

**SOUTH WILTSHIRE PROPOSED SUBMISSION CORE STRATEGY HABITATS REGULATIONS ASSESSMENT, JULY 2009
APPENDIX 7: SCREENING OF PROPOSED SUBMISSION CORE STRATEGY POLICIES**

[N.B. These policies are based on the draft Core Strategy version 12 from Wiltshire Council as of 9 July 2009. These policies were originally screened based on draft Core Strategy version 3 dated April 2009, since when various policies have been revised, restructured, renumbered or removed.]

| Core Policy | Element of the policy | Screening category (see Appendix 5) | Was Appropriate Assessment required? |
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| <p>I: The Settlement Strategy and distribution of growth in south Wiltshire</p> | <p>Sets overall quantum of, and steers strategic location of development (numbers of housing development, and areas of employment, retail and mixed use developments) for the Core Strategy area as a whole.</p> | <p>Category C1: developments steered adjacent to River Avon SAC (surface water runoff during construction and permanent site drainage, and disturbance, from adjacent development), and Porton Down SPA (also part of Salisbury Plain SAC, from employment development proposed).</p> <p>Category C2: residential developments close to Salisbury Plain SPA/SAC and New Forest SPA/SAC may increase disturbance as a result of recreational pressures.</p> <p>Category C3: potential effects on River Avon SAC could arise from the quantum of residential development proposed across the Core Strategy area in relation to: potential impacts on river flows as a result of any increase in water demand and abstractions from groundwater which could influence river flows in the Avon; potential increases in nutrient discharges from major sewage treatment works discharging to the River Avon SAC, on phosphate levels in the river system; potential increases in air pollution on a number of sites.</p> <p>Category C4: Sites to accommodate residential development at non-strategic sites, which in the Southern Wiltshire and Amesbury Community Areas may lead to disturbance effects on Salisbury Plain</p> | <p>Yes.</p> <p>[Effects considered to be mitigated through final policy wording of:</p> <ul style="list-style-type: none"> - policies 7, 20 and 21 that require schemes of mitigation for water quality (including construction management plans, sustainable drainage systems and phosphate management) and mitigation of potential disturbance effects; - policy 12 requirement for Wildlife Management Plan for Porton Down as SPD and caveats protecting Porton Down N2K sites; - policy 19 that requires water efficiency standards to be met in new developments; - policy 23 requirements for green infrastructure and habitat networks, including protection of biodiversity, in the Core Strategy and future Site Specific Allocations DPD.] |

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| | | SPA/SAC and New Forest SPA/SAC, will be included in the Site Specific Allocations DPD. The consideration of development options in the later DPD will assess effects but cannot be ruled out at screening stage. | |
| 2: Strategic Allocations | <p>Proposes approval of developments at strategic sites in accordance with Development Templates in Appendix A to Core Strategy, at:</p> <ul style="list-style-type: none"> • Fugglestone Red, Salisbury (1250 dwellings, 8 ha employment and other uses); • Hampton Park, Salisbury (500 dwellings); • Longhedge (Old Sarum),(800 dwellings, 8 ha empl and other); • Churchfields & Engine Sheds (1100 dwellings, 5 ha empl and other to be retained); • UKLF, Salisbury (450 dwellings, 3 ha empl and other); • South of Netherhampton Road, (400 dwellings, 10 ha empl and other); • Salisbury Central Car Park (200 dwellings, up to 40,000 sq m gross external area retail and leisure floorspace); • Kings Gate, Amesbury (1300 dwellings); • Former Imerys Quarry (4 ha empl and other). <p>Infrastructure requirements, including green infrastructure linkages, referred to in policy and Development Templates.</p> | <p>Category C1: development sites allocated adjacent to River Avon SAC (surface water runoff during construction and permanent site drainage, and disturbance, from adjacent developments).</p> <p>Category C2: potential for residential developments in Salisbury and Amesbury to increase disturbance to Salisbury Plain SPA/SAC and New Forest SPA/SAC as a result of recreational pressure, required appropriate assessment.</p> <p>Category C3: potential effects on River Avon SAC could arise from the development proposed in relation to: potential impacts on river flows as a result of any increase in water demand and abstractions from groundwater which could influence river flows in the Avon; potential increases in nutrient discharges from major sewage treatment works discharging to the River Avon SAC, on phosphate levels in the river system; potential increases in air pollution on a number of sites.</p> | <p>Yes.</p> <p>[Effects considered to be mitigated through final policy wording of:</p> <ul style="list-style-type: none"> - policies 7, 20 and 21 that require schemes of mitigation for water quality (including construction management plans, sustainable drainage systems and phosphate management) and mitigation of potential disturbance effects; - policy 19 that requires water efficiency standards to be met in new developments; - policy 23 requirements for green infrastructure and habitat networks, including protection of biodiversity, in the Core Strategy.] |
| 3: Meeting local | Requirements for proportion of residential | Category A1: establishes qualitative tenure requirements | No. |

