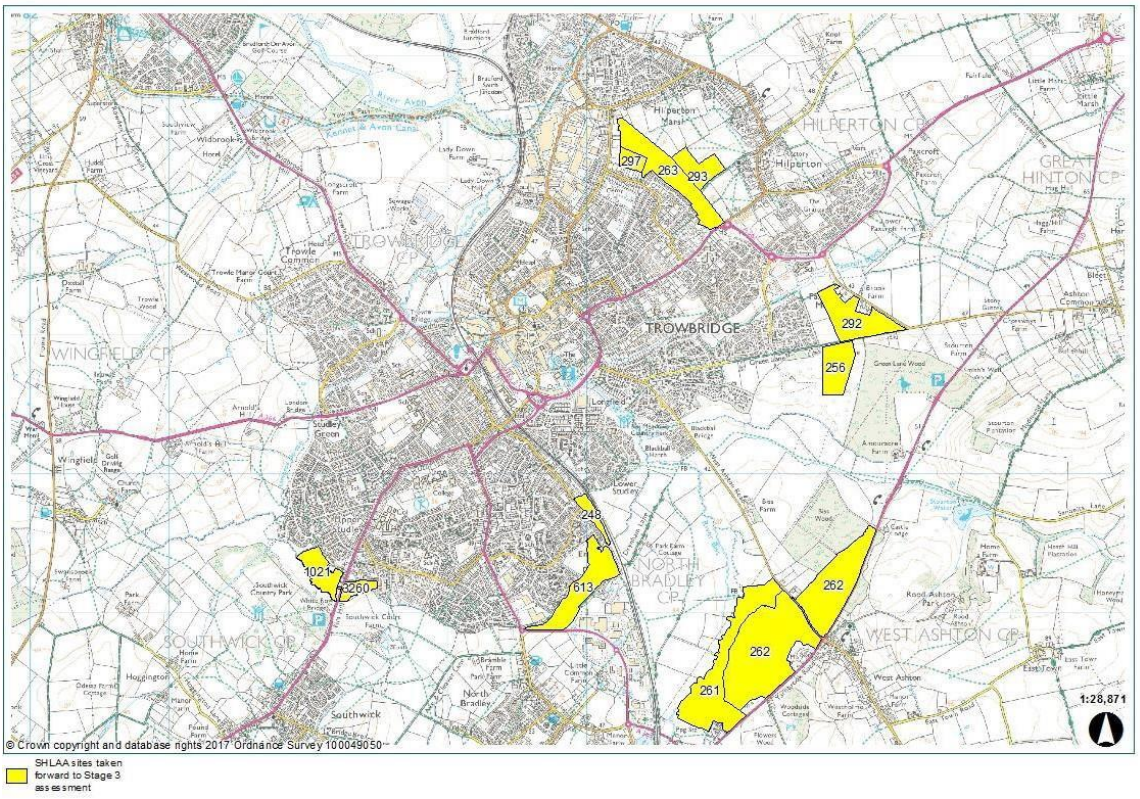

Figure 7.15. Trowbridge

Table 7.9. Trowbridge Principal Settlement - Summary of Scores of Site Options Assessments

Area of search: Trowbridge Principal Settlement																
Site Ref	**Site Name**	**Site capacity**	**SA Objectives**													**Is site proposed for Stage 4?**
			1	**2**	**3**	**4**	**5a**	**5b**	**6**	**7**	**8**	**9**	**10**	**11**	**12**	
Trowbridge Town																
613	Elm Grove Farm/Land off A363 at White Horse Business Park, Drynham Lane (now incorporates Site: 248)	c.231	- -	-	-	-	-	-	-	-	+ + +	- -	-	++	+	Yes
261	Land at Lower Biss Farm	c.155	- - -	- -	-	- -	-	- -	-	- -	+ +	- -	- -	+	+	No
262	Land west of Yarnbrook Road (A350)	c.743	- - -	- -	-	- -	-	- -	-	- -	+ + +	- -	- -	+ +	+	No
256	Land south of Green Lane, Trowbridge	c.102	- - -	-	-	-	-	- -	-	-	+ +	- -	-	+	+	No
292	Land north of Green Lane	c.170	- - -	-	-	-	-	-	-	-	+ +	- -	-	+	+	No
297	Elizabeth Way	c.51	- -	-	-	-	-	-	-	-	+	- -	-	+	+	Yes
263	Elizabeth Way	c.204	- -	- -	-	-	-	-	-	-	+ + +	- -	-	+ +	+	Yes
293	Land to the east of Elizabeth Way	c.121	- -	- -	-	-	-	-	- -	- -	+ +	- -	-	+	+	Yes
1021	Church Lane	c.95	- -	-	-	-	-	-	- -	- -	+	- -	-	+	+	Yes
3260	Upper Studley	c.52	- -	-	-	-	-	-	-	-	+	- -	-	+	+	Yes

Area of search: Trowbridge Principal Settlement															
Site Ref	**Site Name**	**Site capacity**	**SA Objectives**												**Is site proposed for Stage 4?**
			1	**2**	**3**	**4**	**5a**	**5b**	**6**	**7**	**8**	**9**	**10**	**11**	**12**	
298	Land off A363 at White Horse Business Park	c.338	--	- -	-	-	-	-	-	-	+ + +	- -	- -	+ + +	+	**Yes**
3565	Land east of the A361 at Southwick Court	c.237	- -	- -	-	-	-	-	- -	- -	+ + +	- -	-	+ +	+	**Yes**

Site 613 – Elm Grove Farm/Land off A363 at White Horse Business Park, Drynham Lane (now incorporates Site 248)

Site Overview

7.10.9 This site option is located in the town of Trowbridge. With an area of 17.78 ha, the site has a capacity for approximately 231 dwellings; however, mitigation measures could reduce this number.

Assessment Results

7.10.10 No major adverse effects have been identified in relation to this site.

7.10.11 Two moderate adverse effects have been identified. The HRA screening assessment has identified that development at the settlement could contribute towards impacts upon the Bath and Bradford on Avon Bats SAC through habitat loss and disturbance. The HRA advises that development within easy walking distance of the Biss / Green Lane Woods core roosting area is at high risk of failing an appropriate assessment, and consideration should be given to removing these options from the plan at this stage. Options further from the woods are lower risk, but will require some mitigation. All options in Trowbridge will require further assessment (SA Obj. 1). The site is located on the edge of the town, with good access to local/town centre services and facilities by walking/cycling and buses. However, other than a single class expansion at North Bradley Primary School, there is no easy solution to providing additional primary school places in this area. The railway line is also a potential barrier to accessing schools planned for Ashton Park (Wiltshire Core Strategy, Core Policy 29). The existing secondary schools in Trowbridge will likely all reach capacity by 2020 and, in view of the size of the expected developments in and around Trowbridge, another secondary school site will need to be identified. Mitigation will also be required to improve patient capacity at GP surgeries (SA Obj. 9).

7.10.12 The assessment has identified a range of minor adverse effects. Development of the site would result in the inevitable loss of greenfield / agricultural land (SA Obj. 2). Development would lead to an increase in demand for water and sewer capacity and any upgrade requirements would need to be investigated. Existing foul sewerage infrastructure crosses the site and statutory easements would therefore need to be sought (SA Obj. 3). The site is not within a designated AQMA, but consideration would need to be given to the potential air quality impacts. Such issues could relate *inter alia* to noise, dust and lighting. 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 of low carbon energy sources and encouraging sustainable building practices (SA Obj. 5a). The site is located within Flood Zone 1. As such, the development of the site for housing is unlikely to lead to an increased risk of fluvial flooding from main river and / or ordinary watercourses. That said, the land is reported to be prone to surface water ponding/flooding. A Flood Risk Assessment would be required and the feasibility of utilising Sustainable Drainage Systems should be investigated (SA Obj. 5b).

7.10.13 Minor adverse effects have also been identified as although development of the site should not adversely affect designated heritage assets, the setting of Grade II Drynham Lane Farmhouse would need careful consideration in the design of the development and a detailed heritage assessment (building upon the high-level Heritage Impact Assessment prepared by the Council) would be required to support any subsequent planning application would be required. Archaeological potential of the site is medium and therefore an archaeological assessment would be required (SA Obj. 6). Whilst the loss of greenfield land would alter the character and appearance of the site and introduce a moderate urbanising effect to the south-west Trowbridge, such impacts would be tempered through appropriate mitigation measures designed to bolster greenspace/habitat connectivity (SA Obj. 7). The site is sustainably located on the edge of the town, with access to local/town

centre services and facilities. However, residents would be likely to use private vehicles to access services further afield (SA Obj. 10).

7.10.14 The assessment has also identified one major positive effect. The site would have the potential to substantially boost the supply of homes in the area and help meet local housing needs (SA Obj. 8). A moderate positive effect is assessed as development of the site for housing could contribute substantially to the local economy through use of local shops and services (SA Obj. 11), and the generation of direct and indirect construction employment could result in a minor positive effect.

7.10.15 Notwithstanding the moderate adverse effects which would need to be addressed, this site is assessed as more sustainable within this area of search.

Site 261 – Land at Lower Biss Farm

Site Overview

7.10.16 This site option is located in the town of Trowbridge. With an area of 21.21ha, the site has a capacity for approximately 155 dwellings in total; although mitigation measures could reduce this number.

Assessment Results

7.10.17 One major adverse effect has been identified for this site. The HRA screening assessment has identified that development at the settlement could contribute towards impacts upon the Bath and Bradford on Avon Bats SAC through habitat loss and disturbance. The HRA advises that development within easy walking distance of the Biss / Green Lane Woods core roosting area is at high risk of failing an appropriate assessment, and consideration should be given to removing these options from the plan at this stage. Options further from the woods are lower risk, but will require some mitigation. All options in Trowbridge will require further assessment. Due to the proximity of the site to Biss Wood/Green Lane Wood; the recorded presence of protected species; and the overall ecological sensitivity of the site, it is unlikely that the site would be suitable for housing development (SA Obj. 1).

7.10.18 Six moderate adverse effects have been identified. Development of the site would result in the inevitable loss of greenfield / agricultural land. Drainage, flood risk and potential impacts on nearby habitats/protected species such as Biss Wood/Green Lane Woods, would significantly limit the site's suitability for housing development. The site is considered to be isolated within a countryside location to the north-east of the small village of Yarnbrook (SA Obj. 2). The site is not within a designated AQMA, but consideration would need to be given to the potential air quality impacts. Such issues could relate *inter alia* to noise, dust and lighting. Furthermore, the site is located over 4km away from key services which will result in an increase local commuter traffic, which may impact on local air quality. Due to the size of the development and its location, this site is considered to have a moderate adverse effect on air quality (SA Obj. 4). The site is located within Flood Zones 1, 2 and 3 associated with the River Biss. As such, the development of the site for housing could exacerbate the risk of fluvial flooding from main river and/or ordinary watercourses/ditches downstream. Any subsequent development proposal would need to incorporate significant stand-offs to watercourses, as well as flood alleviation measures. A Flood Risk Assessment would be required (SA Obj. 5b).

7.10.19 Moderate adverse effects have also been identified as development of the site would alter the character and appearance of the site/immediate area and have an urbanising effect on Yarnbrook. The site is isolated and would extend into open countryside (SA Obj. 7). There is a capacity shortfall at both primary and secondary schools and in health care facilities locally and development of this site would significantly increase pressure on these facilities; a new primary and secondary school would be required (SA Obj. 9). Whilst the site would be located to the south of the proposed Ashton Park site, connectivity to existing and planned local services/facilities would be potentially curtailed by severance

issues associated with the proposed Yarnbrook and West Ashton Relief Road (SA Obj. 10).

7.10.20 The assessment has identified three minor adverse effects. Development would lead to an increase in demand for water and sewer capacity and any upgrade requirements would need to be investigated (SA Obj. 3). 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 has low sensitivity in terms of historic landscape character. Archaeological potential of the site is medium and therefore archaeological assessment would be required (SA Obj. 6).

7.10.21 The assessment has also identified a moderate and two minor beneficial effects. The site would have the potential to boost the supply of a range of homes in the area and help meet the identified need for affordable housing, however it is not considered to be in the most sustainable of locations (SA Obj. 8). Development of the site for housing could also contribute to the local economy through use of local shops and services (SA Obj. 11) and would generate direct and indirect construction employment (SA Obj. 12).

7.10.22 Due to the major adverse effect in relation to the Bath and Bradford on Avon Bats SAC, it is recommended that this site is not considered further in the site selection process.

Site 262 – Land west of Yarnbrook Road (A350)

Site Overview

7.10.23 This site option is located in the town of Trowbridge. With an area of 49.78ha, the site has capacity for approximately 743 dwellings in total; although mitigation measures could reduce this number.

Assessment Results

7.10.24 One major adverse effect has been identified for this site. The HRA screening assessment has identified that development at the settlement could contribute towards impacts upon the Bath and Bradford on Avon Bats SAC through habitat loss and disturbance. The HRA advises that development within easy walking distance of the Biss / Green Lane Woods core roosting area is at high risk of failing an appropriate assessment, and consideration should be given to removing these options from the plan at this stage. Options further from the woods are lower risk, but will require some mitigation. All options in Trowbridge will require further assessment. Due to the proximity of the site to Biss Wood/Green Lane Wood; the recorded presence of protected species; and the overall ecological sensitivity of the site, it is unlikely that the site would be suitable for housing development (SA Obj. 1).

7.10.25 Six moderate adverse effects have been identified. Development of the site would result in the inevitable loss of greenfield / agricultural land. The site is situated to the immediate south-east of the Ashton Park Strategic Site Allocation and therefore any development would need work with the proposals for the Ashton Park development. In addition, the land is planned, in part, to be used for the proposed Yarnbrook and West Ashton Relief Road (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, as well as other issues such as noise, dust and lighting. Given the size of this development and proximity to the proposed Yarnbrook and West Ashton Relief Road, the development could have adverse local impacts on air quality (SA Obj. 4). The site is located within Flood Zone 1, but abuts Flood Zones 2 and 3. If the site is allocated there would be a need to incorporate significant stand-offs and flood alleviation measures. It is important to ensure that drainage and flood risk issues are fully examined due to the inter-relationship between surface water / fluvial flows that contribute to the overall River Biss catchment. A Flood Risk Assessment would be required (SA Obj. 5b).

7.10.26 Moderate adverse effects have also been identified as development of the site for housing would lead to a permanent loss of greenfield land and generate an urbanising effect in isolation or in combination with the proposals for delivering the Ashton Park Strategic Allocation. It would also have an urbanising effect on the villages of Yarnbrook and West Ashton. Any development proposals would need to set aside significant areas of land to provide an effective stand-off to the River Biss and Biss Wood (SA Obj. 7). There is a capacity shortfall at both primary and secondary schools and in health care facilities locally. Given its size, development of this site would significantly increase pressure on local primary/secondary schools. As such, any additional growth to the south-east of the Town would have to be contingent on the up-front delivery of primary and secondary schools (SA Obj. 9). The development of this site would need to be integrated into the wider Ashton Park Strategic Allocation proposals. Whilst local services/facilities would be potentially accessible by sustainable means, the development of the site in isolation would likely lead to an increase in car-based trips, at least in the short-term unless/until the Ashton Park Strategic Allocation site is built out in line Core Policy 29 of the Wiltshire Core Strategy. In addition, consideration would need to be given to whether the development of the proposed Yarnbrook and West Ashton Relief Road would lead to significant severance issues (SA Obj. 10).

7.10.27 The assessment has identified three minor adverse effects. Development would lead to an increase in demand for water and sewer capacity and any upgrade requirements would need to be investigated (SA Obj. 3). 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). There are no heritage assets on or adjacent the site, therefore the development of the site would not adversely affect designated heritage assets. The site has medium archaeological potential and therefore archaeological assessment would be required (SA Obj. 6).

7.10.28 The assessment has identified one major positive effect. The site would have the potential to substantially boost the supply of homes in the area and help meet local housing needs (SA Obj. 8). The assessment has also identified one moderate and one minor beneficial effect - development of the site for housing could contribute to the local economy through use of local shops and services resulting in a moderate positive effect (SA Obj. 11) and would have a minor positive effect through the generation of direct and indirect construction employment (SA Obj. 12).

7.10.29 Due to the major adverse effect in relation to the Bath and Bradford on Avon Bats SAC, it is recommended that this site is not considered further in the site selection process.

Site 256 – Land south of Green Lane, Trowbridge

Site Overview

7.10.30 This site option is located in the town of Trowbridge. With an area of 7.42ha, the site has a capacity for approximately 102 dwellings; although mitigation measures could reduce this number.

Assessment Results

7.10.31 One major adverse effect has been identified for this site. The HRA screening assessment has identified that development at the settlement could contribute towards impacts upon the Bath and Bradford on Avon Bats SAC through habitat loss and disturbance. The HRA advises that development within easy walking distance of the Biss / Green Lane Woods core roosting area is at high risk of failing an appropriate assessment, and consideration should be given to removing these options from the plan at this stage. Options further from the woods are lower risk, but will require some mitigation. All options in Trowbridge will require further assessment. Due to the proximity of the site to Biss Wood/Green Lane

Wood; the recorded presence of protected species; and the overall ecological sensitivity of the site, it is unlikely that the site would be suitable for housing development (SA Obj. 1).

7.10.32 Two moderate adverse effects have been identified. The site is located within Flood Zone 1. Records indicate issues with fluvial flooding and surface water ponding in the wider area, associated with the confluence of the River Biss, Paxcroft Brook and Drynham Brook. As such consideration would need to be given to the influence that development of this site may have on the wider River Biss catchment. Consideration would be required of the site in relation to long-term development proposals for the Ashton Park Strategic Allocation. Geological/soil conditions may preclude the use of Sustainable Drainage Systems. A flood risk assessment would be required (SA Obj. 5b). There is an urgent need to deliver new primary/secondary school capacity to serve the planned expansion of the town. Primary school places are an essential requirement as space at existing schools is limited. Given the proposed scale of development, further consideration of capacity in local schools and health facilities would need to be taken into account (SA Obj. 9).

7.10.33 The assessment has identified a range of minor adverse effects. Development of the site would result in the inevitable loss of greenfield / agricultural land (SA Obj. 2). Development would lead to an increase in demand for water and sewer capacity and any upgrade requirements would need to be investigated (SA Obj. 3). 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). There are no heritage assets on or adjacent to the site. However, archaeological potential of the site is medium and therefore archaeological assessment would be required (SA Obj. 6). Development would alter the character and appearance of the site / immediate area, including extending the urbanising effect created by the Castlemead development, however such impacts could be tempered to some degree through appropriate mitigation measures designed to bolster greenspace / habitat connectivity (SA Obj. 7). The site is located in an accessible location on the edge of the town with good prospects for connectivity to local/town centre services and facilities. However, the development is likely to result in an increase in car journeys (SA Obj. 10).

7.10.34 The assessment has also identified two moderate beneficial effects. The site would have the potential to boost the supply of homes in the area and help meet local housing needs (SA Obj. 8) and development of the site for housing could also contribute to the local economy through use of local shops and services (SA Obj. 11). A minor beneficial effect is identified as development of the site would generate direct and indirect construction employment (SA Obj. 12).

7.10.35 Due to the major adverse effect in relation to the Bath and Bradford on Avon Bats SAC, it is recommended that this site is not considered further in the site selection process.

Site 292 – Land north of Green Lane, Trowbridge

Site Overview

7.10.36 This site option is located in the town of Trowbridge. With an area of 11.35ha, the site has capacity for approximately 170 dwellings overall; although mitigation measures could reduce this number.

Assessment Results

7.10.37 One major adverse effect has been identified for this site. The HRA screening assessment has identified that development at the settlement could contribute towards impacts upon the Bath and Bradford on Avon Bats SAC through habitat loss and disturbance. The HRA advises that development within easy walking distance of the Biss / Green Lane Woods

core roosting area is at high risk of failing an appropriate assessment, and consideration should be given to removing these options from the plan at this stage. Options further from the woods are lower risk, but will require some mitigation. All options in Trowbridge will require further assessment. Due to the proximity of the site to Biss Wood/Green Lane Wood; the recorded presence of protected species; and the overall ecological sensitivity of the site, it is unlikely that the site would be suitable for housing development (SA Obj. 1).

7.10.38 One moderate adverse effect has been identified. There is an urgent need to deliver new primary/secondary school capacity to serve the planned expansion of the town. Primary school places are an essential requirement as space at existing schools is limited. Given the proposed scale of development, further consideration of capacity in local schools and health facilities would need to be taken into account (SA Obj. 9).

7.10.39 The assessment has identified a range of minor adverse effects. Development of the site would result in the inevitable loss of greenfield / agricultural land (SA Obj. 2). Development would lead to an increase in demand for water and sewer capacity and any upgrade requirements would need to be investigated (SA Obj. 3). 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. Records indicate issues with fluvial flooding and surface water ponding in the wider area, associated with the confluence of the River Biss, Paxcroft Brook and Drynham Brook. Geological/soil conditions may preclude the use of Sustainable Drainage Systems, however, such measures should be investigated. A Flood Risk Assessment would be required (SA Obj. 5b). Development of the site would not adversely affect designated heritage assets. However, the site has medium archaeological potential and therefore archaeological assessment would be required (SA Obj. 6). Development would alter the character and appearance of the site / immediate area, but such impacts could be tempered to some degree through appropriate mitigation measures designed to bolster greenspace / habitat connectivity. Any development proposals would need to provide landscaped stand-offs to Green Lane Wood, as well as improve / maintain Green Lane as a hedge-lined bridleway (SA Obj. 7).

7.10.40 The assessment has also identified a moderate and two minor beneficial effects. The site would have the potential to substantially boost the supply of homes in the area and help meet local housing needs (SA Obj. 8). The site is located in an accessible location on the edge of the town with good prospects for connectivity to local/town centre services and facilities (SA Obj. 10). Minor beneficial effects are identified as development of the site for housing could also contribute to the local economy through use of local shops and services (SA Obj. 11) and would generate direct and indirect construction employment (SA Obj. 12).

7.10.41 Due to the major adverse effect in relation to the Bath and Bradford on Avon Bats SAC, it is recommended that this site is <u>not</u> considered further in the site selection process.

Site 297 – Elizabeth Way

<u>Site Overview</u>

7.10.42 This site option is located in the town of Trowbridge. With an area of 2.24ha, this site has a capacity for approximately 51 dwellings; although mitigation measures could reduce this number.

<u>Assessment Results</u>

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

7.10.44 Two moderate adverse effects have been identified. The HRA screening assessment has identified that development at the settlement could contribute towards impacts upon the Bath and Bradford on Avon Bats SAC through habitat loss and disturbance. The HRA advises that development within easy walking distance of the Biss / Green Lane Woods core roosting area is at high risk of failing an appropriate assessment, and consideration should be given to removing these options from the plan at this stage. Options further from the woods are lower risk, but will require some mitigation. All options in Trowbridge will require further assessment (SA Obj. 1). The development of land in the 'Hilperton Gap' would add to the pressure on local primary/secondary schools. When considered in combination with the allocated/proposed major urban extension at Ashton Park, there would be a need to provide an additional primary school in the local area before the end of 2017. The pressure to deliver a new secondary school on land at Ashton Park within the Plan period would also be exacerbated. A capacity assessment of local schools and health facilities would need to be undertaken in order to support development proposals, particularly if the allocated urban extension at Ashton Park commences soon (SA Obj. 9).

7.10.45 The assessment has identified a range of minor adverse effects. Development of the site would result in the inevitable loss of greenfield / agricultural land (SA Obj. 2). Development would lead to an increase in demand for water and sewer capacity and any upgrade requirements would need to be investigated (SA Obj. 3). 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. Consideration will however need to be given to flood risk zones associated with the nearby stream; and the surface water attenuation swales associated with Elizabeth Way. A Flood Risk Assessment would be required. Consideration should also be given to the use of Sustainable Drainage Systems (SA Obj. 5b).

7.10.46 Minor adverse effects have also been identified as the site has medium sensitivity in terms of historic landscape character. The setting of nearby Grade II listed buildings would need to be evaluated through a detailed heritage assessment (building upon the high-level Heritage Impact Assessment prepared by the Council) would be required to support any subsequent planning application. The site has medium archaeological potential and therefore an archaeological assessment would be required (SA Obj. 6). Development would alter the character and appearance of the site/immediate area and add to the urbanising effect created by Elizabeth Way, but such impacts could be tempered to some degree through appropriate mitigation measures designed to bolster greenspace/habitat connectivity (SA Obj. 7). The site is located in an accessible location on the edge of the town with good prospects for connectivity to local/town centre services and facilities. However, trips to nearby towns to would likely involve the use of private car (SA Obj. 10).

7.10.47 The assessment has also identified one moderate and two minor beneficial effects. The site would have the potential to boost the supply of homes in the area and help meet local housing needs, especially if comprehensively planned with neighbouring sites (SA Obj. 8). Minor beneficial effects are identified as development of the site for housing could contribute substantially to the local economy through use of local shops and services (SA Obj. 11) and generate direct and indirect construction employment (SA Obj. 12).

7.10.48 Notwithstanding the moderate adverse effects which would need to be addressed, this site is assessed as more sustainable within this area of search.

Site 263 – Elizabeth Way

Site Overview

7.10.49 This site option is located in the town of Trowbridge. With an area of 14.14ha, this site has a capacity for approximately 204 dwellings; although mitigation measures could reduce this number. The site (along with site 297) should be considered alongside site 293 insofar as they form a contiguous tract of land to the immediate west of Elizabeth Way.

Assessment Results

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

7.10.51 Three moderate adverse effects have been identified. The HRA screening assessment has identified that development at the settlement could contribute towards impacts upon the Bath and Bradford on Avon Bats SAC through habitat loss and disturbance. The HRA advises that development within easy walking distance of the Biss / Green Lane Woods core roosting area is at high risk of failing an appropriate assessment, and consideration should be given to removing these options from the plan at this stage. Options further from the woods are lower risk, but will require some mitigation. All options in Trowbridge will require further assessment (SA Obj. 1). Development of the site would result in the inevitable loss of greenfield / agricultural land, some of which may be Grade 3a Best and Most Versatile agricultural land. The site is situated adjacent to greenfield sites 297/293 on the eastern edge of the town. As such, any proposals to develop the land (to the west of Elizabeth Way) for housing would need to consider the setting of existing residential housing stock and connectivity to local services/facilities (SA Obj. 2). The development of land known locally as the 'Hilperton Gap' would add to the pressure on local primary/secondary schools. When considered in combination with the allocated/proposed major urban extension at Ashton Park, there would be a need to provide an additional primary school in the local area before the end of 2017. The pressure to deliver a new secondary school on land at Ashton Park within the Plan period would also be exacerbated. A capacity assessment of local schools and health facilities would need to be undertaken in order to support development proposals, particularly if the allocated urban extension at Ashton Park commences soon (SA Obj. 9).

7.10.52 The assessment has identified a range of minor adverse effects. Development would lead to an increase in demand for water and sewer capacity and any upgrade requirements would need to be investigated (SA Obj. 3). The site is not within a designated AQMA, but consideration would need to be given to the potential air quality impacts. 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 however consideration would need to be given to flood risk zones associated with the nearby stream; and the surface water attenuation swales associated with Elizabeth Way. A Flood Risk Assessment would be required (SA Obj. 5b).

7.10.53 Further minor adverse effects have been identified as the site has medium sensitivity in terms of historic landscape character. It is recommended that as the southwest site boundary adjoins the Hilperton Road Conservation Area and grounds of the Listed Buildings at Highfield, a detailed heritage assessment (building upon the high-level Heritage Impact Assessment prepared by the Council) and study of their setting would be required to support any subsequent planning application. Archaeological potential of the site is medium and archaeological assessment would be required (SA Obj. 6). Development would alter the character and appearance of the site / immediate area and

add to the urbanising effect created by Elizabeth Way, but such impacts could be tempered to some degree through appropriate mitigation measures designed to bolster greenspace / habitat connectivity (SA Obj. 7). The site is sustainably located in relation to the town and local services / facilities. However, the size of the development will result in an increase in private vehicle trips (SA Obj. 10).

7.10.54 The assessment has identified one major beneficial effect. The site would have the potential to substantially boost the supply of homes in the area and help meet local housing needs (SA Obj. 8). The assessment has also identified one moderate beneficial effect, as development of the site for housing could also contribute to the local economy through use of local shops and services (SA Obj. 11) and a minor beneficial effect as the development would generate direct and indirect construction employment (SA Obj. 12).

7.10.55 Notwithstanding the moderate adverse effects which would need to be addressed, this site is assessed as more sustainable within this area of search.

Site 293 – Land to the east of Elizabeth Way

Site Overview

7.10.56 This site option is located in the town of Trowbridge. The site is effectively divided into two parcels by the recently constructed road - Elizabeth Way. Land to the immediate east of the highway carriageway is considered to form part of the setting of the village of Hilperton. Whereas land to the immediate west of the road relates well to the adjoining SHLAA sites - 263/297. With an area of 5.38ha, this site has a capacity for approximately 121 dwellings; although mitigation measures could reduce this number.

Assessment Results

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

7.10.58 Five moderate adverse effects have been identified in relation to this site. The HRA screening assessment has identified that development at the settlement could contribute towards impacts upon the Bath and Bradford on Avon Bats SAC through habitat loss and disturbance. The HRA advises that development within easy walking distance of the Biss / Green Lane Woods core roosting area is at high risk of failing an appropriate assessment, and consideration should be given to removing these options from the plan at this stage. Options further from the woods are lower risk, but will require some mitigation. All options in Trowbridge will require further assessment (SA Obj. 1). Development of the site would result in the loss of Grade 3a Best and Most Versatile agricultural land. The site is situated adjacent to greenfield sites 297/263 on the eastern edge of the town. As such, any proposals to develop the land for housing would need to consider the setting of existing residential housing stock and connectivity to local services/facilities (SA Obj. 2). Development of this site would represent a significant encroachment into what's known as the 'Hilperton Gap' (i.e. land beyond the line of Elizabeth Way) and thereby potentially affect the setting of the village/Listed Church. A detailed heritage assessment would be required to support any subsequent planning application (building upon the high-level Heritage Impact Assessment prepared by the Council). The site also has medium archaeological potential and archaeological assessment would be required (SA Obj. 6). Development to the immediate east of the Elizabeth Way would alter the character and appearance of the site / immediate area and add to the urbanising effect created by the road. However, development to the west of the road would be holistically associated with the wider development of SHLAA sites 263/297. Development of land to the east of the road is considered to represent a significant encroachment into the 'Hilperton Gap' and would be problematic to mitigate (Obj. 7). Development would add to the pressure on local primary/secondary schools. When considered in combination with the allocated/proposed major urban extension at Ashton Park, there would be a need to provide an additional primary school in the local area before the end of 2017. The pressure to deliver a new secondary school on land at Ashton Park within the Plan period would also be exacerbated. A capacity assessment of local schools and health facilities

would need to be undertaken in order to support development proposals, particularly if the allocated urban extension at Ashton Park commences soon (SA Obj. 9).

7.10.59 The assessment has identified a range of minor adverse effects. Development would lead to an increase in demand for water and sewer capacity and any upgrade requirements would need to be investigated (SA Obj. 3). The site is not within a designated AQMA, but consideration would need to be given to the potential air quality impacts. 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 however consideration will need to be given to flood risk zones associated with the nearby stream; and the surface water attenuation swales associated with Elizabeth Way. A Flood Risk Assessment would be required (SA Obj. 5b). The site is sustainably located in relation to the town and local services / facilities. However, the size of the development will result in an increase in private vehicle trips and there are potentially junction/link capacity issues (SA Obj. 10).

7.10.60 The assessment has also identified one moderate and two minor beneficial effects. The site would have the potential to boost the supply of homes in the area and help meet local housing needs (SA Obj. 8). Development of the site for housing could have a minor positive contribution to the local economy through use of local shops and services (SA Obj. 11) and would generate direct and indirect construction employment (SA Obj. 12).

7.10.61 Due to the number of moderate adverse effects identified with this site, this site is considered to be less sustainable in this area of search.

Site 1021 – Church Lane

Site Overview

7.10.62 This site option is located in the town of Trowbridge. With an area of 5.92ha, the site has a capacity for approximately 95 dwellings; however, mitigation measures could reduce this number.

Assessment Results

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

7.10.64 Four moderate adverse effects have been identified in relation to this site. The HRA screening assessment has identified that development at the settlement could contribute towards impacts upon the Bath and Bradford on Avon Bats SAC through habitat loss and disturbance. The HRA advises that development within easy walking distance of the Biss / Green Lane Woods core roosting area is at high risk of failing an appropriate assessment, and consideration should be given to removing these options from the plan at this stage. Options further from the woods are lower risk, but will require some mitigation. All options in Trowbridge will require further assessment (SA Obj. 1). The setting of the listed St John's Church would need to be protected and, where possible, enhanced. A detailed heritage assessment would be required to support any subsequent planning application (building upon the high-level Heritage Impact Assessment prepared by the Council).

7.10.65 The site has medium to high archaeological potential and therefore archaeological assessment would be required (SA Obj. 6). Development of the site for housing would inevitably lead to a loss of greenfield land and introduce an urbanising effect on what is currently rolling meadows associated with the Lambrok Stream and Southwick Country Park. Effects are considered to be moderate adverse given the site's character and function as a landscape buffer (SA Obj. 7 While primary school places requirements could be met, secondary school capacity will likely be reached by 2020 and mitigation would therefore be required. There is also a GP surgery capacity deficit locally (SA Obj. 9).

7.10.66 The assessment has identified a range of minor adverse effects. Development of the site would result in the inevitable loss of greenfield / agricultural land (SA Obj. 2). Development would lead to an increase in demand for water and sewer capacity – any upgrade requirements would need to be investigated (SA Obj. 3). The site is not within a designated AQMA, but consideration would need to be given to the potential air quality impacts. 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 Zones 1, 2 and 3. A Flood Risk Assessment would be required. If feasible, Sustainable Drainage Systems would need to be designed in such a manner as to allow long-term positive management and attenuation of surface water at greenfield infiltration rates (SA Obj. 5b). The site is relatively sustainably located in relation to the town and local service/facilities. However, residents would be likely to use private vehicles to access services further afield (SA Obj. 10).

7.10.67 The assessment has also identified several minor beneficial effects. The site would have the potential to boost the supply of homes in the area and help meet local housing needs (SA Obj. 8). Development of the site for housing could also contribute to the local economy through use of local shops and services (SA Obj. 11) and would generate direct and indirect construction employment (SA Obj. 12).

7.10.68 Notwithstanding the moderate adverse effects which would need to be addressed, this site is assessed as more sustainable within this area of search.

Site 3260 – Upper Studley

Site Overview

7.10.69 This site option is located in the town of Trowbridge. With an area of 2.33ha, the site has a capacity for approximately 52 dwellings; however, mitigation measures could reduce this number.

Assessment Results

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

7.10.71 Two moderate adverse effects have been identified in relation to this site. The HRA screening assessment has identified that development at the settlement could contribute towards impacts upon the Bath and Bradford on Avon Bats SAC through habitat loss and disturbance. The HRA advises that development within easy walking distance of the Biss/ Green Lane Woods core roosting area is at high risk of failing an appropriate assessment, and consideration should be given to removing these options from the plan at this stage. Options further from the woods are lower risk, but will require some mitigation. All options in Trowbridge will require further assessment (SA Obj. 1). The site is in the catchment of Studley Green Primary School which is a large site and would be able to expand to meet the potential demand generated from development of this site should the level of surplus places be insufficient. The existing secondary schools in Trowbridge will all reach capacity by 2020 and, in view of the scale of additional committed/planned developments in and around Trowbridge, another secondary school site will need to be identified. There is also a GP surgery capacity deficit locally (SA Obj. 9).

7.10.72 The assessment has identified a range of minor adverse effects. Development of the site would result in the inevitable loss of greenfield / agricultural land (SA Obj. 2). Development would lead to an increase in demand for water and sewer capacity and any upgrade requirements would need to be investigated (SA Obj. 3). The site is not within a designated AQMA, but consideration would need to be given to the potential air quality impacts. 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 Zones 1, 2 and 3. Consideration would need to be given to managing the risk of flooding from all sources. A Flood Risk Assessment would be required (SA Obj. 5b). Development of the site would not adversely affect designated heritage assets. A detailed heritage assessment would be required to support any subsequent planning application (building upon the high-level Heritage Impact Assessment prepared by the Council).

7.10.73 Archaeological potential of the site is medium to high and therefore archaeological assessment would be required (SA Obj. 6). Development of the site for housing would extend the urbanising effect of Silver and Spring Meadows on what is currently rolling meadows associated with the Lambrok Stream and Southwick Country Park. However, impacts could be tempered to some degree through appropriate mitigation measures designed to bolster greenspace / habitat connectivity (SA Obj. 7). The site is relatively sustainably located in relation to the town and local service/facilities. That said, development of the site would likely lead to a marginal increase in pressure on local highway routes (SA Obj. 10).

7.10.74 The assessment has also identified several minor beneficial effects. The site would have the potential to boost the supply of homes in the area and help meet local housing needs (SA Obj. 8). Development of the site for housing could also contribute to the local economy through use of local shops and services (SA Obj. 11) and would generate direct and indirect construction employment (SA Obj. 12).

7.10.75 Notwithstanding the moderate adverse effects which would need to be addressed, this site is assessed as more sustainable within this area of search.

Site 298 – Land off A363 at White Horse Business Park

Site Overview

7.10.76 This site option is located in the town of Trowbridge. With an area of 23ha, the site has a capacity for approximately 338 dwellings; however, mitigation measures could reduce this number.

Assessment Results

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

7.10.78 Four moderate adverse effects have been identified in relation to this site. The HRA screening assessment has identified that development at the settlement could contribute towards impacts upon the Bath and Bradford on Avon Bats SAC through habitat loss and disturbance. The HRA advises that development within easy walking distance of the Biss / Green Lane Woods core roosting area is at high risk of failing an appropriate assessment, and consideration should be given to removing these options from the plan at this stage. Options further from the woods are lower risk, but will require some mitigation. All options in Trowbridge will require further assessment. This site lies outside the core roosting zone and hence development would be unlikely to lead to significant adverse impacts on the SAC (SA Obj. 1). The site is situated to the immediate east of North Bradley village and west of the White Horse Business Park. The land comprises a series of agricultural fields / informal open space and, as such, would not maximise the use of previously developed land. In the absence of information on the soils quality of the land, given the size of this site development would result in the loss of agricultural land and, if this were to be best and most versatile agricultural land this would likely be problematic to mitigate (SA Obj. 2). There is a capacity shortfall at primary schools locally, which is likely to create longer term capacity issues in secondary schools. The railway may also prevent pupils from accessing schools planned to service the Ashton Park Strategic Allocation. Mitigation will be required to increase capacity locally and another secondary school site will need to be identified towards the end of the Plan period in view of the scale of developments planned in the wider Trowbridge areal. There are also issues with patient capacity at local GP surgeries (SA Obj. 9). Although essentially situated on the very outer

edge of the town, access to local/town centre services and facilities would be achievable via bus services available along the A363/Bradley Road. However, despite the availability of local bus services, development of this site would potentially lead to increased car-based movements and hence impact on the local highway network and given the size of the site this is likely to result in a moderate adverse effect (SA Obj. 10).

7.10.79 The assessment has identified a range of minor adverse effects. Development would lead to an increase in demand for water and sewer capacity and any upgrade requirements would need to be investigated (SA Obj. 3). The site is not within a designated AQMA, but consideration would need to be given to the potential air quality impacts. 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 lies in Flood Zone 1. Careful planning will be required to address areas of known surface water ponding, the development of the site. A Flood Risk Assessment would be required (SA Obj. 5b). The Grade II Listed Kings Farmhouse (and its setting), Willow Grove, monuments and gateway to former Baptist Church and Little Common Farm are situated within the site area, and important heritage farmsteads are situated to the north and south of the site. A detailed heritage assessment (building upon the high-level Heritage Impact Assessment prepared by the Council) would be required to support any subsequent planning application. Archaeological potential of the site is medium and therefore archaeological assessment would be required (SA Obj. 6).

7.10.80 Development of the site for housing would result in an urbanising effect however whilst the loss of greenfield land would alter the character and appearance of the site, such impacts would be tempered through appropriate mitigation measures designed to bolster greenspace/habitat connectivity (SA Obj. 7).

7.10.81 The assessment has also identified two major beneficial effects. The site would have the potential to substantially boost the supply of homes in the area and help meet local housing needs (SA Obj. 8) and contribute to the local economy through use of local shops and services (SA Obj. 11). A minor beneficial effect would also be realised as the development would generate direct and indirect construction employment (SA Obj. 12).

7.10.82 Notwithstanding the moderate adverse effects which would need to be addressed, this site is assessed as more sustainable within this area of search.

Site 3565 – Land east of the A361 at Southwick Court

Site Overview

7.10.83 This site option is located in the town of Trowbridge. With an area of 17.6ha, the site has a capacity for approximately 237 dwellings; however, mitigation measures could reduce this number.

Assessment Results

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

7.10.85 Five moderate adverse effects have been identified in relation to this site. The HRA screening assessment has identified that development at the settlement could contribute towards impacts upon the Bath and Bradford on Avon Bats SAC through habitat loss and disturbance. The HRA advises that development within easy walking distance of the Biss / Green Lane Woods core roosting area is at high risk of failing an appropriate assessment, and consideration should be given to removing these options from the plan at this stage. Options further from the woods are lower risk, but will require some mitigation. All options in Trowbridge will require further assessment (SA Obj. 1). Development of the site will result in the loss of greenfield / agricultural land. Given the size of the site, in the absence of information on the soils quality of the land this could result in the loss of best and most

versatile agricultural land which would likely be problematic to mitigate (SA Obj. 2). The site includes a number of features plotted on the Wiltshire and Swindon Historic Environment Record which relate to a post-Medieval water meadow system. Southwick Court lies immediately to the south of the site and contains a number of important heritage assets including a Medieval moat and farmstead of which the farmhouse is Grade II* Listed. A detailed heritage assessment (building upon the high-level Heritage Impact Assessment prepared by the Council) and archaeological assessment would be required to support any subsequent planning application (SA Obj. 6). The site functions as a green infrastructure corridor. The fields are large and open in character and exhibit a strong relationship with the Lambrok Stream (and its floodplain)/Southwick Court. Development of the site would lead to an urbanising effect. The stream and its floodplain, along with mature hedgerows/trees help define a logical edge to the current built framework in landscape terms. Mitigation of landscape and visual impacts could be problematic (SA Obj. 7). There are capacity issues in local primary schools. Additional secondary schools may also need to be built as development of approximately 280 dwellings would put significant pressure on existing secondary schools (SA Obj. 9).

7.10.86 The assessment has identified a range of minor adverse effects. Development would lead to an increase in demand for water and sewer capacity and any upgrade requirements would need to be investigated (SA Obj. 3). The site is not within a designated AQMA, but consideration would need to be given to the potential air quality impacts. 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 of low carbon energy sources and encouraging sustainable building practices (SA Obj. 5a). The site is located within Flood Zone 1. However, it will be important to ensure that drainage and flood risk issues are fully examined due to the inter-relationship between surface water/fluvial flows that contribute to the overall River Biss catchment. A Flood Risk Assessment would be required (SA Obj. 5b). The site is situated on edge of the current built framework, with good prospects for connecting to local/town centre services and facilities via sustainable transport. However, development of the site would likely lead to a marginal increase in pressure on local highway routes (SA Obj. 10).

7.10.87 The assessment has also identified a major beneficial effect. The site would have the potential to substantially boost the supply of homes in the area and help meet local housing needs (SA Obj. 8). Development of the site for housing could also have a moderate beneficial contribution to the local economy through use of local shops and services (SA Obj. 11). A minor beneficial effect would also be realised as the development would generate direct and indirect construction employment (SA Obj. 12).

7.10.88 Due to the number of moderate adverse effects identified with this site, this site is considered to be less sustainable in this area of search.

Conclusions & Recommendations

7.10.89 The aim of this assessment exercise has been threefold:

- Identification of more sustainable (preferred) site options for consideration in the preferred allocations;
- Identification of less sustainable (not preferred) site options which should only be considered if more sustainable options are undeliverable or if there are other reasons for considering these sites; and
- Identification of sites which should not be considered further

7.10.90 The following conclusions and recommendations are reached:

More sustainable sites for development:

- Site 613 - Elm Grove Farm/Land off A363 at White Horse Business Park, Drynham Lane (now incorporates Site: 248)
- Site 297 – Elizabeth Way
- Site 263 – Elizabeth Way
- Site 1021 - Church Lane
- Site 3260 - Upper Studley
- Site 298 - Land off A363 at White Horse Business Park

Less sustainable sites for development:

- Site 293 - Land to the east of Elizabeth Way
- Site 3565 - Land east of the A361 at Southwick Court

Sites which should not be considered further:

- Site 261 - Land at Lower Biss Farm
- Site 262 - Land west of Yarnbrook Road (A350)
- Site 256 - Land south of Green Lane, Trowbridge
- Site 292 - Land north of Green Lane

7.11 Warminster Community Area Remainder

Introduction

7.11.1 Eight site options originally considered in Warminster Community Area were assessed through a sustainability appraisal (Stage 3) in order to identify the more and less sustainable site options in this area of search, and those which should not be considered further. This has informed the sites to be taken forward by Wiltshire Council to Stage 4 (the selection of preferred sites stage).

7.11.2 Following pre-submission consultation, the following changes were made in this Community Area Remainder:

- One new site passed Stage 2 of the Council's site selection process and was added in Heytesbury – OM004 - Land west of Heytesbury adjacent to Greenlands
- Site 3486 - Heytesbury Park, Heytesbury – amendments to the baseline data have been made to SA Objective 9 in the assessment of this site presented in Annex I; this has not resulted in a change to the assessment score.

7.11.3 Figures 7.16, 7.17 and 7.18 show the location of the sites under consideration.

7.11.4 The assessment scores summary for all site options is presented in Table 7.10. The detailed assessment results for each site option are presented in the site options assessment tables at Annex 1.

7.11.5 A number of common effects have been identified across all three sites. These are:

- Minor adverse effects (where mitigation is considered achievable) relating to efficient and effective use of land (SA Obj. 2);
- Minor adverse effects from environmental pollution (SA Obj. 4);
- Minor adverse effects associated with impacts on climate change (SA Obj. 5a);

7.11.6 A discussion of the assessment results for each site option is presented below.

7.11.7 Conclusions and recommendations regarding the sustainability of the sites arepresented in section 7.11.56. Only sites 316 and 3203 are considered more sustainable within this area of search. It is recommended that the remaining sites are not considered further in the site selection process due to the identification of major adverse effects.

