

Appendix IV: Sustainability Appraisal of Core Strategy Proposed Submission Policies – April 2009

Note: Appraisal work was undertaken in April-May 2009. Policies have subsequently been amended as a result of the SA, HRA and subsequent consultation with Government Office and Stakeholders. This is reported in Section 4 of the main report and detailed in the table below.

List of Policies:

SA of Draft South Wilts Pre-submission document April 2009	Changes/deletions	Numbering in revised Pre-submission document June 2009	Numbering in revised Proposed Submission document July 2009 (v10)
CP1 – The Sustainable Settlement Strategy	No amendments	Core Policy 1 – The Sustainable Settlement Strategy	Core Policy 1– The Settlement Strategy and distribution of growth in South Wiltshire
CP2 - Meeting local needs for affordable housing	No amendments	Core Policy 3 – Meeting local needs for affordable housing	Core Policy 3 - Meeting local needs for affordable housing
CP3 – Housing mix	Policy split in response to GOSW guidance.	Core Policy 9 – Meeting Salisbury’s Housing Need Core Policy 13 – Meeting housing Needs in the Four Rivers Community Area Core Policy 14 - Meeting the housing needs for the Stonehenge Community Area Core Policy 18 – Meeting Housing Needs in the southern Community Area Core Policy 20 – Meeting Housing Needs in the Mere Community Area Core Policy 21 –Meeting housing need in the Nadder Community Area	Core Policy 6 – Meeting Salisbury’s Housing Need Core Policy 10 – Meeting housing Needs in the Wilton Area Core Policy 11 - Meeting the housing needs for the Amesbury Community Area Core Policy 14 – Meeting Housing Needs in the Southern Wiltshire Community Area Core Policy 16 – Meeting Housing Needs in the Mere Community Area Core Policy 17 –Meeting housing need in the Tisbury Community Area
CP4 - Lifetime Home Standards	No amendments	Core Policy 22 – Lifetime Homes Standards	Core Policy 18– Lifetime Homes Standard
CP5 – Specialised Health and Welfare Facilities	Deleted	Deleted	
CP6 – Gypsies and Travellers	Amended as a result of SA and PINS comments	Core Policy 7 – Making Adequate Provision for Gypsies and Travellers	Core Policy 4– Making Adequate Provision for Gypsies and Travellers

SA of Draft South Wilts Pre-submission document April 2009	Changes/deletions	Numbering in revised Pre-submission document June 2009	Numbering in revised Proposed Submission document July 2009 (v10)
CP7 – Housing Density	Deleted		
CP8 – Creating High Quality Places	Deleted		
CP9 – Sustainable Development	Deleted		
CP10 – Community Safety	Deleted		
CP11 – Recreational Open Space	Deleted (saving adopted policy R2)		
CP12 - Provision of Infrastructure	Deleted (SA)		
CP13 – Transportation Strategy	Deleted (SA/HRA)		
CP14 – Strategic Highways Projects	Deleted (SA/HRA)		
CP15 – Water Efficiency and the River Avon SAC	Minor amendments (SA/HRA)	Core Policy 23 – Water Efficiency and the River Avon Special Area of Conservation	Core Policy 19– Water Efficiency and the River Avon Special Area of Conservation
CP16 – Managing Phosphate Levels in Watercourses		Core Policy 24 – Managing Phosphate Levels in Watercourses	Core Policy 20 – Pollution and Phosphate Levels in the Water Environment
CP17 – Emergency Services and Healthcare	Deleted (SA)	Deleted	
CP18 – Green Infrastructure and Habitat Networks	Amended as result of SA/HRA	Core Policy 26 – Green Infrastructure and Habitat networks	Core Policy 23– Green Infrastructure and Habitat networks
CP19 – Education	Deleted (SA)	Deleted	
CP20 Housing Distribution	No amendments	Core Policy 2 – Housing Distribution	Core Policy 1 (this is now all wrapped into Core Policy 1)
CP21 – Housing Supply Years 1 -5	No amendments	Core Policy 4 – Housing supply in the early part of the Core Strategy	Core Policy 2
CP22 – Meeting the longer term housing needs of the Area	No amendments	Core Policy 5 – Meeting the longer terms housing needs of the area	Housing Supply from Strategic allocations 2010-2026 (Core Policy 4 and 5 now merged)

SA of Draft South Wilts Pre-submission document April 2009	Changes/deletions	Numbering in revised Pre-submission document June 2009	Numbering in revised Proposed Submission document July 2009 (v10)
CP23 – Managed release of housing land	No amendments	Core Policy 6 – Managed Release of housing land	DELETED
CP24 – Continuation of existing employment allocations	Merged with CP25	Core Policy 8 – employment allocations	Core Policy 1 and supporting text para 6.46
CP25 - Strategy for Delivering New Employment Opportunities	Merged with CP24		CP1 and CP2 and supporting text 6.23 (d)
CP26 – Delivering Economic Development in Urban Areas	Deleted		
CP27 – Delivering the Right Type of Jobs to Meet Local Needs	Deleted		
CP28 – Small businesses	Deleted		
CP29 – Bio-tech, environmental technology, advanced engineering and medical sectors	Deleted		
CP30 – Protecting employment land	Deleted		CP5 (reintroduced)
CP31 – Support for existing businesses	Deleted		
CP32- Supporting the rural economy	Deleted		
CP33 – Visitor and Tourist facilities		Core Policy 17 - Stonehenge	Core Policy 13- Stonehenge
CP34 – Hotels, Bed and Breakfast, Guest Houses and Conference facilities	Amended (SA)	Core Policy 27 – Hotels, Bed and Breakfasts, Guest Houses and Conference Facilities.	Core Policy 24 Hotels, Bed and Breakfasts, Guest Houses and Conference Facilities.
CP35 – Tourist Caravans and Holiday Chalets	Deleted		
CP36 – Arts, Entertainment, Cultural and Leisure Facilities	Deleted		
CP37 – Maltings/Central Car Park		Core Policy 10 – Maltings / Central Car Park	Core Policy 7– Maltings / Central Car Park
CP38 – Out of Centre Retailing	Deleted		

SA of Draft South Wilts Pre-submission document April 2009	Changes/deletions	Numbering in revised Pre-submission document June 2009	Numbering in revised Proposed Submission document July 2009 (v10)
CP39 – Landscape	Deleted		
CP40 – Biodiversity	Deleted		
CP41 – Flood Risk	Deleted		Core Policy 21 (reintroduced - HRA and EA) – Flood Risk
CP42 – Contaminated Land	Deleted		
CP43 – Environmental Pollution	Deleted		Core Policy 25 (re-introduced) – HRA – Air Quality
CP44 – Protection of Heritage Assets	Deleted		
CP45 – Salisbury Skyline		Core Policy 11 – Salisbury skyline	Core Policy 8 – Salisbury skyline
CP46 – Public Realm Improvements	Deleted		
CP47 – Protection of Services and Community Facilities		Core Policy 25 - Protection of Services and Community Facilities	Core Policy 22- Protection of Services and Community Facilities
CP48 – provision of New Community Facilities and Services	Deleted		
CP49 – Protection of Existing Sport, Leisure and Recreational Facilities	Deleted		
CP50 – Proposals for New Sport, Leisure and Recreational Facilities	Deleted		
CP51 – Porton Down		Core Policy 15 – Porton Down	Core Policy 12- Porton Down
CP52 – New Forest National Park	Amended SA/HRA	Core Policy 19 – New Forest National Park	Core Policy 15- New Forest National Park
CP53 – Old Sarum Airfield		Core Policy 12 – Old Sarum Airfield	Core Policy 11- Old Sarum Airfield
CP54 - Ministry of Defence Land	Amended SA/HRA	Core Policy 16 – Ministry of Defence Land	NOW DELETED

SUSTAINABILITY APPRAISAL KEY	
++	Development actively encouraged as it would resolve an existing sustainability problem
+	No Sustainability constraints and development acceptable
0	Neutral
?	Unknown/uncertain effect
-	Potential sustainability issues; mitigation and /or negotiation possible
--	Problematical and improbable because of known sustainability issues ; mitigation or negotiation difficult and /or expensive
x	Absolute sustainability constraints to development

Core Policy 1 - The Sustainable Settlement Strategy

The following settlement strategy will form the framework for delivering growth and meeting local needs in a managed way, complementing the existing pattern of development whilst not eroding local character. It is based on focusing new growth on settlements that already have a range of services and facilities, in order to reinforce their important role in providing an accessible and sustainable pattern of Development.

This settlement strategy is based on the following hierarchy:

A: Salisbury:

The primary service centre in south Wiltshire. Because of the level of services, shops, jobs and homes the city provides, the larger proportion of growth will be concentrated here.

B: The Northern Group

Amesbury, supported by Durrington and Bulford. A unique group of settlements with a good level of services supported by employment. A significant, proportionate degree of growth will be allocated here.

C: Local Service Centres

Downton, Mere, Tisbury and Wilton. Important local centres that provide a good level of services to their surrounding areas. An appropriate level of growth will help them retain viability in their own right and maintain their wider role.

D: Secondary Villages

Alderbury, Broadchalke, Coombe Bissett, Dinton, Fovant, Great Wishford, Hindon, Ludwell, Morgan's Vale/Woodfalls, Pitton, Porton, Shrewton, Tilshead, Whiteparish, The Winterbournes and The Winterslows. Villages that provide a reasonable level of local services and facilities and where modest growth will be supported

E: Small Villages

Barford St Martin, Bodenham, Britford, Chilmark, Figheldean/Ablington, Gomeldon, Middle Woodford, Newton Toney, Odstock, Orcheston, Stapleford, Steeple Langford, Wylde and Zeals. Secondary villages with limited services where only infill and exception development will be permitted.

F: Smallest Settlements and The Countryside.

All other settlements and the open countryside where development policies will be restrictive. The hierarchical grouping of settlements does not indicate that each settlement will accommodate the same amount of growth. Further consideration will be given to local factors including landscape constraints, character, sensitivity and need when assessing the extent and suitability of development sites beyond those already allocated within the Core Strategy.

		Assessment of Effects
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			Nature of the sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)
1	Social inclusion for all	+	Positive impact – the policy seeks to ensure appropriate levels of development so that settlements are not overwhelmed but retain viability of local services and facilities.
2	Ensure that everyone has a decent home	+	Positive impact – the policy sets out the strategy to accommodate the required housing need for the area.
3	Improve health and well being of population	+	The policy seeks to ensure that the increase in population is directed to settlements with health, education and leisure facilities which will be positive for this objective.
4	Improve safety and reduce crime	?	Unknown impact- safer design can be incorporated into all new development.
5	Improve and protect accessibility to all services and facilities	+	Positive impact – by directing development to settlements with facilities this will ensure access for most residents.
6	Improve availability and accessibility to open space, including greenspace	?	No specific impact- can be incorporated into all new development.
7	Increase energy efficiency of buildings, promote energy from renewable sources	?	No specific impact- can be incorporated into all new development.
8	Reduce waste generation and increase levels of reuse and recycling	-	Levels of waste will inevitably be increased
9	Improve air quality and reduce greenhouse gas emissions	+	Positive impact – focusing development on settlements with community facilities and employment opportunities encourages reduction in use of private cars and thereby reduces vehicle related emissions. Development in areas with poor public transport links (i.e. those in the lower positions in the hierarchy) will be strictly controlled which will support this objective.
10	Promote sustainable transport by improving affordable and accessible solutions particularly in rural areas	?	Unknown impact at this strategic level
11	Make efficient use of land, maximise brownfield use	?	No specific impact but this is dealt with through other policies. See policies CP7 and CP20.

12	Respond to threats proposed by flooding, promote water efficiency	-	Potential for adverse effect due to water abstraction issues.
13	Improve road safety and reduce congestion	?	No specific impact as impacts will be site specific.
14	Maintain and improve river quality	?	No specific impact as impacts will be site specific.
15	Conserve and enhance biodiversity and geodiversity	?	No specific impact as impacts will be site specific.
16	Conserve and enhance the District's landscapes	?	The policy restricts development in the countryside but growth around the main centres will be on greenfield sites and the impact cannot be assessed at this level of detail.
17	Facilitate economic growth & development of new businesses	?	The policy restricts development in the countryside but growth around the main centres will be on greenfield sites and the impact cannot be assessed at this level of detail.
18	Provide suitable infrastructure to promote business growth	?	No specific impact as impacts will be site specific.
19	Raise educational attainment and workforce skills	0	No specific impact
20	Harness economic benefits that arise from tourism/cultural activities	0	No specific impact
21	Maintain and enhance the viability/vitality of existing businesses and town centres	+	Positive impact by focusing development on settlements with existing businesses and town centres and allowing appropriate growth to support the commercial sector.
22	Promote development of highest standard	+	No specific impact.
23	Protect and maintain CAs, LBs, SAMs archaeological sites	-	Potential for adverse effect

Summary:

This policy sets out the spatial strategy for the plan and performs well against the objectives relating to housing, employment and reduction in carbon emissions. Because it is a strategic locational policy, only the impact on strategic objectives can be appraised as many of the impacts will be site specific. The implementation of the strategy can be found in policies 20 – 23 and Appendix 1 where details of the proposed sites and dwelling numbers are given. However the policy does set out a policy to guide a sustainable pattern of development.

Mitigation/Enhancement Recommendations:

- None

Core Policy 2 - Meeting Local Needs for Affordable Housing

The Council's target for affordable housing is that 215 of net additional dwellings per annum over the period 2006 to 2026 should be affordable. This will be achieved by:

- A requirement for 40% affordable housing (net) on sites of 15 dwellings or more.
- A requirement for 25% affordable housing (net) on sites of between 5 and 14 dwellings.
- All affordable housing required by this policy, of 5 dwellings or above, will be delivered on the development site. Only in exceptional circumstances, where a developer can prove to the satisfaction of the Local Planning Authority that on-site delivery is not possible, will a commuted sum be considered. The tests for considering off-site contributions will be set out in the forthcoming Affordable Housing SPD.
- On sites of 4 dwellings or less a financial contribution will be sought towards the provision of affordable housing. The level will be set within the Planning Obligations SPD.
- Tenure will be negotiated on a site-by-site basis to reflect the nature of the development and local needs as set out in the Housing Needs Survey. Affordable housing size and type will be expected to reflect that of the development as a whole.
- Affordable housing units will be dispersed throughout a development and designed to a high quality, so as to be indistinguishable from other development.

Parish and Town Councils will be encouraged to identify 100% affordable housing schemes, including on exceptions sites outside of settlement boundaries, if a local need has been identified where environmental considerations will not be compromised. Sites should be sensibly and sensitively located within easy access to employment and services.

			Assessment of Effects Nature of the sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)
1	Social inclusion for all	++	Dispersing affordable units throughout the development and designing them as part of the overall style will avoid the social exclusion that can be experienced when affordable housing is treated separately. Provision of affordable housing in rural settlements enables people to remain in their community when they cannot afford the private sale or rented sectors. Positive outcome.
2	Ensure that everyone has a decent home	++	The policy is an essential part of meeting the District's identified housing needs. Positive outcome.
3	Improve health and well being of population	+	Provision of good quality housing has a relationship to the health of the population, particularly for those on low incomes. Positive outcome.
4	Improve safety and reduce crime	+	Most schemes built and managed by Registered Social Landlords (RSLs) are subject to consultation with Police Architectural Liaison Officers and meet required Secured by Design standards. Positive effect.
5	Improve and protect accessibility to all services and facilities	0	Neutral effect as the affordable housing will mostly be part of a package relating to the whole site. Rural schemes will not be of a scale to bring about improvements.
6	Improve availability and accessibility to open space, including greenspace	0	Neutral effect as the affordable housing will mostly be part of a package relating to the whole site. Rural schemes will not be of a scale to bring about improvements.
7	Increase energy efficiency of buildings, promote energy from renewable sources	+	Most dwellings provided by RSLs meet level 3 of the Code for Sustainable Homes (CSH). Positive effect.
8	Reduce waste generation and increase levels of reuse and recycling	+	Most dwellings provided by RSLs meet level 3 of the Code for Sustainable Homes which includes encouraging/facilitating recycling through the provision of internal and external facilities. Positive effect.
9	Improve air quality and reduce greenhouse gas emissions	0	The dwellings will be part of the overall effect of the level of development required for the District. Affordable housing will have no specific effect.
10	Promote sustainable transport by improving affordable and accessible	0	Neutral effect as the affordable housing will mostly be part of a package relating to the whole site. Rural schemes will not be of a scale to bring about improvements. Neutral effect.

	solutions particularly in rural areas		
11	Make efficient use of land, maximise brownfield use	+	Smaller developments of affordable housing units are often built on previously developed land as they are not generally popular development sites or in the most attractive locations. Minor but positive effect.
12	Respond to threats proposed by flooding, promote water efficiency	+	Minor effect as the affordable housing will mostly be part of a package relating to the whole site. However the CSH does require assessment of flood risk and water management techniques. Positive outcome.
13	Improve road safety and reduce congestion	0	Neutral effect as the affordable housing will mostly be part of a package relating to the whole site. Smaller rural sites should not be of a scale to have an adverse effect.
14	Maintain and improve river quality	0	Neutral effect as the affordable housing will mostly be part of a package relating to the whole site.
15	Conserve and enhance biodiversity and geodiversity	0	Neutral effect as the affordable housing will mostly be part of a package relating to the whole site which will be subject to any necessary mitigation. There is more potential for adverse effect in relation to the rural exceptions sites but the policy states that environmental considerations will not be compromised.
16	Conserve and enhance the District's landscapes	0	As per comments for Objective 15.
17	Facilitate economic growth & development of new businesses	+	Potential for positive effect as the provision of affordable housing enables a greater number of young people to stay in the District thereby creating a more diverse employment pool.
18	Provide suitable infrastructure to promote business growth	0	Neutral effect as the affordable housing will mostly be part of a package relating to the whole site.
19	Raise educational attainment and workforce skills	0	No relationship to the objective.
20	Harness economic benefits that arise from tourism/cultural activities	0	Neutral effect as the affordable housing will mostly be part of a package relating to the whole site. There is more potential for adverse effect in relation to the rural exceptions sites but the policy states that environmental considerations will not be compromised.
21	Maintain and enhance the viability/vitality of existing businesses and town centres	0	Neutral effect as the affordable housing will mostly be part of a package relating to the whole site.