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| needs for affordable housing | development to be 'affordable' in tenure, or for contributions from small developments. | for the housing developments that are to be required by other policies. | |
| 4: Making adequate provision for gypsies and travellers | Sets requirements for a future Gypsy and Traveller Site Allocations DPD to identify site allocations to meet the demand for 18 residential and five transit Gypsy and Traveller pitches and to contribute towards 5 plots for travelling showpeople to 2011, and further requirements. Policy includes criteria preventing sites from compromising national recognized designations or biodiversity. | Category A5: the later DPD will identify sites for development, and this policy steers that DPD away from allocating sites that could affect biodiversity of national designations (including SSSIs, which form N2K sites). Category A4 or B: policy also guides planning applications in advance of the later DPD, but with the caveats included above, is likely to steer developments away from N2K sites and thus avoid significant effects. | No. |
| 5: Employment Land | Protects employment land uses at current or previous employment sites, to protect jobs, unless specific requirements are met. | Category A1: establishes criteria for any development that would change land use at previously developed employment sites across Core Strategy, does not relate to undeveloped greenfield sites; no effects identified. | No. |
| 6: Meeting Salisbury's Housing Needs | Requirements for proportions of house size, type and tenure in new residential developments in Salisbury. | Category A1: establishes qualitative tenure requirements for the housing developments that are to be required by other policies. | No. |
| 7: Maltings / Central Car Park | Allocates land around the Maltings, Central Car Park, and Library for a retail led mixed use development; establishes quantitative and qualitative criteria for development. Policy recognizes sensitivity of site in a sensitive location between 2 river courses of the River Avon SAC and requires any proposal to meet the following requirements: <ul style="list-style-type: none"> • Softening the hard edges of the river to | Category C1: allocates development site adjacent to River Avon SAC (surface water runoff during construction and permanent site drainage, and disturbance, from adjacent developments). | Yes. [Effects considered to be mitigated through final policy wording of policy 7, and policies 20 and 21 that require schemes of mitigation for water quality (including construction management plans, sustainable drainage systems and phosphate management) and mitigation of |

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| | provide better marginal habitat for wildlife including improved cover for fish and invertebrates; <ul style="list-style-type: none"> • Meet the requirements of policies on water efficiency and phosphate levels; • Be designed and provide for flood defences and mitigation measures in accordance with the SFRA level 2 for the site. | | potential disturbance effects.] |
| 8: Salisbury Skyline | Requires height restrictions and qualitative criteria for development within the Salisbury Central Area, to protect skyline. | Category A1: establishes qualitative requirements for development, including those that are to be required by other policies. | No. |
| 9: Old Sarum Airfield | Sets qualitative criteria for approval of new residential development at Old Sarum Airfield, including requirement for masterplan, and high quality landscape improvements. Recognises due to sensitive historic landscape (historic airfield, adjacent Scheduled Monument) and surrounding residential land uses. | Category A1 or A5: policy adds qualitative design and masterplanning criteria to the development of the Longhedge site to be implemented in accordance with the allocation in policy 2. | No. |
| 10: Meeting Housing Needs in Wilton Community Area | Requirements for proportions of house size, type and tenure in new residential developments in Wilton. | Category A1: establishes qualitative tenure requirements for the housing developments that are to be required by other policies. | No. |
| 11: Meeting the housing needs for the Amesbury Community Area | Requirements for proportions of house size, type and tenure in new residential developments in Amesbury Community Area. | Category A1: establishes qualitative tenure requirements for the housing developments that are to be required by other policies. | No. |
| 12: Porton Down | Allows continued employment development at this strategic site that meets specific requirements to conserve N2K sites and | Previous version of policy was screened as: Category C1: development promoted adjacent to N2K site (Porton Down SPA, part of Salisbury Plain SAC); or | Yes. [Effects considered to be mitigated |