7.11.8 Based on the consideration of the sustainability appraisal and wider factors, Site 316 and Site 3203 are the only sites that have been taken forward by Wiltshire Council for consideration in Stage 4 of the site selection process.

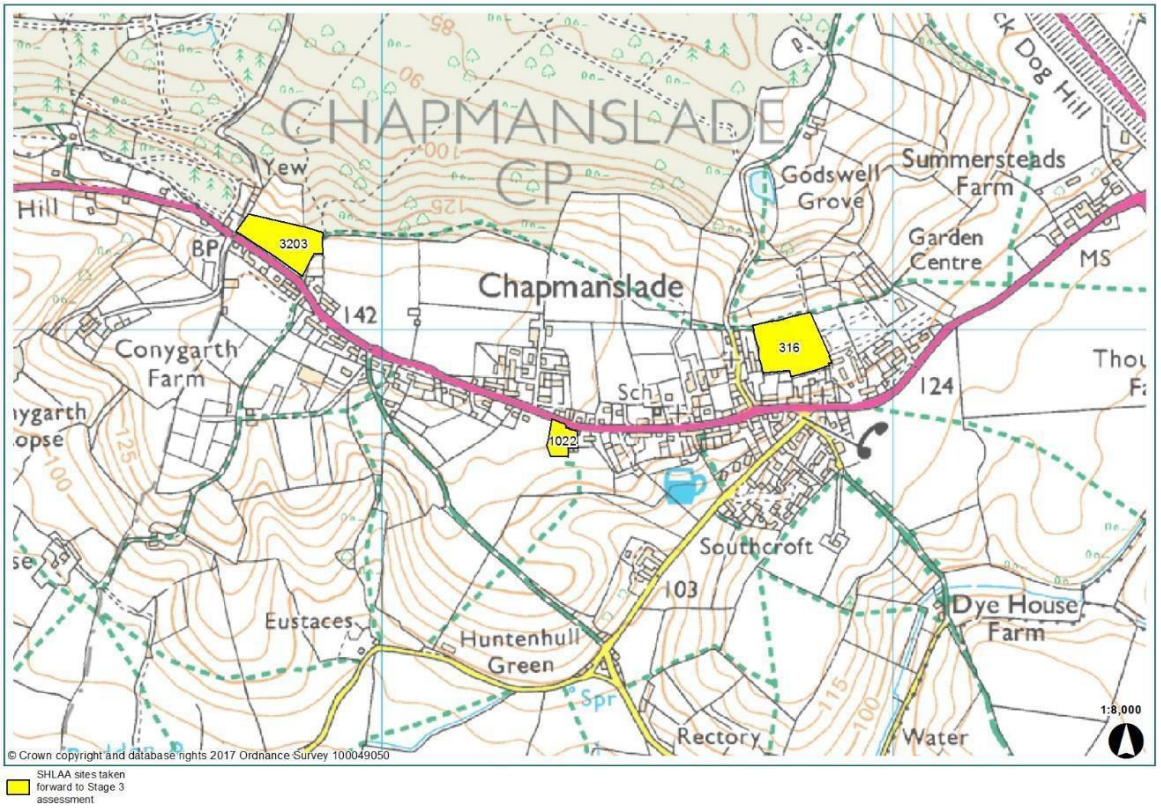

Figure 7.16. Chapmanslade

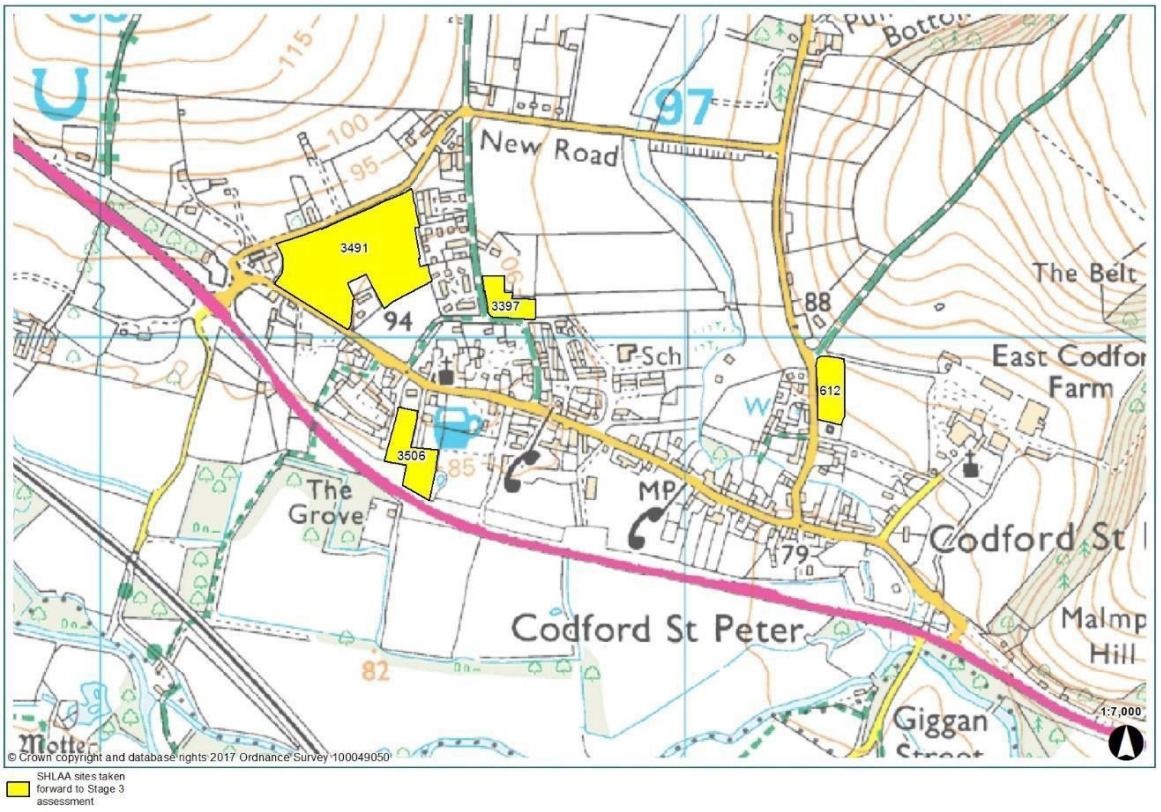

Figure 7.17. Codford

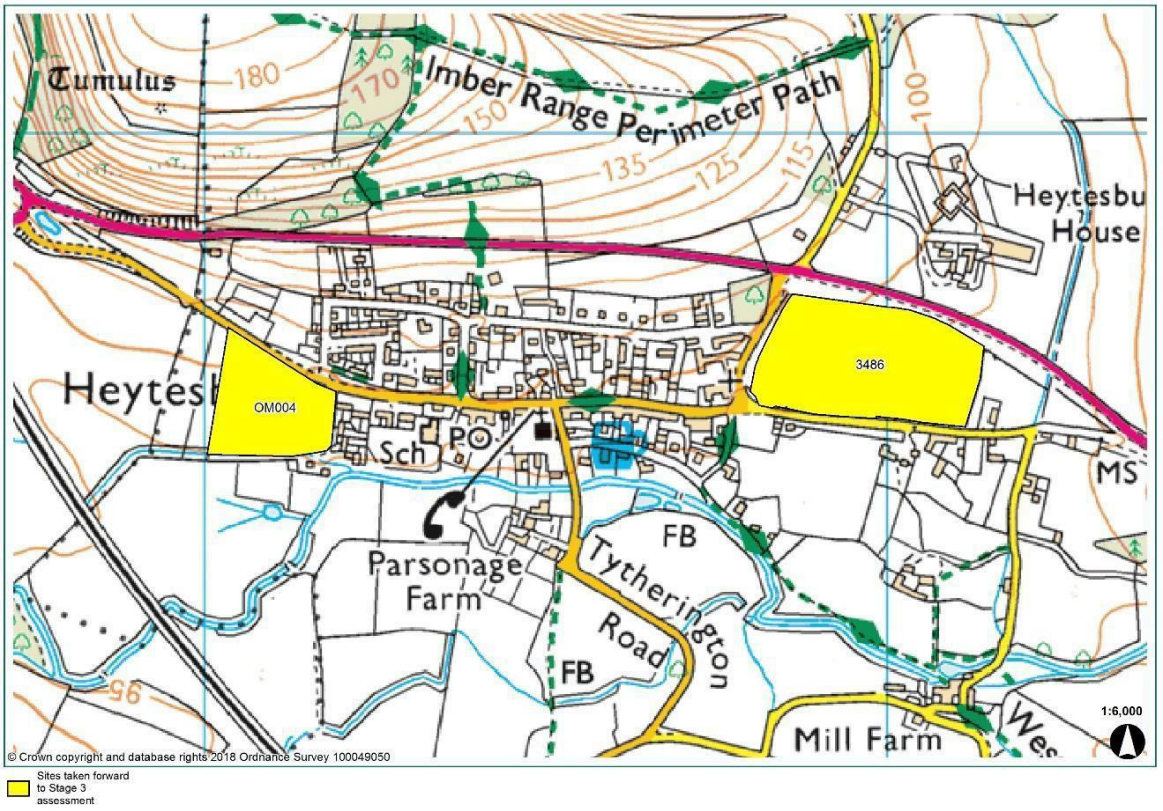

Figure 7.18. Heytesbury

Table 7.10. Warminster Community Area - Summary of Scores of Site Options Assessments

Site Ref	Site Name	Site capacity	SA Objectives												Is site proposed for Stage 4?
			1	2	3	4	5a	5b	6	7	8	9	10	11	12	
Chapmanslade																
316	Barters Farm	c.32	-	-	- -	-	-	- -	-	-	+ + +	-	-	+ +	+	Yes
1022	Green Farm Industrial Estate and adjacent land	c.7	-	-	- -	-	-	- -	-	-	+	-	-	- - -	- - -	No
3203	Land at North West Chapmanslade	c.26	- -	-	- -	-	-	-	- -	- -	+ + +	-	-	+ +	+	Yes
Codford																
612	Chitterne Road	c.12	- - -	-	-	-	-	-	-	- -	+ +	- -	- -	+	+	No
3397	Bury Farmyard, Green Lane	c.10	- - -	-	-	-	-	-	-	-	+ +	- -	- -	+	+	No
3491	Mayflower Farm	c.78	- - -	-	-	-	-	-	-	- -	+ + +	- -	-	+ +	+	No
3506	Manor House Grounds	c.18	- - -	-	-	-	-	-	- -	- -	+ +	- -	- -	+	+	No
Heytesbury																
3486	Heytesbury Park	c.112	- - -	-	- -	-	-	-	- -	- -	+ + +	- -	-	+ + +	+	No
OM004	Land west of Heytesbury adjacent to Greenlands, Heytesbury	c.61	- - -	-	- -	-	-	-	-	-	+ + +	- -	-	+ +	+	No

Site 316 – Barters Farm, Chapmanslade

Site Overview

7.11.9 This site option is located in the village of Chapmanslade. With an area of 1.35ha the site has a potential capacity for approximately 32 dwellings; although mitigation measures may reduce this number.

Assessment Results

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

7.11.11 Two moderate adverse effects have been identified. Development on this site would result in an increase in demand for the supply of water and foul drainage. Water can be supplied to the site however the potential impacts of increased water abstraction throughout the local catchment area would require further assessment. Further assessment of foul drainage capacity, in particular storm water and surface water drainage is required. A Sustainable Drainage System would be permissible only if groundwater and filtration is of an acceptable level (SA Obj. 3). Although the development of the site for housing is unlikely to lead to an increased risk of fluvial flooding from main river and/or ordinary watercourses, a Flood Risk Assessment would be required to support a planning application. Storm/surface water drainage may be problematic and could lead to surface water flooding on site and elsewhere and contribute to surface water runoff of pollution. Pollution prevention measures would be required. As for SA Obj. 3, the implementation of a Sustainable Drainage System would need to be investigated (SA Obj. 5b).

7.11.12 The assessment has identified a range of minor adverse effects. The site is currently used as nursery grounds with mature trees/hedgerows along the boundaries. The site is within the core buffer area of the Bath and Bradford-on-Avon Bats SAC. There is the potential for protected species including grass snake, bat and Great Crested newt, therefore ecological assessment would be required (SA Obj. 1). The site is located on previously developed land and therefore should be screened for contamination and any necessary mitigation measures identified (SA Obj. 2). The site is not within an AQMA but there are likely to be minor adverse effects arising from development in this location (both short and long term) due to the likely increase in vehicular trips. 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 adjoins the curtilage of one grade II listed building and is between approximately 25 - 38m of three other listed buildings. Development of the site may affect the setting of these heritage assets, however it is unlikely that any impact would be significant. There is medium archaeological potential. A Heritage Impact Assessment and archaeological assessment would be required (SA Obj. 6). There are no landscape designations in this area. Development at this site would result in potential landscape and visual impacts that could be successfully mitigated with robust mitigation and enhancement strategies. Public Footpath CHAP14 passes along the northern boundary of the site; assuming this right of way remains open during construction and operation, no adverse effects are likely (SA Obj. 7). Given the proposed scale of development (approximately 74 units), there may be some adverse effects from additional pressure on local facilities. The primary school is forecast to remain nearly at capacity but could accommodate limited growth. The secondary school currently has some surplus places; although these may fill as a result of other approved housing in the area, the school could be expanded when necessary (SA Obj. 9). Pedestrian facilities link the site with services and facilities in the village, however development will inevitably increase private car journeys for higher order services (SA Obj. 10).

7.11.13 The assessment has also identified a major beneficial effect. The site would have the potential to significantly boost the supply of homes and affordable housing provision in the

village of Chapmanslade (SA Obj. 8). A moderate beneficial effect is assessed as development of the site for housing could also contribute to the local economy through use of local shops and services (SA Obj. 11); and a minor beneficial effect is attributed to the direct and indirect generation of construction employment from development (SA Obj. 12).

7.11.14 Notwithstanding the moderate adverse effects which would need to be addressed, this site is assessed as more sustainable within this area of search.

Site 1022 – Green Farm Industrial Estate and adjacent land, Chapmanslade

Site Overview

7.11.15 This site option is located in the village of Chapmanslade. With an area of 0.31ha the site has a potential capacity for approximately 7 dwellings; however, mitigation measures might reduce this number.

Assessment Results

7.11.16 Two major adverse effects have been identified for this site. The site is located on an active small industrial estate and would result in the loss of some employment from the village, which is contrary to Wiltshire Core Strategy (SA Obj. 11). Although a housing site allocation in itself will generate direct and indirect construction employment in the short term and would help stimulate the local economy once built, development of the site for housing would result in the loss of existing employment and loss of employment land, which is contrary to the Wiltshire Core Strategy (SA Obj. 12).

7.11.17 Two moderate adverse effects have been identified. Development on this site would result in a limited increase in demand for the supply of water and foul drainage. Water can be supplied to the site however the potential impacts of increased water abstraction need to be assessed. Storm/surface water could not be discharged into the foul drainage system and could result in flooding issues, therefore further assessment would be required. The site is located within Groundwater Source Protection Zone 2C which could result in pollution of surface water (SA Obj. 3). The site is located within Flood Zone 1. However, the site lies within a 1 in 30 flood risk area and surface water flooding would be highly likely. Development of the site would need to ensure that storm/surface water run-off would not contribute to potential flood risk. A Flood Risk Assessment would be required. The feasibility of utilising Sustainable Drainage Systems through any subsequent planning application process should be investigated (SA Obj. 5b).

7.11.18 The assessment has identified a range of minor adverse effects. The site is a small industrial estate, however has hedgerows (UK BAP Priority Habitat) on the site boundary and the site is located within the core buffer area of the Bath and Bradford-on-Avon Bats SAC and there are records of bats within the locality. Ecological assessment would be required (SA Obj. 1). The site is located on previously developed land comprising operational small industrial estate. Given the existing buildings and use of the site, it is considered possible that some of the land might be contaminated, in which case remediation measures would be required in order to facilitate development of the land for housing (SA Obj. 2). The site is not within an AQMA but there are likely to be minor adverse effects arising from development in this location (both short and long term) due to the likely increase in vehicular trips. 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). There are several grade II listed buildings located to the east of the site, however the site is separated from these assets by existing development and vegetation and it considered unlikely that development on the site would have a significant negative impact given these issues and the distances involved. Nonetheless, a Heritage Impact Assessment would be required. Archaeological potential of the site is medium and therefore an archaeological

assessment would be required (SA Obj. 6). Development at this site would result in potential landscape and visual impacts that could be successfully mitigated with robust mitigation and enhancement strategies. Public Footpath CHAP8 passes through the site; however, safeguarding or providing a suitable diversion would mitigate impacts (SA Obj. 7). The provision of housing should reduce poverty, deprivation and promote more inclusive and self-contained communities. There local primary school is nearly at capacity, however considering the small scale of development (approximately 8 units) it could be accommodated. The catchment secondary school has some capacity and though this might get filled due to other development in the area, it is considered possible to expand the school (SA Obj. 9). Pedestrian facilities link the site with nearby services and facilities in Chapmanslade, however, accessing a wider variety of services in higher order settlements will generate increased private vehicle journeys (SA Obj. 10).

7.11.19 The assessment has also identified one minor beneficial effect. The site would have the potential to boost the supply of homes in the area and has some potential to deliver affordable units alongside open market units (SA Obj. 8).

7.11.20 Given the major adverse effects associated with the loss of employment land, it is recommended that this site is not considered further in the site selection process.

Site 3203 – Land at North West Chapmanslade

Site Overview

7.11.21 This site option is located in the village of Chapmanslade. With an area of 1.78ha the site has a potential capacity for approximately 26 dwellings; however, mitigation measures may reduce this number.

Assessment Results

7.11.22 No major adverse effects have been identified.

7.11.23 Four moderate adverse effects have been identified for the site. The site is adjacent to Black Dog Woods County Wildlife Site (ancient woodland); the site has potential to provide habitats for protected species. Ecological assessment would be required to accurately assess the extent of likely impacts on species and habitats (SA Obj. 1). Development would result in an increased demand for the supply of water and foul drainage. Water can be supplied to the site however the potential impacts of increased water abstraction require further assessment. Further assessment is also required in respect of foul drainage. A Sustainable Drainage System would be permissible only if groundwater and filtration is of an acceptable level (SA Obj. 3). The site is located close to a listed building, and development would affect the setting of this building and the historic form of the village which could be problematic to mitigate. The archaeological potential of the site is medium. A Heritage Impact Assessment and archaeological assessment would be required (SA Obj. 6). There are no landscape designations in this area however, the site has a strong landscape character and is in good condition. The site is of a steep gradient, sloping down to Black Dog Woods. Given views into the site, it is considered that housing development would result in potential adverse landscape and visual impacts that would be problematic to mitigate (SA Obj. 7).

7.11.24 The assessment has also identified a range of minor adverse effects. Development of the site would result in the inevitable loss of greenfield / agricultural land (SA Obj. 2). The site is not within an AQMA but there are likely to be minor adverse effects arising from development in this location (both short and long term) due to the likely increase in vehicular trips. 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 and development of the site for housing is unlikely to lead to an increased risk of fluvial flooding from main river and/or ordinary watercourses; however, parts of the

site do flood and due to the size of the site, a Flood Risk Assessment would be required (SA Obj. 5b). The provision of housing should reduce poverty, deprivation and promote more inclusive and self-contained communities. There is limited capacity for growth in the catchment primary school however limited growth could be accommodated (up to around 15 dwellings). The secondary school has some capacity; although this is expected to be filled due to other development, the school could be expanded (SA Obj. 9). The site is located in the north of Chapmanslade and within walking distance of the services and facilities within the settlement. There is more limited access to the types of facilities found in higher order settlements and overall residents are likely to rely upon use of the private car to reach larger services and facilities (SA Obj. 10).

7.11.25 The assessment has also identified several beneficial effects. A major beneficial effect is identified as the site has the potential to boost the supply of a range of homes and affordable housing provision in the village (SA Obj. 8). A moderate beneficial effect is assessed as development of the site for housing could also contribute to the local economy through use of local shops and services (SA Obj. 11); and the direct and indirect generation of construction employment would have a minor benefit (SA Obj. 12).

7.11.26 Notwithstanding the moderate adverse effects which would need to be addressed, this site is assessed as more sustainable within this area of search.

Site 612 – Chitterne Road, Codford

Site Overview

7.11.27 This site option located in the village of Codford. With an area of 0.52ha the site has a potential capacity for approximately 12 dwellings; however, mitigation measures could reduce this number.

Assessment Results

7.11.28 One major adverse effect has been identified for this site. The HRA screening assessment has identified that development at the settlement could contribute towards impacts upon the Salisbury Plain SPA through increased recreational disturbance. It has also identified potential for impacts on the River Avon SAC through phosphate loading as it is in a high risk catchment and is not currently served by mains sewage infrastructure. The potential to impact upon the integrity of the SAC cannot be discounted, and the issue could be a significant risk to delivery of options at this settlement. The HRA screening therefore recommends that options for this settlement are removed from the process at this stage. Overall, it is considered unlikely that adverse effects could be mitigated (SA Obj. 1).

7.11.29 Three moderate adverse effects have been identified for this site. The site is within the Cranborne Chase AONB and the site is visible from numerous areas within the surrounding countryside. Only a comprehensive and robust scheme of mitigation and enhancement measures could potentially address the likely landscape and visual impacts (SA Obj. 7). While the catchment primary school has capacity, the GP surgery has capacity issues and existing secondary school places are forecast to be at capacity in the next 2-3 years with no potential for expansion of the school on its current site. A secondary school is being developed as part of another development, however this currently is only of a size to cater for that development and any new capacity would be reliant on the developer expanding the school size (SA Obj. 9). Pedestrian facilities linking proximate services in Codford are lacking and there is limited potential to increase accessibility to the centre of the village. It is likely that development would have a reliance on private vehicles to access higher order facilities (SA Obj. 10).

7.11.30 A range of minor adverse effects have been identified for this site. Development of the site would result in the inevitable loss of greenfield / agricultural land (SA Obj. 2). Warminster is a high risk area for impacts on the Hampshire River Avon SAC which is particularly vulnerable to phosphate loading and the site is not served by mains sewerage systems. Whilst there are known issues with storm and foul drainage disposal there is no evidence to suggest that development of the site for housing could not be supported by additional

water and sewerage infrastructure to cope with demand. For foul water there are private systems which would need consent from the Environment Agency (SA Obj. 3). The site is not within an AQMA but there are likely to be minor adverse effects arising from development in this location (both short and long term) due to the likely increase in vehicular trips. 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. Development of the site which may lead to localised surface water flooding although mitigation is considered achievable (SA Obj. 5b). A Grade II listed building is in proximity of the site. Development would have a minimal effect on the setting of this historic asset and could be mitigated through appropriate design and siting. Nonetheless, a Historic Impact Assessment would be required. The site has medium archaeological potential and an archaeological assessment would be required (SA Obj. 6).

7.11.31 The assessment has also identified one moderate and two minor beneficial effects. The site would have the potential to boost the supply of a range of homes in the area and help meet the identified need for affordable housing (SA Obj. 8). Minor beneficial effects are identified as development of the site for housing could also contribute to the local economy through use of local shops and services (SA Obj. 11) and would generate direct and indirect construction employment (SA Obj. 12).

7.11.32 Given the major adverse effects associated with the River Avon SAC, it is recommended that this site is <u>not</u> considered further in the site selection process.

Site 3397 – Bury Farmyard, Green Lane, Codford

<u>Site Overview</u>

7.11.33 This site option is located in the village of Codford. With an area of 0.43ha the site has a potential capacity for approximately 10 dwellings; however, mitigation measures may reduce this number.

<u>Assessment Results</u>

7.11.34 One major adverse effect has been identified for this site. The HRA screening assessment has identified that development at the settlement could contribute towards impacts upon the Salisbury Plain SPA through increased recreational disturbance. It has also identified potential for impacts on the River Avon SAC through phosphate loading as it is in a high risk catchment and is not currently served by mains sewage infrastructure. The potential to impact upon the integrity of the SAC cannot be discounted, and the issue could be a significant risk to delivery of options at this settlement. The HRA screening therefore recommends that options for this settlement are removed from the process at this stage. Overall, it is considered unlikely that adverse effects could be mitigated (SA Obj. 1).

7.11.35 Two moderate adverse effects have been identified for this site. While the catchment primary school has capacity, the GP surgery has capacity issues and existing secondary school places are forecast to be at capacity in the next 2-3 years with no potential for expansion of the school on its current site. A secondary school is being developed as part of another development, however this currently is only of a size to cater for that development and any new capacity would be reliant on the developer expanding the school size (SA Obj. 9). While some facilities are in proximity of the site there are no pedestrian facilities along Green Lane and there is limited opportunity to increase accessibility to the village centre. Development will be reliant on the use of private vehicles to access services (SA Obj. 10).

7.11.36 The assessment has also identified a range of minor adverse effects. The site is located on previously developed land, comprising two residential dwellings and ancillary farm buildings which are in a poor state of repair, as such there is a greater potential for the site to require remediation. The site should be screened for contaminated land potential (SA

Obj. 2). Warminster is a high risk area for impacts on the Hampshire River Avon SAC which is particularly vulnerable to phosphate loading and the site is not served by mains sewerage systems. Whilst there are known issues with storm and foul drainage disposal there is no evidence to suggest that development of the site for housing could not be supported by additional water and sewerage infrastructure to cope with demand. For foul water there are private systems which would need consent from the Environment Agency (SA Obj. 3). 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, as well as other issues such as noise, dust and lighting. A road traffic noise assessment would be required (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. There is the potential to increase flood risk elsewhere and contribute to surface water runoff pollution (SA Obj. 5b). The site is not located in close proximity to any listed buildings or Scheduled Monuments, nor within a conservation area. However, the existing barns are considered to be non-designated heritage assets and although appear to be in a poor state of repair may have some potential to be re-used/'saved' subject to a full structural survey in line with Core Policy 48. The site has a medium potential for archaeological significance, and archaeological assessment would be required (SA Obj. 6). While the site is within Cranborne Chase AONB it contains existing development in a poor state of repair and residential development of this scale would not have significantly more impact than the existing built form. Proposals would require robust mitigation and enhancement measures (SA Obj. 7).

7.11.37 The assessment has also identified one moderate and two minor beneficial effects. The site would have the potential to boost the supply of a range of homes in the area and help meet the identified need for affordable housing (SA Obj. 8). Minor beneficial effects are identified as development of the site for housing could also contribute to the local economy through use of local shops and services (SA Obj. 11) and would generate direct and indirect construction employment (SA Obj. 12).

7.11.38 Given the major adverse effects associated with the River Avon SAC, it is recommended that this site is not considered further in the site selection process.

Site 3491 – Mayflower Farm, Codford

Site Overview

7.11.39 This site option is located in the village of Codford. With an area of 3.46ha the site has potential capacity for approximately 78 dwellings; however, mitigation measures may reduce this number.

Assessment Results

7.11.40 One major adverse effect has been identified for this site. The HRA screening assessment has identified that development at the settlement could contribute towards impacts upon the Salisbury Plain SPA through increased recreational disturbance. It has also identified potential for impacts on the River Avon SAC through phosphate loading as it is in a high risk catchment and is not currently served by mains sewage infrastructure. The potential to impact upon the integrity of the SAC cannot be discounted, and the issue could be a significant risk to delivery of options at this settlement. The HRA screening therefore recommends that options for this settlement are removed from the process at this stage. Overall, it is considered unlikely that adverse effects could be mitigated (SA Obj. 1).

7.11.41 Two moderate adverse effects have been identified for this site. The site is in the Cranborne Chase AONB and does not relate well to existing built form in Codford. Views of the site are available from numerous locations in the surrounding area. Development would require substantial and robust mitigation and enhancement strategies to address the level of visual and landscape impact expected (SA Obj. 7). While the catchment

primary school has capacity, the GP surgery has capacity issues and existing secondary school places are forecast to be at capacity in the next 2-3 years with no potential for expansion of the school on its current site. A secondary school is being developed as part of another development, however this currently is only of a size to cater for that development and any new capacity would be reliant on the developer expanding the school size (SA Obj. 9).

7.11.42 The assessment has also identified a range of minor adverse effects. Development of the site would result in the inevitable loss of greenfield / agricultural land (SA Obj. 2). Warminster is a high risk area for impacts on the Hampshire River Avon SAC which is particularly vulnerable to phosphate loading and the site is not served by mains sewerage systems. Whilst there are known issues with storm and foul drainage disposal there is no evidence to suggest that development of the site for housing could not be supported by additional water and sewerage infrastructure to cope with demand. For foul water there are private systems which would need consent from the Environment Agency (SA Obj. 3). The site is not within an AQMA but there are likely to be minor adverse effects arising from development in this location (both short and long term) due to the likely increase in vehicular trips. 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. Development of the site may lead to localised surface water flooding which could increase flood risk and pollution elsewhere. Due to the size of the site, a Flood Risk Assessment would be required (SA Obj. 5b). The site is located within close proximity to a grade II listed building; although the impact of the site on the setting of this historic asset is likely to be minimal and capable of being mitigated, a Historic Impact Assessment should nonetheless be undertaken. The site has medium archaeological potential and an archaeological assessment would be required (SA Obj. 6). The site is within walking distance of a number of services and facilities however overall residents would rely on private vehicles to reach a greater range of facilities in higher order settlements (SA Obj. 10).

7.11.43 The assessment has also identified one major beneficial effect, one moderate and one minor beneficial effects. The site would have the potential to significantly boost the supply of a range of homes in the village and help meet the identified need for affordable housing (SA Obj. 8). Moderate beneficial effects are assessed as development of the site for housing could contribute to the local economy through use of local shops and services (SA Obj. 11) and development would generate minor benefits through direct and indirect construction employment (SA Obj. 12).

7.11.44 Given the major adverse effects associated with the River Avon SAC, it is recommended that this site is not considered further in the site selection process.

Site 3506 – Manor House Grounds, Codford

Site Overview

7.11.45 This site option is located in the village of Codford. With an area of 0.73ha this site has a potential capacity for approximately 18 dwellings; however, mitigation measures may reduce this number.

Assessment Results

7.11.46 One major adverse effect has been identified for this site. The HRA screening assessment has identified that development at the settlement could contribute towards impacts upon the Salisbury Plain SPA through increased recreational disturbance. It has also identified potential for impacts on the River Avon SAC through phosphate loading as it is in a high risk catchment and is not currently served by mains sewage infrastructure. The potential to impact upon the integrity of the SAC cannot be discounted, and the issue could be a

significant risk to delivery of options at this settlement. The HRA screening therefore recommends that options for this settlement are removed from the process at this stage. Overall, it is considered unlikely that adverse effects could be mitigated (SA Obj. 1).

7.11.47 Four moderate adverse effects have been identified for this site. The site is located in proximity to several listed buildings, including a grade II* listed church, and the development may affect the setting of these heritage assets and their significance. A Heritage Impact Assessment would be required. The archaeological potential is high and an archaeological assessment would be required (SA Obj. 6). The site is located in the Cranborne Chase AONB and views into the site are available from the surrounding open countryside. Development of the site would result in landscape and visual impacts that may only be satisfactorily mitigated with substantial and robust mitigation measures and enhancement strategies (SA Obj. 7). While the catchment primary school has capacity, the GP surgery has capacity issues and existing secondary school places are forecast to be at capacity in the next 2-3 years with no potential for expansion of the school on its current site. A secondary school is being developed as part of another development, however this currently is only of a size to cater for that development and any new capacity would be reliant on the developer expanding the school size (SA Obj. 9). The site is in walking distance of services and facilities, although there are no pedestrian facilities. There is limited potential to improve accessibility to the village centre. Future residents would be reliant on private vehicles to access a wider range of services and facilities in higher order settlements (SA Obj. 10).

7.11.48 Minor adverse effects have also been identified. Development of the site would result in the inevitable loss of greenfield / agricultural land (SA Obj. 2). Warminster is a high risk area for impacts on the Hampshire River Avon SAC which is particularly vulnerable to phosphate loading and the site is not served by mains sewerage systems. Whilst there are known issues with storm and foul drainage disposal there is no evidence to suggest that development of the site for housing could not be supported by additional water and sewerage infrastructure to cope with demand. For foul water there are private systems which would need consent from the Environment Agency (SA Obj. 3). The site is not within an AQMA but there are likely to be minor adverse effects arising from development in this location (both short and long term) due to the likely increase in vehicular trips. 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. A pond lies adjacent to the site. The south of the site is prone to surface water flooding therefore storm water disposal could be an issue. Development of the site may lead to localised surface water flooding. A Flood Risk Assessment would be required and the use of Sustainable Drainage Systems should be investigated (SA Obj. 5b).

7.11.49 The assessment has also identified one moderate and several minor beneficial effects. The site would have the potential to boost the supply of a range of homes in the village and help meet the identified need for affordable housing (SA Obj. 8). Minor benefits are identified as development of the site for housing could also contribute to the local economy through use of local shops and services (SA Obj. 11) and would generate direct and indirect construction employment (SA Obj. 12).

7.11.50 Given the major adverse effects associated with the River Avon SAC, it is recommended that this site is <u>not</u> considered further in the site selection process.

Site 3486 – Heytesbury Park, Heytesbury

<u>Site Overview</u>

7.11.51 This site option is located in the village of Heytesbury. With an area of 4.97ha the site has a potential capacity for approximately 112 dwellings; however, mitigation measures may reduce this.

7.11.52 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; these updates have not changed the results of the assessment.

Assessment Results

7.11.53 One major adverse effect has been identified for this site. The HRA screening assessment has identified that development at the settlement could contribute towards impacts upon the Salisbury Plain SPA through increased recreational disturbance. It has also identified potential for impacts on the River Avon SAC through phosphate loading as it is in a high risk catchment and is not currently served by mains sewage infrastructure. The potential to impact upon the integrity of the SAC cannot be discounted, and the issue could be a significant risk to delivery of options at this settlement. The HRA screening therefore recommends that options for this settlement are removed from the process at this stage. Overall, it is considered unlikely that adverse effects could be mitigated (SA Obj. 1).

7.11.54 Four moderate adverse effects have been identified for the site. The site lies in Groundwater Source Protection Zone 3. Warminster is a high risk area for impacts on the Hampshire River Avon SAC which is particularly vulnerable to phosphate loading and the site is not served by mains sewerage systems. Whilst there are known issues with storm and foul drainage disposal there is no evidence to suggest that development of the site for housing could not be supported by additional water and sewerage infrastructure to cope with demand. For foul water there are private systems which would need consent from the Environment Agency (SA Obj. 3). Development of the site would likely affect the setting of the historic environment of Heytesbury, a number of listed buildings and the conservation area which adjoins the site. A Heritage Impact Assessment would be required. Archaeological potential is high and archaeological assessment would be required (SA Obj. 6). Views of the site are available from the surrounding area and conservation area. Housing development would result in potential landscape and visual impacts that may only be successfully mitigated with robust mitigation and enhancement strategies. The site is publicly accessible and development of the site would result in the loss of recreational facilities (SA Obj. 7). While the catchment primary school has capacity, there is no GP surgery within the village and existing secondary school places are forecast to be at capacity in the next 2-3 years with no potential for expansion of the school on its current site. A secondary school is being developed as part of another development, however this currently is only of a size to cater for that development and any new capacity would be reliant on the developer expanding the school size (SA Obj. 9).

7.11.55 The assessment has also identified a range of minor adverse effects. Development of the site would result in the inevitable loss of greenfield / agricultural land (SA Obj. 2). The site is not within an AQMA but there are likely to be minor adverse effects arising from development in this location (both short and long term) due to the likely increase in vehicular trips. 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. There may be an increased risk of flooding created by impermeable surfaces on the site due to its development. A Flood Risk Assessment would be required and the provision of Sustainable Drainage Systems should be investigated (SA Obj. 5b). The site is closely related to services and facilities in the village and accessible by foot. However, future residents will rely on private vehicles to access facilities in higher order settlements (SA Obj. 10).

7.11.56 The assessment has also identified two major and one minor beneficial effect. The major beneficial effects are associated with the potential to boost the supply of a range of homes in the area and help meet the identified need for affordable housing (SA Obj. 8) and the contribution to the local economy through use of local shops and services (SA Obj. 11). A minor benefit is identified as development of the site would directly and indirectly generate construction employment (SA Obj. 12).

7.11.57 Given the major adverse effects associated with the River Avon SAC, it is recommended that this site is not considered further in the site selection process.

OM004 – Land west of Heytesbury adjacent to Greenlands, Heytesbury

Site Overview

7.11.58 This new site was included for consideration following pre-submission consultation. This site option is located in the village of Heytesbury. With an area of 2.5ha the site has a potential capacity for approximately 61 dwellings; however, mitigation measures may reduce this.

Assessment Results

7.11.59 One major adverse effect has been identified for this site. The HRA screening assessment has identified that development at the settlement could contribute towards impacts upon the Salisbury Plain SPA through increased recreational disturbance. It has also identified potential for impacts on the River Avon SAC through phosphate loading as it is in a high risk catchment and is not currently served by mains sewage infrastructure. The potential to impact upon the integrity of the SAC cannot be discounted, and the issue could be a significant risk to delivery of options at this settlement. The HRA screening therefore recommends that options for this settlement are removed from the process at this stage. Overall, it is considered unlikely that adverse effects could be mitigated (SA Obj. 1).

7.11.60 Two moderate adverse effects have been identified for the site. The site lies in Groundwater Source Protection Zone 3. Warminster is a high risk area for impacts on the Hampshire River Avon SAC which is particularly vulnerable to phosphate loading and the site is not served by mains sewerage systems. Given the geology of the area and groundwater sensitivities, the provision of soakaway and SuDS and other attenuation measures might be problematic and could reduce the net developable area. The village is not served by mains sewerage systems (SA Obj. 3). The site is within reasonable proximity to the limited services and facilities in the village. The village does not have aGP Surgery and there are capacity issues at the nearest surgeries. The local primary school has some surplus places. However, secondary education needs would be problematic to mitigate since it is reliant upon other developments delivering a new site withinWarminster (SA Obj. 9).

7.11.61 The assessment has also identified a range of minor adverse effects. Development of the site would result in the inevitable loss of greenfield / agricultural land (SA Obj. 2). The site is not within an AQMA. Noise impacts from the A36 and nearby railway line must be considered in detail, as well as potential dust and lighting issues (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. There may be an increased risk of flooding created by impermeable surfaces on the site due to its development. A Flood Risk Assessment would be required and the provision of Sustainable Drainage Systems should be investigated though may be problematic (SA Obj. 5b). There are no heritage assets within proximity of the site. The development of this site is unlikely to have adverse effects on the Heytesbury Conservation Area. The archaeological significance of the site is described as medium because there are some known features within the site and further archaeological assessments are required (SA Obj. 6). The site is outside of the AONB to the south but has inter-visibility with it. It is a sensitive rural location but the nature of the valley floor and riparian vegetation would enable views to be filtered if development was of appropriate design and density. Enhancement to existing hedgerows and a robust landscape strategy would be a perquisite to any development plan (SA Obj. 7). The site is closely related to services and facilities in the village and accessible by foot. However, future residents will rely on private vehicles to access facilities in higher order settlements (SA Obj. 10).

7.11.62 The assessment has also identified one major, one moderate and one minor beneficial effect as follows: The major beneficial effect is associated with the potential to boostthe supply of a range of homes in the area and help meet the identified need for affordable housing (SA Obj. 8); a moderate effect is anticipated on the contribution to the local economy through use of local shops and services (SA Obj. 11). A minor benefit is identified as development of the site would directly and indirectly generate construction employment (SA Obj. 12).

7.11.63 Given the major adverse effects associated with the River Avon SAC, it is recommended that this site is not considered further in the site selection process.

Conclusions & Recommendations

7.11.64 The aim of this assessment exercise has been threefold:

- Identification of more sustainable (preferred) site options for consideration inthe preferred allocations;
- Identification of less sustainable (not preferred) site options that should only be considered if more sustainable options are undeliverable or if there are other reasons for considering these sites; and
- Identification of sites that should not be considered further.

7.11.65 The following conclusions and recommendations have been reached:

More sustainable sites for development:

- Site 316 - Barters Farm
- Site 3203 - Land at North West Chapmanslade

Less sustainable sites for development:

- No sites in this area of search are assessed as less sustainable

Sites which should not be considered further:

- Site 1022 - Green Farm Industrial Estate and adjacent land
- Site 612 - Chitterne Road
- Site 3397 - Bury Farmyard, Green Lane
- Site 3491 - Mayflower Farm
- Site 3506 - Manor House Grounds
- Site 3486 - Heytesbury Park
- OM004 - Land west of Heytesbury adjacent to Greenlands, Heytesbury

7.12 Warminster Market Town

Introduction

7.12.1 Six sites were originally considered in Warminster Market Town and assessed through a sustainability appraisal (Stage 3) in order to identify more and less sustainable sites, and those which should not be considered further. This has informed the sites to be taken forward by Wiltshire Council to Stage 4 (the selection of preferred sites stage).

7.12.2 Following pre-submission consultation, the following changes were made in this Area of Search:

- Updates were made to the baseline for SA Objective 9 for six sites, as shown in Annex I; this has not changed the results of the SA for these sites;
- Three sites that had previously been rejected at Stage 2 of the Council's site selection process have now been put forward to Stage 3 – Site 1030 - 44 & 45 Bath Road, Site 2091 - Land between Bath Road and A36 and Site 239 - Land on Upper Marsh Road; and
- Two new sites were identified during the pre-submission consultation phase and passed Stage 2 of the Council's site selection process – OM005 Land at Brick Hill and OM006 Land to the south of Boreham Road.

7.12.3 Figure 7.19 shows the location of the sites under consideration.

7.12.4 The assessment scores summary for all site options is presented in Table 7.11. The detailed assessment results for each site option are presented in the site options assessment tables at Annex 1.

7.12.5 A number of common effects have been identified across all the sites in Warminster. These are:

- Moderate adverse effects on the River Avon SAC (SA Obj. 1);
- Moderate adverse effects due to potential loss of Best and Most Versatile Agricultural Land for all but one site (SA Obj. 2);
- Moderate adverse effects on water resources (SA Obj. 3);
- Minor adverse effects associated with impacts on and vulnerability to climate change (SA Obj. 5a)
- Minor adverse effects relating to impacts from development on communities and facilities (SA Obj. 9);
- Minor adverse effects associated with the proximity of services and increase in use of private car (SA Obj. 10);
- Minor beneficial effects and one moderate beneficial effect from development contributing towards Wiltshire's housing supply (SA Obj. 8); and
- Minor beneficial effects through contribution to the local economy (SA Obj. 11) and the generation of employment locally (SA Obj. 12).

7.12.6 A discussion of the assessment results for each site option is presented below.

7.12.7 Conclusions and recommendations regarding the sustainability of the sites are presented in section 7.12.51. Sites 302, 304 and 1030 have been identified as more sustainable within this area of search. Sites 239, 603, 1032, 2091 and OM005 have been identified as less sustainable within this area of search. Sites 793, 3242 and OM006 should not be considered further.

7.12.8 Based on the consideration of the sustainability appraisal and wider factors, Sites 302, 304, 603, 1032, 1030 and 2091 have been taken forward by Wiltshire Council for further consideration in Stage 4.

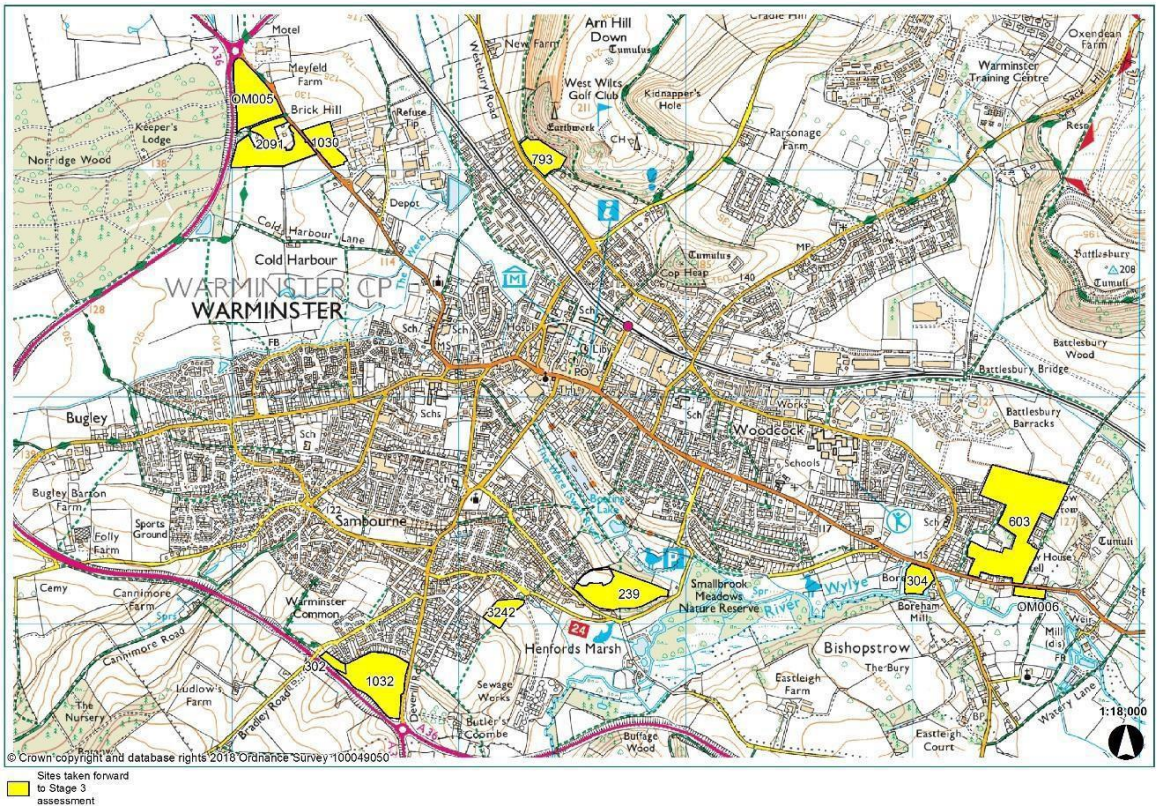

Figure 7.19. Warminster Market Town

Table 7.11. Warminster Market Town - Summary of Scores of Site Options Assessments

Site Ref	Site Name	Site capacity	SA Objectives												Is site proposed for Stage 4?
			1	2	3	4	5a	5b	6	7	8	9	10	11	12	
Warminster Market Town																
Site 302	Land at Bradley Road	c.11	- -	-	- -	-	-	- -	-	-	+	- -	-	+	+	Yes
Site 603	Land east of The Dene	c.164	- -	- -	- -	-	-	-	- -	-	+ +	- -	-	+	+	Yes
Site 793	Westbury Road	c.45	- -	-	- -	-	-	- -	-	- - -	+	- -	-	+	+	No
Site 1032	Bore Hill Farm	c.69	- -	- -	- -	-	-	- -	-	-	+	- -	-	+	+	Yes
Site 3242	Land adjacent to Fanshaw Way	c.29	- -	- -	- -	- - -	-	- -	-	-	+	- -	-	+	+	No
Site 304	Land at Boreham Road	c.30	- -	- -	- -	-	-	-	-	-	+	- -	-	+	+	Yes
Site 239	Land on Upper Marsh Road	c.78	- -	-	- -	-	-	- -	- -	- -	+	- -	-	+	+	No
Site 1030	44 & 45 Bath Road	c.44	- -	-	- -	-	-	- -	-	-	+	- -	-	+	+	Yes
Site 2091	Land between Bath Road and A36	c.98	- -	-	- -	-	-	- -	-	- -	+	- -	-	+	+	Yes
Site OM005	Land at Brick Hill, Bath Road	c.110	- -	-	- -	-	-	- -	-	- -	+ +	- -	- -	+	+	No
Site OM006	Land to the south of Boreham Road	c.10	- -	-	- - -	-	-	- - -	- - -	- -	+	- -	-	+	+	No

Site 302 – Land at Bradley Road

Site Overview

7.12.9 This site option is located in Warminster. With an area of 0.45ha the site has capacity for approximately 11 dwellings, although mitigation could reduce this number.