22	Promote development of highest standard	+	The policy does require that standards of design should be uniform across development sites and that affordable housing should not be of different or inferior design.
23	Protect and maintain CAs, LBs,SAMs archaeological sites	0	Neutral effect as the affordable housing will mostly be part of a package relating to the whole site. There is more potential for adverse effect in relation to the rural exceptions sites but the policy states that environmental considerations will not be compromised.
<p>Summary:</p> <p>As the affordable housing will represent 40% or 15% of overall residential development sites there are few effects that can be identified relating specifically to the fact that the housing is affordable rather than for private sale or rent. Specific effects related to the element of affordable housing are the positive effects identified for social objectives such as social exclusion and housing for all. Further minor benefits are identified for energy and climate change objectives as affordable housing is mostly now built to meet the requirements of at least level 3 of the Code for Sustainable Homes (CSH). Some potential exists for adverse effect on landscapes and biodiversity through the provision of rural, exclusion site affordable housing but this should be avoided through the policies firm statement that environmental considerations will not be compromised. Overall a positive policy with no adverse effects identified.</p> <p>Mitigation/Enhancement Recommendations:</p> <ul style="list-style-type: none"> ▪ No comments 			

Core Policy 3 - Housing Mix

The Council will ensure that the size and type of housing in developments reflects the needs of the South Wiltshire community by negotiating the following proportions of house size, type and tenure: (see Core Strategy)

			Assessment of Effects Nature of the sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)
1	Social inclusion for all	++	The policy will help to retain a mix of residents in the identified settlements, including both the young and the elderly. Positive policy for social inclusion and cohesion.
2	Ensure that everyone has a decent home	++	The policy clearly sets out the requirements for the current mix to meet the identified housing needs for both the affordable and private housing sectors. The range of dwellings is comprehensive from 1 bed to 3 bed + and covering both shared ownership and affordable rent and the private sector requirements from 1 bed to 4+ bed dwellings. Positive effect through shaping development which will meet demand.
3	Improve health and well being of population	+	Provision of appropriate good quality housing has a relationship to the health of the population, particularly for those on low incomes. Positive outcome.
4	Improve safety and reduce crime	+	Minor positive effect as mixed communities tend to offer more potential for natural surveillance e.g. presence on the streets at different times, especially evenings.
5	Improve and protect accessibility to all services and facilities	0	Neutral effect
6	Improve availability and accessibility to open space, including greenspace	0	Neutral effect
7	Increase energy efficiency of buildings, promote energy from renewable sources	0	Neutral effect
8	Reduce waste generation and increase levels of reuse and recycling	0	Neutral effect

9	Improve air quality and reduce greenhouse gas emissions	0	Neutral effect
10	Promote sustainable transport by improving affordable and accessible solutions particularly in rural areas	0	Neutral effect
11	Make efficient use of land, maximise brownfield use	0	Neutral effect
12	Respond to threats proposed by flooding, promote water efficiency	0	Neutral effect
13	Improve road safety and reduce congestion	0	Neutral effect
14	Maintain and improve river quality	0	Neutral effect
15	Conserve and enhance biodiversity and geodiversity	0	Neutral effect
16	Conserve and enhance the District's landscapes	0	Neutral effect
17	Facilitate economic growth & development of new businesses	0	Neutral effect
18	Provide suitable infrastructure to promote business growth	0	Neutral effect
19	Raise educational attainment and workforce skills	0	Neutral effect
20	Harness economic benefits that arise from tourism/cultural activities	0	Neutral effect

21	Maintain and enhance the viability/vitality of existing businesses and town centres	0	Neutral effect
22	Promote development of highest standard	0	Neutral effect
23	Protect and maintain CAs, LBs,SAMs archaeological sites	0	Neutral effect
<p>Summary:</p> <p>This is a very specific policy which generally has neutral effects on the majority of objectives. It does perform extremely well on the social objectives relating to housing and social inclusion. The policy will help to create development which meets identified needs rather than development lead entirely by development profit. In combination with Core Policy 2 (Affordable housing) and Core Policy 5 (Specialised Health and Welfare Facilities and Residential Accommodation) the policy comprises part of a comprehensive policy framework to guide housing development.</p> <p>Mitigation/Enhancement Recommendations:</p> <ul style="list-style-type: none"> No comments 			

Core Policy 4 - Lifetime Homes Standards

All new residential development will accord with Lifetime Homes Standards.
 Targets: 100% of residential development delivered through the Core Strategy to accord with Lifetime Homes Standards.

			<p>Assessment of Effects Nature of the sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)</p>
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1	Social inclusion for all	+	Lifetime Home standards ¹ enable elderly people or those with disabilities to remain in their homes through the incorporation of 16 design features which enable easy adaptation of properties to wheelchair use. Therefore people are able to stay in their communities and are not forced to move to find suitable accommodation. The policy particularly addresses the needs of the high elderly population in the District. Although only a small amount of development will be permitted in the smaller settlements, there is risk that elderly people who can no longer drive may become isolated in more rural communities which do not have extensive public transport to allow easy access to a wider range of facilities. Generally very positive for this objective and will have immediate short term effect as well as long term effect but the comments above should be considered.
2	Ensure that everyone has a decent home	+	As noted above the policy addresses the long term needs of the aging population and takes positive action to ensure that appropriate accommodation is available. It is recognised that incorporating the required design features does bring about additional costs but this is offset by the saving on the need for more expensive adaptations and the increased marketability of the property. Positive effect although the policy may encourage people to stay in accommodation which is larger than required to meet their needs which may affect the flow of family sized accommodation available.
3	Improve health and well being of population	+	The provision of appropriate accommodation means that people lead a more stress-free life through not having to cope with difficult stairs or sanitary arrangements. A positive effect for health.
4	Improve safety and reduce crime	0	Neutral effect
5	Improve and protect accessibility to all services and facilities	+	Full wheelchair access and the provision of dedicated wheelchair size parking means that people are able to leave their homes to access facilities. Positive effect.
6	Improve availability and accessibility to open space, including greenspace	0	Neutral effect
7	Increase energy efficiency of buildings, promote energy from renewable sources	-	Potential for minor long term adverse effect. Enabling people to stay in their existing homes may mean that people remain in houses considerably larger than required to meet their needs e.g. one or two older people in a four bedroom house. Whilst this is entirely a matter of freedom of choice, it could lead to energy consumption which is high for two people and the policy may stop moves into smaller accommodation with lower energy demands.
8	Reduce waste generation	0	Neutral effect

¹ www.lifetimehomes.org.uk

	and increase levels of reuse and recycling		
9	Improve air quality and reduce greenhouse gas emissions	0	Neutral effect
10	Promote sustainable transport by improving affordable and accessible solutions particularly in rural areas	0	Neutral effect
11	Make efficient use of land, maximise brownfield use	0	Neutral effect
12	Respond to threats proposed by flooding, promote water efficiency	0	Neutral effect
13	Improve road safety and reduce congestion	0	Neutral effect
14	Maintain and improve river quality	0	Neutral effect
15	Conserve and enhance biodiversity and geodiversity	0	Neutral effect
16	Conserve and enhance the District's landscapes	0	Neutral effect
17	Facilitate economic growth & development of new businesses	0	Neutral effect
18	Provide suitable infrastructure to promote business growth	0	Neutral effect
19	Raise educational attainment and workforce skills	0	Neutral effect
20	Harness economic benefits	0	Neutral effect

	that arise from tourism/cultural activities		
21	Maintain and enhance the viability/vitality of existing businesses and town centres	0	Neutral effect
22	Promote development of highest standard	+	Development to Lifetime Homes standards is encompassed in the Code for Sustainable Homes and full compliance is mandatory to achieve zero carbon rating. It is therefore considered to be an important part of achieving sustainable high quality development. Positive effect.
23	Protect and maintain CAs, LBs,SAMs archaeological sites	0	Neutral effect
<p>Summary:</p> <p>A very specific policy which has a neutral effect on most of the SA Framework objectives. A positive effect is identified for the objectives relating to social inclusion, housing provision and quality of development. The policy will enable people to stay in their own communities and adapt their existing homes with minimal expense compared to adapting a home which does not already incorporate the design features for easy adaptation. Wheelchair access to all homes and disabled parking standards will facilitate accessing a wider range of facilities. Minor issues are identified which include people staying in larger homes than they might otherwise occupy, leading to energy demand to heat and light "dead" space, elderly residents becoming isolated in villages with infrequent public transport services and a lack of flow onto the market of family sized homes. However it is considered that the benefits of the policy outweigh these issues.</p> <p>Mitigation/Enhancement Recommendations:</p> <ul style="list-style-type: none"> ▪ No comments 			

Core Policy 5 - Specialised Health and Welfare Facilities and Residential Accommodation

Except in Smaller Settlements and the Countryside, proposals for health and welfare facilities and/or residential accommodation specifically for the elderly, mobility impaired and those with other disabilities will normally be supported.

In Smaller Settlements and The Countryside, permission may exceptionally be granted for proposals for small-scale health and welfare facilities and/or residential accommodation specifically for the elderly, mobility impaired and those with other disabilities, where these proposals involve the conversion of buildings that for contextual, architectural, or historic reasons should be retained and would otherwise not be.

Targets: A net increase in Specialised Health and Welfare Facilities and Residential Accommodation in each Community Area (a figure cannot be set as actual levels of accommodation delivered will be dependent on ongoing demand and availability of sites in each area).

			Assessment of Effects Nature of the sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)
1	Social inclusion for all	+	The policy intends to facilitate the provision of residential accommodation within existing communities which will enable residents to maintain their community contacts. With a considerable aging population this is an important issue for the district. All applications are subject to all relevant policies and this policy is weakened by the inclusion of the word <u>normally</u> which is unnecessary and undermines the strong intention of the policy. Neither the policy nor the supporting text clarifies what is meant by Specialised Health and Welfare Facilities which could cover a wide range of provision, but this objective does include access to facilities.
2	Ensure that everyone has a decent home	+	Positive effect because the policy addresses the accommodation needs of the elderly and those with disabilities who cannot live in independent accommodation. All applications are subject to all relevant policies and this policy is weakened by the inclusion of the word <u>normally</u> which is unnecessary and undermines the strong intention of the policy.
3	Improve health and well being of population	+	The provision of Specialised Health and Welfare Facilities, in whatever form, will be positive for this objective.
4	Improve safety and reduce crime	+	Provision of residential care for vulnerable members of society will increase their personal safety.
5	Improve and protect	+	Positive effect through the provision of new services.

	accessibility to all services and facilities		
6	Improve availability and accessibility to open space, including greenspace	0	Neutral effect
7	Increase energy efficiency of buildings, promote energy from renewable sources	0	Neutral effect
8	Reduce waste generation and increase levels of reuse and recycling	0	Neutral effect
9	Improve air quality and reduce greenhouse gas emissions	0	Neutral effect
10	Promote sustainable transport by improving affordable and accessible solutions particularly in rural areas	-	The policy states that in small settlements and the open countryside conversion of buildings of architectural merit will be allowed for small scale residential use and health facilities. Specialised health facilities should be situated in locations with good public transport links rather than in countryside locations. Potential for adverse effect.
11	Make efficient use of land, maximise brownfield use	0	Neutral effect
12	Respond to threats proposed by flooding, promote water efficiency	0	Neutral effect
13	Improve road safety and reduce congestion	0	Neutral effect
14	Maintain and improve river quality	0	Neutral effect
15	Conserve and enhance biodiversity and geodiversity	0	Neutral effect
16	Conserve and enhance the District's landscapes	0	Neutral effect
17	Facilitate economic growth	+	Nursing and residential homes for the elderly provide significant numbers of jobs and there will be a

	& development of new businesses		need for further provision due to the district demographic.
18	Provide suitable infrastructure to promote business growth	0	Neutral effect
19	Raise educational attainment and workforce skills	0	Neutral effect
20	Harness economic benefits that arise from tourism/cultural activities	0	Neutral effect
21	Maintain and enhance the viability/vitality of existing businesses and town centres	0	Neutral effect
22	Promote development of highest standard	0	Neutral effect
23	Protect and maintain CAs, LBs,SAMs archaeological sites	+	The policy links provision outside main centres to the reuse of existing buildings of architectural merit which may otherwise not be retained. Whilst laudable in this context, the issue is covered by other policy.
<p>Summary:</p> <p>Although the policy has no identified significant adverse effects, it lacks clarity which may have an effect on the benefits that should arise from a policy of this type which is designed to ensure that specific community needs are met. The policy seeks to facilitate the provision of residential care and "specialised health and welfare facilities". No explanation of this latter term is given, which has made it hard to gauge the effect of the policy. Specialised facilities could imply that people will travel to take advantage of them and therefore they should be based in locations with good public transport links, and not in small settlements or the open countryside.</p> <p>Provision of residential and nursing homes will be essential to meet the needs of an aging population but the policy says proposals will <u>normally</u> be supported. However it is generally understood that proposals for development to meet identified needs will be supported provided that they comply with other plan policy. Does the policy need to be qualified in this way? It is important for people to stay in their own communities as long as possible and the requirement that small scale residential homes will only be allowed in buildings of architectural/historic merit which may otherwise be demolished is very restrictive. Use of such buildings is covered by other planning policies and may be inappropriate for these uses due to internal alterations which are often needed.</p>			

Mitigation/Enhancement Recommendations:

- Removal of the word "normally" from the first sentence.
- Either explanation of the phrase "specialised health and welfare facilities" in the supporting text or removal from the policy
- The use of historic buildings is covered by other plan policies and national legislation. Buildings of no historic interest may be suitable for residential accommodation for the elderly of an appropriate scale for smaller settlements. Such provision may save travel distances for visiting to the larger centres and maintain people in their own communities. New build may also provide better accommodation designed for its purpose.
- Ideally, reconsideration of the whole policy and clarification of its intent and purpose.

Core Policy 6 - Making adequate provision for gypsies and travellers

Within the Gypsy and Traveller Site Allocations DPD, sites will be identified to meet the demand for eighteen residential and five transit Gypsy and Traveller pitches in south Wiltshire and to contribute towards the 5 plots required to meet the needs of travelling showpeople.

The following considerations will be taken into account in the determination of planning applications for new Gypsy and Traveller pitches prior to the DPD being adopted:

- The site will be located within a settlement as defined by the Sustainable Settlement Strategy, with safe and convenient access to schools and local facilities, and relating well to public transport facilities.
- The site will be large enough to provide for adequate on site facilities for parking, storage, play and residential amenity.
- Adequate levels of privacy will be provided for occupiers.
- Development of the site will not have a detrimental effect on neighbouring amenities.
- Development of the site will be appropriate to the scale and character of its surroundings and the existing settlement.

Targets: An additional eighteen residential and five transit pitches in south Wiltshire to 2011 and 5 plots required to meet the needs of travelling show people. No sites granted permission contrary to policy.