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| | Porton Down SSSI including in accordance with a future Wildlife Management Plan SPD. Until that time strict caveat is included to protect interests of N2K sites. | Category D2: allows continued development adjacent to SPA/SAC with saved Local Plan policy E8B allocation of 10 hectares of development. | through final policy wording of policy 12, including requirements for Wildlife Management Plan for Porton Down as SPD, and caveats protecting Porton Down N2K sites until SPD is adopted.] |
| 13: Stonehenge | Promotes approval of new visitor facilities for Stonehenge in accordance with qualitative criteria. | Category A3: establishes qualitative requirements for a visitor facility development which aims to enhance the historic and natural environment; no identified significant effects at this strategic stage. Project level HRA may be required of any planning application when details of proposals are known. | No. |
| 14: Meeting Housing Needs In The Southern Wiltshire Community Area | Requirements for proportions of house size, type and tenure in new residential developments in the Southern Wiltshire Community Area. | Category A1: establishes qualitative tenure requirements for the housing developments that are to be required by other policies. | No. |
| 15: New Forest National Park | Development will only be permitted where it does not have a negative impact on the: Conservation and enhancement of the unique character and environment, in particular the special qualities of its landscape, wildlife and cultural heritage; Encouragement of understanding and enjoyment of the New Forest National Park's special qualities; Social and economic well being of local communities in ways that sustain the National Park's special character. | Category A2: policy intends to conserve or enhance the natural and historic environment. | No. |
| 16: Meeting Housing Needs In The Mere | Requirements for proportions of house size, type and tenure in new residential developments in the Mere Community Area. | Category A1: establishes qualitative tenure requirements for the housing developments that are to be required by other policies. | No. |

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| Community Area | | | |
| 17: Meeting Housing Needs in the Tisbury Community Area | Requirements for proportions of house size, type and tenure in new residential developments in the Tisbury Community Area. | Category A1: establishes qualitative tenure requirements for the housing developments that are to be required by other policies. | No. |
| 18: Lifetime Homes Standards | Requires all new residential development to accord with Lifetime Homes Standards. | Category A1: establishes qualitative design requirements for the housing developments that are to be required by other policies. | No. |
| 19: Water Efficiency and the River Avon Special Area of Conservation | Requirement for housing developments to achieve specific water efficiency standards, and other development to meet water conservation requirements to the satisfaction of the Council. | Category A2: policy intends to protect River Avon SAC from effects of water abstraction for new development. | No, but initial drafts of policy were considered for likely effectiveness as avoidance and mitigation measures. |
| 20: Pollution and phosphate Levels in the Water Environment | Requirement for housing developments to provide suitable schemes of mitigation for potential effects on water quality and disturbance on River Avon SAC, and to contribute towards implementation of phosphate management plan to avoid unmitigated addition of phosphates via wastewater discharges. | Category A2: policy intends to protect River Avon SAC from potential effects of water pollution and disturbance arising from adjacent/nearby development (from construction) and from development-related wastewater discharges from sewage treatment works into the SAC. | No, but initial drafts of policy were considered for likely effectiveness as avoidance and mitigation measures. |
| 21: Flood Risk | Requires developments to accord with sequential approach to location within flood risk zones in PPS25, establishes local policy in response to PPS25; requires all development to include Sustainable Urban Drainage techniques (SUDS) to manage the storage and release of surface water runoff, unless this is not technically | Category A2: policy helps protect River Avon SAC from potential effects of water pollution (from surface water runoff) and by steering development away from river floodplain. | No, but initial drafts of policy were considered for likely effectiveness as avoidance and mitigation measures. |

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| | feasible, or where it can be demonstrated that ground conditions are unsuitable for such measures. | | |
| 22: Protection of Services and Community Facilities | Requires that proposals involving the loss of a community service or facility will not be permitted unless it can be demonstrated that the site/ building is no longer viable for an alternative community Use; and sets requirements for a marketing plan for such proposals. | Category A1: establishes criteria for any development that would change land use at sites of previously developed community services and facilities sites across Core Strategy, does not relate to undeveloped greenfield sites; no effects identified. | No. |
| 23: Green infrastructure and Habitat networks | Requires developments to contribute to implementation of future Green Infrastructure Plan SPD, provide greenspace to mitigate potential recreational disturbance to Salisbury Plain and New Forest N2K sites, and to protect and maintain green infrastructure networks including areas of importance for biodiversity. | Category A3: policy intends to protect N2K sites from potential disturbance effects as a result of increased recreational pressure; and protect, conserve and manage the green infrastructure network which includes areas of importance for biodiversity, including habitat corridors around N2K sites. | No, but initial drafts of policy were considered for likely effectiveness as avoidance and mitigation measures. |
| 24: Hotels, Bed and Breakfasts, Guest Houses and Conference Facilities | Supports development of facilities in Salisbury and Amesbury and within smaller settlements subject to specific criteria; sets qualitative requirements for new facilities outside settlement boundaries. | Category A3: establishes qualitative requirements for facilities and restrictions on facilities outside settlements; no identified significant effects at this strategic stage. Project level HRA may need to be undertaken planning applications for major developments. | No. |
| 25: Air Quality | Requires developments to minimise emissions, and requires consideration of impacts on Air Quality Management Areas and environmental quality of N2K sites. | Category A2: policy intends to help protect N2K sites from any impact of development in relation to air quality. | No, but previous drafts of policy was considered for likely effectiveness as avoidance and mitigation measures. |