Assessment Results

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

7.12.11 Four moderate adverse effects have been identified for this site. HRA screening has identified that development could contribute towards impacts upon the Salisbury Plain SPA and River Avon SAC. An appropriate assessment would be required if the site is taken forward into any subsequent stage of the selection process (SA Obj. 1). Development would also lead to an increase in demand for water and sewer capacity so any upgrade requirements would need to be investigated. Additional drainage infrastructure required to deal with foul drainage is likely to reduce the developable area of this site. There may also be a need to cross third party land to access public foul drainage systems. Due to the relationship of the site with the River Avon SAC, likely significant effects are triggered based on a settlement level HRA screening. As for SA Obj. 1, an appropriate assessment would be required if the site is taken forward into any subsequent stage of the selection process (SA Obj. 3). The site is within Flood Zone 1, although there is potential for surface water flooding to be increased off-site through development of this site. Any proposals for soakaways on sites in Warminster will require additional testing and ground investigations due to the mix of soils in the town that could make soakaways ineffective in some areas. A Flood Risk Assessment would be required. There are ongoing issues dealing with water flows in Warminster, and any proposed development sites on the west, north and south side of Warminster will rely on the River Were and Cannimore Brook catchments to deal with the storm flows; further assessment would be required to inform an appropriate drainage strategy (SA Obj. 5b).

7.12.12 Moderate adverse effects are also predicted as the local primary school is on a restricted site and cannot be expanded, though there may be some capacity to accommodate pupils from this site given its scale. However, there is no capacity to expand secondary education and any mitigation for this is likely to be problematic as capacity increases are reliant on other developments in the town delivering a new school (SA Obj. 9).

7.12.13 The assessment has also identified a range of minor adverse effects. Development of the site would result in the inevitable loss of greenfield land, in this case predominantly Grade 1 Agricultural Land (SA Obj. 2). The site is not within a designated AQMA, but there are likely to be minor adverse effects arising from development in this location due to the likely increase in vehicular trips. 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 of low carbon energy sources and encouraging sustainable building practices (SA Obj.5a). The site is separated from the Warminster Conservation Area by existing development and it is unlikely that development on this site would result in harm to the setting of the Conservation Area. There are no listed buildings or Scheduled Monuments on or adjacent to the site. Archaeological sensitivity is low to medium and therefore it is recommended that archaeological assessment is undertaken (SA Obj. 6). Development of the site for housing would likely be visually apparent from adjoining residential properties and the PROW on the north boundary of the site. This may be possible to mitigate through appropriate mitigation measures such as landscape planting. The PROW would need to be retained through any development of the site and appropriate landscape buffers provided (SA Obj. 7). Warminster offers a range of facilities and services which the development would benefit from, although these are more than 800m from the site and therefore residents are likely to rely upon private vehicles (SA Obj. 10).

7.12.14 The assessment has also identified several minor beneficial effects. The site would have the potential to boost the supply of homes in the area and help meet local housing needs (SA Obj. 8). Development of the site for housing could also contribute to the local economy through use of local shops and services (SA Obj. 11) and would generate direct and indirect construction employment (SA Obj. 12).

7.12.15 Notwithstanding the moderate adverse effects which will require addressing during any further development of the site, the site is assessed as more sustainable within this area of search.

Site 603 – Land east of The Dene

Site Overview

7.12.16 This site option is located in Warminster. With an area of 10.86ha the site has a potential capacity for approximately 164 dwellings, although mitigation could reduce this number.

Assessment Results

7.12.17 No major adverse effects have been identified in for this site.

7.12.18 Five moderate adverse effects have been identified for this site. HRA screening shows that development could contribute towards impacts upon the Salisbury Plain SPA and River Avon SAC. An appropriate assessment would be required if the site is taken forward into any subsequent stage of the selection process (SA Obj. 1). Development of the site would result in the inevitable loss of greenfield land. The southern and north-eastern parts of the site are classified as Grade 3a agricultural land, and development would result in the permanent loss of best and most versatile land. The site is also on the edge of the settlement, some distance from the services and facilities in the town centre (SA Obj. 2). Development would also lead to an increase in demand for water and sewer capacity so any upgrade requirements would need to be investigated. Foul drainage may be an issue at the site and there are records of surface water flooding in the area that would need to be investigated in relation to any additional impact that may arise from the development. Due to the relationship of the site with the River Avon SAC, likely significant effects are triggered based on a settlement level HRA screening. As for SA Obj. 1, an appropriate assessment would be required if the site is taken forward into any subsequent stage of the selection process (SA Obj. 3).

7.12.19 Moderate adverse effects are also identified as the site adjoins the Bishopstrow Conservation Area and there are a number of Listed Buildings and Scheduled Ancient Monuments within close proximity of the site. The development of the site could affect the setting of these assets therefore a Historic Impact Assessment would be required. Archaeological potential is medium/high and archaeological assessment would be required (SA Obj. 6). The local primary school is full though expansion could be possible, however there are capacity issues with secondary schools that would be problematic to mitigate as any increase capacity is reliant on other developments in the town delivering a new school (SA Obj. 9).

7.12.20 The assessment also identifies a range of minor adverse effects. The site is not within a designated AQMA, but there are likely to be minor adverse effects arising from development in this location due to the likely increase in vehicular trips. 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 of low carbon energy sources and encouraging sustainable building practices (SA Obj.5a). While the site is in Flood Zone 1, there is an area within the site that is at risk of surface water flooding. A Flood Risk Assessment would be required. Conventional soakaways may not work due to the soil types in the area. Additionally, storm water drainage to the River Wylye to the south may be an issue and result in a reduction in the developable area. A Drainage Strategy would be required (SA Obj. 5b). Development of the site for housing may result in erosion of the gap

between Warminster and Bishopstrow; a substantial buffer would be required including the retention of existing features and provision of landscape planting. The site also contains and adjoins public footpaths WARM40 and WARM41 which would need to be protected and enhanced. It is possible that provision of these measures may reduce the developable area (SA Obj. 7). The site is in an edge of town location with a small selection of services and facilities in proximity. The site provides reasonable accessibility with scope for the use of sustainable modes of transport however residents are still likely to rely on the private vehicle to access services and facilities (SA Obj. 10).

7.12.21 The assessment has also identified one moderate and two minor beneficial effects. The site would have a moderate beneficial effect as it would have the potential to boost the supply of a range of homes in the area and help meet the identified need for affordable housing (SA Obj. 8). Minor beneficial effects are also predicted development of the site for housing could contribute to the local economy through use of local shops and services (SA Obj. 11) and would generate direct and indirect construction employment (SA Obj. 12).

7.12.22 Given the number of moderate adverse effects associated with development of this site that could be problematic to mitigate, the site is assessed as less sustainable within this area of search.

Site 793 – Westbury Road

Site Overview

7.12.23 This site option is located in Warminster. With an area of 1.86ha this site has a potential capacity for approximately 45 dwellings; however, mitigation may reduce this number.

Assessment Results

7.12.24 A major adverse effect from the development of this site is assessed in terms of landscape impacts. Due to the prominent location and sloped topography of the site development would be highly visible and result in a significant impact to the landscape character of this part of Warminster; mitigation is not considered possible (SA Obj. 7).

7.12.25 In addition, four moderate adverse effects have been identified for this site. HRA screening has identified that development could contribute towards impacts upon the Salisbury Plain SPA and River Avon SAC. An appropriate 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 and sewer capacity so any upgrade requirements would need to be investigated. There is a trunk water main through the site to the south, and significant new connections would need to be provided to support development which may limit the area of land that can be developed. Due to the relationship of the site with the River Avon SAC, likely significant effects are triggered based on a settlement level HRA screening. As for SA Obj. 1, an appropriate assessment would be required if the site is taken forward into any subsequent stage of the selection process (SA Obj. 3). Although the site is located within Flood Zone 1 and is unlikely to increase the risk of fluvial flooding, a Flood Risk Assessment will be required due to the size of the development. There are ongoing issues dealing with water flows in Warminster, and any proposed development sites on the west, north and south side of Warminster will rely on the River Were and Cannimore Brook catchments to deal with the storm flows; further assessment would be required to inform an appropriate drainage strategy (SA Obj. 5b). The local primary school can be expanded, however the provision of sufficient additional secondary education capacity is dependent on other developments in the town delivering new secondary school places (SA Obj. 9).

7.12.26 The assessment has identified a range of minor adverse effects. Development of the site would result in the inevitable loss of greenfield / agricultural land (SA Obj. 2). The site is not within a designated AQMA, but there are likely to be minor adverse effects arising from development in this location due to the likely increase in vehicular trips. 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 of low carbon energy sources and encouraging sustainable building practices (SA Obj.5a).

7.12.27 Minor adverse effects are also predicted in relation to SA Obj. 6. Development in this location would be separated from Warminster Conservation Area and there are no Listed Buildings or Scheduled Monuments in the immediate vicinity that could be affected. However, there is low/medium potential for archaeology at the site and archaeological assessment would be required (SA Obj. 6). The site adjoins Warminster and benefits from a good range of services, however generally these are not close. There is some scope for future residents to use sustainable travel modes however future residents may still rely on the private vehicle to access services and facilities (SA Obj. 10).

7.12.28 The assessment has also identified three minor beneficial effects. The site would have the potential to boost the supply of a range of homes in the area and help meet the identified need for affordable housing (SA Obj. 8). Development of the site for housing could also contribute to the local economy through use of local shops and services (SA Obj. 11) and would generate direct and indirect construction employment (SA Obj. 12).

7.12.29 Given the landscape issues likely to arise from the development of this site, it is recommended that this site should not be considered further.

Site 1032 – Bore Hill Farm

Site Overview

7.12.30 This site option is located in Warminster. With an area of 5.23 ha the site has a potential capacity for approximately 69 dwellings, although mitigation may reduce this number.

Assessment Results

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

7.12.32 Five moderate adverse effects have been identified for this site. Part of the site is grassland with woodland buffer. HRA screening has identified that development could contribute towards impacts upon the Salisbury Plain SPA and the River Avon SAC. An appropriate assessment is required if the site is taken forward into any subsequent stage of the selection process (SA Obj. 1). Development of the site would result in the inevitable loss of greenfield land. The southern part of the site contains the Bore Hill bio-digester plant which will likely prevent development on this part of the site. The site is also partly Grade 2 agricultural land so development would result in the loss of best and most versatile agricultural land (SA Obj. 2). Development would lead to an increase in demand for water and sewer capacity so any upgrade requirements would need to be investigated. There are no public surface water systems at this location, and the site would be unable to proceed without a satisfactory surface water outfall being provided. Due to the relationship of the site with the River Avon SAC, likely significant effects are triggered based on a settlement level HRA screening. As for SA Obj. 1, an appropriate assessment would be required if the site is taken forward into any subsequent stage of the selection process (SA Obj. 3).

7.12.33 Moderate adverse effects are also identified for SA Obj. 5b. The site is within Flood Zone 1, although there is an area within the site at risk from surface water flooding.

7.12.34 Any proposals for soakaways on sites in Warminster will require additional testing and ground investigations prior to any planning permission being granted. Surface water flooding offsite is likely following development, and mitigation for adjacent land would be problematic (SA Obj. 5b). Any proposals for soakaways on sites in Warminster will require additional testing and ground investigations due to the mix of soils in the town that could make soakaways ineffective in some areas. A Flood Risk Assessment would be required. There are ongoing issues dealing with water flows in Warminster, and any proposed

development sites on the west, north and south side of Warminster will rely on the River Were and Cannimore Brook catchments to deal with the storm flows; further assessment would be required to inform an appropriate drainage strategy. The primary school cannot be expanded but could potentially take the limited number of pupils that would arise from this site. However, there is no capacity to expand the secondary school and mitigation is considered problematic as the provision of additional capacity is dependent on other developments in the town delivering new secondary school places (SA Obj. 9).

7.12.35 The assessment has identified a range of minor adverse effects. The site is not within a designated AQMA, but there are likely to be minor adverse effects arising from development in this location due to the likely increase in vehicular trips. 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 of low carbon energy sources and encouraging sustainable building practices (SA Obj.5a). The site is separated from Warminster Conservation Area and development would be unlikely to adversely affect any no Listed Buildings or Scheduled Monuments. However, the site has a low/medium potential for archaeological significance and archaeological assessment would be required (SA Obj. 6).

7.12.36 Minor adverse effects are also identified as although the site is reasonably will contained from the wider landscape, it is likely to be visually apparent from adjoining residential properties and the PROW on the north boundary of the site. This may be possible to mitigate to some degree by additional planting and additional green. The PROW would need to be retained and appropriate landscape buffers to the PROW and the adjoining woodland and hedges would be required (SA Obj. 7). The site benefits from the range of services Warminster offers; however, no services or facilities are located within 800m of the site. There is some potential for future development to encourage sustainable modes of transport however future residents may still rely on the private vehicle to access services and facilities (SA Obj. 10).

7.12.37 The assessment has also identified several minor beneficial effects. The site would have the potential to boost the supply of a range of homes in the area and help meet the identified need for affordable housing (SA Obj. 8). Development of the site for housing could also contribute to the local economy through use of local shops and services (SA Obj. 11) and would generate direct and indirect construction employment (SA Obj. 12).

7.12.38 Given the number of moderate adverse effects associated with development of this site that could be problematic to mitigate, the site is assessed as less sustainable within this area of search.

Site 3242 – Land adjacent to Fanshaw Way

Site Overview

7.12.39 This site option is located in Warminster. With an area of 1.20ha this site has a potential capacity for approximately 29 dwellings; however mitigation may reduce this number.

Assessment Results

7.12.40 One major adverse effect has been identified for this site. The site falls within an exclusion zone saved under policy U5 of the West Wiltshire Local Plan, associated with the sewage works to the south of the site, which would preclude development in this location (SA Obj. 4).

7.12.41 Five moderate adverse effects have been identified for this site. The site is within approx. 20m of a stream that connects to the River Wylye, which is designated as part of the River Avon SAC. HRA screening has identified that development could impact upon the Salisbury Plain SPA and River Avon SAC. An appropriate assessment is required if the site is taken forward into any subsequent stage of the selection process (SA Obj. 1). The site is a moderate distance from the services and facilities in the town centre and the

developable part of the site would need to be reduced to take account of the topography of the land. The site is also predominantly classified as Grade 1 Agricultural Land and therefore the development would result in the loss of best and most versatile agricultural land (SA Obj. 2). There is a rising water main and main sewer on the site which would require securing statutory easements in order to move. Storm water disposal appears problematic and there would be a need to provide onsite storage of storm flows to ensure no increase in offsite flood risk. The area also exhibits a lack of suitability for conventional soakaway systems for managing storm water. Due to the relationship of the site with the River Avon SAC, likely significant effects are triggered based on a settlement level HRA screening. As for SA Obj. 1, an appropriate assessment would be required if the site is taken forward into any subsequent stage of the selection process (SA Obj. 3).

7.12.42 Moderate adverse effects are also identified as although the site is in Flood Zone 1 and is not itself at risk from surface water flooding, flows would go to the main river which does have issues across the marsh. A Flood Risk Assessment would be required due to the size of the development. There are ongoing issues dealing with water flows in Warminster, and any proposed development sites on the west, north and south side of Warminster will rely on the River Were and Cannimore Brook catchments to deal with the storm flows; further assessment would be required to inform an appropriate drainage strategy (SA Obj. 5b). The local primary school is on a restricted site and cannot be expanded, however there are schools in the town which are capable of expansion within 2 miles of the site. There is no capacity to expand the secondary school and mitigation is considered problematic as the provision of additional capacity is dependent on other developments in the town delivering new secondary school (SA Obj. 9).

7.12.43 The assessment has identified a range of minor adverse effects. 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 of low carbon energy sources and encouraging sustainable building practices (SA Obj.5a). The site is separated from Warminster Conservation Area by existing development and it is unlikely that development on this site would have a negative impact on the Conservation Area, or on any Listed Buildings or Scheduled Monuments. However, there is low/medium archaeological potential and archaeological assessment would be required (SA Obj. 6). Development of the site for housing would result in some landscape impact and require screening; the topography of the site is sloped, and development on the higher slopes has the potential to be more prominent. However, these impacts could be mitigated through provision of greenspace and landscape planting (SA Obj. 7). The site is located on the periphery of Warminster. While the site benefits from the town's services and facilities there are few facilities located near to site. The town centre is only 800m away, offering potential for sustainable transport modes however future residents may still rely on the private vehicle to access services and facilities (SA Obj. 10).

7.12.44 The assessment has also identified several minor beneficial effects. The site would have the potential to boost the supply of a range of homes in the area and help meet the identified need for affordable housing (SA Obj. 8). Development of the site for housing could also contribute to the local economy through use of local shops and services (SA Obj. 11) and would generate direct and indirect construction employment (SA Obj. 12).

7.12.45 Given that the site falls within an exclusion zone saved under policy U5 of the West Wiltshire Local Plan together with the other moderate adverse effects, it is recommended that this site should not be considered further.

Site 304 – Land at Boreham Road, Warminster

Site Overview

7.12.46 This site option is located in Warminster. With an area of 1.3ha this site has a potential capacity for approximately 30 dwellings; however mitigation may reduce this number.

Assessment Results

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

7.12.48 Four moderate adverse effects have been identified for this site. The HRA screening has identified that development could impact upon the Salisbury Plain SPA and River Avon SAC. An appropriate assessment is required if the site is taken forward into any subsequent stage of the selection process (SA Obj. 1). The site is a moderate distance from the services and facilities in the town centre and the developable part of the site would need to be reduced to take account of the topography of the land. The southern and north-eastern parts of the site are classified as Grade 3a agricultural land with the remainder of the site Grade 3b, therefore the development would result in the loss of best and most versatile agricultural land. There is modern landfill across the site to depths of between 1.2m and 1.9m below existing ground level. As such any development undertaken would be required to deal with any unexpected contamination encountered as works proceed (SA Obj. 2). A capacity appraisal of water supply and foul water disposal would be needed to confirm the scope of network reinforcement to serve any development proposals. Moreover, whilst the local area around the site is served by the Boreham Road SPS, any capacity appraisal of water infrastructure would need to consider the need for foul/storm water network reinforcement. Due to the relationship of the site with the River Avon SAC, likely significant effects are triggered based on a settlement level HRA screening. As for SA Obj. 1, an appropriate assessment would be required if the site is taken forward into any subsequent stage of the selection process (SA Obj. 3). The local primary school is full but expansion could be possible through mitigation to support additional capacity to cater for pupils arising from development. In terms of secondary education, there is no capacity to expand the existing School on its current site and no immediate prospect of an expansion site being secured and delivered since it is wholly dependent on other development in the town (SA Obj. 9).

7.12.49 The assessment has identified a range of minor adverse effects. 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 of low carbon energy sources and encouraging sustainable building practices (SA Obj.5a). The site is located in Flood Zone 1. Storm water drainage to the River Wylye to the south may be an issue due to levels, and there may be a need to look at surface attenuation methods which might reduce the developable area (SA Obj. 5b). The southern boundary of the site is adjacent to the Bishopstrow Conservation Area and there are also a number of Listed Buildings within proximity to the site. A Historic Impact Assessment would be required as part of any future planning application to determine the impacts of development on the heritage assets of the area to avoid harm to the significance of heritage assets from adverse impacts on their settings. The archaeological potential is low (SA Obj. 6). The existing riparian vegetation surrounding the site provides a substantial screening effect and creates a strong sense of enclosure. There is therefore limited concern that the landscape and visual effects of the proposed development would be harmful however some change would be anticipated (SA Obj. 7). The site is in an edge of town location, and there are few shops and other facilities available nearby, including primary and secondary schools close to the site. The site is over 2km from the rail station and whilst within a reasonable cycling distance, it is not a reasonable walking distance. Future residents are likely to rely on the private vehicle to access services and facilities (SA Obj. 10).

7.12.50 The assessment has also identified several minor beneficial effects. The site would have the potential to boost the supply of a range of homes in the area and help meet the identified need for affordable housing (SA Obj. 8). Development of the site for housing could also contribute to the local economy through use of local shops and services (SA Obj. 11) and would generate direct and indirect construction employment (SA Obj. 12).

7.12.51 Notwithstanding the moderate adverse effects which will require addressing during any further development of the site, the site is assessed as more sustainable within this area of search.

Site 239 – Land on Upper Marsh Road, Warminster

Site Overview

7.12.52 This site option is located in Warminster. With an area of 4.15ha this site has a potential capacity for approximately 78 dwellings; however mitigation may reduce this number.

Assessment Results

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

7.12.54 Six moderate adverse effects have been identified for this site. There is potential for adverse impacts on the habitats adjacent to this site, including Smallbrook Meadows CWS. The HRA screening has identified that development could impact upon the Salisbury Plain SPA and River Avon SAC. An appropriate assessment is required if the site is taken forward into any subsequent stage of the selection process (SA Obj. 1). A capacity appraisal of water supply and foul water disposal would be needed to confirm the scope of network reinforcement to serve any development proposals. Due to the relationship of the site with the River Avon SAC, likely significant effects are triggered based on a settlement level HRA screening. As for SA Obj. 1, an appropriate assessment would be required if the site is taken forward into any subsequent stage of the selection process (SA Obj. 3). The site is located within Flood Zone 1 but adjacent to areas of Flood Zone 2 and 3. A Flood Risk Assessment will be required to support any future planning applications of 1ha or more. There are ongoing issues dealing with water flows in Warminster, and any proposed development sites on the west, north and south side of Warminster will rely on the River Were and Cannimore Brook catchments to deal with the storm flows. Further assessment would be required to inform an appropriate drainage strategy (SA Obj. 5b). There is one designated heritage asset in the vicinity of the site and development of the site is likely to cause further harm to its setting. The archaeological potential/sensitivity of the site is considered to be high. A Heritage Impact Assessment would be required (SA Obj. 6).

7.12.55 The site is not within the Cranborne Chase AONB, but is within the setting of the AONB and there could be effects on this designation. The site has a strong interface with the rural countryside therefore there would be a need to provide landscape and ecological mitigation and enhancement. A Tree Preservation Order, TPO/2018/00010/WOOD, has been placed on the narrow section of mature woodland situated adjacent Lower Marsh Road and property 83A (SA Obj. 7). The site is within the catchment area of The Avenue Surgery. The surgery is currently operating at capacity within its existing accommodation and any additional housing will add to pressure on the Practice. Mitigation would be required to support additional patient demand arising from the development of this site. There is capacity in local primary schools to meet needs generated by this development, or the ability to be expanded. In terms of secondary education, there is no capacity to expand the existing Kingdown School on its current site and no immediate prospect of an expansion site being secured and delivered since it is wholly dependent on other development in the town (SA Obj. 9).

7.12.56 The assessment has identified a range of minor adverse effects. Development of the site would result in the inevitable loss of greenfield / agricultural land (SA Obj. 2). The site is not within an AQMA but there are likely to be minor adverse effects arising from development in this location (both short and long term) due to the likely increase in vehicular trips. 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 of low carbon energy sources and encouraging sustainable building practices (SA Obj.5a). The site adjoins the market town which benefits from a good range of services, facilities and employment opportunities. However, the site is on the periphery of the settlement and there are few facilities located near to the site. Future residents are likely to rely on the private vehicle to access services and facilities (SA Obj. 10).

7.12.57 The assessment has also identified several minor beneficial effects. The site would have the potential to boost the supply of a range of homes in the area and help meet the identified need for affordable housing (SA Obj. 8). Development of the site for housing could also contribute to the local economy through use of local shops and services (SA Obj. 11) and would generate direct and indirect construction employment (SA Obj. 12).

7.12.58 Given the number of moderate adverse effects associated with development of this site that could be problematic to mitigate, the site is assessed as less sustainable within this area of search.

Site 1030 – 44 & 45 Bath Road, Warminster

Site Overview

7.12.59 This site option is located in Warminster. With an area of 1.87ha this site has a potential capacity for approximately 44 dwellings; however mitigation may reduce this number.

Assessment Results

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

7.12.61 Four moderate adverse effects have been identified for this site. The HRA screening has identified that development could impact upon the Salisbury Plain SPA and River Avon SAC. An appropriate assessment is required if the site is taken forward into any subsequent stage of the selection process (SA Obj. 1). The site is within Source Protection Zone 2 and therefore consideration needs to be given to disposal of surface water and foul drainage. Due to the relationship of the site with the River Avon SAC, likely significant effects are triggered based on a settlement level HRA screening. As for SA Obj. 1, an appropriate assessment would be required if the site is taken forward into any subsequent stage of the selection process (SA Obj. 3). The site is located within Flood Zone 1 and development of the site for housing is unlikely to lead to an increased risk of fluvial flooding from main river and/or ordinary watercourses. A Flood Risk Assessment will be required to support any future planning applications of 1ha or more. There are ongoing issues dealing with water flows in Warminster, and any proposed development sites on the west, north and south side of Warminster will rely on the River Were and Cannimore Brook catchments to deal with the storm flows. Further assessment would be required to inform an appropriate drainage strategy (SA Obj. 5b).

7.12.62 The site is within the catchment area of The Avenue Surgery. The surgery is currently operating at capacity within its existing accommodation and any additional housing will add to pressure on the Practice. Mitigation would be required to support additional patient demand arising from the development of this site. There is capacity in local primary schools to meet needs generated by this development, or the ability to be expanded. In terms of secondary education, there is no capacity to expand the existing Kingdown School on its current site and no immediate prospect of an expansion site being secured and delivered since it is wholly dependent on other development in the town (SA Obj. 9).

7.12.63 The assessment has identified six minor adverse effects. Development of the site would result in the inevitable loss of greenfield / agricultural land though some of the site is also previously developed land in the form of existing housing (SA Obj. 2). The site is not within an AQMA but there are likely to be adverse effects arising from development in this location (both short and long term) due to the likely increase in vehicular trips. Bath Road and Crusader Park are adjacent to this site and there may be associated noise/light/odour/vibration implications. Relevant assessments would be required in support of any future housing development proposals on the site (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 of low carbon energy sources and encouraging sustainable building practices (SA Obj.5a). The site is separated from heritage assets (the Conservation Area, listed buildings and scheduled monuments). On the basis of available evidence, there would be a need to undertake further archaeological

assessment as part of any future planning application (SA Obj. 6). The site would need to provide green infrastructure and consider the gateway location to the town. There are no public rights of way within or close to the site (SA Obj. 7). The site is not considered to be well related to the rest of the town being located next to Crusader Business Park, some 1.5km from the town centre, and therefore development will increase need to travel and increase private car journeys. However, given the size of the site and anticipated number of dwellings, transport related effects are not considered to be significant (SA Obj. 10).

7.12.64 The assessment has also identified several minor beneficial effects. The site would have the potential to boost the supply of a range of homes in the area and help meet the identified need for affordable housing (SA Obj. 8). Development of the site for housing could also contribute to the local economy through use of local shops and services (SA Obj. 11) and would generate direct and indirect construction employment (SA Obj. 12).

7.12.65 Notwithstanding the moderate adverse effects which will require addressing during any further development of the site, the site is assessed as more sustainable within this area of search.

Site 2091 – Land between Bath Road and A36, Warminster

Site Overview

7.12.66 This site option is located in Warminster. With an area of 4.34ha this site has a potential capacity for approximately 98 dwellings; however, mitigation may reduce this number.

Assessment Results

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

7.12.68 Five moderate adverse effects have been identified for this site. The HRA screening has identified that development could impact upon the Salisbury Plain SPA and River Avon SAC. An appropriate assessment is required if the site is taken forward into any subsequent stage of the selection process (SA Obj. 1). Development of the site would increase pressure on the local water supply network and further investigation is required regarding capacity of local sewer network. The site is in a groundwater area and soakaways/infiltration will not work. There may be a requirement for sewage treatment works or sewer system. Due to the relationship of the site with the River Avon SAC, likely significant effects are triggered based on a settlement level HRA screening. As for SA Obj. 1, an appropriate assessment would be required if the site is taken forward into any subsequent stage of the selection process (SA Obj. 3). The site is located within Flood Zone 1 and development of the site for housing is unlikely to lead to an increased risk of fluvial flooding. A Flood Risk Assessment will be required to support any future planning applications of 1ha or more. The site is within Source Protection Zone 2 and therefore careful consideration needs to be given to disposal of surface water and foul drainage. There are ongoing issues dealing with water flows in Warminster, and any proposed development sites on the west, north and south side of Warminster will rely on the River Were and Cannimore Brook catchments to deal with the storm flows. Further assessment would be required to inform an appropriate drainage strategy (SA Obj. 5b).

7.12.69 The boundary of the Cranborne Chase AONB is approx. 1.75km south-west of the site, separated by Norridge Wood, and there are unlikely to be adverse effects on that designation. The landscape is not designated but the site nonetheless forms the immediate setting to the town. A substantial quantum of landscape will be required to provide suitable acoustic attenuation and a strong green infrastructure buffer to the site perimeter. Quality existing vegetation would also need to be retained (SA Obj. 7).

7.12.70 The site is within the catchment area of The Avenue Surgery. The surgery is currently operating at capacity within its existing accommodation and any additional housing will add to pressure on the Practice. Mitigation would be required to support additional patient demand arising from the development of this site. There is capacity in local primary schools to meet needs generated by this development, or the ability to be expanded. In

terms of secondary education, there is no capacity to expand the existing Kingdown School on its current site and no immediate prospect of an expansion site being secured and delivered since it is wholly dependent on other development in the town (SA Obj. 9).

7.12.71 The assessment has identified a range of minor adverse effects. Development of the site would result in the inevitable loss of greenfield / agricultural land (SA Obj. 2). The site is not within an AQMA but there are likely to be adverse effects arising from development in this location (both short and long term) due to the likely increase in vehicular trips. This site is adjacent to the A36 to the west and Bath Road to the east. Crusader Business Park is in close proximity. There will be potential noise implications and therefore a noise assessment would be required (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 of low carbon energy sources and encouraging sustainable building practices (SA Obj.5a). There are no areas of historical or cultural value in proximity to this site. On the basis of available evidence, there would be a need to undertake further archaeological assessment as part of any future planning application (SA Obj. 6). The site is not considered to be well related to the rest of the town being located next to Crusader Business Park, some 1.5km from the town. Development will increase need to travel and increase private car journeys overall. However, given the size of the site and anticipated number of dwellings, transport related effects are not considered to be significant (SA Obj. 10).

7.12.72 The assessment has also identified several minor beneficial effects. The site would have the potential to boost the supply of a range of homes in the area and help meet the identified need for affordable housing (SA Obj. 8). Development of the site for housing could also contribute to the local economy through use of local shops and services (SA Obj. 11) and would generate direct and indirect construction employment (SA Obj. 12).

7.12.73 Given the number of moderate adverse effects associated with development of this site that could be problematic to mitigate, the site is assessed as less sustainable within this area of search.

Site OM005 - Land at Brick Hill, Bath Road, Warminster

Site Overview

7.12.74 This site option is located in Warminster. With an area of 4.07ha this site has a potential capacity for approximately 110 dwellings; however, mitigation may reduce this number.

Assessment Results

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

7.12.76 Six moderate adverse effects have been identified for this site. Connectivity within the site and to other habitats to the south would need to be retained, and existing habitat features protected. The HRA screening has identified that development could impact upon the Salisbury Plain SPA and River Avon SAC. An appropriate assessment is required if the site is taken forward into any subsequent stage of the selection process (SA Obj. 1). The site is in a groundwater area and soakaways/infiltration will not work. Surface water disposal, foul and surface water are likely to be problematic and there may be a requirement for sewage treatment works or sewer system. Due to the relationship of the site with the River Avon SAC, likely significant effects are triggered based on a settlement level HRA screening. As for SA Obj. 1, an appropriate assessment would be required if the site is taken forward into any subsequent stage of the selection process (SA Obj. 3). The site is located within Flood Zone 1 and development of the site for housing is unlikely to lead to an increased risk of fluvial flooding from main river and/or ordinary watercourses. A Flood Risk Assessment will be required to support any future planning applications of 1ha or more. There are ongoing issues dealing with water flows in Warminster, and any proposed development sites on the west, north and south side of Warminster will rely on the River Were and Cannimore Brook catchments to deal with the

storm flows. Further assessment would be required to inform an appropriate drainage strategy (SA Obj. 5b). The landscape is not designated but the site nonetheless forms the immediate setting to the town. A substantial quantum of landscape will be required to provide suitable acoustic attenuation and a green infrastructure buffer to the site perimeter. Existing vegetation would need to be retained. The site is adjoined by a public right of way, which would need to be protected, but there may be scope to improve connectivity through this site (SA Obj. 7).

7.12.77 The site is within the catchment area of The Avenue Surgery. The surgery is currently operating at capacity within its existing accommodation and any additional housing will add to pressure on the Practice. Mitigation would be required to support additional patient demand arising from the development of this site. There is capacity in local primary schools to meet needs generated by this development, or the ability to be expanded. In terms of secondary education, there is no capacity to expand the existing Kingdown School on its current site and no immediate prospect of an expansion site being secured and delivered since it is wholly dependent on other development in the town (SA Obj. 9). The site adjoins the market town which benefits from a good range of services, facilities and employment opportunities. The site is on the edge of the settlement, with some facilities located near to site and the town centre and railway station within an acceptable walking and cycling distance. Future residents are likely to rely upon private vehicles from this location. Development will increase need to travel and increase private car journeys overall (SA Obj. 10).

7.12.78 The assessment has identified a range of minor adverse effects. Development of the site would result in the inevitable loss of greenfield / agricultural land (SA Obj. 2). The site is not within an AQMA but there are likely to be adverse effects arising from development in this location (both short and long term) due to the likely increase in vehicular trips as the site is located quite far from the services and facilities within the town centre. Noise and air quality assessments would be required (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 of low carbon energy sources and encouraging sustainable building practices (SA Obj.5a). The site is separated from heritage assets (the Conservation Area, listed buildings and scheduled monuments). On the basis of available evidence, there would be a need to undertake further archaeological assessment as part of any future planning application (SA Obj. 6).

7.12.79 The assessment has also identified one moderate and two minor beneficial effects. The site would have the potential to boost the supply of a range of homes in the area and help meet the identified need for affordable housing (SA Obj. 8). Development of the site for housing could also contribute to the local economy through use of local shops and services (SA Obj. 11) and would generate direct and indirect construction employment (SA Obj. 12).

7.12.80 Given the number of moderate adverse effects associated with development of this site that could be problematic to mitigate, the site is assessed as less sustainable within this area of search.

Site OM006 - Land to the south of Boreham Road, Warminster

Site Overview

7.12.81 This site option is located in Warminster. With an area of 0.55ha this site has a potential capacity for approximately 10 dwellings; however, mitigation may reduce this number.

Assessment Results

7.12.82 Three major adverse effects have been identified for this site. Storm water drainage to the River Wylye to the south may be an issue due to surface attenuation methods reducing the area for housing. Foul drainage may also be an issue. Due to the relationship of the site with the SAC, likely significant effects are triggered based on a settlement level HRA

screening. Appropriate assessment would be required if the site is taken forward into any subsequent stage of the selection process. Overall it is considered that the effects on this objective would be major adverse given that mitigation measures associated with the River Avon SAC as well as the use of soakaways and storm water disposal would be problematic to achieve, and due to the drainage issues on the site which would not appear possible to overcome (SA Obj. 3). The site falls predominantly within Flood Zone 1, with part of the site falling within Flood Zone 2/3. A Flood Risk Assessment will be required to support any future planning application. Soakaways are unlikely to work in this location. As with SA Obj. 3, flood risk prevention is considered to be problematic and likely to be unresolvable and the effects are judged to be major adverse (SA Obj. 5b). The site falls within the Bishopstrow Conservation Area and there are a number of Listed features in proximity to the site, including the Grade II Listed Bishopstrow House. A Historic Impact Assessment would be required as part of any future planning application. It is considered that there are insufficient prospects of adequately mitigating potential harm on the heritage setting of this site (SA Obj. 6).

7.12.83 Three moderate adverse effects have been identified for this site. The site comprises a field bordered by hedgerows and mature trees and there are significant records of water voles and other species associated with watercourses in the area. The HRA screening has identified that development could impact upon the Salisbury Plain SPA and River Avon SAC. An appropriate assessment is required if the site is taken forward into any subsequent stage of the selection process (SA Obj. 1). It is likely that development in this location would be linear, fronting Boreham Road which would change the characteristics of the existing approach to Warminster within the Conservation Area. As the site is within the Conservation Area, all trees are protected for their amenity value and it is possible that objections may be raised to any proposals for their removal on the grounds of harm to the setting and amenity of the CA and listed assets. The site adjoins public footpaths WARM41 and BISH6 which would need to be protected and enhanced through any future development of the site (SA Obj. 7). The site is within the catchment area of The Avenue Surgery. The surgery is currently operating at capacity within its existing accommodation and any additional housing will add to pressure on the Practice. Mitigation would be required to support additional patient demand arising from the development of this site. There is capacity in local primary schools to meet needs generated by this development, or the ability to be expanded. In terms of secondary education, there is no capacity to expand the existing Kingdown School on its current site and no immediate prospect of an expansion site being secured and delivered since it is wholly dependent on other development in the town (SA Obj. 9).

7.12.84 The assessment has identified a range of minor adverse effects. Development of the site would result in the inevitable loss of greenfield / agricultural land (SA Obj. 2). The site is not within an AQMA but there are likely to be adverse effects arising from development in this location (both short and long term) due to the likely increase in vehicular trips as the site is located quite far from the services and facilities within the town centre. Air quality assessments would be required (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 of low carbon energy sources and encouraging sustainable building (SA Obj. 5a). The site is in an edge of town location, and there are few shops and other facilities available nearby so future residents are still likely to rely on the private vehicle to access services and facilities from this location, though given the size of development this will be a minor increase. It may be possible to provide pedestrian linkages to the local PROW network, although there is no existing pavement access from the site and provision would appear to require third party land (SA Obj. 10).

7.12.85 The assessment has also identified several minor beneficial effects. The site would have the potential to boost the supply of a range of homes in the area and help meet the identified need for affordable housing (SA Obj. 8). Development of the site for housing could also contribute to the local economy through use of local shops and services (SA Obj. 11) and would generate direct and indirect construction employment (SA Obj. 12).

7.12.86 Given the number of major adverse effects identified for this site, it is recommended that this site should not be considered further.

Conclusions & Recommendations

7.12.87 The aim of this assessment exercise has been threefold:

- Identification of more sustainable (preferred) site options for consideration inthe preferred allocations;
- Identification of less sustainable (not preferred) site options which should only be considered if more sustainable options are undeliverable or if there are other reasons for considering these sites; and
- Identification of sites which should not be considered further

7.12.88 The following conclusions and recommendations are reached:

More sustainable options for development:

- Site 302 - Land at Bradley Road
- Site 304 - Land at Boreham Road
- Site 1030 – 44 & 45 Bath Road

Less sustainable options for development:

- Site 603 - Land east of The Dene
- Site 1032 - Bore Hill Farm
- Site 239 – Land on Upper Marsh Road Site 2091 – Land between Bath Road and A36
- Site OM005 - Land at Brick Hill, Bath Road

Sites which should not be considered further:

- Site 793 - Westbury Road
- Site 3242 - Land adjacent to Fanshaw Way
- Site OM006 - Land to the south of Boreham Road

7.13 Westbury Community Area Remainder

Introduction

7.13.1 One site option was originally considered in the Westbury Community Area Remainder and was assessed through a sustainability appraisal (Stage 3) in order to identifywhether it was a more or less sustainable site or whether the site should not be considered further within this area of search. This has informed the sites to be taken forward by Wiltshire Council to Stage 4 (the selection of preferred sites stage).

7.13.2 Following pre-submission consultation, the following changes were made in this Community Area Remainder:

- Site 738 - Land south of Westbury Road, Bratton which had previously been rejected at Stage 2 of the Council's site selection process has now been put forward to Stage 3, following provision of additional information on the site during the pre-submission consultation process.

7.13.3 Figure 7.20 shows the location of the sites under consideration.

7.13.4 The assessment scores summary for the site is presented in Table 7.12. The detailed assessment results for the site option are presented in the site options assessment tables at Annex 1.

7.13.5 A discussion of the assessment results for the two sites is presented below.

7.13.6 Conclusions and recommendations regarding the sustainability of the site are presented in section 7.13.12. Site 321 and Site 738 are identified through the sustainability appraisal to be more sustainable sites. These sites have been taken forward by Wiltshire Council for further consideration in Stage 4.

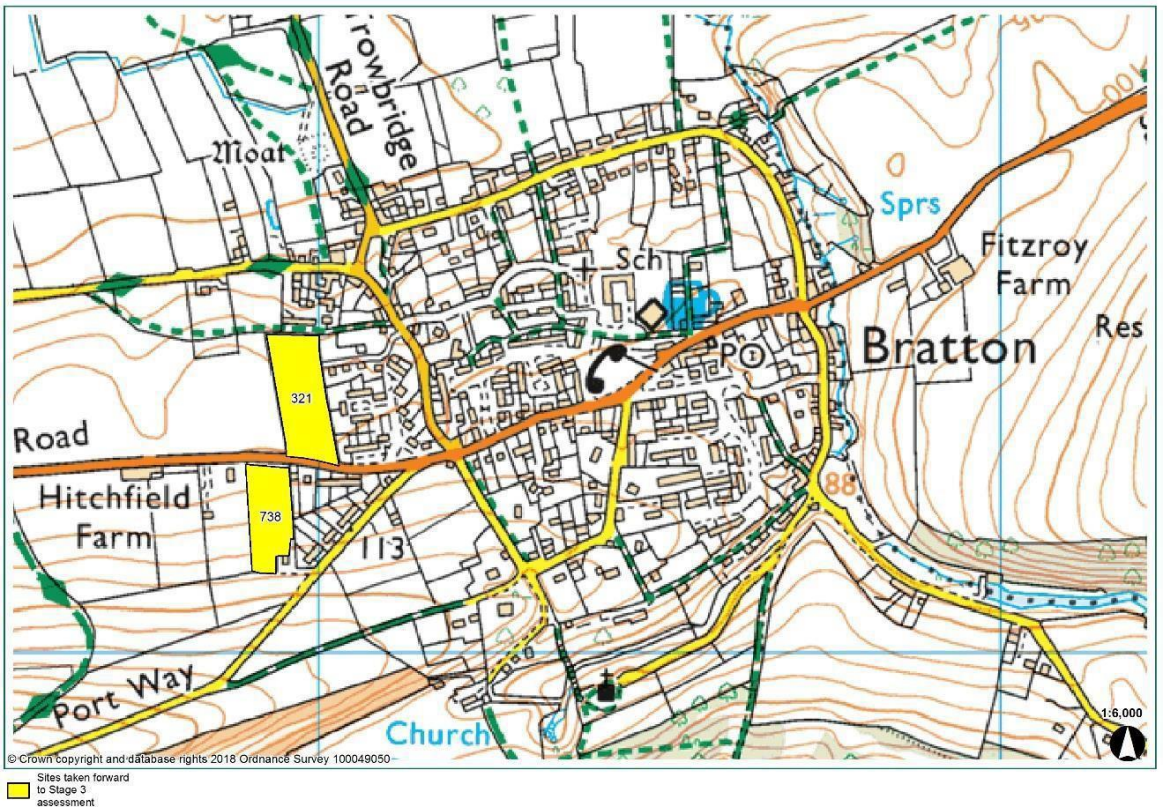

Figure 7.20. Bratton

Table 7.12. Westbury Community Area Remainder - Summary of Scores of Site Options Assessments

Area of search: Westbury Community Area remainder															Is site proposed for Stage 4?
Site Ref	Site name	Site capacity	SA/SEA Objectives and questions												
			1	2	3	4	5a	5b	6	7	8	9	10	11	12	
Bratton																
321	Land off B3098 adjacent to Court Orchard/Cassways, Bratton	c.32	-	-	- -	-	-	-	-	-	+ + +	-	-	+ +	+	**Yes**
738	Land south of Westbury Road, Bratton	c.22	-	-	- -	-	-	-	-	-	+ +	-	- -	+	+	Yes

Site 321 – Land off B3098 adjacent to Court Orchard/Cassways, Bratton

Site Overview

7.13.7 This site option is located on the western edge of Bratton. With an area of 1.33ha the site has a potential capacity for approximately 32 dwellings; although mitigation could reduce this number.