			<p>Assessment of Effects Nature of the sustainability effect (positive/negative, short/medium/long term, cumulative, scale,</p>
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			reversibility, likelihood)
1	Social inclusion for all	+	Through meeting the accommodation needs of Gypsies and Travellers and ensuring that the scale of the site does not overwhelm existing communities, the policy has significant positive effects for social inclusion. The requirement that sites will be located within a defined settlement is meant to ensure that there is parity between housing and site planning applications. However when looking at the number of Gypsy and Traveller site applications which are refused there must be questions about whether these applications would actually be granted consent. ²
2	Ensure everyone has a decent home	++	Positive effect through ensuring decent homes- for all sectors of the community.
3	Improve health and well being of population	+	Through ensuring consistent access to health and education services and facilities there should be improvements to the health of the travelling population which has been a cause for concern and by ensuring that sites will not have a detrimental effect on neighbouring development, the policy has positive effects for health and well-being.
4	Improve safety and reduce crime	+	Positive effect- ensures safe access to schools and facilities.
5	Improve and protect accessibility to all services and facilities	+	Positive effect as policy aims to ensure Gypsy and Traveller sites have good accessibility to necessary services and facilities.
6	Improve availability and accessibility to open space, including greenspace	-	Whilst the policy aims to ensure adequate open space on individual sites, it could include a requirement for sites to be in proximity of parks and recreation/open spaces. This could be included in the first bullet point, alongside access to schools and local facilities.
7	Increase energy efficiency of buildings, promote energy from renewable sources	0	Neutral effect.
8	Reduce waste generation and increase levels of reuse and recycling	0	Neutral effect.
9	Improve air quality and reduce greenhouse gas emissions	0	Neutral effect.

² 50 cases monitored in 1995 by FFT indicated a success rate for new applications of 4 per cent compared to 80% of other applications.
www.gypsy-traveller.org/

10	Promote sustainable transport by improving affordable and accessible solutions particularly in rural areas	+	Positive effect- policy promotes sustainable transport and access to Gypsy and Traveller pitches.
11	Make efficient use of land, maximise brownfield use	+	Policy may have a positive effect, as it requires Gypsy and Traveller sites to be located within settlements, rather than Greenfield sites. Therefore, there is some likelihood these will be located on Brownfield land.
12	Respond to threats proposed by flooding, promote water efficiency	-	The policy should ensure that Gypsy and Traveller sites are not permitted on environmentally constrained land, for example flood prone land.
13	Improve road safety and reduce congestion	+	Positive effect- policy aims to ensure safe and convenient access and adequate room for parking on-site.
14	Maintain and improve river quality	-	As for objective 12, the policy should ensure sites are not located on environmentally constrained land.
15	Conserve and enhance biodiversity and geodiversity	-	As for objectives 12 and 14, the policy should ensure sites are not located on environmentally constrained land.
16	Conserve and enhance the District's landscapes	+	Positive effect- policy ensures sites will be appropriate to the scale and character of their surroundings.
17	Facilitate economic growth & development of new businesses	0	Neutral effect.
18	Provide suitable infrastructure to promote business growth	0	Neutral effect.
19	Raise educational attainment and workforce skills	+	Positive effect through ensuring sites are located within safe and convenient access to schools.
20	Harness economic benefits that arise from tourism/cultural activities	0	Neutral effect.
21	Maintain and enhance the viability/vitality of existing	0	Neutral effect.

	businesses and town centres		
22	Promote development of highest standard	0	Neutral effect.
23	Protect and maintain CAs, LBs,SAMs archaeological sites	-	As above, policy should ensure sites not located on environmentally constrained land, including land of archaeological heritage importance.
<p>Summary:</p> <p>This core policy aims to provide adequate sites to meet the accommodation needs of Gypsies and Travellers in South Wiltshire. It will have positive sustainability effects through minimising social exclusion, providing accommodation for those who require it, ensuring appropriate facilities on site and minimising effects on neighbouring properties. However the policy could consider including land adjacent to settlements which would be preferable to the traveller and settled communities alike. Also the policy could be improved to minimise effects on the environment through ensuring sites will not be located on environmentally constrained land. This would improve the sustainability rating for the objectives on flooding, river quality, biodiversity and archaeology.</p> <p>Mitigation/Enhancement Recommendations:</p> <ul style="list-style-type: none"> ▪ Policy should include an additional point: the site should not be constrained by flooding nor have the potential for adverse effects on river quality, biodiversity or archaeological sites. ▪ The first bullet point should require sites to be in proximity of parks and recreation/open spaces. ▪ Consideration could be given to including land adjacent to settlements. 			

Core Policy 7 - Housing density and the efficient use of land

Developers will be required to demonstrate how proposals make effective use of land through the delivery of new dwellings at the **highest density** compatible with the creation of an **attractive living environment** and the **local context of building patterns**.

Density will vary from site to site but should normally be within the range of 30-50 dwellings per hectare. **Higher densities will be sought in and around Salisbury city centre, and other areas with good transport links**. There may be justification for lower densities where environmental or historic issues dictate.

The redevelopment of previously developed land will be permitted where it accords with all other policies within this Core Strategy.

Advice to developers on how to achieve this requirement is contained in the south Wiltshire design guide entitled 'Creating Places'

	SA Objective		Assessment of Effects Nature of the sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)
1	Social inclusion for all	0	Neutral effect.
2	Ensure that everyone has a decent home	++	The effect of this objective is positive. Through setting minimum density standards and encouraging higher density in areas with good transport links, this policy will assist in meeting housing requirements in South Wiltshire.
3	Improve health and well being of population	+ -	By ensuring appropriate densities for the District, the policy will help to avoid overcrowding, with positive effects for health and well-being. However there is also the potential for short-term negative effects through increased disturbance from development (noise, dust and traffic congestion) with effects on human health and well-being. This can be mitigated through appropriate phasing of new development and conditions of consent. Longer term increases to congestion, noise and air pollution are likely- mitigation should be sought through sustainable transport solutions and noise attenuation measures. Refer SA for Core Strategy Policy 13.
4	Improve safety and reduce crime	+	Encouraging higher densities, where appropriate, can contribute to safety through providing more 'eyes on the street' /opportunities for natural surveillance.
5	Improve and protect accessibility to all services and facilities	0	Neutral effect.

6	Improve availability and accessibility to open space, including greenspace	0	Neutral effect.
7	Increase energy efficiency of buildings, promote energy from renewable sources	+	Higher density development is more energy efficient- and provides opportunities for renewable energy, for example ground source heat pumps.
8	Reduce waste generation and increase levels of reuse and recycling	0	Neutral effect.
9	Improve air quality and reduce greenhouse gas emissions	- + +	Higher densities in areas of good public transport accessibility can assist in reducing greenhouse gas emissions, although it may also lead to deterioration in air quality in urban areas (both short-term during construction, and medium-longer term when development is operational). This can be mitigated through ensuring development encourages and requires sustainable transport measures- refer SA for Core Strategy Policy 13.
10	Promote sustainable transport by improving affordable and accessible solutions particularly in rural areas	+	Encouraging higher densities in may help to improve the viability of public transport services.
11	Make efficient use of land, maximise brownfield use	++	Long-term positive effect, as encouraging higher densities makes efficient use of land, and the policy aims to ensure redevelopment of previously developed land. Enhancement recommendation: 'permitted' could be changed to 'encouraged'.
12	Respond to threats proposed by flooding, promote water efficiency	0	Neutral effect.
13	Improve road safety and reduce congestion	-	The encouragement of increased densities in existing urban areas is likely to lead to increased congestion in those areas (both short-term during construction, and medium-longer term when development is operational). This can be mitigated through ensuring development encourages and requires sustainable transport measures- refer SA for Core Strategy Policy 13.
14	Maintain and improve river quality	0	Neutral effect.
15	Conserve and enhance biodiversity and geodiversity	+	Through encouraging higher densities, policy makes effective use of land, therefore reducing development footprints. Likely positive indirect effects to preserving countryside for biodiversity.

16	Conserve and enhance the District's landscapes	++	Encouraging higher densities, where appropriate, will have positive effects for the District's landscape.
17	Facilitate economic growth & development of new businesses	0	Neutral effect.
18	Provide suitable infrastructure to promote business growth	0	Neutral effect.
19	Raise educational attainment and workforce skills	0	Neutral effect.
20	Harness economic benefits that arise from tourism/cultural activities	0	Neutral effect.
21	Maintain and enhance the viability/vitality of existing businesses and town centres	+	Positive long-term effect through encouraging development in urban areas, with positive indirect effects for viability.
22	Promote development of highest standard	+	Policy encourages an attractive living environment and densities in accordance with the local context, therefore positive effect for this objective.
23	Protect and maintain CAs, LBs, SAMs archaeological sites	?	Uncertain effect, dependent on further detail and location of individual developments.
<p>Summary:</p> <p>This policy recognises that Council is constrained in achieving government targets for housing development on previously developed land, due to the limited supply of previously developed sites in South Wiltshire. Notwithstanding, the policy aims to encourage development of previously developed land and higher density development where appropriate in Salisbury City Centre and other areas with good transportation links. This policy will have positive effects for objective 2 on housing, objective 4 relating to safety, and objectives 7 and 10 relating to air quality and greenhouse gas reduction. Through ensuring the efficient use of land, the policy will help minimise the effects on landscape and biodiversity, therefore progressing SA objectives 15 and 16. The policy promotes high-quality development and will enhance existing urban areas, with positive effects for SA objectives 21 and 22. .</p> <p>Both positive and negative effects, including cumulative effects, were identified for SA objectives 3 on health and 9 (greenhouse gases and air</p>			

quality) and negative effects for 13 (road safety and congestion), as the intensification of development in urban areas is likely to lead to increased disturbance, including traffic congestion, noise and air pollution in existing areas. These include short-term construction effects and longer-term effects. These negative effects can be conditioned through appropriate development phasing, the development application process and through strong policies encouraging sustainable transport.

Mitigation/Enhancement Recommendations:

- Stronger policies on sustainable transportation- refer to SA on Core Strategy Policy 13.
- Construction effects are minimised through conditions of consent.
- Consideration is given to cumulative effects of construction (congestion, noise and air pollution) when phasing development.
- 'Previously developed land will be permitted' could be changed to 'previously developed land will be encouraged' - this will help to strengthen the Core Strategy commitment to developing brownfield land.
- The phrase 'There may be justification for lower densities where environmental or historic issues dictate' could be reworded, for example: 'There may be instances where lower densities can be justified where environmental or historic issues dictate', to assert that such cases are exceptions to the rule and that the policy is therefore in accordance with Government policy on development density.

Core Policy 8 - Creating high quality places

New development will be permitted where the proposals are **compatible with the provisions of 'Creating Places: the South Wiltshire Design Guide'** in that, in the view of the Local Planning Authority, they **improve their surroundings** (including the Public Realm where appropriate) in terms of the following criteria:

- (i) the **layout and form** of existing and proposed development and, where appropriate, the **historic pattern** of the layout;
- (ii) any features or **open spaces**, buildings and/or structures of character on or **adjoining the site**;
- (iii) the **scale and character of the existing townscape** in terms of building heights, building line, plot size, density, elevational design and materials;
- (iv) the scale and use of spaces between buildings; or
- (v) **views/vistas** afforded from within, over and out of the site;
- (vi) any existing **important landscape features** and the nature and scope of new landscaping proposed within and around the edges of the site;
- (vii) the roofscape/skyline long or medium distance views; and
- (viii) adequate consideration has been given to **waste and recycling matters**

Targets: 100% of development delivered under the Core Strategy to be in accordance with the principles of 'Creating Places'.

			Assessment of Effects Nature of the sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)
1	Social inclusion for all	+	Positive indirect effect on social inclusion through creating quality places.
2	Ensure that everyone has a decent home	+	Positive indirect effect through requiring quality design of new development.
3	Improve health and well being of population	+	Positive long-term effects. Quality development that respects surrounding spaces and landscapes will have indirect effects on health and well-being.
4	Improve safety and reduce crime	+	Positive indirect effect through ensuring new development is attractive and in keeping with existing environment, therefore encouraging activity levels.
5	Improve and protect accessibility to all services	0	Neutral effect.

	and facilities		
6	Improve availability and accessibility to open space, including greenspace	+	Positive long-term effect-policy ensures open spaces are preserved.
7	Increase energy efficiency of buildings, promote energy from renewable sources	0	Neutral effect.
8	Reduce waste generation and increase levels of reuse and recycling	++	Policy requires that consideration has been given to waste and recycling matters.
9	Improve air quality and reduce greenhouse gas emissions	0	Neutral effect.
10	Promote sustainable transport by improving affordable and accessible solutions particularly in rural areas	0	Neutral effect.
11	Make efficient use of land, maximise brownfield use	0	Neutral effect.
12	Respond to threats proposed by flooding, promote water efficiency	0	Neutral effect.
13	Improve road safety and reduce congestion	0	Neutral effect.
14	Maintain and improve river quality	0	Neutral effect.
15	Conserve and enhance biodiversity and geodiversity	+	May assist in enhancing biodiversity through preserving open spaces.
16	Conserve and enhance the District's landscapes	++	Direct positive effect on landscape through ensuring that new development is sensitive to existing views and vistas.
17	Facilitate economic growth & development of new	0	Neutral effect.

	businesses		
18	Provide suitable infrastructure to promote business growth	0	Neutral effect.
19	Raise educational attainment and workforce skills	0	Neutral effect.
20	Harness economic benefits that arise from tourism/cultural activities	0	Neutral effect.
21	Maintain and enhance the viability/vitality of existing businesses and town centres	+	Indirect positive effects- the policy will contribute towards a high quality built environment, with positive benefits for existing businesses and the town centre environment.
22	Promote development of highest standard	++	Significant positive effect- the policy promotes high-quality development in keeping with the existing environment.
23	Protect and maintain CAs, LBs,SAMs archaeological sites	?	Uncertain effect, though likely positive benefits for conservation areas.
<p>Summary: This policy will have positive benefits through enhancing the built environment, and minimising the effect of new development on existing buildings, streetscapes and surrounding landscapes. In addition to positive effects for the SA objectives relating to social inclusion, homes, open spaces, health and well-being, and high standard development, there will be positive, indirect effects for objectives relating to safety, biodiversity and maintaining the viability of existing businesses in town centres.</p> <p>Mitigation/Enhancement Recommendations:</p> <ul style="list-style-type: none"> ▪ No comments 			

Core Policy 9 - Sustainable development

Proposals for both **renewable electricity and renewable heat development** will be supported where:

- The proposal, including any related infrastructure such as transmission lines, buildings or access roads etc, has no significant impact on local, national or international **nature, heritage, or landscape interests**.
- Proposals in, or adjacent to, the Cranborne Chase and West Wiltshire Downs Area of Outstanding Natural Beauty, Special Areas of Conservation, Special Protection Areas, Ramsar sites, the Stonehenge World Heritage Site or the New Forest National Park should be of an appropriate scale so as not to compromise the objectives of the relevant designation.

Where development is permitted, the Local Planning Authority will secure, via condition or legal agreement, mitigation measures **that** may be required to minimise any environmental impacts.

			Assessment of Effects Nature of the sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)
1	Social inclusion for all	0	Neutral effect.
2	Ensure that everyone has a decent home	0	Neutral effect.
3	Improve health and well being of population	+	Positive indirect effect through preserving areas of importance to nature conservation and landscape interest.
4	Improve safety and reduce crime	0	Neutral effect.
5	Improve and protect accessibility to all services and facilities	0	Neutral effect.
6	Improve availability and accessibility to open space, including greenspace	+	Positive indirect through preserving areas of open space.
7	Increase energy efficiency of buildings, promote energy from renewable sources	+	Positive effect-policy aims to support proposals for renewable electricity and renewable heat development, where they will not have an adverse effect on areas of nature, heritage or landscape interests.

8	Reduce waste generation and increase levels of reuse and recycling	0	Neutral effect.
9	Improve air quality and reduce greenhouse gas emissions	+	Through supporting renewable energy development, policy will assist in reducing greenhouse gas emissions.
10	Promote sustainable transport by improving affordable and accessible solutions particularly in rural areas	0	Neutral effect.
11	Make efficient use of land, maximise brownfield use	0	Neutral effect.
12	Respond to threats proposed by flooding, promote water efficiency	0	Neutral effect.
13	Improve road safety and reduce congestion	0	Neutral effect.
14	Maintain and improve river quality	0	Neutral effect.
15	Conserve and enhance biodiversity and geodiversity	+	Policy will have positive effects on this objective through the conservation of areas of local ,national and international biodiversity significance.
16	Conserve and enhance the District's landscapes	+	Policy will have long term positive effects for conserving and enhancing the District's landscapes through conserving areas of landscape importance.
17	Facilitate economic growth & development of new businesses	0	Neutral effect.
18	Provide suitable infrastructure to promote business growth	0	Neutral effect.
19	Raise educational attainment and workforce skills	0	Neutral effect.

20	Harness economic benefits arise from tourism/cultural activities	0	Neutral effect.
21	Maintain and enhance the viability/vitality of existing businesses and town centres	0	Neutral effect.
22	Promote development of highest standard	0	Neutral effect.
23	Protect and maintain CAs, LBs, SAMs archaeological sites	++	Positive long-term, ensuring protection of the Stonehenge World Heritage site.

Summary:

This policy aims to strike a balance between encouraging renewable energy development, whilst ensuring that South Wiltshire District's distinct landscape, biodiversity and heritage are preserved. This supports the SA objectives relating to energy, climate change, biodiversity, landscape and archaeology.

Mitigation/Enhancement Recommendations:

- No comments

Core Policy 10 - Community Safety

New buildings and places should be designed to incorporate the principles of 'Homezones', in a way helps to reduce crime and the fear of crime and improves the quality of the urban environment. Developers should provide and/or contribute toward preventative measures such as CCTV, lighting and community policing.

The retro-fitting of measures such as 'Homezones' will be encouraged.

Targets: A reduction in crime and fear of crime in all Community Areas.

			Assessment of Effects Nature of the sustainability effect (positive/negative, short/medium/long term, cumulative, scale,
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			reversibility, likelihood)
1	Social inclusion for all	++	Through encouraging measures such as CCTV, lighting, community policing, and home zones, this policy will have positive benefits for social inclusion and cohesion.
2	Ensure everyone has a decent home	+	Positive effect through encouraging safer housing developments.
3	Improve health and well being of population	+	The policy on community safety will have positive effects through encouraging community safety, with indirect effects for well-being and health.
4	Improve safety and reduce crime	++	Positive long-term direct effects for improving safety and reducing crime through improvements to the quality of the environment. Home zones are an effective way of discouraging crime in the urban environment through improving a sense of community ownership.
5	Improve and protect accessibility to all services and facilities	0	Neutral effect.
6	Improve availability and accessibility to open space, including greenspace	0	Neutral effect.
7	Increase energy efficiency of buildings, promote energy from renewable sources	0	Neutral effect.
8	Reduce waste generation and increase levels of reuse and recycling	0	Neutral effect.
9	Improve air quality and reduce greenhouse gas emissions	+	Positive indirect effects for air quality, and the reduction of greenhouse gases as proving community safety- this may lead to people choosing more sustainable transport options. E.g. walking and cycling.
10	Promote sustainable transport by improving affordable and accessible solutions particularly in rural areas	+	Positive indirect effects through promoting community safety- this may lead to people choosing more sustainable transport options e.g. walking and cycling.
11	Make efficient use of land, maximise brownfield use	0	Neutral effect.
12	Respond to threats proposed	0	Neutral effect.

	by flooding, promote water efficiency		
13	Improve road safety and reduce congestion	++	Positive effect, home zones include traffic calming measures, which helps to improve road safety and reduce congestion.
14	Maintain and improve river quality	0	Neutral effect.
15	Conserve and enhance biodiversity and geodiversity	0	Neutral effect.
16	Conserve and enhance the District's landscapes	0	Neutral effect.
17	Facilitate economic growth & development of new businesses	0	Neutral effect.
18	Provide suitable infrastructure to promote business growth	0	Neutral effect.
19	Raise educational attainment and workforce skills	0	Neutral effect.
20	Harness economic benefits arise from tourism/cultural activities	0	Neutral effect.
21	Maintain and enhance the viability/vitality of existing businesses and town centres	+	Likely positive indirect effect. Through enhancing safety, including lighting and CCTV, policy will assist in enhancing the existing town centre environment.
22	Promote development of highest standard	+	Policy is in support of the objective through encouraging safe development.
23	Protect and maintain CAs, LBs,SAMs archaeological sites	0	Neutral effect
Summary:			
Through encouraging measures such as home zones, CCTV lighting and policing, this policy is likely to have a long-term positive effects			

cohesion well-being and vitality. The policy recognises that developers have an important role to play in enhancing community safety for the benefit of both new and existing communities.

Mitigation/Enhancement Recommendations:

- No comments

Core Policy 11 - Recreational Open Space requirements

New residential development will be required to make a minimum provision for recreational open space in accordance with the following standards (ha per 1000 population):

Parks and Gardens:

Salisbury and Stonehenge Community Areas: 0.67

Nadder Community Area: 0.43

Southern Community Area: 0.2

Amenity Green Space:

0.5 in all Community Areas

Children and Young People

0.31 in all Community Areas

Outdoor Sports:

1.62 in all Community Areas

Allotments:

Salisbury and Stonehenge Community Areas: 0.43

All other Community Areas: 0.2

The Local Planning Authority may consider reducing these standards where development comprises specialised accommodation. In addition, the potential need for the following as a result of further pressure on existing provision as a result of new residential development, will be assessed on a site-by-site basis:

- (i) Quality and accessibility to natural or semi-natural green space sites and/or green corridors;
- (ii) Provision of indoor leisure facilities.

			Assessment of Effects Nature of the sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)
1	Social inclusion for all	+	The policy will have positive effects through providing spaces for people to meet within their individual community units.
2	Ensure that everyone has a decent home	-	The policy obviously adds extra costs to developments and the performance of the policy would be improved by stating that the LPA will reduce standards, particularly for play space and sports facilities, on residential developments including sheltered accommodation for the elderly and disabled who do not make use of such facilities. This is particularly important as these types of accommodation already carry higher development costs.
3	Improve health and well being of population	++	The provision of open space and leisure and recreation facilities are important for the health and well being of the population. Allotment space is becoming increasingly popular and provides the double benefit of exercise and good food. Open spaces within developments also provide "green lungs" which reduce the effects of pollution. Positive effect.
4	Improve safety and reduce crime	0	Neutral effect
5	Improve and protect accessibility to all services and facilities	0	Neutral effect
6	Improve availability and accessibility to open space, including greenspace	+	Positive effect as the policy directly addresses this issue.
7	Increase energy efficiency of buildings, promote energy from renewable sources	0	Neutral effect
8	Reduce waste generation and increase levels of reuse and recycling	0	Neutral effect
9	Improve air quality and reduce greenhouse gas emissions	0	Neutral effect
10	Promote sustainable	0	Neutral effect

	transport by improving affordable and accessible solutions particularly in rural areas		
11	Make efficient use of land, maximise brownfield use	0	Neutral effect
12	Respond to threats proposed by flooding, promote water efficiency	0	Neutral effect
13	Improve road safety and reduce congestion	0	Neutral effect
14	Maintain and improve river quality	0	Neutral effect
15	Conserve and enhance biodiversity and geodiversity	+	Incorporating open space in developments can have positive effects for biodiversity particularly when it provides linking green corridors.
16	Conserve and enhance the District's landscapes	0	Neutral effect
17	Facilitate economic growth & development of new businesses	0	Neutral effect
18	Provide suitable infrastructure to promote business growth	0	Neutral effect
19	Raise educational attainment and workforce skills	0	Neutral effect
20	Harness economic benefits that arise from tourism/cultural activities	0	Neutral effect
21	Maintain and enhance the viability/vitality of existing businesses and town centres	0	Neutral effect
22	Promote development of	0	Neutral effect

	highest standard		
23	Protect and maintain CAs, LBs,SAMs archaeological sites	0	Neutral effect
<p>Summary:</p> <p>The policy has a neutral effect on most of the identified sustainability objectives. However there will be very positive benefits for health and social inclusion. Minor benefits may also occur for biodiversity. In terms of housing provision the policy could be further improved by stating that the LPA will reduce standards for developments which already have high development costs and will not make any demands on the infrastructure provided e.g. play space and outdoor sports developments in relation to sheltered housing schemes.</p> <p>Mitigation/Enhancement Recommendations:</p> <ul style="list-style-type: none"> Replace may consider reducing with will reduce in the following sentence to read: 'The Local Planning Authority will reduce these standards where development comprises specialised accommodation.' 			

Core Policy 12 - Provision of Infrastructure			
<p>Proposals for new infrastructure will be supported where, in the view of the Local Planning Authority and service providers, it is essential to support new development that accords with the provision of this Core Strategy.</p> <p>Developers will be required to demonstrate how development proposals are adequately supported by essential infrastructure, including where necessary making financial contributions for upgrading off-site facilities, to the satisfaction of the Local Planning Authority.</p>			

			Assessment of Effects Nature of the sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)
1	Social inclusion for all	+	The policy ensures that communities have adequate facilities and will not be disadvantaged by, or suffer from a shortfall brought about by new development. Positive effect
2	Ensure that everyone has a	0	No adverse effect on the provision of housing as this is an essential consideration when proposing

	decent home		development. Neutral.
3	Improve health and well being of population	+	The provision of water supply, energy and drainage are essentials for good health.
4	Improve safety and reduce crime	0	Neutral effect.
5	Improve and protect accessibility to all services and facilities	+	The supporting text to the policy includes transport options under the heading of infrastructure which will ensure that accessibility to facilities will be protected and improved where possible. Positive effect.
6	Improve availability and accessibility to open space, including greenspace	+	Core Policy 11 - Recreational Open Space requirements deals with onsite provision of space which is part of the infrastructure of a development. This policy will add weight to Policy 11. Positive effect but the inclusion of a reference to green infrastructure in the supporting text would improve the policy further.
7	Increase energy efficiency of buildings, promote energy from renewable sources	0	Neutral effect
8	Reduce waste generation and increase levels of reuse and recycling	0	Neutral effect
9	Improve air quality and reduce greenhouse gas emissions	+	The supporting text refers to transport choices. If these are provided there will be a positive effect on this objective.
10	Promote sustainable transport by improving affordable and accessible solutions particularly in rural areas	0	The supporting text refers to transport choices. If these are provided there will be a positive effect on this objective.
11	Make efficient use of land, maximise brownfield use	0	Neutral effect
12	Respond to threats proposed by flooding, promote water efficiency	+	The provision of adequate sustainable urban drainage systems (SUDS) will progress this objective.
13	Improve road safety and	+	Road improvements and safety measures are part of infrastructure. Positive effect.

	reduce congestion		
14	Maintain and improve river quality	+	Provision of proper foul and surface water drainage systems will support this objective through the avoidance of seepage and pollution.
15	Conserve and enhance biodiversity and geodiversity	0	No direct effect although greenspace within the site may support biodiversity,
16	Conserve and enhance the District's landscapes	0	Neutral effect
17	Facilitate economic growth & development of new businesses	0	Neutral effect
18	Provide suitable infrastructure to promote business growth	+	The policy applies to all types of development and will ensure that commercial interests do not create problems for others, e.g. through overwhelming road capacity.
19	Raise educational attainment and workforce skills	+	The policy ensures that educational facilities are kept in line with population growth. Whilst planning policy alone cannot raise attainment it can support and require adequate facilities to facilitate this objective.
20	Harness economic benefits that arise from tourism/cultural activities	0	Neutral effect
21	Maintain and enhance the viability/vitality of existing businesses and town centres	0	Neutral effect
22	Promote development of highest standard	+	To achieve a high standard of development all infrastructure issues should be addressed and/or provided.
23	Protect and maintain CAs, LBs,SAMs archaeological sites	0	Neutral effect
Summary:			
The policy performs well in meeting the objectives related to community facilities safety and transport. No adverse effects are identified.			
Mitigation/Enhancement Recommendations:			

- The inclusion of a reference to green infrastructure in the supporting text would improve the policy further.

Comment

The first sentence of the paragraph is unclear – is it intended to imply that infrastructure for development which doesn't accord with the Core Strategy will not be supported? What circumstances are envisaged? Is it necessary?

Core Policy 13 - Transportation Strategy

New development will be required to demonstrate how it contributes to the aims of the Salisbury Transportation Strategy including measures to encourage modal shift away from the use of the private motor car through:

- the submission of a transportation assessment which identifies the potential impacts of the development and how and when mitigation will be provided if necessary;
- Support for bus services through financial subsidies, bus priority measures and infrastructure provision;
- Support for demand measures initiatives in co-operation with local employment, schools and other large traffic generators;
- Contribution to the creation of a comprehensive cycling and walking network;
- City centre environmental enhancement and traffic management measures;
- Support for rail services;
- The limitation of traffic growth through the provision of Park and Ride sites, supported by car parking management measures including restrictions on long-term car parking within Salisbury city centre;
- The promotion of a sustainable pattern of development that reduces the need to travel by private car and encourages increased use of public transport, walking and cycling.

			Assessment of Effects Nature of the sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)
1	Social inclusion for all	+	Positive effect through improving accessibility for all by the provision of alternative modes of transport to the private vehicle.
2	Ensure that everyone has a decent home	0	Neutral effect.

3	Improve health and well being of population	+	Reduction of traffic related pollution through city centre environmental management and all the initiatives to reduce use of the private vehicle. Encouraging walking and cycling is also beneficial for human health. Positive effect.
4	Improve safety and reduce crime	+	There should be benefits for pedestrian road safety when the emphasis is on pedestrian and cycling needs rather than the needs of the motorist.
5	Improve and protect accessibility to all services and facilities	+	Positive effect through improving accessibility for all by the provision of alternative modes of transport to the private vehicle.
6	Improve availability and accessibility to open space, including greenspace	0	No significant effect.
7	Increase energy efficiency of buildings, promote energy from renewable sources	0	Neutral effect.
8	Reduce waste generation and increase levels of reuse and recycling	0	Neutral effect.
9	Improve air quality and reduce greenhouse gas emissions	+	Reduction of traffic related carbon emissions through city centre environmental management and all the initiatives to reduce use of the private vehicle. Positive effect.
10	Promote sustainable transport by improving affordable and accessible solutions particularly in rural areas	+	The policy directly addresses and progresses the aims of this objective.
11	Make efficient use of land, maximise brownfield use	0	Neutral effect.
12	Respond to threats proposed by flooding, promote water efficiency	0	Neutral effect.
13	Improve road safety and reduce congestion		There should be benefits for pedestrian road safety when the emphasis is on pedestrian and cycling needs rather than the needs of the motorist. Congestion will also be reduced. Positive effect.
14	Maintain and improve river	0	Neutral effect.

	quality		
15	Conserve and enhance biodiversity and geodiversity	0	Neutral effect.
16	Conserve and enhance the District's landscapes	0	Neutral effect.
17	Facilitate economic growth & development of new businesses	+	An efficient road system, with minimal congestion, is an essential part of the infrastructure required to support the economy. Positive effect.
18	Provide suitable infrastructure to promote business growth	+	An efficient road system, with minimal congestion, is an essential part of the infrastructure required to support the economy. Positive cumulative effect.
19	Raise educational attainment and workforce skills	0	Neutral effect.
20	Harness economic benefits that arise from tourism/cultural activities	+	Putting in place effective transport systems, private and public, will also progress this objective.
21	Maintain and enhance the viability/vitality of existing businesses and town centres	+	City centre environmental management will help make Salisbury remain an attractive place for businesses and shoppers. Positive effect.
22	Promote development of highest standard	0	Neutral effect.
23	Protect and maintain CAs, LBs,SAMs archaeological sites	+	Reducing city centre levels of pollution through traffic management will assist in the protection of historic/listed buildings. Positive effect.
<p>Summary:</p> <p>A very positive policy which will have obvious long term cumulative positive benefits for accessibility, sustainable transport, road safety and climate change. In addition, indirect benefits are accrued for all aspects of the local economy and the integrity of the buildings on which Salisbury's distinctive character is based.</p> <p>Mitigation/Enhancement Recommendations:</p> <ul style="list-style-type: none"> ▪ No comments 			



Core Policy 14 - Strategic Highways Projects

Improvements to the transport network that reduce congestion, improve accessibility, promote greater traveller choice and improve road safety will be supported, where it can be demonstrated that they do not have an unacceptable impact on the local environment and communities. Specific projects that will be supported are:

- Dualling of the A303 with special environmental scheme through the Stonehenge World Heritage Site.
- Improvements to the A-Roads through Salisbury including potential dualling of Southampton Road and remodelling of the Harnham Gyratory system.
- Review of car parking provision in relation to capacity of park and ride.
- Major schemes required to allow the planned growth in houses and jobs to be accommodated.