Assessment Results

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

7.13.9 One moderate adverse effect has been identified. There are water pressure problems associated with the supply of water in Bratton and therefore a long offsite connection to mains water would be needed to provide capacity. Various infrastructure upgrades would be required for foul and surface water connections. A foul flow capacity assessment would be required. Assessment is also required to determine surface water overland flows and the effects of topography locally, and SuDS may not be suitable (SA Obj. 3).

7.13.10 The assessment has also identified a range of minor adverse effects. The HRA screening assessment has identified that development at the settlement could contribute towards recreational impacts on the Salisbury Plain SPA through increased recreational pressure. An appropriate assessment is required if the site is taken forward into any subsequent stage of the selection process though only minor effects are expected (SA Obj. 1). Development of the site would 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 of low carbon energy sources and encouraging sustainable building practices (SA Obj. 5a). The site is located within Flood Zone 1, however the area is at risk from surface water flooding associated with high run-off from hills. A Flood Risk Assessment would be required, informed by monitoring groundwater in accordance with the Council's Groundwater Strategy (SA Obj. 5b). The site is adjacent to the Bratton Conservation Area and a Heritage Impact Assessment would be required, however development could likely be designed to avoid harm to the significance of heritage assets. The archaeological potential/sensitivity of the site is considered to be medium and the site has some prehistoric/medieval potential; therefore, an archaeological assessment would be required (SA Obj. 6). Development would alter the character and appearance of the site/immediate area, however landscape buffers would help mitigate impacts from development on the surrounding landscape issues (SA Obj. 7). The primary school has capacity. The secondary school also has some capacity however these places are expected to reduce over the next 10 years and therefore expansion of the school may be required (SA Obj. 9). The site is in a reasonably accessible distance from the limited services available in Bratton, but overall residents are likely to rely upon use of the private car to reach larger services and facilities (SA Obj. 10).

7.13.11 The assessment has also identified one major, one moderate and one minor beneficial effect. There is potential for the development to have a major beneficial effect by contributing to the local economy through use of local shops and services (SA Obj. 11). Moderate benefits are identified in terms of the potential to boost the supply of a range of homes in the area and help meet the identified need for affordable housing (SA Obj. 8) and minor benefits as the development will support the vitality of nearby employment areas (SA Obj. 12).

7.13.12 Notwithstanding the moderate adverse effects which would need to be addressed, this site is assessed as more sustainable within this area of search.

Site 738 – Land south of Westbury Road, Bratton

Site Overview

7.13.13 This site option is located on the western edge of Bratton. With an area of 0.91ha the site has a potential capacity for approximately 22 dwellings; although mitigation could reduce this number.

Assessment Results

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

7.13.15 Two moderate adverse effects have been identified. There are water pressure problems associated with the supply of water in Bratton and therefore a long offsite connection to mains water would be needed to provide capacity. Various infrastructure upgrades would be required for foul and surface water connections. A foul flow capacity assessment would be required. Assessment is also required to determine surface water overland flows and the effects of topography locally, and SuDS may not be suitable (SA Obj. 3). The site is in a reasonably accessible distance from the limited services available in Bratton, but overall residents are likely to rely upon use of the private car to reach larger services and facilities. There is scope to create a footway on the site frontage and adjacent to the site, however the road will also need to be crossed safely to access the village as there is currently no crossing (SA Obj. 10).

7.13.16 The assessment has also identified a range of minor adverse effects. The HRA screening assessment has identified that development at the settlement could contribute towards recreational impacts on the Salisbury Plain SPA through increased recreational pressure. An appropriate assessment is required if the site is taken forward into any subsequent stage of the selection process though only minor effects are expected (SA Obj. 1). Development of the site would result in the inevitable loss of greenfield land (SA Obj. 2). The site is not within a designated AQMA however is close to the Westbury AQMA and therefore an assessment of the impact on this AQMA would be required. Consideration would also need to be given to issues such as 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 of low carbon energy sources and encouraging sustainable building practices (SA Obj. 5a). The site is located within Flood Zone 1, however the area is at risk from surface water flooding associated with high run-off from hills. A Flood Risk Assessment would be required, informed by monitoring groundwater in accordance with the Council's Groundwater Strategy (SA Obj. 5b). The site is situated approximately 400m from Bratton Camp Scheduled Monument. A Heritage Impact Assessment would be required as part of any development, however development could likely be designed to avoid harm to the significance of heritage assets. The archaeological potential/sensitivity of the site is considered to be medium and the site has some prehistoric/medieval potential; therefore, an archaeological assessment would be required (SA Obj. 6). Development would alter the character and appearance of the site/immediate area, however landscape buffers would help mitigate impacts from development on the surrounding landscape issues (SA Obj. 7). The primary school has capacity. The secondary school also has some capacity however these places are expected to reduce over the next 10 years and therefore expansion of the school may be required (SA Obj. 9).

7.13.17 The assessment has also identified one moderate and two minor beneficial effects. There is potential for the development to have a moderate beneficial effect by contributing to the local economy through use of local shops and services (SA Obj. 11). Minor benefits are identified in terms of the potential to boost the supply of a range of homes in the area and help meet the identified need for affordable housing (SA Obj. 8) and as the development will support the vitality of nearby employment areas (SA Obj. 12).

7.13.18 Notwithstanding the moderate adverse effects which would need to be addressed, this site is assessed as more sustainable within this area of search.

Conclusions & Recommendations

7.13.19 The aim of this assessment exercise has been threefold:

- Identification of more sustainable (preferred) site options for consideration in the preferred allocations;
- Identification of less sustainable (not preferred) site options which should only be considered if more sustainable options are undeliverable or if there are other reasons for considering these sites; and

- Identification of sites which should not be considered further.

7.13.20 The following conclusion is reached.

More sustainable options for development:

- Site 321 – Land off B3098 adjacent to Court Orchard/Cassways, Bratton
- Site 738 – Land south of Westbury Road, Bratton

Less sustainable options for development:

- There are no less sustainable sites in this area of search.

Sites which should not be considered further:

- There are no sites which should not be considered further in this area of search.

8. Assessment of Plan proposals

8.1 Introduction

8.1.1 Chapter 8 presents a qualitative assessment of the Draft Wiltshire Housing Site Allocations Plan policies against the SA Framework. As part of the Council's Site Selection Stage 4 "Selection of Preferred Sites and Developing Plan Proposals", and taking into account the findings of the SA, further individual sites were rejected i.e. not taken forward in the site selection process; the reasons for this are documented in the relevant Community Area Topic Paper. The remaining site allocations are set out under site allocation policies within each Housing Market Area. As it is relevant to the sites put forward in the site allocation policies, the assessment in this Chapter takes into consideration the results of the individual site assessments presented in Chapter 7, as well as the policies.

8.1.2 As a result of the pre-submission consultation, the Schedule of Proposed Changes and the Further Main Modifications (FMMs) (September 2019), this Chapter also includes:

- An update on proposed mitigation to reflect the recommendations of the HRA Addendum and revised HRA Report, as appropriate, in Section 8.2;
- An update on the approximate number of dwellings proposed in the site allocations (Tables 8-1, 8-2, 8-3, 8-4 and 8-5); and
- The implications for the SA of the Council's Submitted Schedule of Proposed Changes are set out in Sections 8.2 – 8.5, as relevant; a full review of the Schedule of Proposed Changes and their implications for the SA is available in the revised Annex II of this SA Report.
- The implications for the SA of the Council's FMMs are set out in Sections 8.2 – 8.3 and 8.5 – 8.6. A summary of the FMMs and their implications for the SA is presented in Annex III of this SA Report.

8.2 Plan policies

8.2.1 The Draft Wiltshire Housing Site Allocations Plan proposed site allocations suitable for housing development to support the role of settlements, as well as adding choice and competition in the market for land. These allocations, together with amendments resulting from the pre-submission consultation, the submitted Schedule of Proposed Changes and the Further Main Modifications (FMMs), are presented in Table 8.1. Each Housing Market Area had an overall policy developed, which have now been deleted through the FMMs; further detail is provided for each site in relevant policies. The FMMs also propose the deletion of two sites – East of the Dene, Warminster and The Street, Hullavington – and the implications of this are discussed in paragraph 8.3.44.

8.2.2 It is important to note that the 'performance' of each of the individual sites allocated in terms of sustainability was assessed in detail against the Objectives of the SA framework in Chapter 7, and the issues identified were important considerations in whether sites were taken forward in the Plan site selection process for further consideration.

8.2.3 While the site allocations noted in the table below are among the 'better performing' sites i.e. 'more sustainable' sites, in terms of sustainability and generally perform well against the SA Objectives (as described in Chapter 7), other considerations also had to be taken into account by the Council in whether sites were taken forward into policy, as explained in the Community Area Topic Papers and the Council's Submitted Schedule of Proposed Changes (July 2018). As such, some individual sites that performed less well against the SA Objectives i.e. the 'less sustainable' sites (as described in Chapter 7), have also been taken toward.

Table 8.1. Sites proposed as suitable for housing development within the Plan

Housing Market Area	Community Area	Policy	Site Name	Approximate No. of Dwellings
East Wiltshire Housing Market Area	Tidworth	Policy H1.1	Empress Way, Ludgershall	270
North and West Wiltshire Housing Market Area	Trowbridge	Policy H2.1	Elm Grove Farm, Trowbridge	250
		Policy H2.2	Land off A363 at White Horse Business Park, Trowbridge	175
		Policy H2.3	Elizabeth Way, Trowbridge	355
		Policy H2.4	Church Lane, Trowbridge	45
		Policy H2.5	Upper Studley, Trowbridge	45
		Policy H2.6	Southwick Court, Trowbridge	180
	Warminster			
		Policy H2.8	Bore Hill Farm, Warminster	70
		Policy H2.9	Boreham Road, Warminster	30
		Policy H2.10	Barters Farm Nurseries, Chapmanslade	35
	Chippenham			
		Policy H2.12	East of Farrells Field, Yatton Keynell	30
	Westbury	Policy H2.13	Off B3098 adjacent to Court Orchard / Cassways, Bratton	35
South Wiltshire Housing Market Area	Salisbury	Policy H3.1	Netherhampton Road, Salisbury	640
		Policy H3.2	Hilltop Way, Salisbury	10
		Policy H3.3	North of Netherhampton Road, Salisbury	100
		Policy H3.4	Land at Rowbarrow, Salisbury	100
		Policy H3.5	The Yard, Hampton Park, Salisbury	14
	Amesbury	Policy H3.6	Clover Lane, Durrington	45

Housing Market Area	Community Area	Policy	Site Name	Approximate No. of Dwellings
		Policy H3.7	Larkhill Road, Durrington	15

8.3 Assessment of effects

General Policy Text

Assessment summary

8.3.1 The development of the policies was informed by the preceding site assessment process described in Chapter 7. It is noted that several of the sites have had their proposed capacity reduced from when they were assessed against the Sustainability Objectives in Chapter 7, and it is considered that for the most part this is likely to act to reduce any negative effects.

8.3.2 The Introduction to the Housing Site Allocations policy section identifies a series of 'cross-cutting' mitigation measures that will apply to all proposed development sites. These measures are cross referenced to the relevant Wiltshire Core Strategy Core Policy and include the following requirements:

- Provision of necessary on-site and where appropriate, off-site infrastructure requirements;
- High standard of design to all development;
- Landscaping to be provided at all boundaries and throughout each site retaining and reinforcing as much as possible of existing tree and hedgerow cover;
- Particular recognition for those areas within AONB in relation to need for building design, layout and landscaping measures that positively assimilate the site within the wider landscape and reflect the local vernacular characteristics;
- In delivering high quality design, development should take opportunities to improve cycling and walking connectivity;
- Opportunities to be taken to protect and improve biodiversity and wildlife corridors within and adjoining sites;
- Need for flood risk assessment for sites over 1 ha to ensure no increased flood risk on the site or elsewhere;
- Where necessary, a heritage assessment will prescribe measures to be incorporated as part of a development to protect heritage assets (including setting) within or beyond the site boundary;
- Transport assessment;
- Seek a proportion of new homes to be affordable housing;
- Sustainable Energy Strategies on sites of more substantial size, to set out proposals to meet and achieve carbon reduction targets;
- Ensuring the provision of appropriate funding contributions for infrastructure or mitigation directly related to development and necessary for it to proceed. This may be in addition to Community Infrastructure Levy.
- Consideration of leisure and recreation provision;
- As appropriate to the site, additional evidence such as Landscape and Visual Impact Assessment, Heritage Assessment, Biodiversity Report, Surface Water Management Plan, Flood Risk Assessment and Transport Statement;
- The development of each of the larger allocated sites will be informed by a masterplan and more extensive site-specific requirements.

Recommendations

8.3.3 One of the key roles of the SA is to ensure that the formation of policies takes into account sustainability considerations where possible. It is considered that the cross-cutting measures identified in the Policy section introduction are generally comprehensive, and their implementation (along with other applicable Core Policies in the Core Strategy) will provide a strong basis for ensuring sustainability across the range of sites as a whole. These cross-cutting measures are strengthened, where appropriate, by further measures identified on a site by site basis within policies, which are discussed in more detail below.

8.3.4 To ensure that the cross-cutting measures cover the full range of potential sustainability measures, it is recommended that the following additional measures are added to Section 5, Housing Site Allocations Introduction:

8.3.5 As all sites will require ecological assessment, it is recommended that paragraph 5.4 is amended as follows (proposed addition in **bold**):

*"**An ecological assessment will be required for all sites.** The development will protect and improve opportunities for biodiversity and wildlife corridors within and adjoining the site in accordance with Core Policy 50 (Biodiversity and Geodiversity)".*

8.3.6 In paragraph 5.7, the policy could be strengthened by **requiring that some of the new housing meets the specific needs of vulnerable and older people.**

8.3.7 It is recommended that the following sentence (in **bold**) is added to paragraph 5.10:

*Paragraph 5.11. As appropriate, additional evidence will need to be prepared at a level of detail to support a planning application. In many cases, particularly important items are referred to for each allocation. Such evidence may include, but is not limited to a Landscape and Visual Impact Assessment, Heritage Assessment, Biodiversity Report, Surface Water Management plan, Flood Risk Assessment and Transport Statement. **This should include a Construction Environmental Management Plan (CEMP) to capture the management measures proposed by individual assessments.** Such new evidence can be used as a material consideration when considering a specific planning application."*

8.3.8 It is recommended that the following sentence is added in after paragraph 5.11:

"Depending on the size of the site and likely impacts, as appropriate, a statutory Environmental Impact Assessment (EIA) may be required".

8.3.9 It is recommended that the following requirements are also included after paragraph 5.11:

"Development will consider opportunities for integrated surface water management and pollution prevention measures such as Sustainable Drainage Systems (SuDS); Surface water management should achieve equivalent or less than current Greenfield rates of run-off so there will be no deterioration of current run-off conditions".

"Where applicable, development will consider school and healthcare facility capacity and ensure that a sustainable solution is provided".

"Wherever possible, development will provide for sustainable modes of travel, including safe access for vulnerable road users (pedestrians, cyclists) and incorporate footpaths and cycle lanes".

"Developments will seek to protect air quality and ensure that noise impact is properly considered during the construction and operational phases."

"Development will seek to reduce the overall loss of best and most versatile agricultural land wherever possible. The loss of soil resources can be mitigated by re-using as much of the surplus resources on-site for amenity spaces and disposing any surplus soils thereafter in a

sustainable manner (i.e. as close to the site as possible and to an afteruse appropriate to the soil's quality)."

8.3.10 With the addition of the above, the Plan policies should lead to more sustainable housing site allocations and ensure that any significant negative effects are properly mitigated.

Policy H1.1 in the East Wiltshire Housing Market Area

8.3.11 Policy H1.1 provides a site for housing development of 270 dwellings and in combination with the cross-cutting measures outlined above, performs well overall against the SA framework. Further mitigation as outlined below will mitigate the moderate adverse effects identified in Chapter 7 in relation to this Policy.

8.3.12 This policy covers one site in the Tidworth Community Area, the site at Empress Way which was assessed as a 'more sustainable' option for development in this area of search.

Table 8.2. Policy H1.1

Community Area	Policy	Site Name	Approximate No. of Dwellings
Tidworth	Policy H1.1	Empress Way, Ludgershall	270

Policy H1.1 assessment summary

8.3.13 The assessment of the site proposed under this Policy against the SA Objectives identified that a small number of moderate adverse effects were considered likely. These moderate adverse effects were related to biodiversity, drainage and flood risk.

8.3.14 For the most part, it is considered that the cross-cutting themes (including the proposed recommendations above) and supporting text associated with the East Wiltshire HMA and Ludgershall sections of the Plan and Policy H1.1 address these risks through the mitigation measures proposed.

8.3.15 The HRA Settlement Level Screening Assessment of the site had identified moderate adverse effects associated with potential impacts of water abstraction on the River Avon SAC. The supporting text and policy text for Ludgershall does not mention potential impacts on the River Avon SAC. The Policy Screening Assessment and Appropriate Assessment states that it is currently possible to conclude that the Plan and relevant policies would not have an adverse effect on the integrity of the River Avon SAC through water abstraction, either alone or in combination with other plans and projects. No further text is considered necessary.

8.3.16 The site identified as being suitable for housing development within the East Wiltshire Housing Market Area was also anticipated to have a range of minor negative effects on issues such as efficient use of land, greenhouse gases, air quality, landscape, reducing poverty and reducing the need to travel. For the most part, it is considered that the cross-cutting themes (including the proposed recommendations above) and supporting text associated within Policy H1.1 addresses these risks through mitigation. These recommendations have been highlighted below in relation to the site allocation.

8.3.17 A number of positive effects were also identified in relation to this Policy, including a moderate positive effect on the potential to boost the supply of homes in the area and help meet local housing needs and minor positive effects on related to contributions of development to the local economy through use of local shops and services and the generation of direct and indirect construction employment.

Overall policy H1.1 recommendations

8.3.18 Specific recommendations identified at the policy level are covered in the Policy H1.1 section below.

8.3.19 Overall, subject to the enacting of appropriate mitigation and all other regulatory requirements, any significant negative effects would be managed and therefore at this stage there is no reason to preclude this site from development on sustainability grounds.

Policy H1.1 Empress Way, Ludgershall

8.3.20 The original assessment of this site (Site 553) considered its performance in relation to the SA objectives as follows:

Site capacity	SA Objectives												
	1	2	3	4	5a	5b	6	7	8	9	10	11	12
270	- -	-	- -	-	-	-	-	-	+ +	-	-	+	+

8.3.21 Policy H1.1 and its supporting text addresses most of the sustainability issues identified for this site. The cross-cutting themes and policy H1.1 supporting text address the minor adverse effects in relation to the SA Objectives.

8.3.22 The provision of a school on site stated within the policy H1.1 addresses potential school capacity issues, and this has been strengthened further through the Further Main Modifications (FMMs) which require delivery of the school to be in accordance with a process agreed by Wiltshire Council and the housing developer. As identified in the cross- cutting themes, a transport assessment may be required to address potential concerns that the junction in the town centre, Memorial Junction, will suffer excessive delays as a result of alarge development.

8.3.23 The Submitted Schedule of Proposed Changes includes the following mitigation: *"Development will provide a connection to the nearest point of adequate capacity in the sewerage network, as advised by the service provider. Development layout should be informed by an odour assessment, to be undertaken in consultation with Southern Water."* This text confirms and strengthens the requirements at the site should it be developed and therefore contributes towards mitigation of adverse effects; though it is not considered that this changes the overall score of the SA of the Plan policies against this objective.

8.3.24 The FMMs place further requirements into policy, including the need for a Flood Risk Assessment, landscape and visual impact assessment and improvements to cycling and walking routes, which will increase the sustainability benefits of developing this site.

Policies H2.1 – H2.13 in the North and West Wiltshire Housing Market Area

8.3.25 Policies H2.1 – H2.13 provide for 1250 dwellings and in combination with the cross-cutting measures (with the additional measures proposed above included) and the mitigation measures outlined below, performs well against the SA framework. Most sites taken forward were considered as 'more sustainable', however some were assessed as 'less sustainable' (see Chapter 7):

8.3.26 In relation to the Trowbridge Community Area, the following sites were considered more sustainable:

- Elm Grove Farm
- Elizabeth Way (consisting of sites 297 and 263)
- Church Lane
- Upper Studley
- Land off A363 at White Horse Business Park

8.3.27 The following site was considered less sustainable:

- Southwick Court

8.3.28 In the Warminster Community Area, the following sites were considered more sustainable:

- Barters Farm
- Boreham Road

8.3.29 The following site was considered less sustainable:

- Bore Hill Farm

8.3.30 In the Chippenham Community Area, the following site was considered more sustainable:

- East of Farrells Field, Yatton Keynell

8.3.31 In the Westbury Community Area, all sites were considered more sustainable:

- Off B3098 adjacent to Court Orchard / Cassways, Bratton

8.3.32 The policies and numbers of dwellings related to these sites are as follows:

Table 8.3. North and West HMA policies

Community Area	Policy	Site Name	Approximate No. of Dwellings
Trowbridge	Policy H2.1	Elm Grove Farm, Trowbridge	250
	Policy H2.2	Land off A363 at White Horse Business Park, Trowbridge	175
	Policy H2.3	Elizabeth Way, Trowbridge	355
	Policy H2.4	Church Lane, Trowbridge	45
	Policy H2.5	Upper Studley, Trowbridge	45
	Policy H2.6	Southwick Court, Trowbridge	180
Warminster			
	Policy H2.8	Bore Hill Farm, Warminster	70
	Policy H2.9	Boreham Road, Warminster	30
	Policy H2.10	Barters Farm Nurseries, Chapmanslade	35
Chippenham			

Community Area	Policy	Site Name	Approximate No. of Dwellings
	Policy H2.12	East of Farrells Field, Yatton Keynell	30
Westbury	Policy H2.13	Court Orchard / Cassways, Bratton	35

Policies H2.1 - H2.13 assessment

8.3.33 The assessment of the individual sites proposed against the SA Objectives (see Chapter 7) identified that a number of moderate adverse effects were considered likely. Of these, several moderate adverse effects were common across a number (though not all) of the sites; related to biodiversity, drainage, flood risk, school and health care capacity and, to a lesser extent, the effect on the historic environment.

8.3.34 For the most part, it is considered that the cross-cutting themes (including the proposed recommendations above) and supporting text associated with the North and West Wiltshire HMA and Trowbridge and Warminster sections, together with Policies H2.1 – H2.13 address these risks through the mitigation measures proposed.

8.3.35 The supporting text identifies that in relation to development at Trowbridge, there are significant issues surrounding biodiversity (protected bat species), and landscape (Green Belt). The detailed design and layout of schemes would need to consider additional planting and open space to protect and enhance these habitats; and funding contributions may be sought from developers to help provide adequate capacity for schools and health services. Supporting text regarding the need for a new primary school at Trowbridge has been deleted through the FMMs, as funding contributions will now be sought from developers to help provide adequate capacity.

8.3.36 It also identifies that in relation to development at Warminster, surface water management is an issue. Developments will be supported by a comprehensive Drainage Strategy to ensure that the development will result in improved drainage conditions. Sufficient land will also be set aside for surface water management measures.

8.3.37 For Trowbridge, all the moderate adverse effects in this area of search have been identified in the supporting text. It is considered that this section would benefit from presenting the common moderate adverse effects in the overall supporting text.

8.3.38 The site SAs for Trowbridge identified that development at the settlement could contribute towards impacts upon the Bath and Bradford on Avon Bats SAC through habitat loss and disturbance, based on the results of the HRA Settlement Level Screening Assessment. The HRA Appropriate Assessment concludes that in the absence of mitigation measures the effects of the Plan alone would have an adverse effect on the integrity of the SAC through habitat loss and deterioration, particularly for Bechstein's bats. With the application of proposed mitigation measures in the HRA, and the completion and delivery of the emerging Trowbridge Bat Mitigation Strategy (TBMS), the HRA concludes that the Plan would not have an adverse effect upon the integrity of the Bath and Bradford on Avon Bats SAC alone or in combination with other plans or projects. The HRA Addendum identifies that increased housing numbers at Trowbridge should be included in the Plan as a potential range, acknowledging that any proposed scale of delivery will need to be tested through appropriate assessment. At the lower end of the range, provided the proposed schemes meet the requirements of the TBMS in terms of layout, design and contributions to offsite mitigation, the allocations at Trowbridge will not lead to adverse effects on the Bath and Bradford on Avon Bats SAC. At the upper range housing numbers have the potential to cause adverse effects alone and where this is the case, a reduction in housing numbers would be required. The Trowbridge policies supporting text makes

reference to developing a strategy for managing recreational pressure across the town, now known as the Trowbridge Bat Mitigation Strategy (TBMS).

8.3.39 The September 2019 addendum to the HRA concludes that, within the mitigation approach proposed in the TBMS and in view of the fact that compliance with the TBMS has been elevated to policy, the Council is able to conclude beyond reasonable scientific doubt that there will be no loss of integrity to the SAC.

8.3.40 In relation to water abstraction and the River Avon SAC, the HRA Appropriate Assessment states that it is currently possible to conclude that the Plan (relevant individual policy options at Warminster) would not have an adverse effect on the integrity of the River Avon SAC through water abstraction, either alone or in combination with other plans and projects. No recommendations were made in the HRA for this Policy.

8.3.41 With respect to phosphate loading effects on the River Avon SAC in relation to sites at Warminster, the HRA Appropriate Assessment concluded that the development proposed in the Plan would not adversely affect the integrity of the River Avon SAC through phosphate loading, either alone or in-combination with other plans and projects. The HRA recommended that supporting text should be added to the Plan explaining that all development will be required to comply with Annex 2 of the River Avon Special Area of Conservation Nutrient Management Plan for Phosphorus. The HRA addendum identifies that the Council has been advised by the Environment Agency and Natural England that it cannot rely on the River Avon Special Area of Conservation Nutrient Management Plan alone, and that new development within the catchment of the Hampshire Avon needs to be "phosphate neutral". A Memorandum of Understanding (MoU) identifies agreed wording to explain how phosphate neutral development will be achieved which the Council will introduce into the Plan, subject to the agreement of the Inspector examining its soundness. The September 2019 addendum to the HRA concludes that, in view of the fact the Working Group continues to work effectively to deliver the MoU, the Council is able to conclude beyond reasonable scientific doubt that the plan thus modified will not have an adverse effect on the SAC.

8.3.42 Each site identified as being suitable for housing development within the North and West Wiltshire Housing Market Area was also anticipated to have a range of minor negative effects on issues such as efficient use of land, greenhouse gases, air quality, landscape, reducing poverty and reducing the need to travel. For the most part, it is considered that the cross-cutting themes (including the proposed recommendations above) and supporting text associated with Policies H2.1 – H2.13 addresses these risks through mitigation, however it is recommended that specific reference should be made to each of the SA objective themes, where relevant, to ensure full coverage of the mitigation measures in the site allocations.

8.3.43 A number of positive effects were also identified in relation to Policies H2.1 – H2.13, including a moderate positive effect on the potential to boost the supply of homes in the areaand help meet local housing needs and minor positive effects related to contributions of development to the local economy through use of local shops and services and the generation of direct and indirect construction employment.

8.3.44 The FMMs propose the deletion of housing sites at Warminster (H2.7 East of the Dene) and at Hullavington (H2.11 The Street). The deletion of these sites will result in the removal of the likely benefits and adverse effects noted in Section 7 of this report for these two sites. The economic and social benefits noted will now not occur, but the environmental adverse effects noted 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 the individual settlements concerned.

<u>Overall 2 recommendations – Policies H2.1 – H2.13</u>

8.3.45 It is recommended that the supporting text in relation to Trowbridge is amended as follows:

Paragraph 5.45: "Despite the need to identify sites for additional housing at the town, there are significant ecological (protected species and potential impacts upon the Bath and Bradford on

Avon Bats SAC) *and infrastructure (*i.e. education and health facility capacity) *constraints that limit the choice of available sites.*

8.3.46 In relation to the River Avon SAC and phosphate loading, it is recommended that, agreed wording to explain how phosphate neutral development will be achieved will be added to the Plan, subject to the agreement of the Inspector examining its soundness.

8.3.47 Additional specific recommendations identified at the policy level are covered below*.*

8.3.48 The recommendations of the HRA Addendum should be included in the Plan.

8.3.49 Overall, subject to the enacting of appropriate mitigation and all other regulatory requirements, any significant negative effects would be managed and therefore at this stage there is no reason to preclude these sites from development on sustainability grounds. Further mitigation as outlined below will mitigate the moderate adverse effects identified in relation to this Policy.

Policy H2.1 Elm Grove Farm, Trowbridge

8.3.50 The original assessment of this site (Site 613) considered its performance in relation to the SA objectives as follows:

Site capacity	SA Objectives												
	1	2	3	4	5a	5b	6	7	8	9	10	11	12
231	- -	-	-	-	-	-	-	-	+ + +	- -	-	++	+

8.3.51 This site assessed in Chapter 7 considered 231 dwellings; the Submitted Schedule of Proposed Changes now considers a site for 250 dwellings. The Schedule of Proposed Changes also proposes a site of 17.78ha, an increase in size by approximately 2.9 ha since the site (for 14.85ha) was assessed against the SA Objectives, and the FMMs now propose a site of 17.61ha. The SA has been reviewed, however these changes do not affect the overall scoring shown above.

8.3.52 Policy H2.1 and its supporting text addresses most of the sustainability issues identified for this site. The moderate adverse effect on biodiversity, specifically the Bath and Bradford on Avon Bats SAC, is addressed through the Trowbridge policy supporting text, and the inclusion of the HRA recommendations within this policy. The moderate adverse effect on education and health facility capacity is also addressed through the Trowbridge policy supporting text, with the FMMs now confirming there is no need to accommodate a new primary school on the site.

8.3.53 The minor adverse effects for this site are on the whole addressed adequately through the cross-cutting themes, policy H2 and site policy supporting text.

8.3.54 **Recommendation:** Although only minor adverse effects, to ensure that the full suite of measures identified for this site are covered, **it is recommended that the requirement for potential statutory easements as the existing foul sewerage infrastructure crosses the site and a Noise Impact Assessment should be included within the text of policy H2.1.**

8.3.55 The FMMs place further requirements into policy, including the need for a heritage assessment, Flood Risk Assessment and comprehensive drainage strategy, which will increase the sustainability benefits of developing this site.

Policy H2.2 Land off A363 at White Horse Business Park

8.3.56 The original assessment of this site (Site 298) considered its performance in relation to the SA objectives as follows:

Site capacity	SA Objectives												
	1	2	3	4	5a	5b	6	7	8	9	10	11	12
338	- -	- -	-	-	-	-	-	-	+ + +	- -	- -	+ +	+

8.3.57 This site has been reduced in size from 23ha to 18.96ha. The site capacity in the Submitted Schedule of Proposed Changes identifies 175 dwellings, a significant reduction from the 338 dwellings assessed against the SA Objectives in Chapter 7. This reduction in site numbers is considered to result in a reduction in the score against SA Objective 8 from a major to moderate positive impact and SA Objective 11 from a moderate to a minor positive effect. It is not considered to affect the score against the remaining SA Objectives.

8.3.58 Site allocation H2.2 and its supporting text addresses most of the sustainability issues identified for this site. The moderate adverse effect on biodiversity, specifically the Bath and Bradford on Avon Bats SAC, is addressed through the Trowbridge policy supporting text, and the inclusion of the HRA recommendations within this site allocation. The new policy for this site outlined in the FMMs also requires core bat habitat to be protected and enhanced as identified through appropriate survey as informed by the Trowbridge Bat Mitigation Strategy (TBMS), and other measures to ensure bats are safeguarded in accordance with the TBMS, which further addresses the moderate adverse effect.

8.3.59 The moderate adverse effect on education and health facility capacity is also addressed through the Trowbridge policy supporting text, and the need to seek funding contributions within the site allocation.

8.3.60 Given the original size of this site (23ha) that was assessed, moderate adverse effects regarding loss of BMV agricultural land were identified in the site assessment in Chapter 7; due to the reduction in the site size by approximately 4 ha this effect has been mitigated to some degree however a moderate adverse effect is still possible. **Recommendation: Should the site be developed, the cross-cutting theme in relation to soil retention on site should be applied**: ***"Development will seek to reduce the overall loss of best and most versatile agricultural land wherever possible. The loss of soil resources can be mitigated by re-using as much of the surplus resources on-site for amenity spaces and disposing any surplus soils thereafter in a sustainable manner (i.e. as close to the site as possible and to an after use appropriate to the soil's quality)."***

8.3.61 Due to the size of the site and number of dwellings proposed, development would potentially lead to increased car-based movements and hence impact on the local highway network. **Recommendation: The requirement for a Transport Assessment for this site should be identified in this Policy.**

8.3.62 The Submitted Schedule of Proposed Changes to the Plan strengthen this policy in relation to cultural heritage (SA Objective 6), as it requires the following: "*At the planning application stage, the layout and design of the site would need to give great weight to conserving the significance of these heritage assets and their setting in order to minimise harm."* The overall score however against SA Objective 6 remains as potentially minor adverse, as it may not be possible to avoid all adverse impacts. The FMMs now add additional requirements to the supporting text for Policy H2.2, including the need for a comprehensive approach to development to be undertaken that makes a positive contribution towards conserving and enhancing the significance of heritage assets, which further strengthens this policy.

8.3.63 The FMMs place further requirements into a new policy for this site, including the need for heritage and archaeological assessments and a Flood Risk Assessment and comprehensive drainage strategy, which will increase the sustainability benefits of developing this site.

8.3.64 Mitigation of the minor adverse effects is addressed adequately through the cross-cutting themes.

Policy H2.3 Elizabeth Way

8.3.65 Elizabeth Wayis a combination of Sites 263 and 297. The original assessment of these sites considered its performance in relation to the SA objectives as follows:

Site capacity	SA Objectives												
	1	2	3	4	5a	5b	6	7	8	9	10	11	12
Site 263 – 204	- -	- -	-	-	-	-	-	-	+ + +	- -	-	+ +	+
Site 297 - 51	- -	-	-	-	-	-	-	-	+	- -	-	+	+

8.3.66 This site assessed in Chapter 7 considered a total of 255 dwellings; the Schedule of Proposed Changes now considers a site for 355 dwellings. The Submitted Schedule of Proposed Changes also proposed a site of 21.24ha, an increase in size by approximately 5ha since the site (for 16.28ha) was assessed against the SA Objectives. The FMMs now further amend the site area to 20.52ha. The SA has been reviewed, and it is considered that some of the scores above will change; the revised scoring for this site is as follows and is discussed below.

Site capacity	SA Objectives												
	1	2	3	4	5a	5b	6	7	8	9	10	11	12
355	- -	- -	-	- -	-	-	-	-	+ + +	- -	-	+ +	+

8.3.67 Policy H2.3 and its supporting text addresses most of the sustainability issues identified for this site. The moderate adverse effect on biodiversity, specifically the Bath and Bradford on Avon Bats SAC, is addressed through the inclusion of the HRA recommendations within this policy and the new policy for this site outlined in the FMMs also requires core bat habitat to be protected and enhanced as identified through appropriate survey as informed by the Trowbridge Bat Mitigation Strategy (TBMS), and other measures to ensure bats are safeguarded in accordance with the TBMS, which further addresses the moderate adverse effect.

8.3.68 Approximately three quarters of the land within Site 263 appears to be underlain by Grade 3a BMV agricultural land; the reduction in site capacity will reduce some of the negative effects; however, the site is still of a significant size and therefore all effects cannot be mitigated totally. **Recommendation: Should the site be developed, the cross-cutting theme in relation to soil retention on site should be applied**: ***"Development will seek to reduce the overall loss of best and most versatile agricultural land wherever possible. The loss of soil resources can be mitigated by re-using as much of the surplus resources on-site for amenity spaces and disposing any surplus soils thereafter in a sustainable manner (i.e. as close to the site as possible and to an after use appropriate to the soil's quality)."***

8.3.69 An increase in the number of dwellings at this site could result in an increased adverse impact against SA Objective 3 in terms of the site needing to make provision for a reinforcement of the local water utility infrastructure in order to establish a connection. However, it is considered that the Submitted Schedule of Proposed Changes related to flood risk and drainage addresses this issue and therefore no change to the score against this objective is proposed.

8.3.70 In relation to SA Objective 4 (Improve air quality throughout Wiltshire and minimise all sources of environmental pollution), given the likely increase in additional car journeys this could result in, it is considered that the effect would change from minor to moderate adverse.

8.3.71 The moderate adverse effect on education and health facility capacity is also addressed in the Policy supporting text through the identification of the need to seek infrastructure

funding contributions, and the FMMs amend the supporting text to refer to contributions funding an increase in capacity at local schools.

8.3.72 The FMMs place further requirements into a new policy for this site, including retention and reinforcement of existing hedgerows and trees as part of wider strategic landscaping, incorporating noise attenuation measures and open space provision. Also, the need for a Flood Risk Assessment and comprehensive drainage strategy, which will all contribute to increasing the sustainability benefits of developing this site.

8.3.73 Mitigation of the minor adverse effects is addressed adequately through the cross-cutting themes.

8.3.74 Overall, the increase in dwellings proposed will result in a major positive effect for this site on SA Objective 8 and a change from an overall moderate positive effect on Objective 11 (Encourage a vibrant and diversified economy and provide for long-term sustainable economic growth).

Policy H2.4 Church Lane

8.3.75 The original assessment of this site (Site 1021) considered its performance in relation to the SA objectives as follows:

Site capacity	SA Objectives												
	1	2	3	4	5a	5b	6	7	8	9	10	11	12
45	- -	-	-	-	-	-	- -	- -	+	- -	-	+	+

8.3.76 The assessment of this site in Chapter 7 considered a site of 5.97ha. The Submitted Schedule of Proposed Changes considers a site of 5.93ha. This minor change is not considered to have an effect on the scores of this site against the SA Objectives.

8.3.77 Policy H2.4 and its supporting text addresses most of the sustainability issues identified for this site. The moderate adverse effect on biodiversity, specifically the Bath and Bradford on Avon Bats SAC, is addressed through the Trowbridge policy supporting text, and the inclusion of the HRA recommendations within this site allocation. The new policy for this site outlined in the FMMs also requires core bat habitat to be protected and enhanced as identified through appropriate survey as informed by the Trowbridge Bat Mitigation Strategy (TBMS), and other measures to ensure bats are safeguarded in accordance with the TBMS, which further addresses the moderate adverse effect.

8.3.78 The moderate adverse effect on cultural heritage is addressed through the Policy supporting text and Submitted Schedule of Proposed Changes (which strengthens the text) which identifies that development proposals would need to ensure that the significance and setting of the Grade II Listed St John's Church would be appropriately protected. The FMMs policy also requires sensitively designed vehicular access via a new junction arrangement off the A361 to minimise harm to heritage assets, and layout and design to be guided by heritage and archaeological assessments that demonstrate that great weight is given to conserving the significance of the significance of heritage assets and their setting.

8.3.79 The moderate adverse effect on landscape is addressed in the Policy supporting text by the requirement to provide a design and layout that enhances views of the town. The FMMs policy for this site now also addresses landscape impacts through the retention and enhancement of hedgerows and trees and for new homes to be focused towards the north of the site in a manner that enhances the urban edge of the town. This will further address the landscape effects of development.

8.3.80 The moderate adverse effect on education and health facility capacity is also addressed through the Trowbridge policy supporting text, and the need to seek funding contributions within the site allocation, and the FMMs amend the supporting text to refer to contributions funding an increase in capacity at local schools.

8.3.81 Mitigation of the minor adverse effects is addressed adequately through the cross-cutting themes. Furthermore, the Submitted Schedule of Proposed Changes identifies that a Flood Risk Assessment and comprehensive drainage strategy will be required for this site, which strengthens mitigation for SA Objective 3 and 5.

8.3.82 The FMMs place further requirements into a new policy for this site, including the need for Flood Risk Assessment and a comprehensive drainage strategy, which will increase the sustainability benefits of developing this site.

Policy H2.5 Upper Studley

8.3.83 The original assessment of this site (Site 3260) considered its performance in relation to the SA objectives as follows:

Site capacity	SA Objectives												
	1	2	3	4	5a	5b	6	7	8	9	10	11	12
52	- -	-	-	-	-	-	-	-	+	- -	-	+	+

8.3.84 This assessment of this site in Chapter 7 considered a site of 2.32ha, which has been updated in the Schedule of Proposed Changes to 2.27ha. The site was originally assessed for 52 dwellings, which has been decreased to 45 dwellings in the Schedule of Proposed Changes. The minor change in hectarage and number of dwellings assessed at this site in Chapter 7 is not considered to change the SA scores above.

8.3.85 Policy H2.5 and its supporting text addresses most of the sustainability issues identified for this site. The moderate adverse effect on biodiversity, specifically the Bath and Bradford on Avon Bats SAC, is addressed through the Trowbridge policy supporting text, and the inclusion of the HRA recommendations within this site allocation. The new policy for this site outlined in the FMMs also requires core bat habitat to be protected and enhanced as identified through appropriate survey as informed by the Trowbridge Bat Mitigation Strategy (TBMS), and other measures to ensure bats are safeguarded in accordance with the TBMS, which further addresses the moderate adverse effect.

8.3.86 The moderate adverse effect on education and health facility capacity is also addressed through the Trowbridge policy supporting text, however unlike the other site allocations in Trowbridge, the specific need to seek funding contributions for schools and health facilities is not included within the site allocation.

8.3.87 Recommendation: It is recommended that the following text is added to this Policy:

"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 and dentistry at the town."

8.3.88 The FMMs do now amend the supporting text to refer to contributions funding an increase in capacity at local schools and GP surgeries and dentistry in the town.

8.3.89 Mitigation of the minor adverse effects is addressed adequately through the cross-cutting themes. Furthermore, the Submitted Schedule of Proposed Changes identifies that a Flood Risk Assessment and comprehensive drainage strategy will be required for this site, which strengthens mitigation for SA Objective 3 and 5. The FMMs place these requirements into a new policy for this site which will increase the sustainability benefits of developing this site further.

Policy H2.6 Southwick Court

8.3.90 The original assessment of this site (Site 3565) considered its performance in relation to the SA objectives as follows:

Site capacity	SA Objectives												
	1	2	3	4	5a	5b	6	7	8	9	10	11	12
237	- -	- -	-	-	-	-	- -	- -	+ + +	- -	-	+ +	+

8.3.91 The Draft Plan proposed to allocate 180 dwellings at this site, a reduction in capacity from the site dwellings assessed against the SA Objectives in Chapter 7. The SA scores assessed in Chapter 7 have been reviewed, however, due to the size of the site and its proposed capacity, no change to the SA above is considered necessary except for SA Objective 8, which is considered to reduce to a moderate positive impact, and SA Objective 11, which is considered to reduce to a minor positive impact.

8.3.92 Policy H2.6 and its supporting text addresses most of the sustainability issues identified for this site and includes specific reference to mitigation measures in relation to historic assets, landscape, biodiversity (including the HRA recommendations) and funding contributions for schools and health facilities. It is considered that this supporting text addresses the moderate adverse effects identified for this site and, together with the reduction in size, the moderate adverse effects identified in Chapter 7 have been mitigated such that this site can be considered 'more sustainable'. The FMMs also now place these requirements into a new policy for this site and into amended supporting policy text which will increase the sustainability benefits of developing this site further.

8.3.93 Mitigation of the minor adverse effects is addressed adequately through the cross-cutting themes. Furthermore, the Submitted Schedule of Proposed Changes identifies that a Flood Risk Assessment and comprehensive drainage strategy will be required for this site, which strengthens mitigation for SA Objective 3 and 5. The FMMs now also place these requirements for a Flood Risk Assessment and comprehensive drainage strategy into a new policy for this site which will increase the sustainability benefits of developing this site further.

Policy H2.8 Bore Hill Farm

8.3.94 The original assessment of this site (Site 1032) considered its performance in relation to the SA objectives as follows:

Site capacity	SA Objectives												
	1	2	3	4	5a	5b	6	7	8	9	10	11	12
69	- -	- -	- -	-	-	- -	-	-	+	- -	-	+	+

8.3.95 This assessment of this site in Chapter 7 considered a site of 5.23ha, which has been updated in the Schedule of Proposed Changes to 4.83ha. The minor change in hectarage is not considered to change the SA scores above.

8.3.96 Policy H2.8 and its supporting text, together with the supporting text for Warminster, address most of the sustainability issues identified for this site. The policy and supporting text identifies the need for development in Warminster to be supported by a comprehensive Drainage Strategy to ensure that the development will result in improved drainage conditions. Sufficient land will also be set aside for surface water management measures. The FMMs introduce a new policy for this allocation which requires 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.

8.3.97 The policy supporting text identifies that the site is adjacent to the Bore Hill bio- digester plant, as the site boundary has since been amended to exclude the biodigester, andthat additional landscape screening at the site boundaries would be required and that 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. The Schedule of Proposed Changes proposed additional mitigation that this site will need to take account of potential issues associated with the operational waste management facility, these may include: noise, dust and odour. The FMMs introduce a new policy for this site which addresses these issues.

8.3.98 The site is also partly Grade 2 agricultural land so development would result in the loss of best and most versatile agricultural land; no measures are identified to address this moderate adverse effect.

8.3.99 Recommendation: It is recommended that further consideration is required within the Plan to the extent of development at this site to reduce the impact on BMV.

8.3.100 The moderate adverse effect on education and health facility capacity is not addressed in the Policy supporting text for Warminster or the policy.

8.3.101 Recommendation: It is recommended that the following text is added to this Policy:

"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 and dentistry at the town."

8.3.102 The FMMs now address this in policy supporting text, requiring appropriate contributions to help fund an increase in capacity at local schools, GP surgeries and dentistry in the town.

8.3.103 The moderate adverse effect on biodiversity was identified in the site assessment as a result of the HRA Settlement Level Screening Assessment which concluded that development could contribute towards impacts upon the Salisbury Plain SPA through increased recreational pressure and the River Avon SAC through increased water abstraction and increased discharges of sewage to the river (phosphate loading).

8.3.104 In relation to the River Avon SAC, the HRA concludes for both phosphate loading and water abstraction that the Plan (relevant individual policy options at Warminster) would not have an adverse effect on the integrity of the River Avon SAC, either alone or in combination with other plans and projects.