			Assessment of Effects Nature of the sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)
1	Social inclusion for all	- ?	The effect of the dualling of the A303 may have an adverse effect on some existing communities. The need to work closely with other partners to minimise this effect is acknowledged in the supporting text.
2	Ensure that everyone has a decent home	+	The policy clearly states that highway schemes to accommodate the required housing growth will be supported and includes schemes which are essential to deliver some of the preferred options housing allocations. Positive effect.
3	Improve health and well being of population	0	Positive effect if the policy reduces pollution and congestion issues along Southampton Road.
4	Improve safety and reduce crime	0	Neutral effect
5	Improve and protect accessibility to all services	+	Increase in traveller choice of mode of transport should enhance access to facilities for those in rural areas.

	and facilities		
6	Improve availability and accessibility to open space, including greenspace	0	Neutral effect
7	Increase energy efficiency of buildings, promote energy from renewable sources	0	Neutral effect
8	Reduce waste generation and increase levels of reuse and recycling	0	Neutral effect
9	Improve air quality and reduce greenhouse gas emissions	-	Improving existing roads and providing new roads will inevitably increase the use of the private car. The area has high car ownership and an acknowledged dependence on the private vehicle. Potential for adverse effect.
10	Promote sustainable transport by improving affordable and accessible solutions particularly in rural areas	-	Improving existing roads and providing new roads will inevitably increase the use of the private car. Although the improved network will be used for public as well as private transport, the area has high car ownership and an acknowledged dependence on the private vehicle. Potential for adverse effect.
11	Make efficient use of land, maximise brownfield use	0	Neutral effect
12	Respond to threats proposed by flooding, promote water efficiency	-	New roads and road improvements should be designed to manage surface water run off in an environmentally responsible manner otherwise there is potential for adverse effect.
13	Improve road safety and reduce congestion	?	This is a complex subject which requires full details of the highway designs to adequately assess the effect of such schemes. Whilst congestion may be reduced, higher speeds may not be beneficial to road safety. There is potential for adverse effect but all schemes will require the appropriate level of transport assessment and EIA if required. Effect unknown at this level of detail.
14	Maintain and improve river quality	-	New roads and road improvements should be designed to manage surface water run off in an environmentally responsible manner otherwise there is potential for adverse effect. This is particularly important in light of the River Avon Special Area of Conservation.
15	Conserve and enhance biodiversity and geodiversity	?	The policy specifically states that there shall not be adverse environmental effect. Therefore adverse effect should be avoided and appropriate mitigation agreed at the planning stage.
16	Conserve and enhance the	?	The policy specifically states that there shall not be adverse environmental effect. Therefore adverse

	District's landscapes		effect should be avoided and appropriate mitigation agreed at the planning stage.
17	Facilitate economic growth & development of new businesses	+	An efficient road system, with minimal congestion, is an essential part of the infrastructure required to support the economy. Positive effect.
18	Provide suitable infrastructure to promote business growth	+	An efficient road system, with minimal congestion, is an essential part of the infrastructure required to support the economy. Positive cumulative effect.
19	Raise educational attainment and workforce skills	0	Neutral effect
20	Harness economic benefits that arise from tourism/cultural activities	+	Putting in place effective transport systems, private and public, will also progress this objective.
21	Maintain and enhance the viability/vitality of existing businesses and town centres	+	Traffic management and improvements in Salisbury will help make the city remain an attractive place for businesses and shoppers. Positive effect.
22	Promote development of highest standard	0	Neutral effect
23	Protect and maintain CAs, LBs, SAMs archaeological sites	-	The policy refers to dualling of the A303 with a special environmental scheme through the Stonehenge World Heritage Site. Taken at face value the policy should have no adverse effect but as this has been, and still is, such a significant international issue, it must be recognised that there is potential for adverse effect.
<p>Summary:</p> <p>The policy performs well in relation to social and economic objectives. Issues of highway safety and pollution and congestion are harder to assess. More roads usually means use of the private vehicle and therefore adverse effects for pollution, climate change and sustainable transport aims. Better roads can also mean higher speeds which is not conducive to highway safety. However these issues must be balanced against the need for the highway network to accommodate the level of economic and residential growth required in the District and the way in which this can be delivered. Salisbury has a sensitive water environment and there is potential for adverse effect on flooding and water quality issues unless run off is sustainably managed. But this could be addressed by the recommendation below. Finally the dualling of the A303 adjacent to Stonehenge has been a long term environmental issue and in light of this a precautionary principle has been adopted for the appraisal.</p>			

Mitigation/Enhancement Recommendations:

- Due to the sensitive water environment in and around Salisbury the policy would be improved if reference was made to the need to manage surface water run off from the proposed new roads in a sustainable manner.

Core Policy 15 - Water Efficiency and the River Avon Special Area of Conservation

In order to protect the River Avon Special Area of Conservation, all new residential development will be required to incorporate water efficiency measures to a minimum standard equivalent to Level 3 of the 'Code for Sustainable Homes'.

Non-residential development will be required to incorporate water energy efficiency measures in their developments. Developers will be expected to submit details of how water efficiency has been taken into account during the design of proposal.

			Assessment of Effects Nature of the sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)
1	Social inclusion for all	0	Neutral effect
2	Ensure that everyone has a decent home	0	Neutral effect
3	Improve health and well being of population	0	Neutral effect
4	Improve safety and reduce crime	0	Neutral effect
5	Improve and protect accessibility to all services and facilities	0	Neutral effect
6	Improve availability and accessibility to open space,	0	Neutral effect

	including greenspace		
7	Increase energy efficiency of buildings, promote energy from renewable sources	0	Neutral effect
8	Reduce waste generation and increase levels of reuse and recycling	0	Neutral effect
9	Improve air quality and reduce greenhouse gas emissions	0	Neutral effect
10	Promote sustainable transport by improving affordable and accessible solutions particularly in rural areas	0	Neutral effect
11	Make efficient use of land, maximise brownfield use	0	Neutral effect
12	Respond to threats proposed by flooding, promote water efficiency	++	Directly requires new residential development to achieve higher water efficiency standards to overcome potential effects of water use on River Avon SAC.
13	Improve road safety and reduce congestion	0	Neutral effect
14	Maintain and improve river quality	+	River water quality would be likely to benefit indirectly through less likelihood of low flows affecting water quality in upper reaches of River Avon catchment.
15	Conserve and enhance biodiversity and geodiversity	++	Directly addresses potential effects of increased water use from new development on River Avon SAC.
16	Conserve and enhance the District's landscapes	+	Likely to benefit landscapes indirectly through less likelihood of low flows affecting upper reaches of River Avon catchment.
17	Facilitate economic growth & development of new businesses	?	There will be additional costs to developers and (perhaps all/partly passed on to) new residents arising from more costly fittings and installations required to achieve higher water efficiency standards. A study by the Environment Agency (Assessing the cost of compliance with the Code for Sustainable Homes, 2007) finds the likely cost of CSH level 3 standards just under £300 more per dwelling, which is considered unlikely to be significant to housebuilders. Reductions in water usage

			are also understood to be likely to reduce running costs to water companies and water customers/residents.
18	Provide suitable infrastructure to promote business growth	0	Neutral effect
19	Raise educational attainment and workforce skills	0	Neutral effect
20	Harness economic benefits that arise from tourism/cultural activities	0	Neutral effect
21	Maintain and enhance the viability/vitality of existing businesses and town centres	0	Neutral effect
22	Promote development of highest standard	+	Promotes high sustainability standards in new development.
23	Protect and maintain CAs, LBs,SAMs archaeological sites	0	Neutral effect
<p>Summary:</p> <p>This policy performs well against environmental sustainability criteria, addressing a specific issue identified in the Habitats Regulations Assessment. There will be additional costs to business (including housebuilders) in meeting this policy, but the costs of doing so are uncertain. Additional costs to housebuilders and residents of installations and fittings are not likely to be significant and would be likely to be offset by savings in running costs for new homes.</p> <p>Mitigation/Enhancement Recommendations:</p> <ul style="list-style-type: none"> ▪ None 			

Core Policy 16 - Managing Phosphate Levels in Watercourses

All strategic developments identified in the Core Strategy will be required, by means of financial contribution to a Management Plan, to ensure that their development will not cause detriment to watercourses through the unmitigated addition of phosphates.

			Assessment of Effects Nature of the sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)
1	Social inclusion for all	0	Neutral effect
2	Ensure that everyone has a decent home	0	Neutral effect
3	Improve health and well being of population	0	Neutral effect
4	Improve safety and reduce crime	0	Neutral effect
5	Improve and protect accessibility to all services and facilities	0	Neutral effect
6	Improve availability and accessibility to open space, including greenspace	0	Neutral effect
7	Increase energy efficiency of buildings, promote energy from renewable sources	0	Neutral effect
8	Reduce waste generation and increase levels of reuse and recycling	0	Neutral effect

9	Improve air quality and reduce greenhouse gas emissions	0	Neutral effect
10	Promote sustainable transport by improving affordable and accessible solutions particularly in rural areas	0	Neutral effect
11	Make efficient use of land, maximise brownfield use	0	Neutral effect
12	Respond to threats proposed by flooding, promote water efficiency	0	Neutral effect
13	Improve road safety and reduce congestion	0	Neutral effect
14	Maintain and improve river quality	++	Directly responds to need to overcome potential water quality effects from new development on River Avon SAC, arising from HRA.
15	Conserve and enhance biodiversity and geodiversity	++	Directly responds to need to overcome potential water quality effects from new development on River Avon SAC, arising from HRA.
16	Conserve and enhance the District's landscapes	+	Likely to benefit landscapes indirectly through less likelihood of waste water discharges affecting River Avon catchment.
17	Facilitate economic growth & development of new businesses	?	There will be additional costs to developers and (perhaps all/partly passed on to) new residents arising from the need to contribute to a Phosphate Management Plan, with financial costs uncertain at this stage. The policy does not currently allow for alternative means of avoiding impact on the River Avon from wastewater discharges via sewage treatment works, and the need to allow alternative approaches should be considered.
18	Provide suitable infrastructure to promote business growth	0	Neutral effect
19	Raise educational attainment and workforce skills	0	Neutral effect
20	Harness economic benefits	0	Neutral effect

	that arise from tourism/cultural activities		
21	Maintain and enhance the viability/vitality of existing businesses and town centres	0	Neutral effect
22	Promote development of highest standard	0	Neutral effect
23	Protect and maintain CAs, LBs,SAMs archaeological sites	0	Neutral effect
<p>Summary:</p> <p>This policy performs well against environmental sustainability criteria, addressing a specific issue identified in the Habitats Regulations Assessment. There will be additional uncertain costs to housebuilders in meeting this policy.</p> <p>Mitigation/Enhancement Recommendations:</p> <ul style="list-style-type: none"> ▪ The policy does not currently allow for alternative means of avoiding impact on the River Avon from wastewater discharges, and the need to allow alternative approaches in a revised policy wording should be considered. 			

Core Policy 17- Emergency Services and healthcare

Proposals for new residential development will be permitted where the applicant has clearly demonstrated that they have taken into account the needs of the emergency services and access to healthcare facilities.

Developers will be required to demonstrate how their proposals are adequately supported by these essential services including, where necessary, making financial contributions for upgrading off-site facilities.

			Assessment of Effects Nature of the sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)
1	Social inclusion for all	0	No specific effect on social inclusion
2	Ensure that everyone has a decent home	+	Part of having a decent home is that all emergency services are provided with adequate and access and facilities. Access provided for the fire service can also be used by the ambulance service. Fire service access is required by the building regulations but it is good practice to consider this at the design stage. ³
3	Improve health and well being of population	+	Access for the emergency services and the availability of healthcare facilities are important parts of ensuring human health. The supporting text suggests that there are spatial issues and capacity issues over health service provision. Positive effect.
4	Improve safety and reduce crime	0	Neutral effect
5	Improve and protect accessibility to all services and facilities	+	The policy directly addresses this objective.
6	Improve availability and accessibility to open space, including greenspace	0	Neutral effect
7	Increase energy efficiency of buildings, promote energy from renewable sources	0	Neutral effect
8	Reduce waste generation and increase levels of reuse and recycling	0	Neutral effect
9	Improve air quality and reduce greenhouse gas emissions	0	Neutral effect
10	Promote sustainable transport by improving	+	An indirect benefit is accrued for this objective as the supporting text indicates that there are spatial issues over health provision and resolutions to this problem may result in less use of the private car.

³ Building Regulations Part B

	affordable and accessible solutions particularly in rural areas		
11	Make efficient use of land, maximise brownfield use	0	Neutral effect
12	Respond to threats proposed by flooding, promote water efficiency	0	Neutral effect
13	Improve road safety and reduce congestion	0	Neutral effect
14	Maintain and improve river quality	0	Neutral effect
15	Conserve and enhance biodiversity and geodiversity	0	Neutral effect
16	Conserve and enhance the District's landscapes	0	Neutral effect
17	Facilitate economic growth & development of new businesses	0	Neutral effect
18	Provide suitable infrastructure to promote business growth	0	Neutral effect
19	Raise educational attainment and workforce skills	0	Neutral effect
20	Harness economic benefits that arise from tourism/cultural activities	0	Neutral effect
21	Maintain and enhance the viability/vitality of existing businesses and town centres	0	Neutral effect
22	Promote development of highest standard	+	High standard development should incorporate such considerations from the outset.

23	Protect and maintain CAs, LBs, SAMs archaeological sites	0	Neutral effect
<p>Summary:</p> <p>The policy performs well against the relevant policies and no adverse effects for other objectives are identified. It should be noted that the provision of emergency access is covered by the Building Regulations. However this is not the main thrust of the policy which actually requires financial contributions for these services and good accessibility to healthcare services.</p> <p>Mitigation/Enhancement Recommendations:</p> <ul style="list-style-type: none"> ▪ The policy is difficult to understand and the requirements for future developers are not set out clearly. Phrases such as “the needs of the emergency services” can be taken to mean appropriate access arrangements but are not clear. Consideration should be given to clarifying this policy by clearly setting out the provisions required from developers. 			

<p>Core Policy 18 - Green infrastructure and Habitat networks</p> <p>Proposals for development shall make provision for the retention and enhancement of the Green Infrastructure network. Where development is permitted the Local planning Authority will require developers to:</p> <ul style="list-style-type: none"> • Contribute towards the objectives of the Wiltshire Green Infrastructure Plan; • Put measures in place to ensure appropriate future management of Green Infrastructure; • Create new or replacement Green Infrastructure equal to or above the current ecological value of the existing if damage or loss is unavoidable. <p>Development that would adversely affect the integrity and value of the existing Green Infrastructure Network, or prejudice the implementation of the Wiltshire Green Infrastructure Plan will not be permitted.</p>	
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			<p>Assessment of Effects Nature of the sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)</p>
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1	Social inclusion for all	+	Policy may help provide more pleasant attractive open spaces near where people live that are accessible to all as part of a green infrastructure network.
2	Ensure that everyone has a decent home	0	Neutral effect
3	Improve health and well being of population	++	As for policy 11, the provision of greenspace and green infrastructure is important for the health and well being of the population, assuming this is accessible to people, and through provision of 'green lungs' which reduce the effects of pollution. Positive effect.
4	Improve safety and reduce crime	0	Neutral effect
5	Improve and protect accessibility to all services and facilities	0	Neutral effect
6	Improve availability and accessibility to open space, including greenspace	++	Positive effect as the policy addresses need to provide available greenspaces, assuming greenspaces are accessible. Overlaps with policy 11 requirement for recreational greenspace. A lack of any reference to specific standards of green infrastructure provision means that the extent of provision to be required remains uncertain and would need to be assessed on a site-by-site basis.
7	Increase energy efficiency of buildings, promote energy from renewable sources	0	Neutral effect
8	Reduce waste generation and increase levels of reuse and recycling	0	Neutral effect
9	Improve air quality and reduce greenhouse gas emissions	+	The provision of greenspace and green infrastructure may help improve air quality through provision of 'green lungs' which reduce the effects of pollution.
10	Promote sustainable transport by improving affordable and accessible solutions particularly in rural areas	0	Neutral effect
11	Make efficient use of land, maximise brownfield use	0	Neutral effect
12	Respond to threats proposed	0	Neutral effect

	by flooding, promote water efficiency		
13	Improve road safety and reduce congestion	0	Neutral effect
14	Maintain and improve river quality	+	This policy is likely to have indirect positive impacts on river water quality through the requirement for developments to make provision for protection and enhancement of GI including waterways and green corridors.
15	Conserve and enhance biodiversity and geodiversity	++	This policy will have long-term positive impacts on biodiversity in South Wiltshire through the protection and provision and management of green infrastructure networks, and through required contributions to the future Wiltshire GI Strategy, one of the key aims of which will be to maintain and improve biodiversity. If it is determined that there will be loss or damage to GI, compensation will be required of at least equivalent ecological value. The policy will help ensure that development will only be permitted where mitigation measures are provided to ensure that there are no adverse effects on biodiversity in green networks outside and between designated nature conservation sites. HRA recommended reference is included to the role of greenspace provision and quality/accessibility improvements as avoidance and mitigation measures for potential recreational impacts on Natura 2000 sites. HRA also recommended that reference be made to the expected standards of greenspace provision with reference to Natural England's Accessible Natural Greenspace Standards.
16	Conserve and enhance the District's landscapes	+	Carefully managed, the provision of GI should not have an adverse effect on landscapes and may offer potential for improvement.
17	Facilitate economic growth & development of new businesses	?	There may be additional uncertain costs to developers and (perhaps passed on to) new residents arising from the need to retain, enhance and manage green infrastructure, in terms of reduced potential for development on the same area of land, and maintenance costs. However, this policy will help improve the quality of the environment within which developers and other businesses operate, with possible positive effects on the local economy.
18	Provide suitable infrastructure to promote business growth	0	Neutral effect
19	Raise educational attainment and workforce skills	0	Neutral effect
20	Harness economic benefits that arise from	0	Neutral effect

	tourism/cultural activities		
21	Maintain and enhance the viability/vitality of existing businesses and town centres	0	Neutral effect
22	Promote development of highest standard	0	Neutral effect
23	Protect and maintain CAs, LBs,SAMs archaeological sites	+	Likely to have positive effect by allowing greater retention of archaeological sites and more space in new developments to respect settings of heritage features.
<p>Summary: The policy has very positive benefits for biodiversity, open spaces and health objectives, and minor benefits for other social and environmental objectives. Uncertainties remain as to the standards of provision to be required under this policy. The policy may increase costs for developers but is also likely to improve the local environment of new developments, with potential for economic benefits as a result.</p> <p>Mitigation/Enhancement Recommendations:</p> <ul style="list-style-type: none"> Reference to specific standards of green infrastructure provision should be included in the policy, and/or to the role of greenspace provision and quality/accessibility improvements as avoidance and mitigation measures for potential recreational impacts on Natura 2000 sites. 			