8.3.105 The HRA addendum identifies that the Council has been advised by the Environment Agency and Natural England that it cannot rely on the River Avon Special Area of Conservation Nutrient Management Plan alone, and that new development within the catchment of the Hampshire Avon needs to be "phosphate neutral". A Memorandum of Understanding (MoU) identifies agreed wording to explain how phosphate neutral development will be achieved which the Council will introduce into the Plan, subject to the agreement of the Inspector examining its soundness. The September 2019 addendum to the HRA concludes that, in view of the fact the Working Group continues to work effectively to deliver the MoU, the Council is able to conclude it is beyond reasonable scientific doubt that the plan thus modified will not have an adverse effect on the SAC.

8.3.106 The moderate adverse effect on SA Objective 5b (Climate change impacts and resilience) are addressed to some extent by the Schedule of Proposed Changes which requires development at this site to be supported by a Flood Risk Assessment (incorporating an assessment of the predicted effects of climate change). The FMMs introduce a new policy for this allocation which requires a Flood Risk Assessment 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.

8.3.107 Mitigation of the minor adverse effects is addressed adequately through the cross-cutting themes, with the exception of the requirement for a noise assessment.

8.3.108 **Recommendation:** Although only minor adverse effects, to ensure that the full suite of measures identified for this site are covered, **it is recommended that the requirement for a noise impact assessment is included within the text of Policy H2.8.**

8.3.109 A requirement for 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 is now included in a new policy through the FMMs which is considered to strengthen the sustainability benefits of developing this site.

Policy H2.9 Boreham Road

8.3.110 The original assessment of this site (Site 304) considered its performance in relation to the SA objectives as follows:

Site capacity	SA Objectives												
	1	2	3	4	5a	5b	6	7	8	9	10	11	12
30	- -	- -	- -	-	-	-	-	-	+	- -	-	+	+

8.3.111 Policy H2.9 and its supporting text, together with the supporting text for Warminster, address most of the sustainability issues identified for this site. The Policy text identifies the need for development in Warminster to be supported by a comprehensive Drainage Strategy to ensure that the development will result in improved drainage conditions. Sufficient land will also be set aside for surface water management measures. The FMMs introduce a new policy for this allocation which requires a Flood Risk Assessment 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.

8.3.112 The moderate adverse effect in relation to SA Objective 2 is identified in the policy. However, requirements to provide appropriate mitigation are not identified.

8.3.113 **Recommendation: It is recommended that appropriate mitigation for the landfill / rubble should be identified within the Policy supporting text.**

8.3.114 The moderate adverse effect in relation to SA Objective 3 is addressed by the Schedule of Proposed Changes which requires a Flood Risk assessment and comprehensive drainage strategy and water infrastructure capacity assessment for this site.

8.3.115 The moderate adverse effect on education and health facility capacity is not addressed in the supporting text for Warminster or the Policy.

8.3.116 **Recommendation: It is recommended that the following text is added to this Policy:**

"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 and dentistry at the town."

8.3.117 The FMMs now address this recommendation in policy supporting text, requiring appropriate contributions to help fund an increase in capacity at local schools, GP surgeries and dentistry in the town.

8.3.118 The moderate adverse effect on biodiversity was identified in the site assessment as a result of the HRA Settlement Level Screening Assessment which concluded that development could contribute towards impacts upon the Salisbury Plain SPA through increased recreational pressure and the River Avon SAC through increased water abstraction and increased discharges of sewage to the river (phosphate loading).

8.3.119 The HRA addendum identifies that the Council has been advised by the Environment Agency and Natural England that it cannot rely on the River Avon Special Area of Conservation Nutrient Management Plan alone, and that new development within the catchment of the Hampshire Avon

needs to be "phosphate neutral". A Memorandum of Understanding (MoU) identifies agreed wording to explain how phosphate neutral development will be achieved which the Council will introduce into the Plan, subject to the agreement of the Inspector examining its soundness. The September 2019 addendum to the HRA concludes that, in view of the fact the Working Group continues to work effectively to deliver the MoU, the Council is able to conclude it is beyond reasonable scientific doubt that the plan thus modified will not have an adverse effect on the SAC.

8.3.120 In relation to the River Avon SAC, the HRA concludes for both phosphate loading and water abstraction that the Plan (relevant individual policy options at Warminster) would not have an adverse effect on the integrity of the River Avon SAC through water abstraction, either alone or in combination with other plans and projects.

8.3.121 Mitigation of the minor adverse effects is addressed adequately through the cross-cutting themes and the supporting site allocation policy text.

8.3.122 The FMMs place further requirements into a new policy for this site, including improving cycling and walking routes through the site to link into the existing network, an assessment of heritage assets and retention and enhancement of trees and hedgerows as wildlife corridors, which will all help increase the sustainability benefits of developing this site.

Policy H2.10 Barters Farm Nurseries, Chapmanslade

8.3.123 The original assessment of this site (Site 316) considered its performance in relation to the SA objectives as follows:

Site capacity	SA Objectives												
	1	2	3	4	5a	5b	6	7	8	9	10	11	12
35	-	-	- -	-	-	- -	-	-	+ + +	-	-	+ +	+

8.3.124 Policy H2.10 and its supporting text, together with the supporting text for Warminster, address the moderate adverse sustainability issues identified for this site. The Warminster supporting text identifies the need for development in Warminster to be supported by a comprehensive Drainage Strategy to ensure that the development will result in improved drainage conditions. Sufficient land will also be set aside for surface water management measures. The FMMs introduce a new policy for this allocation which requires a Flood Risk Assessment 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.

8.3.125 The moderate adverse effect in relation to SA Objective 3 is addressed by the Submitted Schedule of Proposed Changes which requires a Flood Risk assessment and comprehensive drainage strategy for this site.

8.3.126 Mitigation of the minor adverse effects is on the whole addressed adequately through the cross-cutting themes and the supporting Policy text. However, the site is currently used as nursery grounds with mature trees/hedgerows along the boundaries and is within the core buffer area of the Bath and Bradford-on-Avon Bats SAC, which is not specifically mentioned in the Policy.

8.3.127 Recommendation: It is recommended that the Policy text specifically identifies the need for detailed ecological assessment at this site.

8.3.128 The FMMs introduce a new policy for this allocation which requires ecological assessment to inform design and layout of the site due to its location within the core buffer area of the Bath and Bradford on Avon Bats Special Area of Conservation (SAC). The September 2019 addendum to the HRA concludes that, within the mitigation approach proposed in the Trowbridge Bat Mitigation Strategy (TBMS) and in view of the fact that compliance with the

TBMS has been elevated to policy, the Council is able to conclude beyond reasonable scientific doubt that there will be no loss of integrity to the SAC.

8.3.129 The FMMs place further requirements into policy, including improving cycling and walking routes through the site to link into the existing network, trees and hedgerows to be retained, protected and, where necessary, enhanced through additional planting and archaeological assessment, which will increase the sustainability benefits of developing this site.

Policy H2.12 East of Farrells Field, Yatton Keynell

8.3.130 The original assessment of this site (Site 482) considered its performance in relation to the SA objectives as follows:

Site capacity	SA Objectives												
	1	2	3	4	5a	5b	6	7	8	9	10	11	12
30	-	-	- -	-	-	- -	-	-	+ + +	-	-	+ +	+

8.3.131 This assessment of this site in Chapter 7 considered a site of 1.32ha, which has been updated in the Submitted Schedule of Proposed Changes to 1.2ha. The minor change in hectarage is not considered to change the SA scores above.

8.3.132 Policy H2.12 and its supporting text does not address the moderate adverse effects related to the limited supply capacity in local distribution mains, the potential need to serve the site by a pumped connection for foul water and that the site falls within a groundwater vulnerability area.

8.3.133 **Recommendation: It is recommended that these issues are identified in the Policy supporting text, and the need for a capacity appraisal and further assessment is required.** This has been addressed in the Submitted Schedule of Proposed Changes which requires a Flood Risk assessment and comprehensive drainage strategy for this site, and the FMMs introduce a new policy for this site which requires a Flood Risk Assessment (incorporating an assessment of the predicted effects of climate change) and comprehensive drainage strategy, as well as 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.

8.3.134 Mitigation of the minor adverse effects is on the whole addressed adequately through the cross-cutting themes and the supporting Policy text.

8.3.135 Recommendation: Given the medium potential for archaeology at this site, it is recommended that the requirement for an archaeological assessment is specifically identified in the Policy text.

8.3.136 The FMMs place further requirements into policy for this site, including improvements to cycling and walking routes through the site to link into the existing network and strategic landscaping, incorporating open space provision to retain and reinforce existing trees/hedgerows and the provision of new planting, which will increase the sustainability benefits of developing this site.

Policy H2.13 Court Orchard / Cassways Bratton

8.3.137 The original assessment of this site (Site 321) considered its performance in relation to the SA objectives as follows:

Site capacity	SA Objectives												
	1	2	3	4	5a	5b	6	7	8	9	10	11	12
40	-	-	- -	-	-	-	-	-	+ + +	-	-	+ +	+

8.3.138 This site has been reduced in capacity to approximately 35 dwellings as a result of the Schedule of Proposed Changes, which is a reduction in 5 dwellings since the site was assessed against

the SA Objectives. The FMMs also increase the site area to 1.61ha. These changes are not considered to be sufficient to change the scores identified against this site above.

8.3.139 Policy H2.13 and its supporting text does not address the moderate adverse effect related to the fact that there are water pressure problems associated with the supply of water in Bratton and therefore a long offsite connection to mains water would be needed to provide capacity. Various infrastructure upgrades would be required for foul and surface water connections.

8.3.140 **Recommendation: It is recommended that these issues are identified in the Policy plan supporting text, and the need for a foul flow capacity assessment is identified in the Policy supporting text.** This has been addressed in the Submitted Schedule of Proposed Changes which requires a Flood Risk assessment and comprehensive drainage strategy for this site, and this is brought into policy through the FMMs.

8.3.141 Mitigation of the minor adverse effects is on the whole addressed adequately through the cross-cutting themes and the Policy supporting text.

8.3.142 Recommendation: Given the medium potential for archaeology, it is recommended that the requirement for an archaeological assessment is specifically identified in the Policy text. The FMMs include the need for an archaeological assessment within a new policy for this site.

8.3.143 The FMMs place further requirements into a new policy, including the need for improved cycling and walking routes through the site and trees and hedgerows on the site boundaries to be retained, protected and, where necessary, enhanced, which will all increase the sustainability benefits of developing this site.

Policies H3.1 – H3.7 in the South Wiltshire Housing Market Area

8.3.144 Policies H3.1 to H3.7 provide for 924 dwellings and in combination with the cross-cutting measures outlined above (with the additional measures proposed above included) and the mitigation measures outlined below, performs well against the SA framework. All sites taken forward, except one, were considered as 'more sustainable', as discussed in Chapter 7.

8.3.145 In relation to the Salisbury Community Area, all sites were considered more sustainable:

- Netherhampton Road
- Hilltop Way
- North of Netherhampton Road
- Land at Rowbarrow
- The Yard, Hampton Park

8.3.146 In the Amesbury Community Area, the following sites were considered more sustainable***:***

- Piece Meadow
- Larkhill Road

8.3.147 The following site was considered less sustainable:

- Rear of Durrington Manor

8.3.148 Further mitigation as outlined below will mitigate the moderate adverse effects identified in relation to these policies.

8.3.149 The policies and numbers of dwellings related to these sites are as follows;

Table 8.4. South HMA policies

Community Area	Policy	Site Name	Approximate No. of Dwellings
Salisbury	Policy H3.1	Netherhampton Road	640
	Policy H3.2	Hilltop Way	10

	Policy H3.3	North of Netherhampton Road	100
	Policy H3.4	Land at Rowbarrow	100
	Policy H3.5	The Yard, Hampton Park, Salisbury	14
Amesbury	Policy H3.6	Clover Lane, Durrington	45
	Policy H3.7	Larkhill Road, Durrington	15

Policies H3.1 – H3.7 assessment summary

8.3.150 The assessment of the sites proposed against the SA Objectives identified that several moderate adverse effects were considered likely. Common moderate adverse effects are identified at all sites (with the exception of one) for biodiversity and drainage. Common moderate adverse effects are identified in Durrington for flood risk and the effect on the historic environment. In addition, moderate adverse effects are identified at individual sites for loss of best and most versatile agricultural land, landscape and school and health facility capacity.

8.3.151 For the most part, it is considered that the cross-cutting themes (including the proposed recommendations above) and the site allocations address these risks through the mitigation measures proposed.

8.3.152 The supporting text for Amesbury, Bulford and Durrington identifies that upgrades to the local water supply network may be required to accommodate further growth at Durrington, pending a review of local abstraction licences due to be completed in 2019. It is possible that such upgrades may need to be completed before development at the following sites can commence.

8.3.153 The supporting text for Amesbury, Bulford and Durrington also identifies that the area has a high archaeological potential and assessment would be required to support planning applications for each of the sites proposed and this should also include ensuing against any harm to the setting of the Stonehenge and Avebury World Heritage Site.

8.3.154 No overarching measures are proposed in relation to biodiversity or flood risk. The HRA addendum identifies that the Council has been advised by the Environment Agency and Natural England that it cannot rely on the River Avon Special Area of Conservation Nutrient Management Plan alone, and that new development within the catchment of the Hampshire Avon needs to be "phosphate neutral". The September 2019 addendum to the HRA concludes that, in view of the fact the Working Group continues to work effectively to deliver the MoU, the Council is able to conclude beyond reasonable scientific doubt that the plan thus modified will not have an adverse effect on the SAC.

8.3.155 Each site identified as being suitable for housing development within the South Wiltshire Housing Market Area was also anticipated to have a range of minor negative effects on issues such as efficient use of land, water resources, greenhouse gases, air quality, landscape, reducing poverty and reducing the need to travel. For the most part, it is considered that the cross-cutting themes (including the proposed recommendations above) and supporting text associated with policies addresses these risks through mitigation, however it is recommended that specific reference should be made to each of the SA objective themes to ensure full coverage of the mitigation measures. These recommendations have been highlighted below in relation to each individual site.

8.3.156 A number of positive effects were also identified in relation to these policies, including a moderate positive effect on the potential to boost the supply of homes in the area and help meet local housing needs and minor positive effects related to contributions of development to the local economy through use of local shops and services and the generation of direct and indirect construction employment.

Overall 3 recommendations – Policies H3.1 – H3.7

8.3.157 Specific recommendations are identified in the individual policies section below.

8.3.158 In accordance with the HRA Addendum, with reference to the River Avon SAC and phosphate loading, it is recommended that agreed wording to explain how phosphate neutral development will be achieved will be added to the Plan, subject to the agreement of the Inspector examining its soundness.

8.3.159 Overall, subject to the enacting of appropriate mitigation and all other regulatory requirements, any significant negative effects would be managed and therefore at this stage there is no reason to preclude these sites from development on sustainability grounds.

Policy H3.1 Netherhampton Road, Salisbury

8.3.160 The original assessment of this site (Site S1028) considered its performance in relation to the SA objectives as follows:

Site capacity	SA Objectives												
	1	2	3	4	5a	5b	6	7	8	9	10	11	12
640	- -	- -	- -	-	-	-	-	-	+ + +	+ +	- -	+ + +	+ + +

8.3.161 This site has been significantly reduced in capacity since assessed against the SA Objectives.

8.3.162 Policy H3.1 and its supporting text addresses the moderate adverse effect in relation to water infrastructure and flood risk. The SA of the site identified that the development would result in the loss of a large area of both Grade 3a and Grade 2 BMV agricultural land; the reduction in the site size is unlikely to fully mitigate this impact.

8.3.163 **Recommendation: it is recommended that the policy text identifies the need to reduce the loss of best and most versatile agricultural land where possible. Should the site be developed, the cross-cutting theme in relation to soil retention on site should be applied:** ***Development will seek to reduce the overall loss of best and most versatile agricultural land wherever possible. The loss of soil resources can be mitigated by re-using as much of the surplus resources on-site for amenity spaces and disposing any surplus soils thereafter in a sustainable manner (i.e. as close to the site as possible and to an after use appropriate to the soil's quality)."***

8.3.164 The moderate adverse effect in relation to SA Objectives 3 is addressed by the Submitted Schedule of Proposed Changes which requires a Flood Risk assessment and comprehensive drainage strategy for this site. The FMMs also bring this requirement into Policy H3.1.

8.3.165 The HRA Settlement Level Screening Assessment 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 (Chapter 7).

8.3.166 The HRA identified through the Policy Level Screening Assessment that only impacts on the River Avon SAC due to phosphate loading had the potential for LSE. The Appropriate Assessment concludes that it is currently possible to conclude that the Plan would not have an adverse effect on the integrity of the River Avon SAC through water abstraction, either alone or in combination with other plans and projects. However, the HRA also identifies that subject to the review of local abstractions, there is a risk that infrastructure improvements may be required to accommodate new growth. HRA recommendations however were not provided specifically for this Policy.

8.3.167 The HRA addendum identifies that the Council has been advised by the Environment Agency and Natural England that it cannot rely on the River Avon Special Area of Conservation Nutrient Management Plan alone, and that new development within the catchment of the Hampshire Avon needs to be "phosphate neutral". A Memorandum of Understanding (MoU) identifies agreed wording to explain how phosphate neutral development will be achieved which the Council will introduce into the Plan, subject to the agreement of the Inspector examining its soundness The September 2019 addendum to the HRA concludes that, in view of the fact the Working Group continues to work effectively to deliver the MoU, the Council is able to conclude beyond reasonable scientific doubt that the plan thus modified will not have an adverse effect on the SAC.

8.3.168 Mitigation of the minor adverse effects is on the whole addressed adequately through the cross-cutting themes and the policy supporting text.

8.3.169 **Recommendation: Given the high potential for archaeology, it is recommended that the requirement for an archaeological assessment, and also a noise impact assessment, are specifically identified in the policy text. The FMMs bring a requirement for design and layout to be guided by an archaeological assessment into Policy H3.1, and the supporting text has been strengthened, stipulating that layout and design of the site will need to give great weight to conserving heritage assets and their setting in a manner proportionate to their significance.**

8.3.170 The FMMs place further requirements into this policy, including sensitively designed vehicular access to the site, measures to positively support walking, cycling and public transport use between the site and Salisbury, comprehensive transport assessment and a water infrastructure capacity appraisal, which will all help increase the sustainability benefits of developing this site.

8.3.171 The removal of the employment requirement through the FMMs is not considered to change the assessment scores against SA objectives 11 and 12. The assessment notes the potential for this site to support mixed-use development but also notes 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.

Policy H3.2 Hilltop Way

8.3.172 The original assessment of this site (Site S61) considered its performance in relation to the SA objectives as follows:

Site capacity	SA Objectives												
	1	2	3	4	5a	5b	6	7	8	9	10	11	12
10	- -	-	-	-	-	-	-	-	+	+	-	+	+

8.3.173 The HRA Settlement Level Screening Assessment 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. The HRA identifies through the Policy Level Screening Assessment that only impacts on the River Avon SAC due to phosphate loading has the potential for LSE. The Appropriate Assessment concludes that it is currently possible to conclude that the Plan would not have an adverse effect on the integrity of the River Avon SAC through water abstraction, either alone or in combination with other plans and projects. However, the HRA also identifies that subject to the review of local abstractions, there is a risk that infrastructure improvements may be required to accommodate new growth. HRA recommendations however were not provided specifically for this Policy.

8.3.174 The HRA addendum identifies that the Council has been advised by the Environment Agency and Natural England that it cannot rely on the River Avon Special Area of Conservation Nutrient Management Plan alone, and that new development within the catchment of the Hampshire Avon needs to be “phosphate neutral”. A Memorandum of Understanding (MoU) identifies agreed wording to explain how phosphate neutral development will be achieved which the Council will introduce into the Plan, subject to the agreement of the Inspector examining its soundness. The September 2019 addendum to the HRA concludes that, in view of the fact the Working Group continues to work effectively to deliver the MoU, the Council is able to conclude beyond reasonable scientific doubt that the plan thus modified will not have an adverse effect on the SAC.

8.3.175 No further moderate adverse effects are identified for Policy H3.2.

8.3.176 Mitigation of the minor adverse effects is on the whole addressed adequately through the cross-cutting themes and the Policy supporting text.

8.3.177 Recommendation: Although only minor adverse effects, to ensure that the full suite of measures identified for this site are covered, it is recommended that the requirement for a noise impact assessment is included within the text of Policy H3.2.

8.3.178 The FMMs place further requirements into a new policy for this site, including the need for the public right of way forming the northern boundary of the site to be maintained and enhanced, the establishment of a receptor site for the translocation of slow worms in the adjoining country park and high-quality design including landscaping and open space to mitigate impacts on skyline views, all of which will increase the sustainability benefits of developing this site.

Policy H3.3 North of Netherhampton Road

8.3.179 The original assessment of this site (Site S1027) considered its performance in relation to the SA objectives as follows:

Site capacity	SA Objectives												
	1	2	3	4	5a	5b	6	7	8	9	10	11	12
100	- -	-	- -	-	-	-	-	-	+ +	- -	-	+	+

8.3.180 Policy H3.3 and its supporting text addresses the moderate adverse effect in relation to flood risk, however does not specifically identify the limited capacity in local sewers; it would need to be confirmed whether any network reinforcement is necessary to maintain satisfactory service levels.

8.3.181 Recommendation: It is recommended that this is identified in the Policy supporting text and the need for further assessment identified.

8.3.182 The FMMs introduce a new policy for this site which includes a requirement for Flood Risk Assessment (incorporating an assessment of the predicted effects of climate change) and a comprehensive drainage strategy – this strategy will address issues of sewer capacity and any network reinforcement needed.

8.3.183 The moderate adverse effect in relation to SA Objectives 3 is addressed by the Submitted Schedule of Proposed Changes which requires a Flood Risk assessment and comprehensive drainage strategy for this site.

8.3.184 The moderate adverse effect in relation to school and health facility capacity is addressed inthe Policy supporting text through the identification of the need for appropriate contributions.

8.3.185 The HRA Settlement Level Screening Assessment 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. The HRA identifies through the Policy Level Screening Assessment that only impacts on the River Avon SAC due to phosphate loading has the potential for LSE. The Appropriate Assessment concludes that it is currently possible to conclude that the Plan would not have an adverse effect on the integrity of the River Avon SAC through water abstraction, either alone or in combination with other plans and projects. However, the HRA also identifies that subject to the review of local abstractions, there is a risk that infrastructure improvements may be required to accommodate new growth. HRA recommendations however were not provided specifically for this Policy.

8.3.186 The HRA addendum identifies that the Council has been advised by the Environment Agency and Natural England that it cannot rely on the River Avon Special Area of Conservation Nutrient Management Plan alone, and that new development within the catchment of the Hampshire Avon needs to be “phosphate neutral”. A Memorandum of Understanding (MoU) identifies agreed wording to explain how phosphate neutral development will be achieved which the Council will introduce into the Plan, subject to the agreement of the Inspector examining its soundness. The September 2019 addendum to the HRA concludes that, in view of the fact the Working

Group continues to work effectively to deliver the MoU, the Council is able to conclude beyond reasonable scientific doubt that the plan thus modified will not have an adverse effect on the SAC.

8.3.187 Mitigation of the minor adverse effects is on the whole addressed adequately through the cross-cutting themes and the Policy supporting text. The Schedule of Proposed Changes in particular strengthens the need for assessment of the impacts on cultural assets (SA Objective 6) and a transport assessment (SA Objective 10), and the FMMs further address these issues through additions in a new policy for this site and in supporting text.

8.3.188 Recommendation: Given the medium potential for archaeology, it is recommended that the requirement for an archaeological assessment is specifically identified in the Policy text. The FMMs introduce into the new policy a requirement for design and layout to be guided by an archaeological assessment that gives great weight to conserving heritage assets and their setting in a manner proportionate to their significance.

8.3.189 The FMMs place further requirements into the new policy for this site, including improved cycling and walking routes through the site to link into the existing network, sensitive design to ensure that views of the Salisbury Cathedral spire are not significantly compromised, comprehensive transport assessment and for no adverse impacts on the water quality of the River Avon SAC from surface water runoff during the construction and operational phases, all of which will increase the sustainability benefits of developing this site.

Policy H3.4 Land at Rowbarrow

8.3.190 The original assessment of this site (Site 3272) considered its performance in relation to the SA objectives as follows:

Site capacity	SA Objectives												
	1	2	3	4	5a	5b	6	7	8	9	10	11	12
100	- -	-	- -	-	-	-	- -	-	+ +	- -	-	+	+

8.3.191 This assessment of this site in Chapter 7 considered a site of 6.6ha, which has been updated in the Submitted Schedule of Proposed Changes to 5.56ha. The change in hectarage is not considered to change the SA scores above.

8.3.192 Policy H3.4 and its supporting text addresses the moderate adverse effect in relation to cultural heritage and school and health facility capacity. The FMMs also introduce a new policy for this site which requires heritage and archaeological assessment.

8.3.193 The HRA Settlement Level Screening Assessment 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. The HRA identifies through the Policy Level Screening Assessment that only impacts on the River Avon SAC due to phosphate loading has the potential for LSE. The Appropriate Assessment concludes that it is currently possible to conclude that the Plan would not have an adverse effect on the integrity of the River Avon SAC through water abstraction, either alone or in combination with other plans and projects. However, the HRA also identifies that subject to the review of local abstractions, there is a risk that infrastructure improvements may be required to accommodate new growth. HRA recommendations however were not provided specifically for this Policy.

8.3.194 The HRA addendum identifies that the Council has been advised by the Environment Agency and Natural England that it cannot rely on the River Avon Special Area of Conservation Nutrient Management Plan alone, and that new development within the catchment of the Hampshire Avon needs to be “phosphate neutral”. A Memorandum of Understanding (MoU) identifies agreed

wording to explain how phosphate neutral development will be achieved which the Council will introduce into the Plan, subject to the agreement of the Inspector examining its soundness. The September 2019 addendum to the HRA concludes that, in view of the fact the Working Group continues to work effectively to deliver the MoU, the Council is able to conclude beyond reasonable scientific doubt that the plan thus modified will not have an adverse effect on the SAC.

8.3.195 Mitigation of the minor adverse effects is on the whole addressed adequately through the cross-cutting themes and the Policy supporting text. The Submitted Schedule of Proposed Changes strengthens the mitigation in relation to landscaping, as do the FMMs (SA Objective 7).

8.3.196 **Recommendation:** Although only minor adverse effects, to ensure that the full suite of measures identified for this site are covered, **it is recommended that the requirement for a noise impact assessment is included within the text of Policy H3.4.**

8.3.197 The FMMs place further requirements into a new policy for this site, including improved cycling and walking routes through the site to link into the existing network, a strong landscape framework, a Flood Risk Assessment and comprehensive drainage strategy, all of which will increase the sustainability benefits of developing this site.

Policy H3.5 The Yard, Hampton Park, Salisbury

8.3.198 The assessment of this site (OM003) considered its performance in relation to the SA objectives as follows:

Site capacity	SA Objectives												
	1	2	3	4	5a	5b	6	7	8	9	10	11	12
15	- -	0	- -	-	-	-	0	-	+	0	-	-	+

8.3.199 Mitigation of the minor adverse effects is, on the whole, addressed adequately through the cross-cutting themes and the Salisbury section supporting text.

8.3.200 The new policy introduced through the FMMs and supporting text for the site does not, however, make specific recommendations for HRA to address the moderate adverse effect identified for this site against SA Objective 1. However, it is considered that this issue is dealt with satisfactorily elsewhere in the Plan.

8.3.201 The moderate adverse effect identified for this site against SA Objective 3 is not fully covered in the proposed supporting text; it is recommended that, in line with other recommendations from the Environment Agency in this proposed changes tables, that the following text is added:

"Any subsequent planning application will need to be supported by a Flood Risk Assessment (incorporating an assessment of the predicted effects of climate change) and comprehensive drainage strategy to help inform matters such as layout and design."

8.3.202 The FMMs place further requirements into a new policy for this site, including a landscaping strategy and infrastructure to ensure any development appears as a natural extension to Hampton Park, the establishment of a suitable receptor site for the translocation of slow worms, and a Precautionary Working Method for birds, all of which will increase the sustainability benefits of developing this site.

<u>Policy H3.6 Clover Lane, Durrington</u>

8.3.203 This allocation has been formed from a combination of sites S98 and 3154. These sites were assessed individually in the SA. The allocation of 45 dwellings in the Schedule of Proposed Changes results in a significant reduction in the number of dwellings considered across these two sites (15 for Site S98 and 103 for Site 3154). This reduction in site size overall addresses some of the sustainability issues identified for these two sites.

8.3.204 The original assessment of Site S98 considered its performance in relation to the SA objectives as follows (Site 3154 is considered further below):

Site capacity	SA Objectives												
	1	2	3	4	5a	5b	6	7	8	9	10	11	12
15	- -	-	- -	-	-	- -	- -	- -	+ +	-	-	+	+

8.3.205 This allocation has been significantly reduced in capacity since assessed against the SA Objectives, which addresses the majority of the sustainability issues that resulted in this site being identified as less sustainable within the site assessment in Chapter 7.

8.3.206 Policy H3.6 and its supporting text addresses the moderate adverse effects in relation to cultural heritage and school and health facility capacity. However, the potential exacerbation of flood risk and difficulty in mitigating due to ground conditions and capacity of drainage is not identified in this site allocation and is not fully covered by the Amesbury, Bulford and Durrington Policy supporting text.

8.3.207 **Recommendation: It is recommended that additional text should be added to this site allocation to address the requirement for further assessment of flood risk and drainage.** This has been addressed in the Submitted Schedule of Proposed Changes which requires a Flood Risk assessment and comprehensive drainage strategy for this site, and the FMMs introduce these requirements into a new policy for this site.

8.3.208 The HRA Settlement Level Screening Assessment identified that development at the settlement could contribute towards impacts upon the Salisbury Plain SPA due to recreational pressure and the River Avon SAC. The HRA Appropriate Assessment identifies that, at the current time, it is considered that the continued implementation of the Salisbury Plain Mitigation Strategy can be relied upon to conclude that the Wiltshire Housing Site Allocations DPD would not affect the integrity of the Salisbury Plain SPA either alone or in combination with other plans or projects.

8.3.209 With regard to water abstraction effects on the River Avon SAC in relation to Durrington, the HRA considers that it is currently possible to conclude that the Plan would not have an adverse effect on the integrity of the River Avon SAC through water abstraction, either alone or in combination with other plans and projects. However, the HRA also identifies that subject to the review of local abstractions, there is a risk that infrastructure improvements may be required to accommodate new growth. The HRA makes recommendations for text to be added to Policy H3.5 as follows: *"Upgrades to the local water supply network may be required to accommodate further growth at Durrington, pending a review of local abstraction licences due to be completed in 2019. It is possible that such upgrades may need to be completed before development at this site can commence".* This wording has not been included in this site allocation.

8.3.210 The HRA addendum also identifies that the Council has been advised by the Environment Agency and Natural England that it cannot rely on the River Avon Special Area of Conservation Nutrient Management Plan alone, and that new development within the catchment of the Hampshire Avon needs to be "phosphate neutral". A Memorandum of Understanding (MoU) identifies agreed wording to explain how phosphate neutral development will be achieved which the Council will introduce into the Plan, subject to the agreement of the Inspector examining its soundness. The September 2019 addendum to the HRA concludes that, in view of the fact the Working Group continues to work effectively to deliver the MoU, the Council is able to conclude beyond reasonable scientific doubt that the plan thus modified will not have an adverse effect on the SAC.

8.3.211 Recommendation: It is recommended that the HRA proposed wording is added to Policy H3.6, or that general wording is added to the Amesbury, Bulford and Durrington section that identifies that upgrades [by others] may need to be completed before development at this site can commence.

8.3.212 Mitigation of the minor adverse effects is on the whole adequately through the cross-cutting themes and the Policy supporting text.

8.3.213 **Recommendation:** Although only minor adverse effects, to ensure that the full suite of measures identified for this site are covered, **it is recommended that the requirement for a noise impact assessment is included within the text of Policy H3.6.**

8.3.214 The original assessment of site 3154 considered its performance in relation to the SA objectives as follows:

Site capacity	SA Objectives												
	1	2	3	4	5a	5b	6	7	8	9	10	11	12
103	- -	0	- -	-	-	- -	- -	-	+	-	-	+	+

8.3.215 The supporting text within the Amesbury, Bulford and Durrington section identifies the need for potential upgrades to the local water supply network; however, the site allocation and its supporting text does not identify that this site is within a Groundwater Source Protection Zone 2.

8.3.216 **Recommendation: It is recommended that the site allocation supporting text is strengthened by identifying that the site is within a Groundwater Source Protection Zone 2 and the need for further assessment.** This has been addressed in the Submitted Schedule of Proposed Changes which requires a Flood Risk assessment and comprehensive drainage strategy for this site and the FMMs include these requirements into a new policy for this site.

8.3.217 With regard to water abstraction effects on the River Avon SAC in relation to Durrington, the same applies as Site S98 above. **Recommendation: It is recommended that the HRA proposed wording is added to Policy H3.6, or that general wording is added to the Amesbury, Bulford and Durrington section that identifies that upgrades [by others] may need to be completed before development at this site can commence.**

8.3.218 The moderate adverse effect in relation to cultural heritage is not addressed in the Policy.

8.3.219 **Recommendation: It is recommended that the requirement for a Heritage Impact Assessment is included in the Policy supporting text.**

8.3.220 The new policy introduced through the FMMs includes a requirement for design and layout to be guided by heritage assessment to ensure protection of heritage assets, which addresses this recommendation.

8.3.221 Mitigation of the minor adverse effects is on the whole addressed adequately through the cross-cutting themes and the Policy supporting text.

8.3.222 **Recommendation:** Although only minor adverse effects, to ensure that the full suite of measures identified for this site are covered, **it is recommended that the requirement for a noise impact assessment is included within the text of Policy H3.*6*.**

8.3.223 The FMMs place further requirements into a new policy for this site, including improved cycling and walking routes through the site to link into the existing network, an archaeological assessment and the retention and bolstering of mature trees and hedgerows, all of which will increase the sustainability benefits of developing this site.

Policy H3.7 Larkhill Road

8.3.224 The original assessment of this site (Site 3179) considered its performance in relation to the SA objectives as follows:

Site capacity	SA Objectives												
	1	2	3	4	5a	5b	6	7	8	9	10	11	12
15	- -	-	- -	-	-	- -	- -	-	+ +	-	-	+	+

8.3.225 This site has been significantly reduced in capacity since assessed against the SA Objectives.

8.3.226 The supporting text within the Amesbury, Bulford and Durrington section identifies the need for potential upgrades to the local water supply network; however, Policy H3.7 and its supporting text does not identify that this site is within a Groundwater Source Protection Zone 1.

8.3.227 **Recommendation: It is recommended that the Policy supporting text is strengthened by identifying this and the need for further assessment.** This has been addressed in the Submitted Schedule of Proposed Changes which requires a Flood Risk assessment and comprehensive drainage strategy for this site. The Schedule of Proposed Changes (PC118) adds new supporting text that acknowledges that the site lies within Groundwater Protection Zone 1 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***.***

8.3.228 With regard to water abstraction effects on the River Avon SAC in relation to Durrington, the HRA considers that it is currently possible to conclude that the Plan would not have an adverse effect on the integrity of the River Avon SAC through water abstraction, either alone or in combination with other plans and projects. However, the HRA also identifies that subject to the review of local abstractions, there is a risk that infrastructure improvements may be required to accommodate new growth. The HRA makes recommendations for text to be added to Policy H3.7 as follows: *"Upgrades to the local water supply network may be required to accommodate further growth at Durrington, pending a review of local abstraction licences due to be completed in 2019. It is possible that such upgrades may need to be completed before development at this site can commence".* This wording has not been included in this site allocation.

8.3.229 The HRA addendum identifies that the Council has been advised by the Environment Agency and Natural England that it cannot rely on the River Avon Special Area of Conservation Nutrient Management Plan alone, and that new development within the catchment of the Hampshire Avon needs to be "phosphate neutral". A Memorandum of Understanding (MoU) identifies agreed wording to explain how phosphate neutral development will be achieved which the Council will introduce into the Plan, subject to the agreement of the Inspector examining its soundness The September 2019 addendum to the HRA concludes that, in view of the fact the Working Group continues to work effectively to deliver the MoU, the Council is able to conclude beyond reasonable scientific doubt that the plan thus modified will not have an adverse effect on the SAC.

8.3.230 **Recommendation: It is recommended that the HRA proposed wording is added to Policy H3.7, or that general wording is added to the Amesbury, Bulford and Durrington section that identifies that upgrades [by others] may need to be completed before development at this site can commence.**

8.3.231 The moderate adverse effect in relation to cultural heritage is not addressed in the Policy.

8.3.232 **Recommendation: It is recommended that the requirement for a Heritage Impact Assessment is included in the Policy supporting text.**

8.3.233 The FMMs introduce into a new policy for this site and in supporting text a requirement for an archaeological assessment to inform site design and layout due to the location in close proximity to the World Heritage Site, including Durrington Walls and Woodhenge.

8.3.234 The northern portion of the site is located within Flood Zone 1. However, the southern portion of the site is within an area of Flood Zone 2/3 associated with the River Avon and should be

excluded from any development. The significant reduction in the size of the site has addressed these sustainability issues.

8.3.235 Mitigation of the minor adverse effects is addressed adequately through the cross-cutting themes and the Policy supporting text.

8.3.236 The FMMs place further requirements into a new policy for this site, including the need for layout and design in line with the character and pattern of frontage development on Larkhill Road, which will increase the sustainability benefits of developing this site.

8.4 Schedule of Proposed Changes

8.4.1 The Schedule of Proposed Changes, and the implications for the SA, are provided in a revised Annex II to this SA Report.

8.4.2 The submitted version of the SA Report contained a document called "Annex II", which provided an assessment of the implications for the SA of the Council's Schedule of Proposed Changes to the draft Plan. Following the submission of documents, it was identified that the assessment presented in the submitted version of Annex II was based on the Schedule of Proposed Changes as presented to Cabinet in May 2018, together with the implications of the resolution of the July Cabinet[7].

8.4.3 To clearly reflect the full extent of the Schedule of Proposed Changes approved by Cabinet and Council in July 2018 (and subsequently submitted to the Secretary of State), Annex II was revised. It addressed the up-to-date position the Council had reached in the process of preparing the Wiltshire Housing Site Allocations Plan. When read as a whole, the assessment presented in the revised Annex II, sets out the implications for the SA arising from the Council's submitted Schedule of Proposed Changes (July 2018) to the draft Plan. Where necessary changes to the SA were made to address the findings of the assessments undertaken and decisions made at that time.

8.4.4 All changes that had been made to the SA Report were shown in bold, underlined text and in the SA Report, with the exception of the revised Annex II. Those changes have now been accepted and changed to normal text or deleted in the SA Report.

8.4.5 A large number of the proposed changes were introduced as factual updates, for which SA was not considered necessary. However, a few of the proposed changes were considered to necessitate an update of the SA of the Plan; these are shown in RED text in the revised Annex II, and summarised as follows:

Proposed Change reference	Proposed Change to Plan	SA Implications
PC5, PC7	Update to reflect that housing allocations are no longer proposed at Market Lavington.	The SA Report has been updated – these sites have been removed (strikethrough) from Chapter 8 and onwards, and the Non-technical summary.
PC9, PC92	Update to reflect that a housing allocation is no longer proposed at Crudwell, for the reasons explained in PC92.	The SA Report has been updated – this site has been removed (strikethrough) from Chapter 8 and onwards, and the Non-technical summary.

[7] A draft Schedule of Proposed Changes was presented with the Cabinet Papers in May 2018, but not debated. Cabinet instead resolved to defer a decision, pending the outcome of a focused consultation with Wiltshire Councillors and Parish and Town Councils, on the Schedule of Proposed Changes. As a result of this consultation, further Proposed Changes were debated and endorsed by Cabinet on 3 July and subsequently approved by full Council on 10 July 2018.

Proposed Change reference	Proposed Change to Plan	SA Implications
PC13	Update table to show proposed changes to approximate number of dwellings to be allocated at Elm Grove Farm, Trowbridge (see PC55); Upper Studley, Trowbridge (see PC70); Land off the A363 at White Horse Business Park, Trowbridge (see PC60); Elizabeth Way, Trowbridge (see PC64); and Court Orchard / Cassways, Bratton (see PC94).	The SA Report has been updated to reflect these changes.
PC14	Update table to show proposed new site at Salisbury, in response to PC111.Salisbury: OM003 — The Yard — 14	This is a new site allocation; the site has been assessed in Chapter 7 of the SA Report. The policy implications are addressed in Section 8.3.206 and Table 8.5.
PC33	Amend paragraph after second sentence to read: "Most sites proposed are of more than one hectare and will therefore require a flood risk assessment (incorporating an assessment of the predicted effects of climate change) in order to ensure that there is no increase in risk of flooding on site and elsewhere, thereby complying with Core Policy 67 (Flood Risk) and national policy. In addition, sites proposed within Source Protection Zones (SPZ) 1 and 2 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."	This wording strengthens the Plan in relation to SA Objectives 5a and 5b (Climate change impacts and resilience); and SA Objective 3 (Use and manage water resources in a sustainable manner). It is considered that this, together with other proposed changes affecting these objectives, will result in an improvement in the score of the Plan policies against these objectives from a minor to a moderate positive. The scoring against SA Objectives 3, 5a and 5b has been updated against all three policies in Table 8-5.
PC34	Insert text at the end of paragraph 5.4: "Consideration should be given to the predicated effects of climate change and proposals should allocate appropriate buffer strips where there is no adjacent built development. Natural flood management should be incorporated into planning proposals to mitigate new and existing developments."	This wording strengthens the Plan in relation to SA Objectives 5a and 5b (Climate change impacts and resilience). It is considered that this, together with other proposed changes affecting these objectives, will result in an improvement in the score of the Plan policies against these objectives from a minor to a moderate positive. The scoring against SA Objectives 3, 5a and 5b has been updated against all three policies in Table 8-5.
PC35	Insert new paragraph to read: "The Environment Agency and Natural England advise that all development within the River Avon catchment should be 'phosphate neutral' for an interim period. This is to guard against a further worsening of the condition of the River Avon Special Area of Conservation (SAC). An annex of the Nutrient Management Plan will explain measures to help deliver phosphate neutral development and how they will be delivered. Some measures are capable of being delivered as a part of housing development. Off-site measures are supported by Community Infrastructure Levy and there is also scope to improve the efficiency of sewage treatment works. The definition of 'phosphate neutral' is the additional phosphorus load generated by new development after controls at source, reduction by treatment and/or off-setting measures leading to no net increase in the total phosphorus load discharged to the River Avon SAC. Core Policy 69 (Protection of the River Avon SAC) applies,"	This change relates to SA Objective 1 to protect all biodiversity and geological features and avoid irreversible losses. Impacts on the River Avon catchment have been considered through the HRA and HRA Addendum; and this additional proposed wording to the Plan provides further support to helping mitigate impacts related to this objective; overall this is considered to result in an improvement in the score of the Plan against SA Objective 1. The scoring against this objective has been updated against all three policies in Table 8-5.
PC36	Amend existing paragraph 5.5 to read: "Development has the potential to affect the significance of heritage assets within or beyond site boundaries. The Council has produced a high-level	This wording strengthens the Plan in relation to SA Objective 6. Whilst this does not change the scoring of the Plan against the SA Objectives in Table 8-5, the potential combined effects of this for the Plan has been updated in Table 9-1.

Proposed Change reference	Proposed Change to Plan	SA Implications
	Heritage Impact Assessment (HIA) to support the Plan. The HIA identifies and assesses the significance of heritage assets (and their settings) on sites where such matters will be particularly important considerations to address in subsequent planning applications. Where necessary, further detailed site-specific heritage assessments will prescribe measures which will need to be incorporated as part of a scheme in order to protect them, including the importance of their settings. The determination of planning applications will follow the approach set out in National Planning Policy Framework (paragraphs 131-135) and satisfy requirements of Core Policy 58 (Ensuring the Conservation of the Historic Environment) of the WCS. This should include archaeological assessment where necessary."	
PC37	Amend paragraph 5.11 to read: As appropriate, additional evidence will need to be prepared at a level of detail to support a planning application. Such new evidence can be used as a material consideration when considering a specific planning application. In many cases, particularly important items are referred to for each allocation. Such evidence may include, but is not limited to, a Landscape and Visual Impact Assessment, site specific Heritage Impact Assessment, Biodiversity Report, Surface Water Management Plan (incorporating a site wide, comprehensive drainage strategy), Flood Risk Assessment (incorporating an assessment of the predicted effects of climate change), and Transport Statement.	This wording strengthens the Plan in relation to SA Objectives 5a and 5b (Climate change impacts and resilience); and SA Objective 3 (Use and manage water resources in a sustainable manner). It is considered that this, together with other proposed changes affecting these objectives, will result in an improvement in the score of the Plan policies against these objectives from a minor to a moderate positive. The scoring against SA Objectives 3, 5a and 5b has been updated against all three policies in Table 8-5.
PC40	In response to concerns raised by Southern Water to provide clarity on water infrastructure and due to proximity of sewage treatment works. Add text at the end of paragraph (Policy H1.1): "Development will provide a connection to the nearest point of adequate capacity in the sewerage network, as advised by the service provider. Development layout should be informed by an odour assessment, to be undertaken in consultation with Southern Water."	This change relates to SA Objective 3 (Use and manage water resources in a sustainable manner) and SA Objective 4 (Improve air quality throughout Wiltshire) for Policy H1.1. This text confirms and strengthens the requirements at the site should it be developed and therefore contributes towards mitigation of adverse effects, and the wording of the policy assessment has been updated in Chapter 8; on balance, it is not considered that this changes the overall score of the SA of the Plan policies against this objective.
PC52	North and West Wiltshire Housing Market Area Improve clarity. The current title of the Trowbridge Recreation Management Mitigation Strategy implies it is solely concerned with recreation and not habitat related matters. Amend title to reflect contents of Strategy. Amend title of Trowbridge Recreation Management Mitigation Strategy to read: "Trowbridge Bat Mitigation Strategy"	Factual amendment made throughout the SA Report required.
PC53	Amend the 2nd bullet point to read: "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	This modification relates to SA Objective 9. This text strengthens the need for consideration of school capacity for development in Trowbridge. The score for Policy H2 against this objective has been reviewed; currently, mixed effects are identified. It is assessed that mixed effects will still occur, however,

Proposed Change reference	Proposed Change to Plan	SA Implications
	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."	that this additional wording will result in a moderate as opposed to minor positive effect for Policy H2 against SA Objective 9. The wording against SA Objective 9 for Policy H2 in Table 8-5 has been updated.
PC54	H2.1 Elm Grove Farm, Trowbridge Amend: "Approximately 17.78 ha of land at Elm Grove Farm..."	Figures in the SA Report have been updated in Chapter 8. The assessment of this site presented in Annex I considered a site of approximately 14.95ha. The scores for this site have been reviewed, in particular in relation to SA Objective 2, however overall it is not considered that the increase in size affect the scores against the SA objectives for this site.
PC55	H2.1 Elm Grove Farm, Trowbridge Amend first bullet point of Policy H2.1 to read: • "Approximately 250 dwellings"	Figures in the SA Report have been updated in Chapter 8. The assessment of this site presented in Annex I considered a site with approximately 231 dwellings. As such, it is considered that this minor amendment in dwelling numbers (i.e. an increase of 19 dwellings) at this overall scale of development does not affect the SA for this site Policy.
PC58	H2.1 Elm Grove Farm, Trowbridge Amend paragraph to read: "Access to the site would need to be holistically planned with upgrades required to Drynham Lane, along with the construction of a connection to the A363 designed as a through-route anticipating future traffic growth. New and improved walking and cycling routes to existing and planned local services would encourage future residents to use sustainable forms of transport. The site has a medium potential for archaeological remains. Therefore, any subsequent planning application should be informed by an archaeological assessment. In addition, development will need to minimise the potential to harm the significance of the Grade II Listed Drynham Lane Farmhouse and, where appropriate, its setting. Measures may also be necessary to prevent potential noise pollution from the existing main road and railway. These considerations should be addressed through the process of detailed design and layout which should be informed by detailed assessments (including heritage) to support any subsequent planning application."	The wording of the SA Report has been updated. This has no impact on the SA of the Plan.
PC59	H2.2 Land off the A363 at White Horse Business Park, Trowbridge And first sentence of paragraph 5.52 to read: "Approximately 18.96 ha of land off the A363 south-west of the White Horse Business park is allocated for the development.... "	Numbers in the SA Report have been updated in Chapter 8. The assessment of this site presented in Annex I considered a site of approximately 23ha. The SA of the site has been reviewed, however overall the scoring is not considered to change due to other factors that contribute to the overall scores. The

Proposed Change reference	Proposed Change to Plan	SA Implications
		reduction in site size does not affect the score for this site Policy.
PC60	H2.2 Land off the A363 at White Horse Business Park, Trowbridge Amend first sentence of paragraph 5.52 as follows: "…land off the A363 south-west of the White Horse Business Park is allocated for the development of approximately 175 dwellings, as identified on the Policies Map."	Given the size of this site, the reduction in numbers by 50 is not considered to materially change the outcome of the SA. The change in dwellings proposed in Policy H2.2 has been factually updated in the SA Report where relevant.
PC61	H2.2 Land off the A363 at White Horse Business Park, Trowbridge Insert new paragraph after paragraph 5.56 to read: "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 2 listed) and Woodmarsh Farm (non-designated asset). An area of the site also 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. At the planning application stage, the layout and design of the site would need to give great weight to conserving the significance of these heritage assets and their setting in order to minimise harm."	This is in relation to Site 298 – Land off A363 at White Horse Business Park. The assessment of this site presented in Annex I identifies the heritage important of these features. The change strengthens the need for protection of these features and addresses the minor adverse effect on SA Objective 6 (Cultural heritage) of Policy H2.2, as updated in the assessment of this policy in Chapter 8; however, no change to the score of site or Policy H2 against SA Objective 6 (Cultural heritage) is proposed as it is still considered that minor impacts could occur as a result of development.
PC63	Amend the boundary of the allocation as set out in Annex D. And first sentence of paragraph 5.58 to read: "Approximately 21.24 ha of land to the South West of Elizabeth Way is allocated for the development....."	The assessment of this site presented in Annex I considered the two sites making up this policy (263 and 297) covering an area of approximately 16ha. Given that this site size, together with the number of dwellings (see below) has increased, a review of the SA is considered necessary. The site assessment in Section 8.3.76 has been updated.
PC64	Amend Policy H2 to replace 205 dwellings in Table 5.3 for Elizabeth Way, Trowbridge with 355 dwellings. Amend first sentence in paragraph 5.58 as follows: "… land to the South West of Elizabeth Way is allocated for the development of approximately 355 dwellings, as identified on the Policies Map."	The SA of the two sites making up this policy allocation (Sites 263 and 297) is presented in Annex I. Given that the site policy size, together with the number of dwellings, has increased, a review of the SA of the site policy has been undertaken. The site assessment in Section 8.3.76 has been updated. The scores for SA objectives 3 and 4 have been updated. All other scores remain the same as the original assessment.
PC67	H2.4 Church Lane, Trowbridge And first sentence of paragraph 5.67 to read: "Approximately 5.93 ha of land at Church Lane is allocated for the development of approximately 45 dwellings, as identified on the Policies Map."	Numbers in the SA Report have been updated in Chapter 8. The assessment of this site presented in Annex I considered a site of approximately 5.92ha. As such, it is considered that this minor amendment in size does not affect the SA for this site Policy.
PC69	H2.4 Church Lane, Trowbridge Add text at the end of paragraph 5.67 as follows:	This wording strengthens the site Policy (H2.4 Church Lane) in relation to SA Objective 5b (Climate change impacts and resilience); and SA Objective 3 (Use and manage water resources in a

Proposed Change reference	Proposed Change to Plan	SA Implications
	"…It is an open site that slopes to the south-west towards the Lambrok Stream. As parts of the site lie within Flood Zones 2 and 3, development proposals will need to be sequentially planned and 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 designed to help inform site layout and provide attenuation measures, including Natural Flood Management – i.e. tree and hedgerow planting along the south-west margins of the site to slow the flow of surface water into the Lambrok Stream."	sustainable manner) in terms of required mitigation and the wording in the policy assessment in Chapter 8 has been updated. The assessment against these objectives has been reviewed in light of these changes and no change to the site policy scoring is proposed.
PC70	H2.5 Upper Studley, Trowbridge Amend first sentence of paragraph 5.73 to read: "Approximately 2.27ha of land at Upper Studley is allocated for the development of approximately 45 dwellings, as identified on the Policies Map."	Numbers in the SA Report have been updated in Chapter 8 (Policy H2.5). The assessment of this site presented in Annex I considered a site of approximately 2.32ha and approximately 52 dwellings. As such, it is considered that this minor amendment in size stated in the Schedule of Proposed Changes does not affect the SA for this site Policy.
PC71	H2.5 Upper Studley, Trowbridge Add text to end of paragraph 5.73 as follows: "…The land slopes towards the stream and is bound to the south by tall, mature poplar trees. As parts of the site lie within Flood Zones 2 and 3, development proposals will need to be sequentially planned and 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 designed to help inform site layout and provide attenuation measures, including Natural Flood Management – i.e. tree and hedgerow planting along the southern margins of the site to slow the flow of surface water into the Lambrok Stream."	This wording strengthens the site Policy (H2.5) in relation to SA Objective 5b (Climate change impacts and resilience); and SA Objective 3 (Use and manage water resources in a sustainable manner) in terms of required mitigation. The SA Report wording has been updated to reflect this. The assessment against these objectives has been reviewed in light of these changes and no change to the site policy scoring is proposed.
PC73	H2.6 Southwick Court, Trowbridge Add text to end of paragraph 5.79, as follows: "…The Lambrok Stream and its respective flood plain should be enhanced as a local amenity feature of the site in conjunction with development proposed at Upper Studley above. As parts of the site lie within Flood Zones 2 and 3, development proposals will need to be sequentially planned and 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 designed to help inform site layout and provide attenuation measures, including Natural Flood Management – i.e. tree and hedgerow planting along the northern margins of the site to slow the flow of surface water into the Lambrok Stream and associated field drainage systems."	This wording strengthens the site Policy (H2.6) in relation to SA Objective 5b (Climate change impacts and resilience); and SA Objective 3 (Use and manage water resources in a sustainable manner) in terms of required mitigation. The SA Report wording has been updated to reflect this. The assessment against these objectives has been reviewed in light of these changes and no change to the site policy scoring is proposed.
PC75	Amend paragraph 5.87 as follows:	This refers to Policy H2 (Warminster). Whilst Policy H2 will still score mixed effects against this Objective as some loss of biodiversity will be

Proposed Change reference	Proposed Change to Plan	SA Implications
	"Development could contribute cumulatively towards adverse impacts on the qualifying features of the River Avon SAC through increased phosphate loading and habitat loss/damage. As such, a Nutrient Management Plan seeks to avoid the likelihood of adverse effects. Nonetheless, impacts are kept under review and this situation may change. For an interim period, developments within the River Avon SAC catchment should be phosphate neutral, which will be defined in a Memorandum of Understanding with Natural England and Environment Agency. Measures will therefore need to be in place to ensure that developments do not contribute to a net increase in phosphates for the River Avon SAC. Housing developers might consider how schemes can offset the additional phosphate loading resulting from new homes and specific measures will be set out in the annex to the Nutrient Management Plan."	inevitable (even if replaced), it is considered in relation the positive effect, that this will result in a change from a minor to a moderate positive effect against SA Objective 1. This has been updated in Table 8-5.
PC78	H2.7 East of the Dene, Warminster[8] Amend paragraph 5.91 to read: In addition, development proposals will need to be supported by a Flood Risk Assessment (incorporating an assessment of the predicted effects of climate change)."	This wording strengthens the site Policy (H.27) in relation to SA Objective 5b (Climate change impacts and resilience); and in particular SA Objective 1 (Biodiversity) in terms of required mitigation. The SA Report wording has been updated for this policy to reflect the mitigation measures proposed. The assessment against these Objectives has been reviewed in light of these changes and no change to the site policy scoring is proposed.
PC79	H2.8 Bore Hill Farm, Warminster And first sentence of paragraph 5.93 to read: "Approximately 4.83ha of land at Bore Hill Farm/Bradley Road, as shown on the Policies Map…."	The assessment of this site presented in Annex I considered a site of approximately 5.23ha. As such, it is considered that this minor amendment in size does not affect the SA for this site Policy. However, updated numbers added to this policy.
PC80	H2.8 Bore Hill Farm, Warminster Amend paragraph to read: "The site is formed of land between the A36 and Deverill Road which lies adjacent to the Bore Hill Farm bio-digester. Considering the site context, any subsequent development proposals (e.g. layout and screening) will need to take account of potential issues associated with the operational waste management facility, these may include: noise, dust and odour. There is some limited screening on the north boundary with existing development at Bradley Close and Ludlow Close. Additional landscape screening at the site boundaries would be required to preserve and maintain the living conditions of adjoining residential dwellings. Vehicular access will be provided from Deverill Road, and connection to and improvement of public right of way WARM60 should be provided. In addition,	The change relates to the potential issues associated with the operational waste management facility have been identified in the SA of this site (1032, Policy H2.8); this wording helps strengthen the policy and wording in Chapter 8 for this policy has been updated. The change relating to FRA and avoiding impacts on the SAC/SSSI strengthens the site Policy (H2.8) in relation to SA Objective 5b (Climate change impacts and resilience); and in particular SA Objective 1 (Biodiversity) in terms of required mitigation. The assessment against these Objectives has been reviewed in light of these changes and no change to the site policy scoring is proposed.

[8] The FMMs propose the deletion of this site from the Plan.

Proposed Change reference	Proposed Change to Plan	SA Implications
	development proposals will need to be supported by a Flood Risk Assessment (incorporating an assessment of the predicted effects of climate change)."	
PC82	H2.9 Boreham Road, Warminster infrastructure capacity assessment. Where necessary, Parts of the site lie within Flood Zones 2 and 3. Therefore development proposals will need to be sequentially planned and 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 and water infrastructure capacity assessment. Where necessary, details relating to the reinforcement of existing foul/storm water drainage arrangements will need to be submitted with any subsequent planning application."	The change helps clarify and strengthen the site Policy (H2.9) in relation to SA Objective 5b (Climate change impacts and resilience) in terms of required mitigation, and updated wording has been added to this policy in Chapter 8. The assessment against these Objectives has been reviewed in light of these changes and no change to the site policy scoring is proposed.
PC84	H2.10 Barters Farm, Chapmanslade Add text to the end of paragraph 5.103: ". Considering the size of the site, any subsequent planning application will need to be supported by a Flood Risk Assessment (incorporating an assessment of the predicted effects of climate change) and comprehensive drainage strategy to help inform matters such as layout and design."	This wording strengthens the site Policy (H2.10) in relation to SA Objective 5b (Climate change impacts and resilience); and SA Objective 3 (Use and manage water resources in a sustainable manner) in terms of required mitigation, and this wording has been updated in Chapter 8. The assessment against these objectives has been reviewed in light of these changes and no change to the site policy scoring is proposed as the full impacts at this stage on drainage are unknown and will therefore require further study.
PC85	H2.11 The Street, Hullavington[9] Amend text to read: "Approximately 2.44ha of land adjacent to the Primary School is allocated for the development of approximately 50 dwellings and 0.2 ha to allow for the expansion of the primary school, as shown on the Policies Map."	The allocation has been included in section 8.3.152 of the SA Report. This change was introduced as a factual update. It has no implications for the SA.
PC87	H2.11 The Street, Hullavington[10] Additional text to be added to the end of the paragraph: "Considering the size of the site any subsequent planning application will need to be supported by a Flood Risk Assessment (incorporating an assessment	This wording strengthens the site Policy in relation to SA Objective 5b (Climate change impacts and resilience); and SA Objective 3 (Use and manage water resources in a sustainable manner) in terms of required mitigation, and wording has been added to this policy in Chapter 8. The assessment against

[9] The FMMs propose the deletion of this site from the Plan.

[10] The FMMs propose the deletion of this site from the Plan.

Proposed Change reference	Proposed Change to Plan	SA Implications
	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."	these objectives has been reviewed in light of these changes and no change to the site policy scoring is proposed.
PC88	H2.12: East of Farrells Field, Yatton Keynell And first sentence of paragraph 5.109 to read: "Land East of Farrells Field, Yatton Keynell is allocated for the development of approximately 30 dwellings on approximately 1.2ha of land, as shown on the Policies Map."	Numbers in SA Report updated in Chapter 8. The assessment of this site policy presented in Annex I considered a site of approximately 1.32ha. As such, it is considered that this minor amendment in size does not affect the SA for this site Policy.
PC89	H2.12: East of Farrells Field, Yatton Keynell Amend paragraph after first sentence, as follows: "Considering the size of the site any subsequent planning application will need to be supported by a Flood Risk Assessment (incorporating an assessment of the predicted effects of climate change) and comprehensive drainage strategy to help inform matters such as layout and design. In addition, as the site lies within Groundwater Protection 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. The site is well located with regard to local services and facilities. It is in agricultural use and represents the continuation of recent development in this part of the settlement."	This wording strengthens the site Policy (H2.12) in relation to SA Objective 5b (Climate change impacts and resilience); and SA Objective 3 (Use and manage water resources in a sustainable manner) in terms of required mitigation and addresses the recommendation made in the SA Report of the Draft Plan; additional wording has been added for this policy in Chapter 8. The assessment against these objectives has been reviewed in light of these changes and no change to the site policy scoring is proposed as a site assessment will be required to understand the impact.
PC91	H2.12: East of Farrells Field, Yatton Keynell Amend text to read: "…on site would provide screening to reduce the effect on adjacent visual receptors and be in keeping with the existing landscape character. The possibility to link to adjacent footpaths should be explored."	An update has been to SA Report Annex I. SA Report updated at section 7.4.76. No other implications for SA.
PC93	H2.14: Court Orchard/Cassways, Bratton Amend Policy title as follows: H2.13 Court Orchard / Cassways, Bratton Amend Figure 5.18 title as follows: Figure 5.18 H2.13 Court Orchard / Cassways, Bratton	This change was introduced as a factual update; the policy number has been updated in the SA Report. This change has no implications for the SA.
PC94	H2.14: Court Orchard/Cassways, Bratton Amend first sentence of paragraph 5.116 to read: "Approximately 1.35ha of land at Court Orchard/Cassways is allocated for the development of	Numbers in SA Report updated in Chapter 8. The assessment of this site policy (H3.1) presented in Annex I considered a site of approximately 40 dwellings. As such, it is

Proposed Change reference	Proposed Change to Plan	SA Implications
	approximately 35 dwellings, as identified on the Policies Map."	considered that this minor amendment in size does not affect the SA for this site Policy.
PC95	H2.14: Court Orchard/Cassways, Bratton Amend paragraph to read: " Considering the size of the site and the fact that part of the land is susceptible to surface water flooding, any subsequent planning application will need to be supported by a Flood Risk Assessment (incorporating an assessment of the predicted effects of climate change) and comprehensive drainage strategy to help inform matters such as layout and design."	This wording strengthens the site Policy in relation to SA Objective 5b (Climate change impacts and resilience); and SA Objective 3 (Use and manage water resources in a sustainable manner) in terms of required mitigation and addresses the recommendations at out in the SA Report for the Draft Plan, and wording to this effect has been updated for this policy in Chapter 8. The assessment against these objectives has been reviewed in light of these changes and no change to the site policy scoring is proposed.
PC96	Update to include new site (Omission Site OM003) The Yard, Hampton Park, Salisbury, as set out in PC111; and updates to reflect consequential site reference number amendments following addition of a new site (see PC112 and PC117).	The numbers have been updated in Chapter 8 of the SA Report and Non-technical summary. It has no implications for the SA.
PC98	Amend 3rd bullet point in Paragraph 5.128 of the Plan in text as follows: "Biodiversity: development could contribute cumulatively towards adverse impacts on the qualifying features of the River Avon SAC through increased phosphate loading and habitat loss / damage. in a As such, the Nutrient Management Plan seeks to avoid the likelihood of adverse effects. Nevertheless, impacts are kept under review and this situation may change. For an interim period, developments within the River Avon SAC catchment should be phosphate neutral, which will be defined in a Memorandum of Understanding with Natural England and Environment Agency. Measures will therefore need to be in place to ensure that developments do not contribute to a net increase in phosphates for the River Avon SAC. Housing developers might consider how schemes can offset the additional phosphate loading resulting from new homes and specific measures will be set out in an annex to the Nutrient Management Plan."	This refers to Policy H2 (Salisbury). Whilst Policy H2 will still score mixed effects against this Objective as some loss of biodiversity will be inevitable (even if replaced), it is considered in relation the positive effect, that this will result in a change from a minor to a moderate positive effect against SA Objective 1.
PC103	H3.1: Netherhampton Road, Salisbury Amend paragraph to read: "A water infrastructure capacity appraisal will be needed to confirm the scope and extent of works to service new development. This should include the capacity of local sewer systems. Bearing in mind the size of the site, any subsequent planning application will need to be supported by a Flood Risk Assessment (incorporating an assessment of the predicted effects of climate change) and comprehensive drainage strategy to help inform matters such as layout and design. Sufficient land would need	The change helps clarify and strengthen the site Policy (H3.1) in relation to SA Objective 5b (Climate change impacts and resilience) and Objective 3 (water)in terms of required mitigation, and wording has been updated for this policy in Chapter 8. The assessment against these Objectives has been reviewed in light of these changes and no change to the site policy scoring is proposed.

Proposed Change reference	Proposed Change to Plan	SA Implications
	to be set aside for robust surface water management, to include comprehensive Surface Water Drainage measures (including a Sustainable Drainage System) that result in run-off rates equalling, or bettering current greenfield infiltration rates."	
PC104	H3.3: North of Netherhampton Road Replace paragraph 5.144 as follows: " " "Long views to the historic City of Salisbury and Salisbury Conservation Area including the spire of Salisbury Cathedral (Grade I listed) are available across the site from the A3094, and at closer range from within the site itself. At the planning application stage, the layout and design of the site would need to give great weight to conserving the significance of these heritage assets and their setting. Development proposals would need to be sensitively designed to ensure that views of the Spire are not significantly compromised. Design and layout would also need to positively address the objectives of the City of Salisbury Conservation Area Appraisal and Management Plan to minimise harm. Proposals would therefore need to provide for high quality, sustainable development that enhances an important approach to the City and provides links to nearby rights of way."	The assessment of this site (S1027) presented in Annex I identifies the heritage important of these features. This is noted in the assessment of this policy in Chapter 8. The change clarifies and strengthens the need for protection of these features and addresses the minor adverse effect on SA Objective 6 (Cultural heritage) for Policy H3.3; however, no change to the score against SA Objective 6 (Cultural heritage) is proposed.
PC105	H3.3: North of Netherhampton Road Amend to read: "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 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."	The change helps clarify and strengthen the site Policy (H3.3) in relation to SA Objective 5b (Climate change impacts and resilience) and Objective 3 (water); and in particular SA Objective 1 (Biodiversity) in terms of required mitigation, and wording has been updated for this policy in Chapter 8. The assessment against these Objectives have been reviewed in light of these changes and no change to the site policy scoring is proposed.
PC106	Insert text at the end of paragraph 5.145: "Transport assessment will be required to support any planning application and provision made for transport	The change helps clarify and strengthen the site Policy (H3.3) in relation to SA Objective 10. This is noted in the assessment of this policy in the Chapter 8. The assessment against this Objective has been

Proposed Change reference	Proposed Change to Plan	SA Implications
	network improvements necessary to accommodate the scale of development."	reviewed in light of these changes and no change to the site policy scoring is proposed.
PC107	H3.4: Land at Rowbarrow, Salisbury Amend paragraph 5.146 to read: "Land at Rowbarrow is allocated for the development of approximately 100 dwellings on 5.56 ha of land as shown on the Policies Map."	The assessment of this site (3272) presented in Annex I considered a site of approximately 6.6ha. The SA Report has been updated. As such, it is considered that this minor amendment in size does not affect the SA for this site Policy.
PC109	H3.4: Land at Rowbarrow, Salisbury Amend paragraph 5.148 to read: "This is a sloping and quite prominent site. In combination with Heritage Impact Assessment, development will need to take place within a strong landscape framework that maintains and enhances the existing woodland belts affecting the site. Containment provided by the beech shelterbelt on the southern boundary should extend as a green corridor from the end of the shelterbelt eastwards towards the existing Rowbarrow housing development and woodland around the Milk & More Salisbury Depot. This green corridor should include copses, groups of trees and individual specimen trees. The arrangement of any proposed development and open space on the site should provide a setting for public rights of way in the area and maintain their views of the Salisbury cathedral spire and this could be achieved through careful street alignment and locating open space in the southern part of the site. The sloping buffer of land on the northern edge of the site should be enhanced with tree planting and the landscape buffer along Rowbarrow (road) retained."	This change relates to SA Objective 7 (landscape) and strengthens the site Policy in terms of specific site improvements. This is reflected in the updated wording of this policy assessment in Chapter 8. This will address the minor impacts identified against this Objective for this site; no change to the site policy scoring is proposed as minor impacts on landscape are still possible.
PC111	After paragraph 5.149 add in new site allocation, as set out below. Insert heading: "H3.5 The Yard, Hampton Park, Salisbury' Then insert site allocation figure as set out in Annex I; And insert following new paragraphs after. New para: "The Yard, Hampton Park is allocated for the development of approximately 14 dwellings on approximately 1.31 ha of land as shown on the Policies Map. The site lies adjacent to the settlement boundary and existing residential development and would deliver a relatively small number of dwellings to help contribute towards the overall remaining indicative housing requirement for Salisbury." New para: "The site has previously been used for agricultural storage purposes, is fairly flat, and comprises small parcels of rough grassland and a large disused agricultural storage building. Access to the site would be achieved via Neal Close.'	The policy implications are addressed in Section 8.3.206 and Table 8-5. This is a new site allocation and therefore the policy implications require SA. Mitigation of the minor adverse effects is on the whole addressed adequately through the cross-cutting themes and the H3 policy supporting text. The proposed new supporting text for the site policy does not, however, make specific recommendations for HRA to address the moderate adverse effect identified for this site against SA Objective 1. The moderate adverse effect identified for this site against SA Objective 3 is not fully covered in the proposed supporting text; it is recommended that, in line with other recommendations from the Environment Agency in this proposed changes tables, that the following text is added: "Any subsequent planning application will need to be supported by a Flood Risk Assessment (incorporating an assessment of the predicted effects of climate change) and comprehensive drainage strategy to help inform matters such as layout and design."

Proposed Change reference	Proposed Change to Plan	SA Implications
	New para: "This site is within the Special Landscape Area and in a rural fringe setting, adjacent to the Country Park. Access to the Country Park should be provided from this site and a robust landscape strategy and infrastructure is required to allow any development to appear as a natural extension to Hampton Park." New para: "Hedgerows around the site have the potential to be of importance for bat commuting and should be maintained where possible. There is a high population of slow worms to be translocated off site, which may be within the adjacent Country Park or other suitable location. Given the potential scale of the translocation, any receptor site will need to provide suitable habitat conditions for the species. Consideration also needs to be given to the site's potential use as a roost site for barn owls." New para: "As this site has previously been used for agricultural storage purposes, an assessment of the history and current condition of the site to determine the likelihood of the existence of contamination arising from previous uses should be carried to inform the planning application."	The inclusion of this Policy does result in a change to the overall conclusions of Policy H3 against the SA Objectives in Table 8-5.
PC112	H3.5: Clover Lane, Durrington Amend title as follows: H3.6 Clover Lane, Durrington Amend Figure 5.23 caption: H3.6 Clover Lane, Durrington	This change was introduced as a factual update in the SA Report. It has no implications for the SA.
PC113	Policy H3.4: "Development could contribute cumulatively towards adverse impacts on the qualifying features of the River Avon SAC through increased phosphate loading and habitat loss/damage. As such, a Nutrient Management Plan seeks to avoid the likelihood of adverse effects. Nonetheless, impacts are kept under review and this situation may change. For an interim period, developments within the River Avon SAC catchment should be phosphate neutral, which will be defined in a Memorandum of Understanding with Natural England and Environment Agency. Measures will therefore need to be in place to ensure that developments do not contribute to a net increase in phosphates for the River Avon SAC. Housing developers might consider how schemes can offset the additional phosphate loading resulting from new homes and specific measures will be set out in the annex to the Nutrient Management Plan."	This refers to Policy H3 (Durrington). This has been reviewed and updates to the SA Report made in Chapter 8 for Policy H3.4; Overall for the Plan, whilst Policy H3 will still score mixed effects against this Objective as some loss of biodiversity will be inevitable (even if replaced), it is considered in relation to positive effects, that this will result in a change from a minor to a moderate positive effect against SA Objective 1.
PC114	H3.5: Clover Lane, Durrington And amend first sentence of paragraph 5.153 to read:	A larger site was considered in the SA of the sites making up this policy (sites S98 and 3154) in (Annex I) and the reduction of capacity is identified in Chapter 8 of the SA Report. This reduction in site

Proposed Change reference	Proposed Change to Plan	SA Implications
	"Approximately 1.9 ha of land to the north of Clover Lane, Durrington is allocated for the development of approximately 45 dwellings, as identified on the Policies Map."	size overall addresses some of the sustainability issues identified for these two sites, however is not at this stage considered to change the SA scores of this policy.
PC116	H3.5: Clover Lane, Durrington Insert new text at the end of paragraph: "Considering the size of the site 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. In addition, as the site lies within Groundwater Protection Zone 1 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."	The change helps clarify and strengthen the site Policy (H3.6) in relation to SA Objective 5b (Climate change impacts and resilience) and Objective 3 (water); and additional wording has been added to this policy assessment in Chapter 8. The assessment against these Objectives has been reviewed in light of these changes and no change to the site policy scoring is proposed at this stage.
PC118	H3.6: Larkhill Road, Durrington Add new sentences to end of paragraph: "As the site lies within Groundwater Protection Zone 1 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."	The change helps clarify and strengthen the site Policy (H3.7) in relation to SA Objective 3 (water) in terms of required mitigation and additional wording has been added to the policy assessment in Chapter 8. The assessment against these Objectives has been reviewed in light of these changes and no change to the site policy scoring is proposed.

8.5 Schedule of Further Main Modifications (September 2019) and Consolidated Schedule of Main Modifications (February 2020)

8.5.1 The Further Main Modifications (FMMs), and their implications for the SA, are presented in a separate Annex III to this SA Report. The final column of Annex III indicates where changes to the SA Report have been required. Annex III follows on from the analysis of the Council's Schedule of Proposed Changes set out in Annex II to the SA Report.

8.5.2 The FMMs flow from the Examination Hearing Sessions into the submitted Wiltshire Housing Site Allocations Plan that were held between 2nd April and 16th April 2019. They build upon the Council's Schedule of Proposed Changes (see Section 8.4 above). The FMMs were identified by the Inspector in his post hearing findings and advice as further changes considered necessary to make the submitted Plan 'sound'. 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).

8.5.3 A large number of the FMMs were introduced as factual updates, for which SA was not considered necessary. However, some of the proposed changes were considered to necessitate an update of the SA Report - these are outlined in Annex III and have been made to the SA Report. These changes to the SA Report were made by Wiltshire Council. Previous iterations of the SA Report were undertaken by Atkins and Wiltshire Council.

8.5.4 The Consolidated Schedule of Main Modifications, presented in Annex IV, has not led to any further changes to the SA as all changes have previously been made and consulted on.

8.6 Conclusions

8.6.1 A summary table of the overall sustainability effects of the policies within each Housing Market Area (HMA) against the SA Framework is presented below. The assessment takes into account the mitigation measures proposed within the pre-submission Plan, which to a large part covers the issues identified in the SA of the individual sites; as such, the overall score of the assessment of policies within each HMA against certain SA Objectives may be more positive than the sum of individual site assessment scores, as appropriate mitigation has been proposed within the Plan.

8.6.2 For some SA Objectives, both positive and negative effects have been identified for the overall assessment of policies within each HMA; this reflects that either sufficient mitigation has been included in some site allocations, but for others further mitigation is recommended; and/or that both positive and negative effects can be anticipated as a result of the policies e.g. adverse effects on biodiversity due to the loss of existing habitats, however the potential for longer term benefits through improved planting and landscaping on site leading to biodiversity gain.

8.6.3 To reflect the SA of the submitted Schedule of Proposed Changes and the FMMs set out in Sections 8.3 – 8.5 above, Table 8.5 has been updated, including updating Policy H1 (now called Policy H1.1) to cover only one site (with the removal of the sites at Market Lavington)**,** a change to the scoring against Objective 1 for all three sets of policies, Objectives 3, 5a, 5b for all three sets of policies, and against Objective 9 for policies within the North and West HMA. Table 8.5 also reflects the removal of the sites at Hullavington and East of the Dene, Warminster in the FMMs.

Table 8.5. Summary of policies in each Housing Market Area - assessment against the SA framework

SA Objective		Policy H1.1	Policy H1.1 commentary	Policies H2.1 – H2.13	Policies H2.1 – H2.13 commentary	Policies H3.1 – H3.7	Policies H3.1 – H3.7 commentary
1	Protect and enhance all biodiversity and geological features and avoid irreversible losses	++ / -	The proposed site is a greenfield site. Within the cross-cutting themes, the Policy requires landscaping to be provided at all boundaries and throughout the site retaining and reinforcing as much as possible of existing tree and hedgerow cover; and to seek opportunities to be taken to protect and improve biodiversity and wildlife corridors within and adjoining the site. The Policy could be strengthened by including in the cross-cutting themes the need for an ecological assessment at the site. The HRA concludes that it is considered highly unlikely that any of the individual policy options would have LSE upon the River Avon SAC through increased water abstraction when considered alone. The HRA of the Plan also concludes that the policy options in the catchment would not have an adverse effect on the integrity of the River Avon SAC (covering the Ludgershall site). The Schedule of Proposed Changes strengthen the Plan in relation to potential LSE on the River Avon SAC as all development should be 'phosphate neutral' and identifies that measures to help deliver phosphate neutral development and how they will be delivered will be prepared in the Nutrient Plan. There are no geological features of interest to report.	++ / -	The proposed sites are greenfield sites. The cross-cutting themes require landscaping to be provided at all boundaries and throughout each site retaining and reinforcing as much as possible of existing tree and hedgerow cover; and to seek opportunities to be taken to protect and improve biodiversity and wildlife corridors within and adjoining sites. The policies could be strengthened by including in the cross- cutting themes the need for an ecological assessment at all sites. The policies identify that there are significant issues surrounding biodiversity associated with development of some sites and identifies the need for detailed design and layout of schemes to consider additional planting and open space to protect and enhance these habitats. Within the individual policies, the HRA recommendations in relation to the protection of the Bath and Bradford on Avon Bats SAC have been included. The Schedule of Proposed Changes strengthen the Plan in relation to potential LSE on the River Avon SAC as all development should be 'phosphate neutral' and identifies that measures to help deliver phosphate neutral development and how they will be delivered will be prepared in the Nutrient Plan. There are no geological features of interest to report.	++ / -	The proposed sites are greenfield sites. The cross-cutting themes requires landscaping to be provided at all boundaries and throughout each site retaining and reinforcing as much as possible of existing tree and hedgerow cover; and to seek opportunities to be taken to protect and improve biodiversity and wildlife corridors within and adjoining sites. The policies could be strengthened by including in the cross-cutting themes the need for an ecological assessment at all sites. For sites in Salisbury, the HRA concludes that the development proposed in the Plan would not adversely affect the integrity of the River Avon SAC through phosphate loading, either alone or in-combination with other plans and projects. The Schedule of Proposed Changes strengthen the Plan in relation to potential LSE on the River Avon SAC as all development should be 'phosphate neutral' and identifies that measures to help deliver phosphate neutral development and how they will be delivered will be prepared in the Nutrient Plan. Moderate adverse effects were also identified for sites in Durrington due to potential impacts on River Avon SAC. The HRA considers that it is currently possible to conclude that the plan would not have an adverse effect on the integrity of the River Avon SAC through water abstraction, either alone or in combination with other plans and projects. However, the HRA also identifies that subject to the review of local abstractions, there is a risk that infrastructure improvements may be required to accommodate new growth. The HRA recommended additional text for site allocations H3.6 and 3.7, which have been incorporated into the Plan. This wording has not been incorporated within the Plan policies, and therefore it is recommended that the HRA proposed wording is added to site

SA Objective		Policy H1.1	Policy H1.1 commentary	Policies H2.1 – H2.13	Policies H2.1 – H2.13 commentary	Policies H3.1 – H3.7	Policies H3.1 – H3.7 commentary
							allocation H3.6, H3.7 and the new site H3.5, or that general wording is added to Policy H3 that identifies that upgrades [by others] may need to be completed before development at this site can commence Moderate adverse effects were identified for sites in Durrington in relation to Salisbury Plain SPA due to recreational pressure at the site level, however the HRA concludes that at the current time, it is considered that the continued implementation of the Salisbury Plain Mitigation Strategy can be relied upon to conclude that the Wiltshire Housing Allocations DPD would not affect the integrity of the Salisbury Plain SPA either alone or in combination with other plans or projects. There are no recommendations for changes to policies or supporting text. The Council will be updating the Salisbury Plain Mitigation Strategy to take the latest visitor survey results and stone curlew monitoring into consideration and NE, RSPB and the MoD will be consulted as part of this work. There are no geological features of interest to report.
2	Ensure efficient and effective use of land and the use of suitably located previously developed land and buildings	+ / -	Development of the proposed site will result in the inevitable loss of greenfield/ agricultural land. No moderate adverse effects have been identified on Best and Most Versatile agricultural land, however, the cross-cutting themes could be strengthened by including the requirement to investigate soils quality on each site and, where BMV is identified, to consider a reduction in the size of the site where feasible.	+ / - -	Development of the proposed sites will result in the inevitable loss of greenfield/ agricultural land. Moderate adverse effects have been identified on Best and Most Versatile agricultural land for a number of sites; whilst this is mitigated by a reduction in the number of dwellings proposed at some sites since the SA of the individual sites (Chapter 7), this is not fully mitigated at all sites. The cross-cutting themes could be strengthened by including the requirement to investigate soil quality on each site and, where BMV is identified, to consider a reduction in the size of the site where feasible. This requirement could also specifically be set out within the relevant policies.	+ / - -	Development of the proposed sites will result in the inevitable loss of greenfield/ agricultural land. For all sites except one, a minor adverse effect is anticipated. For the site where a moderate adverse effect was identified in the site SA, the reduction in the site size has mitigated this impact to some extent; however, given the overall size of this site there is still the potential for moderate adverse effects. The cross-cutting themes could be strengthened by including the requirement to investigate soils quality on each site and, where BMV is identified, to consider a reduction in the size of the site where feasible. This requirement could also specifically be set out within the relevant sub-policy.

SA Objective		Policy H1.1	Policy H1.1 commentary	Policies H2.1 – H2.13	Policies H2.1 – H2.13 commentary	Policies H3.1 – H3.7	Policies H3.1 – H3.7 commentary
					There is also a landfill across one of the sites therefore it is recommended that this constraint and appropriate mitigation should be identified within the policy supporting text for that site.		
3	Use and manage water resources in a sustainable manner	++ / -	The HRA concludes that it is considered highly unlikely that the policy option would have LSE upon the River Avon SAC through increased water abstraction. The requirement for flood risk assessment is identified in the cross-cutting themes. The cross-cutting themes could be strengthened by inclusion of the need for development to consider opportunities for integrated surface water management and pollution prevention measures such as Sustainable Drainage Systems (SuDS); and by requiring that surface water management achieves equivalent or less than current Greenfield rates of run-off so there will be no deterioration of current run-off conditions. The Schedule of Proposed Changes (PC62) provide additional support for consideration of flood risk and the predicated effects of climate change, as do the FMMs which also require a comprehensive drainage strategy.	++ / -	The requirement for flood risk assessment is identified in the cross-cutting themes. The cross-cutting themes could be strengthened by inclusion of the need for developments to consider opportunities for integrated surface water management and pollution prevention measures such as Sustainable Drainage Systems (SuDS); and by requiring that surface water management achieves equivalent or less than current Greenfield rates of run-off so there will be no deterioration of current run-off conditions. The FMMs require within policy for most sites 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. The policies identify that in relation to development at Warminster, surface water management is an issue and that developments will be supported by a comprehensive Drainage Strategy to ensure that the development will result in improved drainage conditions. Sufficient land will also be set aside for surface water management measures. The Schedule of Proposed Changes (PC62) provide additional support for consideration of flood risk and the predicated effects of climate change.	++ / -	The requirement for flood risk assessment is identified in the cross-cutting themes. The cross-cutting themes could be strengthened by inclusion of the need for developments to consider opportunities for integrated surface water management and pollution prevention measures such as Sustainable Drainage Systems (SuDS); and by requiring that surface water management achieves equivalent or less than current Greenfield rates of run-off so there will be no deterioration of current run-off conditions. The FMMs require within policy for most sites 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. The supporting text identifies that upgrades to the local water supply network may be required to accommodate further growth at Durrington, pending a review of local abstraction licences due to be completed in 2019. It is possible that such upgrades may need to be completed before development at the following sites can commence. The potential exacerbation of flood risk and difficulty in mitigating due to ground conditions and capacity of drainage at some sites in Durrington is not explicitly identified in policies (where relevant) and is not fully covered by the Amesbury, Bulford and Durrington Policy supporting text, therefore it is recommended that additional text should be added where relevant to address the requirement for further

SA Objective		Policy H1.1	Policy H1.1 commentary	Policies H2.1 – H2.13	Policies H2.1 – H2.13 commentary	Policies H3.1 – H3.7	Policies H3.1 – H3.7 commentary
							assessment. Also, policy text could be strengthened where sites are known to be located within Groundwater protection zones. The Schedule of Proposed Changes (PC62) provide additional support for consideration of flood risk and the predicated effects of climate change, as do the FMMs.
4	Improve air quality throughout Wiltshire and minimise all sources of environmental pollution	+/-	No moderate adverse effects in relation to air quality or environmental pollution have been identified for the sites within this Policy. General mitigation in relation to this objective is covered in the cross-cutting themes, however could be strengthened by the inclusion of the requirement for a CEMP; and development seeking to protect air quality and ensure that noise impact is properly considered during the construction and operational phases through the need for a noise impact assessment.	+/-	No moderate adverse effects in relation to air quality or environmental pollution have been identified for the sites within these policies. General mitigation in relation to this objective is covered in the cross-cutting themes, however could be strengthened by the inclusion of the requirement for a CEMP; and developments seeking to protect air quality and ensure that noise impact is properly considered during the construction and operational phases. It could also be strengthened in individual policies where the need for a noise impact assessment was identified in the SA of the sites and should therefore be identified specifically within the relevant policies.	+/-	No moderate adverse effects in relation to air quality or environmental pollution have been identified for the sites within this Policy. General mitigation in relation to this objective is covered in the cross-cutting themes, however could be strengthened by the inclusion of the requirement for a CEMP; and developments seeking to protect air quality and ensure that noise impact is properly considered during the construction and operational phases. it could also be strengthened in individual policies where the need for a noise impact assessment was identified in the SA of the sites and should therefore be identified specifically within the relevant policies.
5a	Minimise our impacts on climate change – through reducing greenhouse gas emissions	++ / -	The proposed policy requires that new development adheres to high quality design and construction standards and that for more substantial sites, a Sustainable Energy Strategy will be required. However, the development of the site is likely to result in an inevitable increase in the carbon footprint of Wiltshire.	++ / -	The proposed policies require that new development adheres to high quality design and construction standards and that for more substantial sites, a Sustainable Energy Strategy will be required. However, the development of the sites is likely to result in an inevitable increase in the carbon footprint of Wiltshire.	++ / -	The proposed policies require that new development adheres to high quality design and construction standards and that for more substantial sites, a Sustainable Energy Strategy will be required. However, the development of the sites is likely to result in an inevitable increase in the carbon footprint of Wiltshire. The Schedule of Proposed Changes provide additional support for consideration of flood risk and the predicated effects of climate change, ***as***

SA Objective		Policy H1.1	Policy H1.1 commentary	Policies H2.1 – H2.13	Policies H2.1 – H2.13 commentary	Policies H3.1 – H3.7	Policies H3.1 – H3.7 commentary
			The Schedule of Proposed Changes provide additional support for consideration of flood risk and the predicated effects of climate change, as do the FMMs which also require a comprehensive drainage strategy.		The Schedule of Proposed Changes provide additional support for consideration of flood risk and the predicated effects of climate change, as do the FMMs which also require a comprehensive drainage strategy.		do the FMMs which also require a comprehensive drainage strategy.
5b	Minimise our impacts on climate change – through reducing our vulnerability to future climate change effects	++ / -	See objective 3.	++ / -	See objective 3.	++ / -	See objective 3.
6	Protect, maintain and enhance the historic environment	+ / -	The requirement for a heritage assessment, where necessary, is prescribed in the Policy cross-cutting themes as is the inclusion of such measures identified within a scheme to protect cultural heritage, including the importance of their settings. The Schedule of Proposed Changes strengthen the Plan in relation to this objective as it requires, where necessary, further detailed site-specific heritage impact assessments.	+ / -	The requirement for a heritage assessment, where necessary, is prescribed in the cross-cutting themes as is the inclusion of such measures identified within a scheme to protect cultural heritage, including the importance of their settings. This could be strengthened by including the need for archaeological assessment where considered necessary. For sites which require an archaeological assessment, this is included in individual site policies in the FMMs. Although the cross-cutting themes cover this generally, some policies identify specific cultural heritage issues and the requirement for mitigation, whereas others that have potentially moderate adverse effects on this objective do not. The Schedule of Proposed Changes strengthen the Plan in relation to this objective as it requires, where necessary, further detailed site-specific heritage impact assessments, as do the FMMs.	+ / -	The requirement for a heritage assessment, where necessary, is prescribed in the cross-cutting themes as is the inclusion of such measures identified within a scheme to protect cultural heritage, including the importance of their settings. This could be strengthened by including the need for archaeological assessment where considered necessary. For sites which require an archaeological assessment, this is included in individual site policies in the FMMs. The Plan identifies that the area has a high archaeological potential and assessment would be required to support planning applications for each of the sites proposed and this should also include ensuing against any harm to the setting of the Stonehenge and Avebury World Heritage Site. Several policies identify specific cultural heritage issues and the requirement for mitigation, however this is missing from other policies. This has been addressed in the FMMs with heritage assessments and archaeological assessments required in policy, where relevant.