Core Policy 19 – Education

Proposals for new residential development will be permitted where the applicant has clearly demonstrated how they will meet the demand for additional education spaces that the development will create, at both primary and secondary levels, and that these measures have been agreed in writing by the Local Education Authority.

			Assessment of Effects Nature of the sustainability effect (positive/negative, short/medium/long term, cumulative, scale,
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			reversibility, likelihood)
1	Social inclusion for all	+	Schools can be a community focus and promote social inclusion.
2	Ensure that everyone has a decent home	0	No specific effect although such contributions add to development costs.
3	Improve health and well being of population	+	Good education can lead to better standards of health and well being. Positive effect.
4	Improve safety and reduce crime	0	Neutral effect
5	Improve and protect accessibility to all services and facilities	+	The policy will ensure access to education facilities. Positive effect.
6	Improve availability and accessibility to open space, including greenspace	0	Neutral effect
7	Increase energy efficiency of buildings, promote energy from renewable sources	0	Neutral effect
8	Reduce waste generation and increase levels of reuse and recycling	0	Neutral effect
9	Improve air quality and reduce greenhouse gas emissions	+	Provision of local schools will reduce traffic related carbon emissions.
10	Promote sustainable transport by improving affordable and accessible solutions particularly in rural areas	+	Provision of local schools should assist in reducing journeys by the private vehicle.
11	Make efficient use of land, maximise brownfield use	0	Neutral effect
12	Respond to threats proposed by flooding, promote water efficiency	0	Neutral effect

13	Improve road safety and reduce congestion	0	Neutral effect
14	Maintain and improve river quality	0	Neutral effect
15	Conserve and enhance biodiversity and geodiversity	0	Neutral effect
16	Conserve and enhance the District's landscapes	0	Neutral effect
17	Facilitate economic growth & development of new businesses	0	Neutral effect
18	Provide suitable infrastructure to promote business growth	0	Neutral effect
19	Raise educational attainment and workforce skills	+	Planning policy can assist in the provision of educational facilities which will help progress this objective.
20	Harness economic benefits that arise from tourism/cultural activities	0	Neutral effect
21	Maintain and enhance the viability/vitality of existing businesses and town centres	0	Neutral effect
22	Promote development of highest standard	0	Neutral effect
23	Protect and maintain CAs, LBs,SAMs archaeological sites	0	Neutral effect
Summary:			
A specific policy which will have very positive social effects for education facilities and social inclusion with long term benefits. Indierect benefits for transport and climate change issues as local provision within walking and /or cycling distance will assist in reducing use of the private vehicle. No adverse effects identified.			

Mitigation/Enhancement Recommendations:

- None

Core Policy 20 - Housing Distribution

Provision will be made for at least 620 new homes per annum (net annual average) in south Wiltshire during the period 2006 to 2026. This requirement will be met through completions, extant consents, Local Plan Phase II allocations and strategic and non-strategic allocations. Over the period 2006-2026, this provision of new homes will be broadly distributed as follows:

Salisbury SSCT.....	7641
Wilton Local Service Centre.....	767
Rest of Four Rivers Community Area	532
Amesbury Local Service Centre.....	1367
Rest of Stonehenge Community Area.....	733
Downton Local Service Centre.....	192
Rest of Southern Community Area.....	546
Tisbury Local Service Centre.....	158
Rest of Nadder Community Area.....	282
Mere Local Service Centre.....	266
Rest of Mere Community Area.....	0
TOTAL	12,484

The majority of new housing built in villages and the countryside will be accommodated in accordance with the Sustainable Strategy contained in Core Policy 1. In meeting the requirement, priority will be given to the re-use and re-development of previously developed land and buildings in accordance with Core Policy 7. However, the scale of housing required by the RSS will necessitate the development of Greenfield land involving:

- Extensions to the existing built up areas of Salisbury and Amesbury.
- Smaller scale land releases focused around other settlements, which are well related to the form, function and character of the settlement concerned.

Core Policy 21 - Housing Supply in Years 1 to 5 of the Core Strategy

Provision is made for the development of at least 5750 new homes and associated infrastructure in the South Wiltshire Housing Market Area in the first 5 years of this Core Strategy in order to meet the identified local needs of South Wiltshire.

Planning permission will be granted for proposals that meet the requirements set out in the Development Templates, included in the Core Strategy, for the following sites:

See Core Strategy for further policy detail.

Core Policy 22 - Meeting the longer term housing needs of the Area

Provision is made for the development of at least 5,890 new dwellings and associated infrastructure in south Wiltshire for delivery between 2014 and 2026.

This includes:

- The location of 3681 new dwellings in Salisbury and the Four Rivers Community Area.
- 1101 new dwellings in the Amesbury Community Area
- 549 new dwellings in the Southern Community Area
- 350 new dwellings in the Nadder Community Area
- 209 dwellings in the Mere Community Area

To ensure that strategic requirements are met, additional land in the most sustainable locations will be identified through the Site Specific Allocations DPD.

Core Policy 23 - Managed Release of Housing land

Housing land will be allocated, released and phased to ensure the delivery of new dwellings broadly matches the net annual average provision in Core Policies 22 and 23.

If the housing trajectory in the Local Planning Authority's Annual Monitoring Report forecasts a 10% or greater under or over-provision of housing completions by 2026, consideration will be given to the need to alter the release of housing land through the preparation of a Supplementary Planning Document.

This does not apply to housing delivery up to, and including, Year 5 of the Core Strategy, where an 18% over-provision of housing is deliberately planned in order to address the historic shortfall in the delivery of housing.

			Assessment of Effects Nature of the sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)
1	Social inclusion for all	+	Positive impact as development is primarily focused on settlements with existing facilities and opportunities will be taken to improve these where possible or necessary.
2	Ensure that everyone has a decent home	++	The policies set out a clear strategy for the provision of housing and in conjunction with the policies relating to affordable and special needs housing will be fundamental to achieving this objective. The policies deal with the short term and long term needs of the area.
3	Improve health and well being of population	+	There is a direct relationship between the provision of good quality housing and the health and well being of the population.
4	Improve safety and reduce crime	0	No specific impact as the policies are locational and all sites can meet Secured by Design standards.
5	Improve and protect accessibility to all services and facilities	+	Many of the developments proposed have the potential to improve access to facilities.
6	Improve availability and accessibility to open space, including greenspace	+ style="background-color: #ffff00;">-	The peripheral sites will have good access to the countryside but access to space inside site parameters will be dependant on design.
7	Increase energy efficiency of buildings, promote energy	+	The sites have been assessed for their orientation in relation to passive solar gain. 100 carbon neutral houses are proposed on the Engine Shed site. In accordance with RSS policy 10% of energy will be

	from renewable sources		from renewable sources generated on or near the site.
8	Reduce waste generation and increase levels of reuse and recycling	0	No specific impact
9	Improve air quality and reduce greenhouse gas emissions	+ -	Positive impact as the spatial strategy focuses development on Salisbury which has the greatest level of facilities and the best access to public transport. The larger sites also have complimentary employment allocations to reduce travel to work distances. Development in the smallest settlements and the open countryside will be strictly controlled thereby reducing resident's reliance on the private vehicle. However there are existing air quality problems in Salisbury (AQMA on Wilton Road and problems on Devizes Road) which must not be exacerbated.
10	Promote sustainable transport by improving affordable and accessible solutions particularly in rural areas	+	Some of the allocated sites are in locations where there are already existing cycling and walking links which can be improved or in locations where such provision can be made. As only minor development will be taking place in rural areas there is little scope to improve rural transport through contributions.
11	Make efficient use of land, maximise brownfield use	+	Four of the sites allocated for development in the first five years are previously developed sites. It is generally acknowledged that the area does not have much capacity for redevelopment.
12	Respond to threats proposed by flooding, promote water efficiency	+	The allocated sites have been screened to ensure that they are not in flood risk areas. Sites for the post 2014 development will also be screened.
13	Improve road safety and reduce congestion	-	Congestion is a recognised problem in parts of Salisbury and this must not be exacerbated.
14	Maintain and improve river quality	-	Potential for negative impact through water abstraction. This is an issue to be resolved with the EA and Natural England.
15	Conserve and enhance biodiversity and geodiversity	-	Potential for negative impact through water abstraction. This is an issue to be resolved with the EA and Natural England and will be informed by the HRA,
16	Conserve and enhance the District's landscapes	-	Much of the development will be on greenfield sites and there will be potential for adverse impact. Whilst impacts on the AONB will be avoided there could be more localised impacts on landscapes perceived to be locally valuable.
17	Facilitate economic growth & development of new businesses	+	Whilst these policies relate to housing numbers, several of the sites are proposed for mixed use and as such will progress this objective.

18	Provide suitable infrastructure to promote business growth	+	As these policies relate to housing growth there is no direct impact. The policies will ensure that there is available housing for future employees and therefore indirectly support economic growth.
19	Raise educational attainment and workforce skills	0	No direct or significant impact.
20	Harness economic benefits that arise from tourism/cultural activities	0	No direct or significant impact.
21	Maintain and enhance the viability/vitality of existing businesses and town centres	+	Indirect positive impact as development is focused on existing settlements which provide town centre facilities and employment opportunities and will provide opportunities to support and enhance them.
22	Promote development of highest standard	0	No direct or significant impact.
23	Protect and maintain CAs, LBs,SAMs archaeological sites	-	Due to the archaeological importance of the Salisbury, Stonehenge and Amesbury area there is potential for adverse impact due to the level of development which is required. This been taken into consideration in the existing allocations and must be dealt with at site level in future allocations.
<p>Summary:</p> <p>This group of policies set out the numbers, locations and phasing of housing development to meet the predicted dwelling requirements to 2026 and have therefore been appraised together so that the cumulative impact is more obvious than through separate appraisals. Policy CP1 sets out the settlement hierarchy and these policies detail the implementation of that policy. Policy CP20 sets out the distribution of development in terms of the identified Local Service Areas and Community Areas which comply with the settlement hierarchy. Policy 21 sets out specific sites which will meet the housing requirement in the first five years of the plan duration whilst Policy CP22 sets out the longer term housing requirement in broader terms and by Community Areas. The proposals follow the strategy of enabling and encouraging enhanced growth over the first five years to compensate for lower recent building rates and meet the current and predicted need for housing. This strategy will be dependant upon prevailing economic circumstances but does put in place an appropriate framework for development when economic recovery occurs. The strategy supports climate change objectives through concentrating development on areas with existing facilities and public transport which also has the effect of protecting the countryside and the economic benefits which accrue through tourism.</p> <p>Several of the sites included in Policy 21 were part of strategic growth areas which were subject to SA and the findings are reproduced below. The remaining sites are all brownfield sites in central locations and perform well against sustainability objectives relating to travel, land use and climate change. These sites will be instrumental in meeting the requirements for Salisbury. 100 carbon neutral dwellings are proposed at the</p>			

Engine Shed site which performs well against objective 7 and all sites will be subject to RSS policy which requires 10% of energy demand from renewable sources generated on or near the site. The UKLF site will provide land for 600 homes and a primary school and it is hoped will help retain shops and services in Wilton, 3ha of employment land is also proposed to help replace lost jobs with the MOD. The proposal will be positive for transport and social inclusion but impact on the Avenue will need consideration.

The central Churchfields Industrial Estate will be a mixed use development of 1,000 dwellings, 200 to be within the first five years of the plan, 5ha of employment land, a primary school and local neighbourhood centre which will not be of a scale to impact on the city centre. The Maltings and Central Car park site includes 200 dwellings and is the subject of policy 37 which is assessed independently.

Fugglestone Red - The site has a reasonable relationship to Salisbury and offers the potential for improvement of access to facilities for the existing adjacent somewhat isolated housing estate. Issues surrounding drainage and water abstraction and the potential for adverse impact on the Wilton House are also identified. Careful design and layout would be required to ensure that development of the site does not bring about the coalescence of Wilton and Salisbury. Transport issues are also identified with the potential to increase congestion, decrease air quality and increase traffic on an identified accident black spot. All these issues should be addressed before development is considered.

Many of the above issues have now been addressed through the definition of the site boundaries which remove concerns about the impact on Wilton House and coalescence with Wilton.

Hampton Park - The site is in a good location with walking and cycling links to main facilities and should be less car reliant than the other sites considered. The eastern part of the site should have a lesser effect on Old Sarum but could cause coalescence with Ford while the western part of the site could have an adverse impact on Old Sarum. Part of the site is a County Wildlife Site and the site is adjacent to the River Bourne both of which must be adequately protected from pollution or recreation pressure. With these mitigation measures in place the site could be further considered for development.

The site is much reduced from the growth area assessed but mitigation will still be required as detailed in the development template, particularly in regard to Old Sarum and the River Bourne.

Beehive - The site was assessed in the light of proposed development on land to the south. The site is peripheral to the town but will have the benefit of accessing facilities in conjunction with Phase 1 of the Old Sarum development. It is further from the SAM but will still have landscape implications from distant views. There is an opportunity to produce a management plan to open up Old Sarum as a museum of army flying. However the site does offer the opportunity to provide further facilities and provide a local centre.

West of Downton Road - The northern part of the site performs well against the sustainability objectives in terms of location but there may be issues about pollution and congestion due to the A338 running through the site. There are also concerns about the impact on archeology. However it is considered that development may offer an opportunity to improve the urban/countryside interface on this approach to Salisbury. It is recommended that parts of the site i.e. northern, could be considered for some smaller scale development.

The comments in the earlier SA have been taken on board and part of the site is now proposed for a modest development of 60 dwellings.

South of Netherhampton Road - The SA recommended that parts of the site should be given consideration due to good connections with Harham. Employment development is also proposed and delivery of a local centre and community facilities to improve those presently in Harnham.

Wilton Middle School - An extensive area of search was appraised in this location which did not perform well against sustainability objectives. The plan has now refined development in this area to redevelopment of previously developed land which is currently vacant and the proposal meets the spatial strategy and other objectives of the plan.

Stockport - The land is part of the recreation space for development already permitted and it should be demonstrated that there will be adequate open/play/recreation space in conjunction with this proposal. The development could provide an opportunity to improve the urban/countryside interface. Public transport improvements will be needed to avoid adverse impact.

Therefore it can be concluded that the plan puts forward achievable development for the first five years, based in the most sustainable locations available for development. All sites will be subject to affordable housing policies and will be expected to bring forward appropriate community facilities and necessary infrastructure in accordance with the development templates and other plan policies. Core Policy 22 deals with the remainder of the housing requirement, around 5,890, over the rest of the plan period. No sites are specified in this document and a further Site Specific Allocations DPD is proposed. Levels of development are proposed for each Community Area in accordance with the hierarchy set out in the spatial strategy; for example, a further 3,681 dwellings are proposed in the Salisbury and Four Rivers Community Area while 209 dwellings are proposed in the Mere Community Area which reflects their hierarchical status. Therefore as the overall strategy has been found to be a sustainable proposal, there is little of value to add at this stage and detailed appraisal should be carried out of the forthcoming DPD.

These housing policies will also have indirect long term benefits for the economy through providing housing needed for employees to work in the proposed expanding modern economy. This in turn has the potential to produce benefits for climate change and transport objectives through providing opportunities to live and work in the area and reduce reliance on the private vehicle.

Core Policy 23 is a policy to manage the delivery of housing and reflects the need to take a flexible and adaptable approach, based on sound monitoring, to meeting the dwelling requirements as stipulated in the RSS. This will have long term positive outcomes for the housing objectives over the plan period.

This stage of the process illustrates how SA has already been an integral and important part of the spatial strategy and site selection process. However, the area is subject to many environmental constraints including archaeology, landscape and issues over levels of water abstraction and highway capacity which will need to be addressed by all of the proposed developments and to avoid the adverse cumulative impact which could occur given the level of development required to meet social and economic needs in a highly constrained area.

Mitigation/Enhancement Recommendations:

- None

Core Policy 24 - Continuation of existing employment allocations

The following employment allocations will continue to be saved:

- E1 – Land at Old Sarum
- E8A – Porton Road, Amesbury (Solstice Park)
- E8b – Boscombe Down, Amesbury (Salisbury Research Triangle)
- E8B – Porton Down, Amesbury (Salisbury Research Triangle)
- E12 – Land at Mere
- E14 – Land at Hindon Lane, Tisbury

			Assessment of Effects Nature of the sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)
1	Social inclusion for all	+	There are social benefits accruing from the potential for people to work and live in their community.
2	Ensure that everyone has a decent home	0	Neutral impact.
3	Improve health and well being of population	+	Availability of work is related to standards of health and well being.
4	Improve safety and reduce crime	0	Neutral impact.
5	Improve and protect accessibility to all services and facilities	0	Neutral impact.
6	Improve availability and accessibility to open space, including greenspace	0	Neutral impact.
7	Increase energy efficiency of buildings, promote energy from renewable sources	0	Neutral impact.
8	Reduce waste generation and increase levels of reuse and recycling	0	Neutral impact.
9	Improve air quality and reduce greenhouse gas emissions	+ -	Providing local employment opportunities such as in Mere and Tisbury can reduce travel to work distances. However the saved allocation at Solstice Park is remote from existing settlements and undermines the overall spatial strategy. The supporting text to Core Policy 13 (transportation Strategy) recognises this and does state that "Strategic development at Amesbury will consider links with the town centre and Salisbury", and the policy wording requires that transportation assessments will be required. A specific reference in either policy 13 or this policy to Green Transport Plans would improve the performance of the plan.
10	Promote sustainable transport by improving affordable and accessible solutions particularly in rural	0	No impact on rural areas.

	areas		
11	Make efficient use of land, maximise brownfield use	0	Neutral impact.
12	Respond to threats proposed by flooding, promote water efficiency	0	Neutral impact. As these allocations have been subject to a local plan inquiry and some of them have planning permissions it is assumed that these issues have been found to be satisfactory.
13	Improve road safety and reduce congestion	0	Neutral impact. As these allocations have been subject to a local plan inquiry and some of them have planning permissions it is assumed that these issues have been found to be satisfactory.
14	Maintain and improve river quality	0	Neutral impact. As these allocations have been subject to a local plan inquiry and some of them have planning permissions it is assumed that these issues have been found to be satisfactory.
15	Conserve and enhance biodiversity and geodiversity	0	Neutral impact. As these allocations have been subject to a local plan inquiry and some of them have planning permissions it is assumed that these issues have been found to be satisfactory.
16	Conserve and enhance the District's landscapes	0	Neutral impact. As these allocations have been subject to a local plan inquiry and some of them have planning permissions it is assumed that these issues have been found to be satisfactory.
17	Facilitate economic growth & development of new businesses	+	The policy is part of ensuring that the area has sufficient land to support economic growth and particularly the specialist businesses which comprise the science based research industry.
18	Provide suitable infrastructure to promote business growth	+	Infrastructure will be an integral part of these allocations.
19	Raise educational attainment and workforce skills	0	Neutral impact.
20	Harness economic benefits that arise from tourism/cultural activities	0	Neutral impact.
21	Maintain and enhance the viability/vitality of existing businesses and town centres	+	The supporting text notes that the allocations at Porton Down and Boscombe Down are exceptional and related to key sectors within the economy.
22	Promote development of highest standard	0	Neutral impact.
23	Protect and maintain CAs, LBs,SAMs archaeological	0	Neutral impact.

sites
<p>Summary:</p> <p>Adverse impacts on transport and climate change are noted due to the location of the allocations. However this is balanced by the need to support this specific and significant sector of the Wiltshire economy. As recommended below, this balance could be further improved by the introduction of Green travel Plans for all businesses. For the purposes of this SA it has been assumed that all issues relating to archaeology, landscape and biodiversity have been given appropriate consideration as the allocations have been subject to a local plan inquiry and some already have planning permission.</p> <p>Mitigation/Enhancement Recommendations:</p> <ul style="list-style-type: none">▪ Businesses should specifically be encouraged to produce green travel plans as part of their TAs (Transport Assessments) or TIAs (Transport Impact Assessments).

Core Policy 25 - Strategy for delivering strategic new employment opportunities

Major strategic allocations of jobs will in the first five years of the plan will be at the following sites:

- Fugglestone Red, 8 ha
- Old Sarum - 8 ha
- Land South of Netherhampton Road 10ha
- UKLF Wilton – 3ha
- Imerys Site – 4ha

Allocated employment sites will be delivered alongside allocated housing sites and will be master planned comprehensively to deliver a range of job types and unit size taking into account the most current Employment Land Review and decant uses required as a result of regeneration projects. However, beyond Churchfields decant sites, the majority are expected to be office based.

Office and Research and Development based business parks will also be acceptable in order to try and achieve a step change in job base at Salisbury SSCT. Such sites will also deliver flexible and affordable workspace, particularly small and start up units on accessible lease terms to provide continuing opportunities for business start ups.

Such employment sites, as well as taking account of other relevant policies within this Core Strategy, will be required to deliver important infrastructure to support the businesses and their employees' needs whilst at work, including a crèche, gym, shop and catering establishments as well as training facilities, all should help to secure inward investment.

			Assessment of Effects Nature of the sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)
1	Social inclusion for all	+	The policy will ensure that there are adequate employment opportunities in Salisbury SSCT.
2	Ensure that everyone has a decent home	0	Neutral impact
3	Improve health and well being of population	+	Availability of work is related to standards of health and well being particularly when employment standards include the provision of gyms, crèches etc.
4	Improve safety and reduce crime	0	Neutral impact
5	Improve and protect	+	The policy will ensure that there are adequate employment opportunities in Salisbury SSCT.

	accessibility to all services and facilities		
6	Improve availability and accessibility to open space, including greenspace	0	Neutral impact
7	Increase energy efficiency of buildings, promote energy from renewable sources	0	Neutral impact
8	Reduce waste generation and increase levels of reuse and recycling	0	Neutral impact
9	Improve air quality and reduce greenhouse gas emissions	+	These strategic sites are all located within Salisbury where there are the best public transport options and potential for walking or cycling to work. They also form part of the spatial strategy to deliver mixed use strategic sites.
10	Promote sustainable transport by improving affordable and accessible solutions particularly in rural areas	+	These strategic sites are all located within Salisbury where there are the best public transport options and potential for walking or cycling to work
11	Make efficient use of land, maximise brownfield use	+	The UKLF site is previously developed land.
12	Respond to threats proposed by flooding, promote water efficiency	+	The allocated sites have been screened to ensure that they are not in flood risk areas. Sites for the post 2014 development will also be screened.
13	Improve road safety and reduce congestion	-	Congestion is a recognised problem in parts of Salisbury and this must not be exacerbated.
14	Maintain and improve river quality	-	Potential for negative impact through water abstraction. This is an issue to be resolved with the EA and Natural England.
15	Conserve and enhance biodiversity and geodiversity	-	Potential for negative impact through water abstraction. This is an issue to be resolved with the EA and Natural England and will be informed by the HRA,
16	Conserve and enhance the District's landscapes	-	Much of the development will be on greenfield sites and there will be potential for adverse impact. Whilst impacts on the AONB will be avoided there could be more localised impacts on landscapes perceived to be locally valuable.

17	Facilitate economic growth & development of new businesses	+	The policy directly addresses this objective as it includes the provision of start up units.
18	Provide suitable infrastructure to promote business growth	+	Infrastructure provision will be an integral part of these allocations.
19	Raise educational attainment and workforce skills	+	The policy specifically refers to training opportunities. Positive impact.
20	Harness economic benefits that arise from tourism/cultural activities	+	The allocations will be available for a variety of uses including those related to culture and tourism.
21	Maintain and enhance the viability/vitality of existing businesses and town centres	+	The allocations are not for retail use, so should not harm the existing retail hierarchy. (see retail policies).
22	Promote development of highest standard	0	Neutral impact
23	Protect and maintain CAs, LBs,SAMs archaeological sites	0	Neutral impact
<p>Summary:</p> <p>The allocations are mostly part of the mixed use spatial strategy and focused on Salisbury which has the best public transport connections and facilitate walking and cycling to work. The policy seeks to create a diversity of employment opportunities, including supporting the existing Research and Development sector, based in high quality premises with modern infrastructure. Four of the five sites are part of strategic areas of growth which have been subject to SA as discussed under Policy 22.</p> <p>Mitigation/Enhancement Recommendations:</p> <ul style="list-style-type: none"> ▪ None 			

Core Policy 26 - Delivering economic development in urban areas

Proposals for economic development uses within the urban settlements as detailed within the Sustainable Settlement Strategy will be permitted where there are clear environmental, regeneration and sustainable community benefits from the proposal. In making this assessment the Council will consider the following:

- The contribution the proposal would make towards meeting the area's current or longer term economic development needs, taking into account the overall level of provision indicated by Policy 25
- Whether the proposal would represent an overall pattern of development which reduces the need to travel and support increased use of public transport, cycling and walking
- services, access and the local highway network are satisfactory;
- the scale and design of the buildings are compatible with the character of the centre
- the proposal will not detract from the amenities and character of the village;
- there will be no outside operations or storage; and
- The environment of any nearby dwellings will not be adversely affected.
- Class B2 uses will only be considered where an environmental nuisance would not result.

Core Policy 27 - Delivering the right type of jobs to meet local needs

Proposals for 'incubator' or 'start up' employment units on allocated or existing employment areas will be supported. These units should be supported by shared business infrastructure relevant to the use class. Such units will be subject to a section 106 agreement to ensure that they remain so into perpetuity.

			Assessment of Effects Nature of the sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)
1	Social inclusion for all	+	The policies should assist in producing a wide range of employment opportunities in a variety of locations.
2	Ensure that everyone has a decent home	0	Neutral impact
3	Improve health and well being of population	+	Policy 26 seeks to ensure that environmental nuisance (air, noise, water pollution) is not caused through inappropriate locations for B2 uses. Availability of work is related to standards of health and

			well being
4	Improve safety and reduce crime	0	Neutral impact
5	Improve and protect accessibility to all services and facilities	+	The policy will ensure that there are adequate employment opportunities in Salisbury SSCT.
6	Improve availability and accessibility to open space, including greenspace	0	Neutral impact
7	Increase energy efficiency of buildings, promote energy from renewable sources	0	Neutral impact
8	Reduce waste generation and increase levels of reuse and recycling	0	Neutral impact
9	Improve air quality and reduce greenhouse gas emissions	?	Potential for adverse impact due to the lack of clarity in Policy 27. (See summary) Policy 26 clearly refers to the need to reduce the need to travel and promote other modes of transport.
10	Promote sustainable transport by improving affordable and accessible solutions particularly in rural areas	?	As above
11	Make efficient use of land, maximise brownfield use	0	Neutral impact although many small business premises are established in former agricultural buildings. (See policy 32)
12	Respond to threats proposed by flooding, promote water efficiency	0	All proposals will be subject to FRA if necessary.
13	Improve road safety and reduce congestion	0	All proposals will be subject to highway consultation.
14	Maintain and improve river quality	-	Although most of the employment uses are predicated to be B1, there will be some light industrial and storage uses (B2, B8) which could cause pollution of water courses which is important in this

			sensitive water environment.
15	Conserve and enhance biodiversity and geodiversity	-	Policy 26 states that there will be no outside storage or operations in urban areas which means that they will be located in or around smaller settlements which could have sensitive characters or biodiversity value.
16	Conserve and enhance the District's landscapes	-	Policy 26 states that there will be no outside storage or operations in urban areas which means that they will be located in or around smaller settlements which could have sensitive characters or landscape settings.
17	Facilitate economic growth & development of new businesses	+	The policies directly address this objective.
18	Provide suitable infrastructure to promote business growth	+	The policies directly address this objective.
19	Raise educational attainment and workforce skills	0	Neutral impact
20	Harness economic benefits that arise from tourism/cultural activities	+	The policies will progress this objective.
21	Maintain and enhance the viability/vitality of existing businesses and town centres	0	No adverse impact.
22	Promote development of highest standard	0	Neutral impact
23	Protect and maintain CAs, LBs, SAMs archaeological sites	?	Impact will be site specific and dependant on implementation of other plan policy.
Summary:			
<p>These polices are considered together as they deal with employment proposals on unallocated land. Core policy 26 sets out the criteria for economic development in urban areas as detailed in the Sustainable Settlement Strategy, Core Policy 1. As the strategy does not define "urban areas", it is assumed that the policy relates to A to C of the hierarchy. There is also confusion in Policy 26 (bullet point 5) which refers to the amenities and character of villages which are by definition not "urban".</p>			

Whilst Policy 26 refers to the need to conform to a pattern of development which reduces the need to travel, this is not mentioned in Policy 27 (incubator units) which could lead to a pattern of dispersed rural units. Most employment opportunities in small settlements and the countryside are expected to come from conversion of former agricultural or other countryside buildings.

Therefore a certain amount of confusion surrounds the policies which makes them difficult to appraise and will also make it more difficult for them to be implemented consistently leading to uncertain outcomes. However, the policies generally perform well against the economic objectives of the plan and in combination will assist in creating a diversity of employment opportunities across south Wiltshire. Due to the confusion over appropriate locations there could be adverse impacts on transport objectives and climate change arising from Policy 27. Guidance about B8 locations (such as building suppliers or builder's yards) would also assist the performance of the policies in relation to landscape and biodiversity objectives.

Generally it is recommended that the policies could achieve a higher level of sustainability if they are reconsidered and clarified.

Mitigation/Enhancement Recommendations:

- The reference to villages be removed (bullet point 5) in Policy 26 which is entitled economic development in urban areas as this could lead to misinterpretation of the policy.
- As the strategy does not define "urban areas", it is assumed that the policy relates to A to C of the hierarchy. This should be clarified.
- The settlements which are "sustainable within the sustainable settlement hierarchy" should be clarified.
- The plan could contain guidance for location of B8 uses

Core Policy 28 - Small businesses

Permission will normally be granted for proposals for small scale employment enterprises likely to create employment opportunities within settlements felt to be sustainable within the sustainable settlement strategy.

			Assessment of Effects Nature of the sustainability effect (positive/negative, short/medium/long term, cumulative, scale,
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			reversibility, likelihood)
1	Social inclusion for all	+	The concept of providing communities with employment opportunities is positive for social inclusion. Positive effect
2	Ensure that everyone has a decent home	0	Neutral effect
3	Improve health and well being of population	+	Access to work opportunities is important for health and well being. Positive effect.
4	Improve safety and reduce crime	0	Neutral effect
5	Improve and protect accessibility to all services and facilities	+	The policy will provide enhanced access to employment opportunities. Positive effect.
6	Improve availability and accessibility to open space, including greenspace	0	Neutral effect
7	Increase energy efficiency of buildings, promote energy from renewable sources	0	Neutral effect
8	Reduce waste generation and increase levels of reuse and recycling	0	Neutral effect
9	Improve air quality and reduce greenhouse gas emissions	+	Providing employment opportunities within smaller settlements may reduce the level of car related emissions by reducing travel to work distances. Positive effect.
10	Promote sustainable transport by improving affordable and accessible solutions particularly in rural areas	+	Providing employment opportunities within smaller settlements may reduce the level of car journeys by reducing travel to work distances. However the policy is unclear as to which level of settlement such development will be permitted in. Positive effect but could be improved by greater clarity as referring back to Core Policy 1 does not give a sufficient level of guidance.
11	Make efficient use of land, maximise brownfield use	+	Small scale employment may arise from the re-use of agricultural buildings and or other buildings which have lost their original use. Positive effect.
12	Respond to threats proposed by flooding, promote water	0	Neutral effect

	efficiency		
13	Improve road safety and reduce congestion	0	Neutral effect
14	Maintain and improve river quality	0	Neutral effect
15	Conserve and enhance biodiversity and geodiversity	0	Neutral effect
16	Conserve and enhance the District's landscapes	?	The effect will be site specific.
17	Facilitate economic growth & development of new businesses	+	The policy will broaden the range and location of employment opportunities. Positive effect.
18	Provide suitable infrastructure to promote business growth	0	Neutral effect
19	Raise educational attainment and workforce skills	0	Neutral effect
20	Harness economic benefits that arise from tourism/cultural activities	+	The policy has potential to assist this objective through the provision of small scale enterprises such as art galleries, cafes etc.
21	Maintain and enhance the viability/vitality of existing businesses and town centres	0	Neutral effect
22	Promote development of highest standard	0	Neutral effect
23	Protect and maintain CAs, LBs,SAMs archaeological sites	0	Neutral effect
Summary:			

The policy should have positive benefits for economic objectives, through diversifying the range and location of employment opportunities. There are also related benefits for social inclusion and health and well being. Whilst permitting employment opportunities in smaller settlements may reduce car journeys and therefore levels of pollution, the policy guidance on location is unclear referring to settlements which are "felt to be sustainable" in the sustainable settlement strategy . The scale and location of commercial employment are significant factors when assessing the sustainability implications of this policy but neither is clearly defined.