SA Objective		Policy H1.1	Policy H1.1 commentary	Policies H2.1 – H2.13	Policies H2.1 – H2.13 commentary	Policies H3.1 – H3.7	Policies H3.1 – H3.7 commentary
							The Schedule of Proposed Changes strengthen the Plan in relation to this objective as it requires, where necessary, further detailed site-specific heritage impact assessments, as do the FMMs.
7	Conserve and enhance the character and quality of Wiltshire's rural and urban landscapes, maintaining and strengthening local distinctiveness and sense of place	+ / -	No moderate adverse effects have been identified against the site proposed for allocation. The requirement for appropriate landscaping is however covered within both the cross-cutting themes and individual policy. The FMMs include a requirement within policy for a landscape and visual impact assessment.	+ / -	Moderate adverse effects have been identified against several of the sites proposed for allocation. The requirement for appropriate landscaping is however covered within both the cross-cutting themes and individual policies.	+ / -	Only one moderate adverse effect has been identified against any of the sites proposed for allocation. The requirement for appropriate landscaping is however covered within both the cross-cutting themes and individual policies. The site with the moderate adverse effect identified at the site level in Chapter 7 has been reduced substantially in size therefore reducing any negative effects of this specific site.
8	Provide everyone with the opportunity to live in good quality, affordable housing, and ensure an appropriate mix of dwelling sizes, types and tenures	+ +	This land allocation would deliver the development of 270 dwellings. The Policy cross-cutting themes identify the requirement for a proportion of new homes as affordable housing in accordance with Core Strategy Core Policy 43 (Providing Affordable Homes). This could be strengthened by including a target for developments over a certain size.	+ + +	This land allocation would deliver the development of 1250 dwellings. The cross-cutting themes identify the requirement for a proportion of new homes as affordable housing in accordance with Core Strategy Core Policy 43 (Providing Affordable Homes). This could be strengthened by including a target for developments over a certain size.	+ +	This land allocation would deliver the development of 924 dwellings. The Policy cross-cutting themes identify the requirement for a proportion of new homes as affordable housing in accordance with Core Strategy Core Policy 43 (Providing Affordable Homes). This could be strengthened by including a target for developments over a certain size.
9	Reduce poverty and deprivation and promote more inclusive and self-	+	This land allocation would deliver the development of 270 dwellings. Minor adverse effects on school and health facilities are identified; however, the Policy cross-cutting themes identify that the Council will seek funding contributions toward infrastructure or	++/-	This land allocation would deliver the development of 1250 dwellings. Moderate adverse effects on school and health facilities are identified specifically in relation to Trowbridge. The Policy cross-cutting themes identify that the Council will seek funding contributions toward	+/-	This land allocation would deliver the development of 924 dwellings. A mix of positive and negative effects have been identified in relation to school and health facility infrastructure. The moderate adverse effects in relation to school and health facility capacity are addressed in the relevant policies and

SA Objective		Policy H1.1	Policy H1.1 commentary	Policies H2.1 – H2.13	Policies H2.1 – H2.13 commentary	Policies H3.1 – H3.7	Policies H3.1 – H3.7 commentary
	contained communities		mitigation that is not earmarked for levy funding and which is directly related to development and necessary for it to proceed. The FMMs include within policy the requirement for the design and layout to take account of all policy requirements and opportunities, delivered to achieve the comprehensive development of the site, including the timely and coordinated provision of infrastructure.		infrastructure or mitigation that is not earmarked for levy funding and which is directly related to development and necessary for it to proceed. A number of the policies identify specifically the need to consider school and health facilities and propose mitigation, however not all sites where this is a moderate adverse issue do, therefore further wording has been recommended within the relevant policies. This issue has now been addressed in the FMMs through inclusion in site policies. The Schedule of Proposed Changes strengthens the need for consideration of school capacity for development in Trowbridge, as do the FMMs.		supporting text through the identification of the need for appropriate contributions. The FMMs strengthen the need for consideration of school capacity.
10	Reduce the need to travel and promote more sustainable transport choices	+/-	Only minor adverse effects in relation to this objective have been identified for the site within this Policy. The cross-cutting themes identify the requirement for transport assessment where relevant. The cross-cutting themes could be strengthened by inclusion of the requirement to provide safe access for vulnerable road users (pedestrians, cyclists) and incorporate footpaths and cycle lanes. The FMMs include within policy the requirement for improved cycling and walking routes through the site to link into the existing network and for a transport assessment to 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.	+/-	Only minor adverse effects in relation to this objective have been identified for the sites within this Policy. The cross-cutting themes identify the requirement for transport assessment where relevant. The cross-cutting themes could be strengthened by inclusion of the requirement to provide safe access for vulnerable road users (pedestrians, cyclists) and incorporate footpaths and cycle lanes. The FMMs include within policy the requirement for improved cycling and walking routes through the sites to link into the existing network and for transport assessments, where relevant.	+/-	Only minor adverse effects in relation to this objective have been identified for the sites within this Policy. The cross-cutting themes identify the requirement for transport assessment where relevant. The cross-cutting themes could be strengthened by inclusion of the requirement to provide safe access for vulnerable road users (pedestrians, cyclists) and incorporate footpaths and cycle lanes. The FMMs include within policy the requirement for improved cycling and walking routes through the sites to link into the existing network and for comprehensive transport assessments, where relevant.
11	Encourage a vibrant and	+	Development would potentially directly assist in the support of viable local	+ +	Development would potentially directly assist in the support of viable local shops	+ + +	Development would potentially directly assist in the support of viable local shops and services as

SA Objective		Policy H1.1	Policy H1.1 commentary	Policies H2.1 – H2.13	Policies H2.1 – H2.13 commentary	Policies H3.1 – H3.7	Policies H3.1 – H3.7 commentary
	diversified economy and provide for long-term sustainable economic growth		shops and services as well as generate direct and indirect construction employment, and will help stimulate the local economy once built. It is considered that the proposed policy set appropriate requirements in this regard.		and services as well as generate direct and indirect construction employment, and will help stimulate the local economy once built. It is considered that the proposed ***policies*** set appropriate requirements in this regard.		well as generate direct and indirect construction employment, and will help stimulate the local economy once built. It is considered that the proposed policies set appropriate requirements in this regard.
12	Ensure adequate provision of high quality employment land and diverse employment opportunities to meet the needs of local business and a changing workforce	+	Development will generate direct and indirect construction employment, and will help stimulate the local economy once built. It is considered that the proposed policy sets appropriate requirements in this regard.	+	Development will generate direct and indirect construction employment, and will help stimulate the local economy once built. It is considered that the proposed policies set appropriate requirements in this regard.	+	Development will generate direct and indirect construction employment, and will help stimulate the local economy once built. It is considered that the proposed policies set appropriate requirements in this regard.

9. Cumulative effects

9.1 As noted in Chapter 2, there is a requirement to consider Cumulative, Synergistic and Indirect Effects of policies in the Housing Site Allocations Plan. Secondary and Indirect effects are effects that are not a direct result of the plan, but occur away from the original effect or as the result of a complex pathway. Cumulative effects arise where several proposals individually may or may not have a significant effect but in-combination have a significant effect due to spatial crowding or temporal overlap. Synergistic effects are when two or more effects act together to create an effect greater than the simple sum of the effects acting alone.

9.2 The results of the assessments of direct effects of the Plan policies are discussed in Chapter 8. As required by the SEA Regulations, cumulative, synergistic and indirect effects have also been considered during the SA.

Combined effects of policies within each HMA (H1.1, H2.1 – H2.13 and H3.1 – H3.7)

9.2.1 Having assessed the effects of policies within each HMA individually, it is important to consider their effects in relation to one another through cumulative effects. Table 9.1 provides a summary table of the cumulative effects of the three sets of policies, including the revised SA as a result of the Schedule of Proposed Changes and the Further Main Modifications

Table 9.1. Combined effects of policies within each HMA (H1.1, H2.1 – H2.13 and H3.1 – H3.7)

SA Objective	Commentary
Biodiversity 1. Protect and enhance all biodiversity and geological features and avoid irreversible losses	The assessment of each policy identifies a mix of minor positive and negative effects. It generally identifies features at a localised level which may be positively and adversely affected such as hedgerows and trees. These are unlikely be affected cumulatively as effects in one site policy are unlikely to affect another site policy. Potential impacts on the River Avon SAC were identified at the site level for a number of sites across Policies H1.1 and H3.1 – H3.7. However, the HRA generally concludes that the plan would not have an adverse effect on the integrity of the River Avon SAC through water abstraction, either alone or in combination with other plans and projects. However, it is noted in the HRA that it is widely accepted among relevant stakeholders that the fully licensed scenario shown by the Wessex Basin Groundwater Model would be unsustainable and would have an adverse effect on the River Avon SAC if it were to be fully implemented. Investigations are currently underway to establish the need for further sustainability reductions for Durrington PWS and other local abstractions. It is therefore worth noting that this situation may need to be reviewed at a later stage in light of the investigations and any proposed revisions to the Durrington PWS, and it is possible that timing of delivery of these options might be reliant upon such infrastructure improvements for water supplies. The HRA identified no adverse effects on the Natura 2000 sites as a result of the Plan, either alone or in combination with other plans and projects. This assumes that mitigation proposed in the HRA is implemented. The Schedule of Proposed Changes strengthen the Plan in relation to potential LSE on the River SAC as all development should be 'phosphate neutral' and identifies that measures to help deliver phosphate neutral development and how they will be delivered will be prepared in the Nutrient Plan. **Overall, in terms of cumulative effects for policies within each HMA, with the mitigation measures in place there is expected to be at worst minor negative and at best a moderate beneficial effect against this SA objective as enhancement measures are implemented.**
Land and soil use 2. Ensure efficient and effective use of land and the use of suitably located previously developed land and buildings.	The assessment of policies within each HMA identifies that minor to moderate adverse effects could be possible on this objective due to the inevitable loss of greenfield / agricultural land. The assessment of policies within the North and West HMA and South HMA identifies that there are some sites where the loss of Best and Most Versatile agricultural land may occur, though for the most part the reduction in site sizes since the site-specific SA has reduced potential impacts. Depending on final areas of loss, the combination of all policies will inevitably result in

SA Objective	Commentary
	a greater total greater loss of greenfield / agricultural land, that could be considered significant. **Overall, in terms of cumulative effects for policies within each HMA, there may be a minor positive effect or at worst up to a moderate adverse effect against this SA objective.**
Water resources 3. Use and manage water resources in a sustainable manner.	The assessment of policies within each HMA concludes a mix of minor negative and positive effects of the individual policy sites. The connectivity between the areas in the East HMA and North and West HMA which drain towards the River Avon mean that the increase in permeable area may lead to a cumulative increase in flood risk and an increased risk of water pollution. The HRA concludes no adverse effects on the River Avon SAC through increased water abstraction, either through individual sites or in combination with other plans and projects. The policies identify specifically the need for surface water management at a number of areas across the policies, and that further assessment is required. The policy wording provides a commitment to flood risk assessment as well as a number of site-specific sub-policy measures to address water management issues. However, the cross-cutting themes or policies do not include a commitment to surface water management to achieve equivalent or less than current greenfield rates of run-off, which should mitigate any effects. The Schedule of Proposed Changes do however provide additional support for consideration of flood risk and the predicated effects of climate change, as do the FMMs. **Overall, in terms of cumulative effects for policies within each HMA, there are expected to be minor (i.e. no change) effects against this SA objective or at best a moderate positive effect (i.e. no change from the individual policy scores).**
Air quality and environmental pollution 4. Improve air quality throughout Wiltshire and minimise all sources of environmental pollution	A mix of minor positive and negative effects are identified for policies within each HMA. In combination, however, the scale of development is likely to see a considerable increase in the number of private car journeys. Although none of the sites are within AQMAs, effects on air, noise and light may all increase and be significant as a whole. The FMMs provide additional support for assessment of these impacts at key sites. **Overall, in terms of cumulative effects for policies within each HMA, there is expected to be at worst a moderate adverse (i.e. elevated) effect against this SA objective.**
Climatic factors 5a. Minimise our impacts on climate change – through reducing greenhouse gas emissions	In combination, policies within each HMA are likely to see an increase in the amount of development and associated infrastructure such as roads, which is likely to lead to increased greenhouse gas emissions both during construction and operation. Overall, there will be an increase in the carbon footprint. The Schedule of Proposed Changes do however provide additional support for consideration of the predicated effects of climate change and addressing flood risk, as do the FMMs. **Overall, in terms of cumulative effects for policies within each HMA, there is expected to be a moderate adverse (i.e. elevated) effect against this SA objective, however with appropriate mitigation in place this could result in an overall moderate positive effect (i.e. no change from the individual policy scores).**
Climatic factors 5b. Minimise our impacts on climate change – through reducing our vulnerability to future climate change effects	The assessment of policies within each HMA identifies a mix of minor negative and positive effects at the individual site levels. The connectivity between the different areas which all drain towards the River Avon mean that the increase in permeable area may lead to a cumulative increase in flood risk and an increase risk of water pollution. The policies identify specifically the need for surface water management at a number of areas across the policies, and that further assessment is required.

SA Objective	Commentary
	The policy wording provides a commitment to flood risk assessment as well as a number of site-specific sub-policy measures to address water management issues. However, the cross-cutting themes or policies do not include a commitment to surface water management to achieve equivalent or less than current greenfield rates of run-off, which should mitigate any effects. The Schedule of Proposed Changes do however provide additional support for consideration of flood risk and the predicted effects of climate change, as do the FMMs. **Overall, in terms of cumulative effects for policies within each HMA, there are expected to be minor (i.e. no change) adverse effects against this SA objective, however with appropriate mitigation in place this could result in an overall moderate positive effect (i.e. no change from the individual policy scores).**
Historic environment 6. Protect, maintain and enhance the historic environment	Minor adverse effects are identified for all policies. Effects on heritage are largely localised and include effects on conservation areas, listed buildings, the setting of listed buildings and archaeology. It is unlikely that the construction and operation of all sites in combination will affect these localised features. Where necessary, further detailed site-specific heritage impact assessment is required as part of the Schedule of Proposed Changes and FMMs, which will prescribe measures that will need to be incorporated as part of a scheme in order to protect them, including the importance of their settings. **Overall, in terms of cumulative effects for policies within each HMA, there are expected to be minor adverse (i.e. no change) effects to possibly minor positive effects (i.e. no change from the individual policy scores) against this SA objective.**
Landscape 7. Conserve and enhance the character and quality of Wiltshire's rural and urban landscapes, maintaining and strengthening local distinctiveness and sense of place	Overall minor negative to minor positive effects are identified for all policies within each HMA. The requirement for appropriate landscaping is covered within both the cross-cutting themes and individual policies. Given the different locations of the site allocations, cumulative effects are most likely to occur at the individual policy level rather than as a combination of all policies; although the increased urbanisation of Wiltshire villages and towns could contribute to adverse effects on the overall rural landscape. Sites have however been selected to avoid significant adverse effects on AONBs or to significantly extend the urban fabric of built-up areas and therefore landscaping should help to reduce any adverse effects. **Overall, in terms of cumulative effects for policies within each HMA, there are expected to be minor negative through to minor positive (i.e. no change) effects against this SA objective.**
Population and housing 8. Provide everyone with the opportunity to live in good quality, affordable housing, and ensure an appropriate mix of dwelling sizes, types and tenures.	All policies identify moderate to major beneficial effects against this objective. In combination, the effects are likely to be considerable given that the policies provide a substantial quantity of dwellings, thus helping the council meet its housing requirements. The Policy cross-cutting themes identify the requirement for a proportion of new homes as affordable housing in accordance with Core Strategy Core Policy 43 (Providing Affordable Homes). **Overall, in terms of cumulative effects for policies within each HMA, there are expected to be major beneficial effects (i.e. slight elevation) against this SA objective.**
Healthy and inclusive communities 9. Reduce poverty and deprivation and promote more inclusive and self- contained communities.	All policies identify a mix of minor negative and positive effects against this objective. In combination, the effects are likely to be considerable given that the policies provide a substantial quantity of dwellings, thus helping the council meet its housing requirements. However, the increase in dwellings will put increased pressure on exiting school and health facility capacity, identified as a minor issue at most sites. However, the inclusion of the requirement for schools in some policies, plus the requirement to consider contributions towards such infrastructure overall could result in positive effects. **Overall, in terms of cumulative effects for policies within each HMA, there are expected to be minor to possibly moderate beneficial effects against this SA objective.**

SA Objective	Commentary
Transport 10. Reduce the need to travel and promote more sustainable transport choices.	Minor negative and positive effects are identified against this objective across the policies. There may be cumulative beneficial effects as a result of multiple connected sustainable transport which would provide new cycle and walkways, the provision of which is strengthened by the FMMs. Furthermore, the provision of mixed uses within these sites within proximity to new and existing development has the potential to cumulatively improve effects against this objective. However, the scale of development is likely to see a considerable increase in the number of private car journeys. **Overall, in terms of cumulative effects for policies within each HMA, there are expected to be moderate adverse (i.e. elevated) effects against this SA objective.**
Economy and enterprise 11. Encourage a vibrant and diversified economy and provide for long-term sustainable economic growth	All policies identify beneficial effects against this objective. In combination, the effects are likely to be considerable, as the developments will assist in the support of viable local shops and services as well as generate direct and indirect construction employment and will help stimulate the local economy once built. **Overall, in terms of cumulative effects for policies within each HMA, there is expected to be major beneficial effects (i.e. elevated) against this SA objective.**
Economy and enterprise 12. Ensure adequate provision of high-quality employment land and diverse employment opportunities to meet the needs of local businesses and a changing workforce.	All policies identify beneficial effects against this objective. **Overall, in terms of cumulative effects for policies within each HMA, there is expected to be moderate beneficial effects (i.e. elevated) against this SA objective.**

Synergistic effects

9.2.2 Using the cumulative effects assessment identified above, there may be further effects upon the same resources and receptors as a result of synergistic (i.e. multiple) effects. In terms of effects on humans, these are primarily captured through SA objective 4 which covers not only air quality, but also other forms of pollution such as noise and light.

9.2.3 The main interactive effect will be as a result of SA objective 4 and SA objective 3 (water and flood risk) upon ecological resources, leading to a worsening of SA objective 1.

Cumulative effects between the Wiltshire Housing Site Allocations Plan and other plans

9.2.4 In terms of considering other plans promoted by Wiltshire Council, this SA has used baseline data wherever possible, including identifying designations and constraints on current local authority plans such as the Core Strategy and Proposals Maps. For this reason, the SA is inherently cumulative as it factors in local spatial plans, which are likely to be a main source of potential cumulative effects. The HRA has also taken the Core Strategy, and other relevant plans, into consideration.

9.2.5 The Core Strategy identifies a number of strategic sites at Amesbury, Trowbridge, Tidworth and Ludgershall, Warminster and Salisbury. These strategic sites comprise:

- Land identified at Kings Gate, Amesbury for strategic growth - 1,300 dwellings
- Land identified for strategic growth in Salisbury - 3,950 dwellings:
    - Fugglestone Red - 1,250 dwellings
    - Hampton Park 500 dwellings
    - Longhedge (Old Sarum) - 450 dwellings

  - Churchfields and Engine Shed - 1,100 dwellings
  - UKLF, Wilton - 450 dwellings
  - Central Car Park Retail and Leisure floorspace - 200 dwellings
- Land identified at Drummond Park (MSA) Depot, Ludgershall for strategic growth - 475 dwellings
- Land identified to the south east of the town at Ashton Park, Trowbridge – 2,600 dwellings
- Land identified to the west of Warminster, between the existing built form and the A350 for strategic growth for strategic growth, Warminster – 900 dwellings.

9.2.6 Whilst the level of housing to be provided at strategic sites are not 'at least' but are rather indicative of the level of homes that should be delivered on these sites, these sites have been considered together with the Wiltshire Housing Site Allocations Plan. Each strategic site is tobe developed via a masterplan. It is noted that a masterplan for Warminster strategic site has now been approved by the Council which would see the Core Strategy allocation deliver approximately 650 more houses than the Core Strategy allocated.

9.2.7 In addition, the Core Strategy requires allocations for strategic sites to be identified in the Chippenham Site Allocations Development Plan Document to accommodate at least 2,625 new homes. The Chippenham Site Allocations Plan (adopted May 2017) identifies the requirement in the Core Strategy for 2,350 new homes; it also identifies that figures for housing supply are constantly changing and the latest housing land supply assessment therefore indicates that the residual requirement at Chippenham is now at least 1,660 homes.

9.2.8 The Army Basing Programme sets out the location changes for the Army. Salisbury Plain will see the largest increase in troop numbers under the Programme, with the provision of new housing on Ministry of Defence land to accommodate military personnel, including service family accommodation and other operational facilities at Larkhill, Tidworth, Bulford (Durrington), Perham Down and Upavon camps.

9.2.9 There may be cumulative effects as a result of Policy H1.1 with Land identified at Drummond Park (MSA) Depot, Ludgershall.

9.2.10 There may be cumulative effects as a result of some policies within H2.1 – H2.13 with Land identified to the south east of the town at Ashton Park, Trowbridge; and Land identified to the west of Warminster for strategic growth; and the Chippenham Site Allocations.

9.2.11 There may be cumulative effects as a result of Policies H3.1 – H3.7 with strategic sites proposed at Salisbury and Amesbury. There may also be cumulative effects at Durrington associated with the Army Basing Programme and Policy H3.

9.2.12 In general, similar cumulative effects are likely to occur in relation to the above, with the additional scale of development potentially leading to elevated effects, which will generally be beneficial in social and economic terms and adverse in environmental terms within the general area (rather than site specific cumulative effects given the general distribution of the developments in relation to each other). Where environmental adverse effects are likely, these are capable of being mitigated in line with the policies set in the Chippenham Site Allocations Plan and the emerging masterplans for the strategic sites together with the SA recommendations made for the Wiltshire Housing Site Allocations Plan.

9.2.13 Table 9.2 provides a summary of the potential cumulative effects.

Table 9.2. Cumulative effects with other Plans

SA Objective	Commentary
Biodiversity 1. Protect and enhance all biodiversity and geological	There are unlikely to be any localised cumulative effects on biodiversity. Potential cumulative effects are likely to result in elevated adverse effects on overall total loss of biodiversity, however mitigation and enhancement measures may result in overall positive effects on biodiversity in the medium to long term.

SA Objective	Commentary
features and avoid irreversible losses	The HRA identified no adverse effects on the Natura 2000 sites as a result of the Plan, either alone or in combination with other plans and projects. This assumes that mitigation proposed in the HRA is implemented. The Schedule of Proposed Changes and FMMs strengthen the requirements in relation to mitigation of impacts on Natura 2000 sites. Measures were proposed in relation to: - cumulative growth at Salisbury in relation to the River Avon SAC Phosphate loading, and more generally, with the requirement for development to be phosphate neutral in accordance with the Schedule of Proposed Changes and measures to minimise phosphate discharge into the River Avon and its tributaries. - cumulative growth around Durrington in relation to impacts of abstraction on the River Avon SAC, where upgrades to the local water supply network may be required (Policies H3.1 – H3.7, Core Strategy and Army Basing Programme). - cumulative growth at Trowbridge in relation to potential impacts on the local Bechstein's population and the Bath and Bradford on Avon Bats SAC (Policies H2.1 – H2.6 with the Core Strategy at Trowbridge), with specific recommendations to mitigate individual site allocation impacts of the Wiltshire Housing Site Allocations Plan proposed within the HRA and the requirement for site allocations to contribute proportionately to the Trowbridge Bat Mitigation Strategy. Core bat habitat will be retained and buffered to protect and enhance the local features, and detailed design and layout of schemes will be informed by survey work in accordance with the Trowbridge Bat Mitigation Strategy (TBMS). **Overall, in terms of cumulative effects, with the mitigation measures in place there is expected to be at worst minor negative and at best minor beneficial effects against this SA objective as enhancement measures are implemented.**
Land and soil use 2. Ensure efficient and effective use of land and the use of suitably located previously developed land and buildings.	The assessment of the Wiltshire Housing Site Allocation Plan policies identifies minor to moderate adverse effects could be possible on this objective due to the inevitable loss of greenfield / agricultural land. Whilst some of the strategic site development is focused on and within existing settlements, some will also potentially result in additional development on greenfield land. Depending on final areas of loss, the combination of all Plans may inevitably result in a greater total greater loss of greenfield / agricultural land, that could be considered significant. **Overall, in terms of cumulative effects there may be at worst up to moderate adverse effects against this SA objective.**
Water resources 3. Use and manage water resources in a sustainable manner.	The connectivity between the areas which drain towards the River Avon means that the increase in permeable area may lead to a cumulative increase in flood risk and an increased risk of water pollution (Policies within North and West HMA and South HMA and the Core Strategy). The HRA concludes no adverse effects on the River Avon SAC through increased water abstraction, either through individual sites or in combination with other plans and projects. Overall there is acknowledgement between plans for the need for surface water management, and that further assessment may be required, which is strengthened by the policies in the FMMs. **Overall, in terms of cumulative effects there are expected to be minor to potentially moderate adverse effects against this SA objective.**
Air quality and environmental pollution 4. Improve air quality throughout Wiltshire and minimise all sources of environmental pollution	The scale of development is likely to see a considerable increase in the number of private car journeys. Effects on air, noise and light may all increase and be significant as a whole. This may be particularly the case in: Ludgershall, Trowbridge, Durrington and in the wider Chippenham and Salisbury areas as a result of the Wiltshire Housing Site Allocations Plan and the Core Strategy Strategic sites, Chippenham Site Allocations and Army Basing Programme. **Overall, in terms of cumulative effects there is expected to be moderate adverse effects against this SA objective.**
Climatic factors	In combination, the various Plans are likely to see an increase in the amount of development and associated infrastructure such as roads, which is likely to lead to

SA Objective	Commentary
5a. Minimise our impacts on climate change – through reducing greenhouse gas emissions	increased greenhouse gas emissions both during construction and operation. Overall, there will be an increase in the carbon footprint. **Overall, in terms of cumulative effects there is expected to be a moderate adverse effect against this SA objective.**
Climatic factors 5b. Minimise our impacts on climate change – through reducing our vulnerability to future climate change effects	The connectivity between the different areas which all drain towards the River Avon mean that the increase in permeable area may lead to a cumulative increase in flood risk and an increase risk of water pollution (Policies within North and West HMA and South HMA and the Core Strategy). **Overall, in terms of cumulative effects there are expected to be minor to potentially moderate adverse effects against this SA objective.**
Historic environment 6. Protect, maintain and enhance the historic environment	Minor adverse effects are identified for all policies. Effects on heritage are largely localised and include effects on conservation areas, listed buildings, the setting of listed buildings and archaeology. Assessment of impacts on these assets is strengthened in the FMMs. It is unlikely that the construction and operation of the Wiltshire Housing Site Allocations Plan in combination with other Plans will affect these localised features. **Overall, in terms of cumulative effects there are expected to be minor adverse effects against this SA objective.**
Landscape 7. Conserve and enhance the character and quality of Wiltshire's rural and urban landscapes, maintaining and strengthening local distinctiveness and sense of place	Overall, there will be increased urbanisation as a result of the Wiltshire Housing Site Allocations Plan with cumulative effects with other Plans. For some sites within the Wiltshire Housing Site Allocations Plan, the different location of these sites with the Core Strategy strategic sites is unlikely to result in a significant cumulative effect (e.g. Policy H1.1 with the proposed strategic site in Ludgershall). However, the development of Policies H2.1 – H2.13 with the Land identified to the west of Warminster for strategic growth, with land identified at Ashton Park, Trowbridge and with land identified for growth within the Chippenham Site Allocations Plan could have adverse cumulative effects on the landscape in each of these locations. There may also be similar adverse cumulative effects in relation to Policies H3.1 – H3.5 in Salisbury with strategic sites in the Core Strategy. Overall, landscaping should help to reduce adverse effects. **Overall, in terms of cumulative effects there are expected to be up to moderate negative through to minor positive effects against this SA objective.**
Population and housing 8. Provide everyone with the opportunity to live in good quality, affordable housing, and ensure an appropriate mix of dwelling sizes, types and tenures.	The cumulative effects are likely to be considerable given that the policies together with the strategic sites in the Core Strategy provide a substantial quantity of dwellings, thus helping the council meet its housing requirements. **Overall, in terms of cumulative effects there are expected to be major beneficial effects against this SA objective.**
Healthy and inclusive communities 9. Reduce poverty and deprivation and promote more inclusive and self- contained communities.	The cumulative effects are likely to be considerable given that the Plans will, overall, provide a substantial quantity of dwellings, thus helping the council meet its housing requirements. However, the increase in dwellings will put increased pressure on exiting school and health facility capacity. The requirement to consider contributions towards such infrastructure overall could result in positive effects. **Overall, in terms of cumulative effects there are expected to be minor to moderate beneficial effects against this SA objective.**
Transport 10. Reduce the need to travel and promote more sustainable transport choices.	There may be cumulative beneficial effects as a result of multiple connected sustainable transport which would provide new cycle and walkways. Furthermore, the provision of mixed uses within proximity to new and existing development has the potential to cumulatively improve effects against this objective, although some of these effects are likely to be more localised. However, the scale of development is likely to see a considerable increase in the number of private car journeys. **Overall, in terms of cumulative effects there are expected to be moderate adverse effects against this SA objective.**
Economy and enterprise 11. Encourage a vibrant and diversified economy and	All policies identify beneficial effects against this objective. The cumulative effects are likely to be considerable, as the all new developments proposed across the Wiltshire Housing Site Allocations and the Core Strategy Strategic Sites will assist in the

SA Objective	Commentary
provide for long-term sustainable economic growth	support of viable local shops and services as well as generate direct and indirect construction employment and will help stimulate the local economy once built. **Overall, in terms of cumulative effects there is expected to be moderate to major beneficial effects against this SA objective.**
Economy and enterprise 12. Ensure adequate provision of high-quality employment land and diverse employment opportunities to meet the needs of local businesses and a changing workforce.	See objective 11 above.

10. Assessment of settlement boundaries

10.1.1 Wiltshire Council has developed a revised methodology to review its settlement boundaries as part of the Wiltshire Housing Site Allocations Development Plan. Settlement boundaries define the built form of a settlement by, where practicable, following but not including clearly defined physical features, such as walls, fences, hedgerows, roads and water courses.

10.1.2 This revised methodology (refer to the Council's Topic Paper 1) consists of six themes, as follows:

- Theme 1: 'Physical features on the ground' lists specific land uses and their physical relationship to the existing settlement;
- Theme 2: 'Different types of Development' covers specific land uses and their physical relationship to the existing settlement;
- Theme 3: 'Planning Permissions' explores which kind of planning permissions should be brought forward within the revised settlement boundary;
- Theme 4: 'Sites allocated for development in the local plan' identifies whether planning allocations should be included within the revised settlement boundary of Wiltshire Council;
- Theme 5: 'The curtilage of properties, including large gardens' covers the type of back garden to be included within the settlement boundary based on their capacity to extend the built form and their location in regards the existing settlement; and
- Theme 6: 'Recreational or amenity space at the edge of settlements' covers whether to include recreational and amenity spaces within the revised settlement boundary of Wiltshire Council based on their size and location.

10.1.3 The draft methodology in the Plan is set out in Table 10.1.

Table 10.1. Settlement boundary methodology

Theme	Methodology
Physical features on the ground	The settlement boundaries define the built form of the settlement by, where practicable, following but not including clearly defined physical features, such as walls, fences, hedgerows, roads and water courses.
Different types of development	Includes: Residential and community facilities development, such as religious buildings, schools and community halls, that is physically related to the settlement. Employment development in principal settlements, market towns and local service centres that is physically related to the settlement Excludes: Employment development, farm buildings and farmyards, at the edge of large villages Isolated development that is physically detached from the settlement (including farm buildings or agricultural buildings and renewable energy installations)
Planning permission	Includes: Built and commenced planning permissions Excludes: All types of unimplemented planning permissions
Sites allocated for development in the local plan	Excludes: Site allocations
The curtilage of properties, including large gardens	Includes:

Theme	Methodology
	The curtilage of a property that relates more closely to the built environment (e.g. a garden) or has limited capacity to extend the built form of the settlement in terms of scale and location Excludes: The curtilage of a property that relates more closely to the open countryside (e.g. a field or paddock) or has the capacity to substantially extend the built form of the settlement in terms of scale and location
Recreational or amenity space at the edge of settlements	Includes: Recreational or amenity space at the edge of a settlement that relates more closely to the built environment Excludes: Recreational or amenity space at the edge of the settlement that relates more closely to the open countryside

10.1.4 From a SA perspective, the review of the settlement boundary is welcomed. The inclusions mentioned above provide clarity on defined boundaries that respect physical features, such as hedgerows and water courses. The exclusion of development that is physically detached from the settlement (including farm buildings or agricultural buildings and renewable energy installations) will ensure that development primarily relates to the existing built environment. The exclusion of curtilages of properties which have the capacity to extend the built form of the settlement as well as the exclusion of all types of unimplemented planning permissions will ensure that any proposed development will follow proper policy development and planning application processes, which will take into account sustainability considerations.

10.1.5 It should be noted that it is not the purpose of the SA to decide on the revised settlement boundary methodology as part of the Wiltshire Housing Site Allocations Plan. This is the role of Wiltshire Council who will have to make decisions about what physical elements to include within its revised boundaries.

11. Mitigation

11.1 The term 'mitigation' encompasses any approach, which is aimed at preventing, reducing or offsetting significant adverse sustainability effects that have been identified. In practice, a range of measures applying one or more of these approaches is likely to be considered in mitigating any significant adverse effects predicted as a result of implementing the Draft Plan. In addition, it is also important to consider measures aimed at enhancing positive effects. All such measures are generally referred to as mitigation measures.

11.2 However, the emphasis should, in the first instance, be on proactive avoidance of adverse effects. Only once all alternative options or approaches to avoiding an effect have been examined should mitigation then examine ways of reducing the scale/importance of the effect.

11.3 Mitigation can take a wide range of forms, including:

- Changes to the preferred measures, including bringing forward new options to address specific elements that cause adverse effects, or adding or deleting options;
- Refining options in order to improve the likelihood of positive effects and to minimise adverse effects;
- Technical measures (such as setting guidelines) to be applied during the implementation stage;
- Identifying issues to be addressed in project environmental impact assessments for certain projects or classes of projects;
- Proposals for changing other plans and programmes; and
- Contingency arrangements for dealing with possible adverse effects.

11.4 Mitigation measures (in the form of recommendations) have been identified as part of the assessment and recommendations on how to strengthen identified positive effects or minimise negative effects and are presented in the policy and site-specific recommendations in Chapter 8. The recommendations, together with the Council responses are summarised in Table 11.1. These have not changed as a result of the consultation process; one additional mitigation measure was identified following SA of the Schedule of Proposed Changes, and one additional recommendation following SA of the FMMs, as reported in Chapter 8. Several of the recommendations in the original SA Report have now also been addressed by the Schedule of Proposed Changes and the FMMs; where this is the case, this has been recorded in Table 11.1.

Table 11.1. Summary of mitigation measures and Council responses

Plan policy	Recommendations	Council Response	Plan amendment
Cross-cutting themes in Chapter 5 of the Plan	As all sites will require ecological assessment, it is recommended that paragraph 5.4 is amended as follows (proposed addition in **bold**): *"**An ecological assessment will be required for all sites.** The development will protect and improve opportunities for biodiversity and wildlife corridors within and adjoining the site in accordance with Core Policy 50 (Biodiversity and Geodiversity)".*	Plan allocations involve greenfield sites. The suggested text provides useful further clarification.	Add to paragraph 5.4 "***An ecological assessment will be required for all sites.*** *The development will..."*
	In paragraph 5.7, the policy could be strengthened by requiring that some of the new housing meets the specific needs of vulnerable and older people.	Further material would replicate measures already included in the development plan, in Core Policy 46.	No change
	It is recommended that the following sentence (in bold) is added to paragraph 5.11: "*As appropriate, additional evidence will need to be prepared at a level of detail to support a*	Further material would replicate measures already provided as standing advice. Measures would be sought as	No change

Plan policy	Recommendations	Council Response	Plan amendment
	planning application. In many cases, particularly important items are referred to for each allocation. Such evidence may include but is not limited to a Landscape and Visual Impact Assessment, Heritage Assessment, Biodiversity Report, Surface Water Management plan, Flood Risk Assessment and Transport Statement. ***This should include a Construction Environmental Management Plan (CEMP) to capture the management measures proposed by individual assessments.*** *Such new evidence can be used as a material consideration when considering a specific planning application."*	a part of the master planning process and/or conditioned as part of planning permission.	
	It is recommended that the following sentence is added in after paragraph 5.11: *"Depending on the size of the site and likely impacts, as appropriate, a statutory Environmental Impact Assessment (EIA) may be required".*	Additional text replicates measures already included in the planning system. All planning applications are screened for the likelihood of significant environmental effects in accordance with regulations.	No change
	It is recommended that the following requirements are also included: *"Development will consider opportunities for integrated surface water management and pollution prevention measures such as Sustainable Drainage Systems (SuDS); Surface water management should achieve equivalent or less than current Greenfield rates of run-off so there will be no deterioration of current run-off conditions".* *"Where applicable, development will consider school and healthcare facility capacity and ensure that a sustainable solution is provided".* *"Wherever possible, development will provide for sustainable modes of travel, including safe access for vulnerable road users (pedestrians, cyclists) and incorporate footpaths and cycle lanes".* *"Developments will seek to protect air quality and ensure that noise impact is properly considered during the construction and operational phases."* *"Development will seek to reduce the overall loss of best and most versatile agricultural land wherever possible. The loss of soil resources can be mitigated by re-using as much of the surplus resources on-site for amenity spaces and disposing any surplus soils thereafter in a sustainable manner (i.e. as close to the site as possible and to an after use appropriate to the soil's quality)."*	Further text replicates measures or objectives already included in the development plan or elsewhere: • regarding surface water management, in Core Policy 67 • regarding air quality, in Core Policy 55 • regarding sustainable modes of travel in Core Policy 61 Individual Plan allocations identify where additional school or healthcare capacity is necessary to enable development to go ahead. Individual Plan allocations identify where additional measures may be required to protect against noise pollution. Minimising the loss of best and most versatile agricultural land, in accordance with national policy, and Re-use of soil along these lines would be sought as a part of the master planning process and/or conditioned as part of planning permission.	Requirements for Flood Risk Assessment and Drainage Strategies has been included in the Schedule of Proposed Changes.
Policies H2.1 – H2.13 North and West Wiltshire Housing Market Area			
Policies H2.1 – H2.13 North and West	It is recommended that the supporting text for Policies H2.1 – H2.6 in relation to Trowbridge is amended as follows:	Paragraph 5.45 does not provide an exhaustive list of constraints that affect the town.	No change

Plan policy	Recommendations	Council Response	Plan amendment
Wiltshire Housing Market Area	Paragraph 5.45: "Despite the need to identify sites for additional housing at the town, there are significant ecological (protected species and potential impacts upon the Bath and Bradford on Avon Bats SAC) and infrastructure (i.e. education and health facility capacity) constraints that limit the choice of available sites. " The reference to mitigation for landscape and cultural heritage should be added to site allocation H2.4 – see the section on H2.4 below.	Additional text referring to site specific mitigation measures is already included.	
	In addition to the Priority Biodiversity Action Plan habitats, reference should be made at paragraph 5.45 to the HRA recommendations: "*Habitats Regulations Assessment: Potential impacts upon the Bath and Bradford on Avon Bats SAC through habitat loss and disturbance have been identified in the HRA for sites in Trowbridge, and the HRA identifies mitigation that is required for specific sites. These measures are identified under relevant site allocation supporting text".*	Reference is made in paragraph 5.46. The HRA concludes that Plan allocations will not be likely to have significant adverse effects on the integrity of the River Avon SAC	No change
	Whilst no LSE on the River Avon SAC and phosphate loading has been identified in the HRA, it is recommended that, when available, Annex 2 of the River Avon Special Area of Conservation Nutrient Management Plan for Phosphorus is reviewed for any additional mitigation measures that may be proposed.	Any implications arising from review of the Nutrient Management Plan will be addressed as Plan preparation progresses.	The Schedule of Proposed Changes includes the following: For an interim period, developments within the River Avon SAC catchment should be phosphate neutral, which will be defined in a Memorandum of Understanding with Natural England and Environment Agency. Measures will therefore need to be in place to ensure that developments do not contribute to a net increase in phosphates for the River Avon SAC."
Individual site policy within Policies H2.1 – H2.13			
Policy H2.1 Elm Grove Farm, Trowbridge	It is recommended that the requirement for potential statutory easements, as the existing foul sewerage infrastructure crosses the site, and a Noise Impact Assessment should be included within the text of the Policy H2.1.	The treatment of statutory easements is a common feature of detailed design and layout that will be considered as part of the master plan process. Small parts of the site could potentially be affected by noise from a main road and railway, so additional text would be useful clarification.	Add to paragraph 5.53: *" …In addition, development will need to minimise the potential to harm the significance of the Grade II Listed Drynham Lane Farmhouse.* Measures may also

Plan policy	Recommendations	Council Response	Plan amendment
			be necessary to prevent potential noise pollution from the existing main road and railway.
Policy H2.2 Land off A363 at White Horse Business Park	Given the original size of development, moderate adverse effects regarding loss of Best and Most Versatile agricultural land were identified in the site assessment in Chapter 7; due to the reduction in the site size this effect has been mitigated to some degree though a moderate adverse effect is still possible. Should the site be developed, the cross-cutting theme in relation to soil retention on site should be applied to the site allocation supporting text: "Development will seek to reduce the overall loss of best and most versatile agricultural land wherever possible. The loss of soil resources can be mitigated by re-using as much of the surplus resources on-site for amenity spaces and disposing any surplus soils thereafter in a sustainable manner (i.e. as close to the site as possible and to an after use appropriate to the soil's quality)."	Minimising the loss of best and most versatile agricultural land, in accordance with national policy, and re-use of soil along these lines would be sought as a part of the master planning process and/or conditioned as part of planning permission.	No change
	Due to the size of the site, development would potentially lead to increased car-based movements and hence impact on the local highway network, even with the reduction in the number of dwellings proposed. The requirement for a Transport Assessment for this site should be identified in the site allocation.	Further text would replicate measures or objectives already included in the development plan regarding travel in Core Policy 61.	No change
Policy H2.3 Elizabeth Way	Approximately three quarters of the land within Site 263 appears to be underlain by Grade 3a Best and Most Versatile agricultural land; the reduction in site capacity will reduce some of the negative effects; however, the site is still of a significant size and therefore all effects cannot be mitigated totally. It is recommended that should the site be developed, the following text is added to this site allocation: "*Development will seek to reduce the overall loss of best and most versatile agricultural land wherever possible. The loss of soil resources can be mitigated by re-using as much of the surplus resources on-site for amenity spaces and disposing any surplus soils thereafter in a sustainable manner (i.e. as close to the site as possible and to an after use appropriate to the soil's quality)."*	Minimising the loss of best and most versatile agricultural land, in accordance with national policy, and re-use of soil along these lines would be sought as a part of the master planning process and/or conditioned as part of planning permission.	No change
Policy H2.5 Upper Studley	It is recommended that the following text is added to this policy: *"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 and dentistry at the town."*	The scale of development and its impact is not considered to be of a scale that contributions could be justified as fairly and reasonably related or necessary to enable it to go ahead.	No change

Plan policy	Recommendations	Council Response	Plan amendment
			increase capacity at local GP surgeries
Policy H2.8 Bore Hill Farm	It is recommended that further consideration is required within the Plan to the extent of development at this site to reduce the impact on BMV.	The benefits of proposals outweigh harm from any loss of BMV. Minimising the loss of best and most versatile agricultural land, in accordance with national policy, and the re-use of soil would be sought as a part of the planning application process and may be conditioned as part of planning permission.	No change
	It is recommended that the following text is added to this policy: *"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 and dentistry at the town."*	The additional text provides useful clarification.	Additional text after paragraph 5.92: *"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."*
	Although only minor adverse effects, to ensure that the full suite of measures identified for this site are covered, it is recommended that the requirement a noise impact assessment is	Parts of the site could potentially be affected by noise, so additional text would be useful clarification.	Add to paragraph 5.92: *" … located between the operational bio-digester and*

Plan policy	Recommendations	Council Response	Plan amendment
	included within the text of Policy H2.8.		*proposed residential development, to provide separation between these uses. A noise assessment would form part of the planning application process and to inform detailed design and layout. Future development…"*
Policy H2.9 Boreham Road	It is recommended that appropriate mitigation for the landfill / rubble within this site should be identified within the policy supporting text.	Soil condition would be considered as a part of the application process and/or conditioned as part of planning permission.	No change
	The moderate adverse effect on education and health facility capacity is not addressed in the supporting text for Warminster or the site allocation. It is recommended that the following text is added to this policy. *"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 and dentistry at the town."*	The additional text provides useful clarification	Additional text after paragraph 5.98: *"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."*
Policy H2.10 Barters Farm Nurseries, Chapmanslade	It is recommended that the policy text specifically identifies the need for detailed ecological assessment at this site.	Further text would replicate measures or objectives already included in the development plan regarding biodiversity, in Core Policy 50.	No change
	is specifically identified in the Policy text.		in the Schedule of
Policy H2.12 East of Farrells Field, Yatton Keynell	Policy H2.12 and its supporting text does not specifically address the moderate adverse effects related to the limited supply capacity in local distribution mains, the potential need to serve the site by a pumped connection for foul water and that the site falls within a groundwater vulnerability area. It is recommended that these issues are identified in the site allocation supporting text, and the need for a capacity appraisal and further assessment is required.	Infrastructure upgrades may be required and agreed through dialogue with the relevant water utilities company. This is a matter for detailed design and consideration as part of the planning application process in accordance with Core Policy 3.	The Schedule of Proposed Changes requires a Flood Risk assessment and comprehensive drainage strategy for this site.
	Given the medium potential for archaeology at this site, it is recommended that the	Further text would replicate measures or objectives	This is addressed generically in

Plan policy	Recommendations	Council Response	Plan amendment
	requirement for an archaeological assessment is specifically identified in the policy text.	already included in the development plan regarding biodiversity, in Core Policy 58.	Section 5.5 of the Plan. No further action required.
Policy H2.13 Court Orchard / Cassways Bratton	Policy H2.13 and its supporting text does not address the moderate adverse effect related to the fact that there are water pressure problems associated with the supply of water in Bratton and therefore a long offsite connection to mains water would be needed to provide capacity. Various infrastructure upgrades would be required for foul and surface water connections. It is recommended that these issues are identified in the policy supporting text, and the need for a foul flow capacity assessment is identified in the supporting text.	Infrastructure upgrades may be required and agreed through dialogue with the relevant water utilities company. This is a matter for detailed design and consideration as part of the planning application process in accordance with Core Policy 3.	The Schedule of Proposed Changes requires a Flood Risk assessment and comprehensive drainage strategy for this site.
	Given the medium potential for archaeology, it is recommended that the requirement for an archaeological assessment is specifically identified in the policy text.	Further text would replicate measures or objectives already included in the development plan regarding heritage assets, in Core Policy 58.	This is addressed generically in Section 5.5 of the Plan. No further action required.
Policies H3.1 – H3.7 South Wiltshire Housing Market Area			
Policy H3.1 Netherhampton Road, Salisbury	It is recommended that the Policy text identifies the need to reduce the loss of best and most versatile agricultural land where possible. It is recommended that should the site be developed, the following text is added to this Policy: "*Development will seek to reduce the overall loss of best and most versatile agricultural land wherever possible. The loss of soil resources can be mitigated by re-using as much of the surplus resources on-site for amenity spaces and disposing any surplus soils thereafter in a sustainable manner (i.e. as close to the site as possible and to an after use appropriate to the soil's quality).*"	Minimising the loss of best and most versatile agricultural land, in accordance with national policy, and re-use of soil along these lines would be sought as a part of the master planning process and/or conditioned as part of planning permission.	No change
	Given the high potential for archaeology, it is recommended that the requirement for an archaeological assessment and a noise impact assessment are specifically identified in the Policy text.	Further text would replicate measures or objectives already included in the development plan regarding heritage assets, in Core Policy 58.	This is addressed generically in Section 5.5 of the Plan. No further action required.
Policy H3.2 Hilltop Way	Although only minor adverse effects, to ensure that the full suite of measures identified for this site are covered, it is recommended that the requirement for a noise impact assessment is included within the text of Policy H3.2.	Any need for an assessment will be considered through a planning application process.	No change
Policy H3.3 North of Netherhampton Road	Policy H3.3 and its supporting text addresses the moderate adverse effect in relation to flood risk, however does not specifically identify the limited capacity in local sewers; it would need to be confirmed whether any network reinforcement is necessary to maintain satisfactory service levels. It is recommended that this is identified in the site	Infrastructure upgrades may be required and agreed through dialogue with the relevant water utilities company. This is a matter for detailed design and consideration as part of the planning application process in accordance with Core Policy 3.	No change

Plan policy	Recommendations	Council Response	Plan amendment
	allocation supporting text and the need for further assessment identified.		
	Given the medium potential for archaeology, it is recommended that the requirement for an archaeological assessment is specifically identified in the policy supporting text.	Further text would replicate measures or objectives already included in the development plan regarding heritage assets, in Core Policy 58.	This is addressed generically in Section 5.5 of the Plan. No further action required.
Policy H3.4 Land at Rowbarrow	Although only minor adverse effects, to ensure that the full suite of measures identified for this site are covered, it is recommended that the requirement for a noise impact assessment is included within the text of Policy H3.4.	Neighbouring uses are generally low key. Any need for an assessment will be considered through a planning application process.	No change
Policy H3.6 Clover Lane, Durrington	Policy H3.6 and its supporting text addresses the moderate adverse effects in relation to cultural heritage and school and health facility capacity. However, the potential exacerbation of flood risk and difficulty in mitigating due to ground conditions and capacity of drainage is not identified in this site allocation and is not fully covered by the Amesbury, Bulford and Durrington supporting text. It is recommended that additional text should be added to this policy to address the requirement for further assessment.	Infrastructure upgrades may be required and agreed through dialogue with the relevant water utilities company. This is a matter for detailed design and consideration as part of the planning application process in accordance with Core Policies 3 and 67.	The Schedule of Proposed Changes requires a Flood Risk assessment and comprehensive drainage strategy for this site.
	It is recommended that the HRA proposed wording is added to Policy H3.6, or that general wording is added to the Amesbury, Bulford and Durrington supporting text that identifies that upgrades [by others] may need to be completed before development at this site can commence.	The HRA concludes that Plan allocations will not have an adverse effect on the integrity of the River Avon SAC. Paragraph 5.147 alludes to this possibility. Infrastructure upgrades may be required and agreed through dialogue with the relevant water utilities company. This is also a matter for detailed design and consideration as part of the planning application process in accordance with Core Policy 3.	The Schedule of Proposed Changes includes the following: For an interim period, developments within the River Avon SAC catchment should be phosphate neutral, which will be defined in a Memorandum of Understanding with Natural England and Environment Agency. Measures will therefore need to be in place to ensure that developments do not contribute to a net increase in phosphates for the River Avon SAC."
	The supporting text for Amesbury, Bulford and Durrington identifies the need for potential upgrades to the local water supply network; however, the supporting text does not identify that this site is within a Groundwater Source Protection Zone 2. It is recommended that the policy supporting text is strengthened by identifying this and the need for further assessment.	Infrastructure upgrades may be required and agreed through dialogue with the relevant water utilities company. This is a matter for detailed design and consideration as part of the planning application process in	No change

Plan policy	Recommendations	Council Response	Plan amendment
		accordance with Core Policies 3 and 67. The protection of groundwater resources is a matter of detailed design that accords with the Environment Agency's (EA) standing policy advice. Further text would replicate this position.	
	Although only minor adverse effects, to ensure that the full suite of measures identified for this site are covered, it is recommended that the requirement for a noise impact assessment is included within the text of Policy H3.6.	Neighbouring uses are generally low key. Any need for an assessment will be considered through a planning application process.	No change
	It is recommended that the requirement for a Heritage Impact Assessment is included in the policy supporting text.	Further text would replicate measures or objectives already included in the development plan regarding heritage assets, in Core Policy 58.	No change
Policy H3.7 Larkhill Road	The supporting text for Amesbury, Bulford and Durrington identifies the need for potential upgrades to the local water supply network; however, Policy H3.7 and its supporting text does not identify that this site is within a Groundwater Source Protection Zone 1. It is recommended that the policy supporting text is strengthened by identifying this and the need for further assessment.	Infrastructure upgrades may be required and agreed through dialogue with the relevant water utilities company. This is a matter for detailed design and consideration as part of the planning application process in accordance with Core Policies 3 and 67. The protection of groundwater resources is a matter of detailed design that accords with the Environment Agency's (EA) standing policy advice. Further text would replicate this position.	The Schedule of Proposed Changes requires a Flood Risk assessment and comprehensive drainage strategy for this site.
	It is recommended that the HRA proposed wording is added to Policy H3.7, or that general wording is added to the Amesbury, Bulford and Durrington supporting text that identifies that upgrades [by others] may need to be completed before development at this site can commence.	Paragraph 5.147 alludes to this possibility. Infrastructure upgrades may be required and agreed through dialogue with the relevant water utilities company. This is also a matter for detailed design and consideration as part of the planning application process in accordance with Core Policy 3.	The Schedule of Proposed Changes includes the following: For an interim period, developments within the River Avon SAC catchment should be phosphate neutral, which will be defined in a Memorandum of Understanding with Natural England and Environment Agency. Measures will therefore need to be in place to ensure that developments do not contribute to a net increase in

Plan policy	Recommendations	Council Response	Plan amendment
			phosphates for the River Avon SAC."
	It is recommended that the requirement for a Heritage Impact Assessment is included in the policy supporting text.	Further text would replicate measures or objectives already included in the development plan regarding heritage assets, in Core Policy 58.	The requirement for site-specific Heritage Impact Assessment has been strengthened in the Schedule of Proposed Changes.

12. Monitoring programme

12.1 The SEA Directive states that *'member states shall monitor the significant environmental effects of the implementation of plans and programmes…..in order, inter alia, to identify at an early stage unforeseen adverse effects, and to be able to undertake appropriate remedial action'* (Article 10.1). In addition, the Environmental Report should provide information on a *'description of the measures envisaged concerning monitoring'* (Annex I (i)) (Stage E).

12.2 SA monitoring will cover significant social and economic effects as well as significant environmental effects; and it involves measuring indicators which will enable the establishment of a causal link between the implementation of the plan and the likely significant sustainability effects (both beneficial or adverse) being monitored. This will allow the identification of any unforeseen adverse effects and enable appropriate remedial action to be taken.

12.3 Existing guidance recommends monitoring to be incorporated into Local Authority's existing monitoring arrangements. Under Section 35 of the Planning and Compulsory Purchase Act 2004, the Local Authority is required to prepare an Annual Monitoring Report (AMR) to assess the implementation of the Local Development Plan and the extent to which policies and proposals are being achieved and to identify any changes if a policy is not working or if the targets are not met.

12.4 The Wiltshire Monitoring Framework has been published alongside the Core Strategy and will be used to check on the effectiveness of the Core Policies and whether they are delivering sustainable development. The Monitoring Framework will be used to ask whether the policy is working, whether it is delivering the underlying objectives of the policy, and what the significant effects of this are. It sets out objectives and targets for each policy and identifies the indicators which will be used to assess progress against these. The monitoring framework proposed in this SA Report complements the Wiltshire Monitoring Framework.

12.5 In order to reach a final framework of indicators for the AMR for the Housing Site Allocations Plan, the Council will need to consider the indicators proposed in the SA to identify those which can be most effectively used to monitor the sustainability effects. This will need to be undertaken in dialogue with statutory consultees and other bodies, as in many cases the monitoring information may need to be provided by outside bodies.

12.6 Table 14.1 proposes potential targets and indicators to monitor potential significant effects (direct as well as cumulative effects) against the SA objectives and form the basis of the monitoring programme.

- 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 throughout Wiltshire and minimise all sources of environmental pollution
- SA Objective 5a: Minimise our impacts on climate change – through reducing greenhouse gas emissions
- SA Objective 5b: Minimise our impacts on climate change – through reducing our vulnerability to future climate change effects
- SA Objective 8: 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 the need to travel and promote more sustainable transport choices
- SA Objective 11: Encourage a vibrant and diversified economy and provide for long-term sustainable economic growth
- SA Objective 12: Ensure adequate provision of high-quality employment land and diverse employment opportunities to meet the needs of local businesses and a changing workforce

12.7 No additional monitoring was considered necessary following a review of the Schedule of Proposed Changes to the pre-submission Plan or the Schedule of Further Main Modifications.

Table 12.1. Proposed Monitoring Programme

SA Objective against which a significant effect has been predicted	Targets	Suggested Indicators for monitoring programme
SA Objective 2: Ensure efficient and effective use of land and the use of suitably located previously developed land and buildings	Reduce loss of best and most versatile agricultural land Ensure remediation of contaminated sites prior to development	Amount (Ha) of best and most versatile agricultural land lost to development Number of contaminated sites that have been remediated/ Area (Ha) of derelict/contaminated land
SA Objective 3: Use and manage water resources in a sustainable manner	Improve sustainable water management 100% new households with access to water and wastewater infrastructure	Number of consented applications integrating surface water management and water pollution prevention measures within new development, e.g. smart water meters, greywater recycling, rainwater harvesting and recycling % of development using SuDS techniques Number of water leaks, water quality, water shortage incidents/complaints Number of households with access to water and wastewater infrastructure
SA Objective 4: Improve air quality throughout Wiltshire and minimise all sources of environmental pollution.	No applications permitted contrary to the advice of Wiltshire Council on the grounds of air pollution that cannot be mitigated	Air quality in and around new development sites within legal permissible levels Air Quality Strategy Implementation Plan
SA Objective 5a: Minimise our impact on climate change – through reducing GHG emissions	Increase new dwelling units meeting good and excellent standards of BREEAM	Number of BREEAM completion certificates achieving 'very good' BREEAM standards Number of new dwellings achieving Zero Carbon Homes Policy Number of trees planted for new development
SA Objective 5b: Minimise our impact on climate change – through reducing our vulnerability to climate change effects	Avoid flood risk areas for new development	% of development in zone 2, 3a and 3b of the flood plain Number of new properties at risk of flooding Number of flood risk assessments prepared Number of SuDS schemes delivered Number of homes built against Environment Agency advice on flooding
SA Objective 8: Provide everyone with the opportunity to live in good quality, affordable housing, and ensure an appropriate mix of dwelling sizes, types and tenures	Increase affordable housing and mix of dwelling sizes Meet annual housing requirements	Delivery of allocated housing sites Tenure and mix of houses delivered Affordable housing completed as % all new development completed Average property price vs household gross earned income ratio
SA Objective 10: Reduce the need to travel and promote more sustainable transport choices	Decrease use of private transport Promote use of non-motorised transport (NMT)	Level of road traffic growth for cars (using the National Transport Model). Amount (km) of cycle lanes and footpaths built/restored as a result of new development

SA Objective against which a significant effect has been predicted	Targets	Suggested Indicators for monitoring programme
		% of new residential within 1km catchment area of public transport station Number of bicycle parking spaces within new major development
SA Objective 11: Encourage a vibrant and diversified economy and provide for long-term sustainable economic growth	Promote local shops and services	Number of consented local shop licenses (since adoption of the plan)
SA Objective 12: Ensure adequate provision of high-quality employment land and diverse employment opportunities to meet the needs of local businesses and a changing workforce	Improve accessibility to high quality employment land (since adoption of the plan)	Dwellings units to employment land ratio

13. Conclusions

13.1 Introduction

13.1.1 This revised SA Report documents the SA process and its key findings for the Draft Wiltshire Housing Site Allocations Plan and revisions resulting from pre-submission consultation, the Council's Submitted Schedule of Proposed Changes and FMMs on the pre- submission Draft Plan. The purpose of the Housing Site Allocations Plan is twofold:

- It provides a review of settlement boundaries – it reviews all 'settlement boundaries' or 'limits to development' in the Wiltshire Core Strategy (WCS) (except for Chippenham, which has been addressed through the Chippenham Site Allocations Plan); and
- It allocates sites for housing development: It identifies, where necessary, new allocations for housing at settlements to provide for additional housing to help deliver the WCS housing requirement of at least 42,000 dwellings over the plan period 2006 to 2026.

13.1.2 The SA Report has been produced in line with relevant legislation and guidance and has been produced through various stages. It provides the sustainability appraisal in terms of social, economic and environmental factors of the policies that will guide the development of a number of specific sites in three housing market areas in Wiltshire. It provides a summary of the baseline conditions and key issues in Wiltshire. A review of the key plans, programmes and strategies is also included, which seeks to consider the wider context within which the policies within the Draft Plan will be implemented.

13.1.3 After developing an understanding of the plan area and undertaking the detailed assessment of each site using the Site Assessment Methodology, the proposed policies within the plan were appraised against a set of sustainability objectives. These objectives have been used consistently throughout the assessment of the Draft Plan in order to determine its sustainability.

13.1.4 The Plan is considered to have been iteratively improved through this process. The results of the sustainability appraisal demonstrate that the individual proposed allocations are broadly compatible with sustainability objectives.

13.2 Policy H1.1 in the East Housing Market Area

13.2.1 Policy H1.1 allocates land in the East Wiltshire Housing Market Area in the Tidworth Community Area. The policy will deliver approximately 270 dwellings.

13.2.2 Mixed effects (moderate/minor positive and minor negative) and minor adverse are predicted in relation to a number of objectives. Negative effects may occur on biodiversity as a result of construction due to the removal for example of hedgerows, however positive effects may occur in the long term as a result of enhancement measures. The Schedule of Proposed Changes and FMMs support and strengthen requirements in relation to HRA and protection of Natura 2000 sites (SA Obj. 1). Development of the proposed site will result in the inevitable loss of greenfield/ agricultural land (SA Obj. 2). There are potential negative effects on surface water management, however the policy identifies the need for further assessment of drainage and flood risk assessments and is further strengthened through the Schedule of Proposed Changes and FMMs (SA Obj. 3 and 5b).

13.2.3 Minor negative effects are identified in relation to air quality and the policy identifies general mitigation to this effect, though some of the wording could be strengthened. Ultimately though the allocation of this site due to its size will result in an increase in the number of private car journeys (SA Obj. 4).

13.2.4 Though the proposed policy requires that new development adheres to high quality design and construction standards and that for more substantial sites, a Sustainable Energy Strategy will be required, the development of the site is likely to result in an inevitable increase in the carbon footprint of Wiltshire (SA Obj. 5a).

13.2.5 Localised effects may occur on cultural heritage and archaeology, although the policy within the cross-cutting themes provides for the requirement of heritage impact assessments where appropriate (SA Obj. 6).

13.2.6 Impacts on the landscape will be inevitable and result in the increased urbanisation of Wiltshire villages and towns, however the policy provides for the requirement for appropriate landscaping, planting and screening (SA Obj. 7).

13.2.7 The policy will promote more inclusive and self-contained communities, however this could result in increased pressure on local school and health care facility capacity; given the overall quantum of development, these issues are addressed directly through the provision of a school as part of the policy or through infrastructure contributions (SA Obj. 9).

13.2.8 The allocation is likely to provide social and economic significant benefits such as providing good quality, affordable housing and varied housing (SA Obj. 8) and contributing positively to the growth of the local economy and to the provision of jobs (SA Objs. 11 and 12).

13.3 Policies H2.1 – H2.13 in the North and West Housing Market Area

13.3.1 Policies H2.1 – H2.13 allocate land in the North and West Wiltshire Housing Market Area, in Trowbridge, Warminster, Chippenham and Westbury Community Areas. The policies will deliver approximately 1250 dwellings.

13.3.2 Mixed effects (moderate/minor positive and minor negative) and minor adverse are predicted in relation to a number of objectives. Negative effects may occur on biodiversity as a result of construction due to the removal for example of hedgerows, however positive effects may occur in the long term as a result of enhancement measures. The Schedule of Proposed Changes and FMMs support and strengthen requirements in relation to HRA and protection of Natura 2000 sites (SA Obj. 1). Development of the proposed sites will result in the inevitable loss of greenfield/ agricultural land, with sites identified within this policy as containing best and most versatile land, as well as one site containing a landfill (SA Obj. 2).

13.3.3 There are potential negative effects on surface water management, however policies identify the need for further assessment of drainage and flood risk assessments and is further strengthened through the Schedule of Proposed Changes and FMMs (SA Obj. 3 and 5b).

13.3.4 Minor negative effects are identified in relation to air quality and the cross- cutting measures and policies identify general mitigation to this effect, though some of the wording could be strengthened. Ultimately though the allocation of a number of sites will result in an increase in the number of private car journeys (SA Obj. 4).

13.3.5 Though the proposed cross-cutting measures require that new development adheres to high quality design and construction standards and that for more substantial sites, a Sustainable Energy Strategy will be required, the development of the sites is likely to result in an inevitable increase in the carbon footprint of Wiltshire (SA Obj. 5a).

13.3.6 Localised effects may occur on cultural heritage and archaeology, although the cross-cutting themes provide for the requirement of heritage impact assessments where appropriate and additional mitigation is provided in the FMMs (SA Obj. 6).

13.3.7 Impacts on the landscape will be inevitable and result in the increased urbanisation of Wiltshire villages and towns, however the cross-cutting measures and policies provide for the requirement for appropriate landscaping, planting and screening (SA Obj. 7).

13.3.8 The cross-cutting measures and policies will promote more inclusive and self-contained communities, however at some sites this could result in increased pressure on local school and health care facility capacity; however, given the overall quantum of development, these issues are addressed directly through infrastructure contributions. Furthermore, the Plan is strengthened in relation to this objective through the Schedule of Proposed Changes and FMMs (SA Obj. 9).

13.3.9 The allocations are likely to provide social and economic significant benefits such as providing good quality, affordable housing and varied housing (SA Obj. 8) and contributing positively to the growth of the local economy and to the provision of jobs (SA Objs. 11 and 12).

13.4 Policies H3.1 – H3.7 in the South Housing Market Area

13.4.1 Policies H3.1 – H3.7 allocate land in the South Wiltshire Housing Market Area, in Salisbury and Amesbury Community Areas. The proposed policies will deliver approximately 924 dwellings.

13.4.2 Mixed effects (moderate/minor positive and minor negative) and minor adverse are predicted in relation to a number of objectives. Negative effects may occur on biodiversity as a result of construction due to the removal for example of hedgerows, however positive effects may occur in the long term as a result of enhancement measures. The Schedule of Proposed Changes and FMMs support and strengthen requirements in relation to HRA and protection of Natura 2000 sites (SA Obj. 1). There are potential negative effects on surface water management, however the cross-cutting measures and policies identify the need for further assessment of drainage and flood risk assessments and is further strengthened through the Schedule of Proposed Changes and FMMs (SA Obj. 3 and 5b).

13.4.3 Development of the proposed sites will result in the inevitable loss of greenfield/ agricultural land (SA Obj. 2). Minor effects are identified in relation to air quality and the cross- cutting measures and policies identify general mitigation to this effect, though some of the wording could be strengthened. Ultimately though the allocation of a number of sites will result in an increase in the number of private car journeys (SA Obj. 4).

13.4.4 Though the proposed policy cross-cutting measures require that new development adheres to high quality design and construction standards and that for more substantial sites, a Sustainable Energy Strategy will be required, the development of the sites is likely to result in an inevitable increase in the carbon footprint of Wiltshire (SA Obj. 5a).

13.4.5 Localised effects may occur on cultural heritage and archaeology, although the cross-cutting themes provide for the requirement of heritage impact assessments where appropriate and additional mitigation is provided in the FMMs (SA Obj. 6).

13.4.6 Impacts on the landscape will be inevitable and result in the increased urbanisation of Wiltshire villages and towns, however the cross-cutting measures and policies provide for the requirement for appropriate landscaping, planting and screening (SA Obj. 7).

13.4.7 The cross-cutting measures and policies promote more inclusive and self-contained communities, however at some sites this could result in increased pressure on local school and health care facility capacity; however, given the overall quantum of development, these issues are addressed directly through the provision of a school as part of Policy H3.1 and through infrastructure contributions (SA Obj. 9).

13.4.8 The allocations are likely to provide social and economic significant benefits such as providing good quality, affordable housing and varied housing (SA Obj. 8) and contributing positively to the growth of the local economy and to the provision of jobs (SA Objs. 11 and 12).

13.5 Combined effects of Policies H1.1, H2.1 – H2.13 and H3.1 – H3.7

13.5.1 When combined, there are likely to be elevated effects, both beneficial and adverse.

13.5.2 The main significant adverse effects relate to environmental issues, predominantly as the policies allocate sites on greenfield land. Significant adverse effects also arise from the scale of housing and associated development proposed.

13.5.3 The elevated adverse effects that are likely to arise from the combination of policies H1.1, H2.1 – H2.13 and H3.1 – H3.7 include:

- The total loss of best and most versatile land (SA Obj. 2);
- Effects on air quality, noise and light pollution (SA Obj. 4) – the overall scale of development and provision of new roads is likely to increase air, noise and light significantly for new and existing sensitive receptors.

- Effects on climate change through reducing greenhouse gas emissions (SA Obj. 5a) – the scale of development is likely to see a significant increase in the number of private car journeys, which may for example affect greenhouse gas emissions.
- Effects on transport and travel (SA objective 10) – the scale of development is likely to see a considerable increase in the number of private car journeys.

13.5.4 A number of significant beneficial effects will also arise, related to social and economic considerations. The combination of the policies will result in a substantial contribution to the provision of the opportunity to live in good quality, affordable housing, and ensure an appropriate mix of dwelling sizes, types and tenures (SA Obj. 8) and the economy and enterprise (SA Objs. 11 and 12).

13.5.5 A number of recommendations have been made in order to mitigate adverse effects that have been identified. These are both a mix of improvements to the policies in terms of wording and requirements, and further assessment. These mitigation measures are considered to be achievable in all areas to reduce the significance of effects predicted in the assessment.

13.5.6 Overall, it is concluded that the Draft Plan is broadly compatible with sustainability objectives however that further requirements could be added to the Plan to strengthen the overall sustainability of the policies.

13.6 Cumulative effects with other Plans

13.6.1 Cumulative effects have been considered in terms of the Wiltshire Housing Site Allocations Plan and the Core Strategy strategic sites at Amesbury, Trowbridge, Tidworth and Ludgershall, Warminster and Salisbury, the Chippenham Site Allocations Plan and the Army Basing Programme.

13.6.2 There may be cumulative effects as a result of Policy H1.1 with land identified for housing development at Drummond Park (MSA) Depot, Ludgershall in the Core Strategy; as a result of Policies H2.1 – H2.13 with land identified to the south east of the town at Ashton Park, Trowbridge in the Core Strategy; and land identified to the west of Warminster for strategic growth in the Core Strategy; and housing development identified in the Chippenham Site Allocations; and as a result of Policies H3.1 – H3.7 with strategic sites proposed at Salisbury and Amesbury in the Core Strategy. There may also be cumulative effects at Durrington associated with the Army Basing Programme and Policies H3.6 – H3.7.

13.6.3 In general, cumulative effects are likely to occur due to the additional scale of development potentially leading to elevated effects, which will generally be beneficial in social and economic terms and adverse in environmental terms within the general area (rather than site specific cumulative effects given the general distribution of the developments in relation to each other). Where environmental adverse effects are likely, these are capable of being mitigated in line with the policies set in the Chippenham Site Allocations Plan and the emerging masterplans for the strategic sites together with the SA recommendations made for the Wiltshire Housing Site Allocations Plan.

13.6.4 In most cases these adverse effects are the same as the combined effects for all policies, however elevated effects may occur in relation to:

- SA Obj. 5a. Minimise our impacts on climate change – through reducing greenhouse gas emissions. The various Plans are likely to see an increase in the amount of development and associated infrastructure such as roads, which is likely to lead to increased greenhouse gas emissions both during construction and operation. Overall, there will be an increase in the carbon footprint.
- SA Obj 7. Conserve and enhance the character and quality of Wiltshire's rural and urban landscapes, maintaining and strengthening local distinctiveness and sense of place. Overall, there will be increased urbanisation, in particular due to cumulative effects at Warminster, Trowbridge and Chippenham. There may also be similar adverse cumulative effects in relation to Policies H3.1 – H3.5 in Salisbury with strategic sites in the Core Strategy. Overall, landscaping should help to reduce adverse effects.

- SA Obj 9. Healthy and inclusive communities, SA Obj. 11 Economy and enterprise and SA Obj. 12 Economy and enterprise. Overall the cumulative beneficial effects should be considerable, as the all new developments proposed across the Wiltshire Housing Site Allocations and the Core Strategy Strategic Sites will assist in the support of viable local shops and services as well as generate direct and indirect construction employment and will help stimulate the local economy once built.

13.7 Habitats Regulations Assessment

13.7.1 The HRA of the Housing Site Allocations Plan was undertaken during the development of the plan options, which ran parallel to Stage B of the SA process.

13.7.2 The HRA concludes that no further assessment under Habitats Regulations was required in relation to the following as the Plan is unlikely to have a significant effect on the integrity of Natura 2000 sites:

- Salisbury Plain SPA - No LSE upon the Salisbury Plain SPA through visual disturbance were identified by the policy level screening assessment.
- New Forest SPA - No policy options were identified in the visitor catchment of the New Forest SPA.
- Kennet and Lambourn SAC - No LSE upon the Kennet and Lambourn SAC was identified by the policy level screening assessment.
- Chilmark Quarries SACs - No allocations are proposed within the Core Areas associated with the Chilmark Quarries SAC.

13.7.3 An Appropriate Assessment was undertaken as part of the HRA in relation to the following Natura 2000 sites, and concludes that:

- Bath and Bradford on Avon Bats SAC – Recreational pressure: sites in Trowbridge could have an adverse effect upon the integrity of the SAC both alone and in-combination with other planned development through increased recreational disturbance, however this could be mitigated through implementation of the emerging recreation management mitigation strategy for Trowbridge and the mitigation measures proposed in the HRA. Overall, with mitigation in place through the emerging Trowbridge Recreation Management Mitigation Strategy and implementation of the mitigation measures, it was concluded that the Plan would not have an adverse effect on the integrity of the Bath and Bradford on Avon Bats SAC either alone or in combination with other plans or projects.
- Bath and Bradford on Avon Bats SAC - Habitat loss / deterioration: for site allocations within Trowbridge, the effects of the Plan alone could have an adverse effect on the integrity of the SAC through habitat loss and deterioration, particularly for Bechstein's bats. However, with the application of the mitigation measures, and the completion and delivery of the emerging Trowbridge Recreation Management Mitigation Strategy the Plan would not have an adverse effect upon the integrity of the Bath and Bradford on Avon Bats SAC alone or in combination with other plans or projects.
- River Avon SAC - Phosphate loading: The policy options at Warminster and at Salisbury would not adversely affect the integrity of the River Avon SAC through phosphate loading, either alone or in-combination with other plans and projects. The HRA however recommended that supporting text should be added to the Plan explaining that all development [at Warminster and Salisbury] will be required to comply with Annex 2 of the River Avon Special Area of Conservation Nutrient Management Plan for Phosphorus, and this was added to the Plan through the Schedule of Proposed Changes.
- River Avon SAC - Water abstraction: the Plan (relevant individual policy options at Warminster, Ludgershall and Durrington) would not have an adverse effect on the integrity of the River Avon SAC through water abstraction, either alone or in combination with other plans and projects. However, the HRA also identifies that subject to the review of local abstractions, there is a risk that infrastructure improvements may be required to accommodate new growth. The HRA recommended that the following wording is included in the supporting text to policies H.3.5 and H3.6: *"Upgrades to the local water supply network*

may be required to accommodate further growth at Durrington, pending a review of local abstraction licences due to be completed in 2019. It is possible that such upgrades may need to be completed before development at this site can commence".

13.7.4 The recommendations of the HRA have been incorporated into the Plan.

13.7.5 Following the pre-submission consultation, an HRA Addendum has been prepared. This identifies that, in relation to Bath and Bradford on Avon Bats SAC, increased housing numbers at Trowbridge should be included in the Plan as a potential range, acknowledging that any proposed scale of delivery will need to be tested through appropriate assessment; and that new development within the catchment of the Hampshire Avon needs to be "phosphate neutral". A Memorandum of Understanding identifies agreed wording to explain how phosphate neutral development will be achieved, and wording to support this has been included in the Plan modifications.

13.7.6 Following the FMMs, a new addendum[11] to the HRA Report has been prepared which concludes the following:

Salisbury Plain SPA – Recreational Pressure

Planned growth as a result of the Core Strategy, the Wiltshire Housing Site Allocations Plan and Army Basing Project will not have an adverse effect on the integrity of the Salisbury plain SPA, either alone or in-combination there with other plans and projects.

River Avon SAC – Phosphate

In view of the fact the Working Group continues to work effectively to deliver the MoU, the Council is able to conclude it is beyond reasonable scientific doubt that the plan thus modified will not have an adverse effect on the SAC.

Bath and Bradford on Avon Bats SAC - habitat loss / deterioration

Increasing the quantum of development from 800 to 1050 dwellings can be accommodated within the mitigation approach proposed in the TBMS and in view of the fact that compliance with the TBMS has been elevated to policy, the Council is able to conclude it is beyond reasonable scientific doubt that there will be no loss of integrity to the SAC.

Bath and Bradford on Avon Bats SAC – Recreational Pressure

13.7.7 The amendments to the plan can be accommodated by the TBMS and the Council therefore concludes it is beyond reasonable scientific doubt there will be no loss of integrity to this SAC.

13.7.8 Following receipt of the examination inspector's final report[7] and accompanying Consolidated Schedule of Main Modifications, a further addendum to the HRA was produced. This did not lead to any further conclusions that necessitate any further changes to the SA Report.

[7] Available at http://www.wiltshire.gov.uk/planning-housing-sites-examination

Appendix A. Consultation comments on SA Scoping Report

Organisation/ consultee	Section	Consultation Comment	Response	Action
SA Scoping report consultation				
Natural England	Table 6.1 – Sustainability Appraisal Framework	**Biodiversity**. Sustainability Appraisal of site allocations should consider whether they will prejudice future biodiversity restoration e.g. by building on land which is important in terms of linking habitats. We suggest that the decision aiding question: Avoid habitat fragmentation? is expanded to read: *Avoid habitat fragmentation, including prejudicing future biodiversity restoration?*	Noted, with thanks.	Update decision aiding questions to reflect comment.
Natural England	Table 6.1 – Sustainability Appraisal Framework	**Landscape**. There are likely to be some quite nuanced, and possibly controversial judgements made around the decision aiding questions associated with this topic. It would thus be helpful if it was made clearer how these decisions are going to be made. For example, will a landscape capacity assessment be made of the sites proposed (for an example see. the Landscape Capacity Study Report at http://www.whitehorsedc.gov.uk/services-and-advice/planning-and-building/planning-policy/local-development-framework/core-strateg-6)? Judgments should make reference to the landscape character assessment of Wiltshire. It may be appropriate to modify the decision aiding questions depending on the approach Wiltshire Council plans to take.	Noted, with thanks.	None required. The Council have appointed specialist consultants to support the assessment of potential site options. The assessment process will consider the degree to which landscapes can accommodate change; as well as support additional character assessments (including Historic Landscape Character Assessments). Continue to involve Natural England in the assessment process through the development of the DPDs.

Organisation/ consultee	Section	Consultation Comment	Response	Action
SA Scoping report consultation				
Natural England	Table 6.1 – Sustainability Appraisal Framework	**Landscape**. We note that one of the decision aiding questions associated with this topic is: Improve the quality and quantity of access to urban greenspace and the wider countryside for recreation? This question may lead the assessment to focus on only on improvements rather than losses. In our experience, many allocations are on greenfield sites which have public rights of way running through them, which once urbanised deliver a reduced recreational value to the community, the provision of areas of Public Open Space notwithstanding. We suggest that the question is changed to read: *Lead to a net improvement in the quality and quantity of access to urban greenspace and the wider countryside for recreation?*	Noted, with thanks.	Update decision aiding questions to reflect comment.
Natural England	para 6.2.6	**Monitoring.** Finally, we note that para 6.2.6 says *As the SA progresses it is likely that this will lead to the development of a set of indicators, to be refined for the purposes of establishing a monitoring programme.* We advise that any indicators chosen should allow for the monitoring of the effects of the plan on the objective concerned, and not the objective more generally. Thus, for example, condition of Sites of Special Scientific Interest is not a useful thing to monitor but impacts of the plan on Sites of Special Scientific Interest might be.	Noted, with thanks.	See proposed monitoring framework.
Environment Agency	General	We have no specific comments to make on the Scoping Report, other than to confirm we are satisfied with the Plans and Programmes, Sustainability Objectives and Baseline Data that are included in the submitted documents. We would like to continue to be involved in the SA process and with the development of the DPDs.	Noted, with thanks.	Continue to involved EA through the development of the DPDs.

Appendix B. Sustainability themes identified from review of plans, programmes and sustainability objectives

Themes Relevant to SA and CSA Plan	Source	Implications for plan-making	Main SEA topics	Relationship to final SA objectives *(Numbers in brackets refer to the SA Objectives for the Wiltshire Core Strategy DPD, to enable cross-reference)*
Biodiversity - protection and enhancement of biodiversity, including wildlife networks and wider green infrastructure	NPPF (2013) and NPPG (2014) UK Biodiversity Action Plan (1994) Wiltshire Core Strategy (2015) Wiltshire Biodiversity Action Plan (2008) Swindon Biodiversity Action Plan (2010)	The selection and development of sites should seek to conserve and enhance biodiversity by ensuring that where significant harm from development cannot be avoided or mitigated, planning permission is refused. Similarly, development likely to impact on a SSSI should not be permitted and exceptions should only be made where the benefits clearly outweigh the impacts both on the site and any broader impacts on the national network of SSSIs. LPAs should encourage opportunities to incorporate biodiversity in and around development. Development resulting in the deterioration or loss of irreplaceable habitats should not be permitted. Biodiversity restoration in and around development should seek to include: • habitat restoration, re-creation and expansion; • improved links between existing sites; • buffering of existing important sites; • new biodiversity features within development; and • securing management for long term enhancement. The NPPF places 'great weight' on conserving the landscape, wildlife and heritage in AONBs, where planning permission for development should be refused except in exceptional circumstances where public interest can be demonstrated.	Biodiversity, Flora and Fauna, Landscape	1 (1)
Land and soil resources – ensure prudent use of land and other resources	NPPF (2013) and NPPG (2014)	Policies for the development of sites should promote a sequential approach to encouraging the use of previously developed land in order to improve the efficiency of land use,	Material Assets	2 (2)

Themes Relevant to SA and CSA Plan	Source	Implications for plan-making	Main SEA topics	Relationship to final SA objectives *(Numbers in brackets refer to the SA Objectives for the Wiltshire Core Strategy DPD, to enable cross-reference)*
	Waste Strategy for England (2007) Wiltshire Core Strategy (2015) Wiltshire and Swindon - Minerals Development Control Policies DPD, Waste Development Control Policies DPD, Waste Site Allocations Local Plan, Aggregate Minerals Site Allocations Local Plan	deliver remediation of contaminated soils and protect previously undeveloped land where possible. It is recognised that the use of Greenfield land is likely to be required within Wiltshire – policies should seek to direct development away from the best and most versatile agricultural land. Site allocations should be identified with reference to known areas of mineral resources and waste management.		
Reduce pollution of watercourses and groundwater. Manage flood risk.	NPPF (2013) and NPPG (2014) Flood and Water Management Act (2010) Wiltshire Core Strategy (2015) Wiltshire Council Level 1 SFRA update (2013) Wiltshire Groundwater Management Strategy (2016) Wiltshire Local Flood Management Strategy (2015)	Policies will need to be developed in an understanding of the potential impacts of pollutants from development on the water environment, particularly in relation to Natura 2000 sites. Policies should direct development away from areas at greatest risk of flooding and seek to protect functional flood plains. Reducing the overall risk of flooding can be achieved through the layout and form of development, including green infrastructure and the appropriate application of sustainable drainage systems, through safeguarding land for flood risk management or, where appropriate, through designing off-site works required to protect and support development in ways that benefit the area more generally. Existing and proposed development in the vicinity of a location under consideration for relevant water infrastructure will also need to be taken into account and vice-versa. Considering the phasing of new development so that water and wastewater infrastructure will be in place when needed. Water quality: help protect and enhance local surface water and groundwater in ways that allow new development to	Water, Human Health, Biodiversity, Flora and Fauna	3, 5 (4), (7)

Themes Relevant to SA and CSA Plan	Source	Implications for plan-making	Main SEA topics	Relationship to final SA objectives *(Numbers in brackets refer to the SA Objectives for the Wiltshire Core Strategy DPD, to enable cross-reference)*
		proceed and avoids costly assessment at the planning application stage. The type or location of new development where an assessment of the potential impacts on water bodies may be required. Expectations relating to sustainable drainage systems (SuDS). SuDS can improve water quality, speed up replenishment of groundwater, reduce flood risk and improve the environment. Sustainable drainage systems include swales, ponds and permeable hard surfaces. Waste water: the sufficiency and capacity of wastewater infrastructure. The circumstances where wastewater from new development would not be expected to drain to a public sewer.		
Improve air quality, particularly in areas of exceedance for nitrogen dioxide (NO_2) and fine particulates (PM_{10}).	NPPF (2013) and NPPG (2014) Wiltshire Core Strategy (2015) Air Strategy for Wiltshire (2011)	Policies should seek to minimise the need to travel by improving the accessibility of key services and facilities at the local level. Site allocations should consider the link between air pollution and environmental quality, both in relation to human health and biodiversity. Local Plans should take account of AQMAs and other areas where there could be specific requirements or restrictions on development as a result of air quality pressures. The following should be considered: • The potential of the cumulative impact resulting from a number of smaller developments or air quality as well as the effects of larger scale developments • The impact of point source pollution • Ways in which new development would be appropriate in locations where air quality is or likely to be a concern and not give rise to unacceptable risks from pollution	Human Health, Biodiversity, Flora and Fauna;	4 (6)
Reduce Noise and Light Pollution	NPPF (2013) and NPPG (2014)	With regards to light pollution, the guidance states that some proposals for new development may have implications for light pollution particularly where, for instance, they materially	Human Health, Landscape	4

Themes Relevant to SA and CSA Plan	Source	Implications for plan-making	Main SEA topics	Relationship to final SA objectives *(Numbers in brackets refer to the SA Objectives for the Wiltshire Core Strategy DPD, to enable cross-reference)*
	Wiltshire Core Strategy (2015) Wiltshire Landscape Character Assessment (2015)	alter local light levels or where they might have a significant impact on protected species or sites. In which case LPAs will need to consider where and when the light shines, how much light shines and possible ecological impacts. With regards to noise, adverse effects of noise can be mitigated as follows: • Engineering: reducing the noise at source • Layout: optimising the distance between the source and noise-sensitive receptors and / or through good design • Using planning conditions/ obligations • Mitigating including avoiding noisy locations, introducing noise barriers, optimising sound insulation within a building, and designing development to reduce the impact of noise from the local environment.		(6)
Mitigate and adapt to climate change	NPPF (2013) and NPPG (2014) The UK Climate Change Programme (2006) Wiltshire Core Strategy (2015) Wiltshire Sustainable Energy Planning Study (2011) Wiltshire and Swindon Renewable Energy Action Plan (2005) Wiltshire Local Transport Plan 3 (2011) Swindon Local Transport Plan 3 (2011)	Local planning policies need to be developed with a consideration of their impact on climate change and greenhouse gas emissions, and this is particularly true of air quality. Synergistic policies, beneficial to both air quality and climate change, should be pursued. Development should be planned in locations which reduce greenhouse gas emissions; support energy efficiency improvements to existing buildings; setting sustainability standards that are in line with the Government's zero carbon buildings policy. Climate change adaptation measures could include: • Considering future climate risks when allocating development sites to ensure risks are understood over the development's lifetime	Human Health, Climatic Factors, Population, Material Assets	2, 3, 4, 5, 10 (2), (4), (6), (7), (15)

Themes Relevant to SA and CSA Plan	Source	Implications for plan-making	Main SEA topics	Relationship to final SA objectives *(Numbers in brackets refer to the SA Objectives for the Wiltshire Core Strategy DPD, to enable cross-reference)*
		• Considering the impact of and promoting design responses to flood risk and coastal change for the lifetime of the development • Considering availability of water and water infrastructure for the lifetime of the development and design responses to promote water efficiency and protect water quality • Promoting adaptation approaches in design policies for developments and the public realm		
Historic environment – protect and enhance cultural heritage assets	NPPF (2013) and NPPG (2014) Heritage Protection for the 21st Century (2007) Wiltshire Core Strategy (2015) Malmesbury Conservation Area Management Plan (2010) Milford Hill Conservation Area Management Plan (2010)	Policies should ensure good design, which respects the local vernacular and complements the area in which development is to be located. Policies should protect and enhance local designated and non-designated heritage assets and their settings.	Cultural Heritage, Material Assets, Landscape	6 (8)
Landscapes – protection of AONBs and Green Belt and reinforcement of landscape character	NPPF (2013) and NPPG (2014) Wiltshire Core Strategy (2015) Wiltshire Landscape Character Assessment (2015) Cotswold AONB Management Plan (2013)	Policies should ensure that new development respects, maintains and where possible enhances the local landscape character. This should be linked to wider objectives for enhancing biodiversity. Where relevant policies should reflect the aims and objectives of the management plans for the Wiltshire AONBs. Policies will need to consider potential pressures on AONBs arising from development proposals and will need to ensure that these pressures are avoided, or that appropriate mitigation measures are put in place.	Landscape, Biodiversity, Flora and Fauna	1, 6, 7 (1), (8), (9)

Themes Relevant to SA and CSA Plan	Source	Implications for plan-making	Main SEA topics	Relationship to final SA objectives *(Numbers in brackets refer to the SA Objectives for the Wiltshire Core Strategy DPD, to enable cross-reference)*
	Cranborne Chase & West Wiltshire Downs AONB Management Plan (2014) North Wessex Downs AONB Management Plan (2014)	Inappropriate development in a Green Belt should not be approved except in very exceptional circumstances and new buildings in the Green Belt will generally not be approved.		
Population and housing – securing flexibility and choice in the provision of high-quality housing	NPPF (2013) and NPPG (2014) Wiltshire Core Strategy (2015) Wiltshire Strategic Land Availability Assessment (2012) Wiltshire Annual Monitoring Report and Housing Land Supply (2017) Wiltshire Housing Land Availability Report (2016)	In order to deliver a wide choice of high-quality homes, widen opportunities for home ownership and create sustainable and inclusive communities, LPAs should: • Plan for a mix of housing based on current and future demographic trends; • Identify the size, type, tenure and range of housing required to meet local demand; • Seek to meet affordable housing need on site. Policies should ensure that new houses built are designed to be flexible to meet various needs, in particular those of an ageing population. Site allocations should consider the ability of prospective residents to access key services, facilities and recreational space important in securing well-being and maintaining human health. The NPPF encourages LPAs to bring empty housing and buildings back into residential use and to, where appropriate, approve planning applications for change to residential use and any associated development from commercial buildings where there is an identified need for housing in the area. Housing development in rural areas should respond to local circumstances and reflect local need. New isolated homes in the countryside should generally be avoided.	Population; Human Health	8, 9 (10), (12)
Healthy and inclusive communities - appreciating	NPPF (2013) and NPPG (2014)	Policies should promote safe, sustainable communities with access to a range of essential services. Accessibility to the	Human Health, Population, Climatic Factors,	1, 7, 8, 9, 11

Themes Relevant to SA and CSA Plan	Source	Implications for plan-making	Main SEA topics	Relationship to final SA objectives *(Numbers in brackets refer to the SA Objectives for the Wiltshire Core Strategy DPD, to enable cross-reference)*
the interaction between housing, key services and facilities, employment opportunities and green space	Wiltshire Core Strategy (2015) Wiltshire Community Plan 2001-2026 (2011) Wiltshire Local Transport Plan 3 (2011) Swindon Local Transport Plan 3 (2011)	following should be considered when considering sites for the location of development, particularly housing: • recreation opportunities • health facilities • good quality green infrastructure • key local services and facilities • employment opportunities. Policies should promote safe and inclusive development, taking into consideration people with disabilities and an increasingly ageing population.	Biodiversity, Flora and Fauna	(1), (9), (10), (12), (16)
Transport –increasing sustainable transport choices and improving the operation of transport networks	Wiltshire Core Strategy (2015) Wiltshire Local Transport Plan 3 (2011) Swindon Local Transport Plan 3 (2011)	Policies should ensure developments and key services are served by a range of transport options to improve accessibility and offer transport choices. Policies should aim to locate new developments so they have access to existing services and facilities by a range of travel modes. Policies should seek to minimise the need to travel by car by providing access to services locally. Policies should enable the provision of effective walking and cycling connections.	Air, Climatic Factors, Human Health	2, 4, 5, 9, 10 (2), (6), (7), (12), (15)
Promote the vitality and viability of the town centres across Wiltshire	Wiltshire Core Strategy (2015) NPPF (2013) and NPPG (2014) Swindon and Wiltshire Strategic Economic Plan (2014)	Policies should ensure adequate opportunities for employment growth. Policies should identify sites and opportunities for development that support the vitality and viability of town centres. Policies providing for the expansion of towns and villages should propose a scale and mix of uses that supports or at least does not harm the role of town centres in Wiltshire.	Material assets, Population, Climatic factors	7, 9, 10, 11, 12 (9), (12), (15), (16), (17)

Themes Relevant to SA and CSA Plan	Source	Implications for plan-making	Main SEA topics	Relationship to final SA objectives *(Numbers in brackets refer to the SA Objectives for the Wiltshire Core Strategy DPD, to enable cross-reference)*
		Policies should ensure a range of suitable employment sites and premises to meet business needs. Policies should promote the use and enhancement of landscape, cultural and historic resources for tourism development. Planning policies should recognise and address potential barriers to investment such as poor environment or lack of infrastructure, services or housing. LPAs should identify strategic sites for local or inward investment in line with a clear economic vision and strategy for the area, as well as priority areas for economic regeneration. Policies should seek to support existing business sectors and identify and plan for emerging sectors likely to locate in the local area. LPAs should plan positively to secure networks of knowledge driven, creative or high technology industries.		
Ensure that development is supported by the necessary infrastructure	Wiltshire Infrastructure Delivery Plan 3 (2016) Wiltshire Core Strategy (2015)	See implications under water, climatic factors, transport and viability of town centres.	Material Assets, Population, Water, Human Health	3, 4, 5, 10 (4), (6), (7), (15)

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For further information please visit the following website:

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

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