Mitigation/Enhancement Recommendations:

- The policy and supporting text should clarify appropriate locations as this policy is clearly not aimed at employment development in the larger settlements.

Core Policy 29 - Bio-tech, environmental Technology, advanced engineering and medical sectors

Aspirations and proposals from biotechnology, environmental technology, advanced engineering and medical sectors will be supported within south Wiltshire subject to proposals meeting other policies within the Core Strategy.

			Assessment of Effects Nature of the sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)
1	Social inclusion for all	+	The concept of providing communities with employment opportunities is positive for social inclusion. Positive effect
2	Ensure that everyone has a decent home	0	Neutral effect
3	Improve health and well being of population	+	Access to work opportunities is important for health and well being. Positive effect.
4	Improve safety and reduce crime	0	Neutral effect
5	Improve and protect accessibility to all services	+	The policy will provide enhanced access to employment opportunities. Positive effect.

	and facilities		
6	Improve availability and accessibility to open space, including greenspace	0	Neutral effect
7	Increase energy efficiency of buildings, promote energy from renewable sources	0	Neutral effect
8	Reduce waste generation and increase levels of reuse and recycling	0	Neutral effect
9	Improve air quality and reduce greenhouse gas emissions	?	The effect on this objective will be dependant on where employees live and the length and mode of travel to work. As these are specialised sectors the skills may not be available within the District and some may choose to commute rather than move near to their employment. Unknown effect.
10	Promote sustainable transport by improving affordable and accessible solutions particularly in rural areas	?	The effect on this objective will be dependant on where employees live and the length and mode of travel to work. As these are specialised sectors the skills may not be available within the District and some may choose to commute rather than move near to their employment. Unknown effect
11	Make efficient use of land, maximise brownfield use	+	There may be some opportunity for the use of existing premises but most of these sectors require purpose built accommodation. However existing site could be redeveloped. Positive effect
12	Respond to threats proposed by flooding, promote water efficiency	0	Neutral effect
13	Improve road safety and reduce congestion	0	Neutral effect
14	Maintain and improve river quality	0	Neutral effect
15	Conserve and enhance biodiversity and geodiversity	0	There should be no adverse effect due to the reference to other plan policies.
16	Conserve and enhance the District's landscapes	0	There should be no adverse effect due to the reference to other plan policies.
17	Facilitate economic growth & development of new	0	Neutral effect

	businesses		
18	Provide suitable infrastructure to promote business growth	0	Neutral effect
19	Raise educational attainment and workforce skills	0	Neutral effect
20	Harness economic benefits that arise from tourism/cultural activities	0	Neutral effect
21	Maintain and enhance the viability/vitality of existing businesses and town centres	0	Neutral effect
22	Promote development of highest standard	0	Neutral effect
23	Protect and maintain CAs, LBs,SAMs archaeological sites	0	Neutral effect
<p>Summary:</p> <p>A very specific policy designed to build on the economic niche already enjoyed by parts of South Wilts. The reference to accordance with other plan policies should ensure that no environmental or social adverse effect is caused. Due to the need for specialist personnel the policy may encourage long distance commuting but this is an unknown quantity which could be addressed through corporate travel plans.</p> <p>Mitigation/Enhancement Recommendations:</p> <ul style="list-style-type: none"> ▪ The supporting text or another plan policy could refer to the need for Green travel Plans to be produced by expanding and/or new businesses. 			

Core Policy 30 - Protecting employment land

Employment sites identified on the Proposals Map, and those identified within the Employment Land Review as existing strategic employment sites, should be occupied primarily by employment uses – those activities falling within Use Classes B1, B2 or B8. Proposals for development or redevelopment of employment uses on these sites will be generally supported.

Permission will not be granted for development of land or buildings previously or currently used for, or allocated for, activities falling within Use Classes B1, B2 or B8 unless it can be demonstrated that:

- the proposed development will generate the same number or more jobs than could be expected from the existing use, or any potential employment use; or
- where the proposal concerns loss of employment land of more than 0.25ha within Salisbury city or the settlements of Amesbury, Downton, Mere, Tisbury or Wilton, it is replaced with employment land of similar size elsewhere in that settlement; or
- it can be shown that the loss of a small proportion of employment floorspace would facilitate the redevelopment and continuation of employment use on a greater part of the site, providing the same number or more jobs than on the original whole site; or
- the site is not appropriate for the continuation of its present or any employment use due to a significant detriment to the environment or amenity of the area; or
- there is valid evidence that the site has no long term and strategic requirement to remain in employment use; the ability of the site to meet modern business needs must be considered, as well as its strategic value and contribution to the local and wider economy, both currently and in the long term; site appraisal criteria, as provided by the Employment Land Review, must be applied and an objective assessment made of the sites potential contribution to the economy, in line with other sites in the area; it must be shown that the site is no longer viable for its present or any other employment use and that, in addition, it has remained unsold or un-let for a substantial period of time, following genuine and sustained attempts to sell or let it on reasonable terms for employment use, taking into account prevailing market conditions.

			Assessment of Effects Nature of the sustainability effect (positive/negative, short/medium/long term, cumulative, scale,
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			reversibility, likelihood)
1	Social inclusion for all	+	Where employment premises have a detrimental environmental effect on communities (which could be pollution or unacceptable traffic generation) , the policy allows for change of use. Equally, the policy prevents the loss of employment opportunities which can be hard to replace in smaller settlements. This will produce a beneficial effect for communities. Minor but positive effect.
2	Ensure that everyone has a decent home	+	The policy allows for redevelopment of mixed use sites including housing if the criteria specified are met.
3	Improve health and well being of population	+	Access to employment opportunities is beneficial for health and well being. Neutral effect
4	Improve safety and reduce crime	0	Neutral effect
5	Improve and protect accessibility to all services and facilities	+	Positive effect. Protecting employment sites ensures that there is a wide locational distribution of employment opportunities.
6	Improve availability and accessibility to open space, including greenspace	0	Neutral effect
7	Increase energy efficiency of buildings, promote energy from renewable sources	0	Neutral effect
8	Reduce waste generation and increase levels of reuse and recycling	0	Neutral effect
9	Improve air quality and reduce greenhouse gas emissions	+	Indirect positive effect. Protecting employment sites ensures that there is a wide locational distribution of employment opportunities which will help reduce car related emissions.
10	Promote sustainable transport by improving affordable and accessible solutions particularly in rural areas	+	Indirect positive effect. Protecting employment sites ensures that there is a wide locational distribution of employment opportunities which facilitates walking and cycling to work.
11	Make efficient use of land, maximise brownfield use	+	The policy allows for redevelopment of mixed use sites including housing if the criteria specified are met.

12	Respond to threats proposed by flooding, promote water efficiency	0	Neutral effect
13	Improve road safety and reduce congestion	0	Neutral effect
14	Maintain and improve river quality	+	The policy does allow for redevelopment of sites which have significant adverse environmental effects.
15	Conserve and enhance biodiversity and geodiversity	+	The policy does allow for redevelopment of sites which have significant adverse environmental effects. Neutral effect
16	Conserve and enhance the District's landscapes	+	The policy does allow for redevelopment of sites which have significant adverse environmental effects. Neutral effect
17	Facilitate economic growth & development of new businesses	+	The policy robustly protects all employment land from being redeveloped to higher value uses such as housing unless there are extenuating circumstances; therefore the cumulative loss of employment sites is prevented. Positive effect.
18	Provide suitable infrastructure to promote business growth	+	By protecting existing sites which already have the appropriate infrastructure, the policy supports this objective.
19	Raise educational attainment and workforce skills	0	Neutral effect
20	Harness economic benefits that arise from tourism/cultural activities	+	The policy applies to all employment uses which will include tourism uses. Positive effect.
21	Maintain and enhance the viability/vitality of existing businesses and town centres	+	By including B1 uses the policy stops the commercial aspect of the town centres being eroded. Positive effect.
22	Promote development of highest standard	0	Neutral effect
23	Protect and maintain CAs, LBs,SAMs archaeological sites	0	Neutral effect
Summary:			

This is a robust policy which will have a long term beneficial effect on economic objectives through avoiding the incremental loss of employment sites which would have a cumulative and long term adverse effect. However the policy does contain some flexibility which will allow redevelopment of existing uses which are having an unacceptable environmental effect on the landscape, biodiversity or communities. The policy also makes best use of existing infrastructure designed to serve employment premises and indirectly benefits transport issues as it protects a wide locational range of employment opportunities which can reduce travel to work distances and use of the private vehicle.

Mitigation/Enhancement Recommendations:

- No comments.

Core Policy 31 - Support for existing businesses

Extensions to existing businesses premises to allow for expansion or modernisation will be permitted within or on the edge of settlements subject to such extensions being suitable in scale and design to the existing employment site and settlement where the business is located.

			Assessment of Effects Nature of the sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)
1	Social inclusion for all	+	The policy encourages the retention of employment opportunities in communities by allowing businesses to expand and/modernise. Positive effect.
2	Ensure that everyone has a decent home	0	Neutral effect
3	Improve health and well being of population	+	Access to employment opportunities is beneficial for health and well being.
4	Improve safety and reduce crime	0	Neutral effect
5	Improve and protect accessibility to all services and facilities	+	Positive effect. Protecting employment sites ensures that there is a wide locational distribution of employment opportunities.

6	Improve availability and accessibility to open space, including greenspace	0	Neutral effect
7	Increase energy efficiency of buildings, promote energy from renewable sources	0	Neutral effect
8	Reduce waste generation and increase levels of reuse and recycling	0	Neutral effect
9	Improve air quality and reduce greenhouse gas emissions	+	Indirect positive effect. Protecting employment sites ensures that there is a wide locational distribution of employment opportunities which will help reduce car related emissions.
10	Promote sustainable transport by improving affordable and accessible solutions particularly in rural areas	+	Indirect positive effect. Allowing expansion of sites ensures that there is a wide locational distribution of employment opportunities which facilitates walking and cycling to work. The policy refers to the scale of expansion being suitable to the size of the settlement which means that improvements which could lead to commuting will be controlled.
11	Make efficient use of land, maximise brownfield use	0	Neutral effect.
12	Respond to threats proposed by flooding, promote water efficiency	0	Neutral effect
13	Improve road safety and reduce congestion	0	Neutral effect
14	Maintain and improve river quality	0	Neutral effect.
15	Conserve and enhance biodiversity and geodiversity	0	Neutral effect.
16	Conserve and enhance the District's landscapes	+	The policy refers to the scale of expansion being suitable to the size of the settlement which should minimise landscape effect.
17	Facilitate economic growth & development of new businesses	+	The policy will assist retention of existing businesses which may otherwise relocate if expansion was not allowed. Positive effect.

18	Provide suitable infrastructure to promote business growth	+	By helping to retain existing sites which already have the appropriate infrastructure, the policy supports this objective.
19	Raise educational attainment and workforce skills	0	Neutral effect
20	Harness economic benefits that arise from tourism/cultural activities	+	The policy applies to all employment uses which will include tourism uses. Positive effect.
21	Maintain and enhance the viability/vitality of existing businesses and town centres	+	Positive effect by allowing alterations which will improve the viability of existing businesses.
22	Promote development of highest standard	0	Neutral effect
23	Protect and maintain CAs, LBs,SAMs archaeological sites	0	Neutral effect
<p>Summary:</p> <p>The policy should assist in the retention of existing businesses which might otherwise relocate outside the District if improvements were not allowed. The issue of scale highlighted in the policy is important to avoid adverse environmental effect and the generation of commuting and levels of traffic which cannot be accommodated by the local highway network.</p> <p>Mitigation/Enhancement Recommendations:</p> <ul style="list-style-type: none"> ▪ No comment 			

Core Policy 32 - Supporting the Rural Economy

(a) Proposals for farm diversification schemes (both on-farm and off-farm) that support farm incomes will be permitted provided that:

The proposal benefits the local community area economy

the proposal will not prejudice the viability of nearby village shops

The buildings are appropriate in scale, form, impact, character and siting to their rural location and are of a high design standard. Wherever possible new or replacement buildings should be located within or adjoining an existing group of buildings; and

the proposal does not result in inappropriate levels of traffic generation; there is no adverse impact of the activity or any building associated with the activity on either the landscape, the local built environment or nature conservation interests:

(b) The change of use or replacement of buildings in the open countryside to appropriate alternative business, community or employment uses will be supported, subject to the following criteria;

the existing building is not the result of a temporary planning permission

the building is not made of flimsy prefabricated materials and is constructed in a permanent manner which enables its conversion without substantial reconstruction;

the building is not visually intrusive or inappropriate to its setting and can be adapted without detriment to its external appearance or harming its setting; and

the proposal does not involve additional development or require future extensions which would not be permitted under the Local Development Framework;

the proposal supports the local community area economy

Appropriate alternative uses will include: forestry, local food businesses, energy crops, tourism and leisure initiatives that capitalise on the unique assets of the area, retail activity principally related to the sale of produce from either the farm exclusively, or both the farm and the Community Area within which it is located, and community facilities, including (but not limited to) education, rural IT connectivity, buildings associated with public open space, biodiversity or geodiversity interests, rural transport or infrastructure initiatives, or horse riding establishments;

(c) Development which is essential to meet the needs of agriculture, forestry and horticulture will be supported in the countryside provided that it can be demonstrated that:

the development would be inappropriate or impracticable in an urban area;

the proposed development is directly related to a nearby holding or group of holdings; and measures are included to prevent the pollution, over-abstraction and degradation of water courses and groundwater sources.

(d) The best and most versatile agricultural land (DEFRA Grades 1, 2 & 3a) will be protected from development. Exceptions will be supported where either sufficient land in lower grades is unavailable, or lower-grade land that would otherwise be suitable has an environmental value recognised by a statutory landscape, wildlife, historic or archaeological designation which outweighs the agricultural considerations. If Grade 1, 2 or 3a does need to be developed, and there is a choice between sites in different grades, development will be directed towards land of the lowest grade.

(e) Proposals for development that is required to allow viable commercial equine, forestry and country pursuit businesses to expand to meet their future aspirations will be permitted provided that it can be demonstrated that :

- new buildings are of sympathetic scale and design to their location
- The existing infrastructure is adequate to support the new development

			Assessment of Effects Nature of the sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)
1	Social inclusion for all	+	The policy will allow the reuse of buildings in the countryside for community facilities. The amenity of residents is protected from adverse effects from development proposals in (e). Positive effect.
2	Ensure that everyone has a decent home	0	Neutral effect
3	Improve health and well being of population	+ -	Availability of rural jobs will be good for health and wellbeing. Protection of BMV agricultural land will assist food production. Farm shops will encourage the consumption of local produce. Complimentary positive effects. However the use of land for energy crops reduces the land available for food production which is an important international issue.
4	Improve safety and reduce crime	0	Neutral effect
5	Improve and protect accessibility to all services and facilities	0	Neutral effect
6	Improve availability and accessibility to open space, including greenspace	0	Neutral effect
7	Increase energy efficiency of buildings, promote energy from renewable sources	+	The policy refers to energy crops which do not require planning permission but related buildings will. The policy therefore supports this objective.
8	Reduce waste generation and increase levels of reuse and recycling	+	Reuse of buildings is a form of recycling. Positive effect.
9	Improve air quality and reduce greenhouse gas emissions	+	Production for energy from bio fuels will support this objective as will the reuse of buildings to provide community facilities, employment and farm shops which may reduce trip distances to access these facilities. Minor benefits for climate change and transport issues as home production of food reduces food miles. Potential for positive effect.
10	Promote sustainable transport by improving affordable and accessible	+	Reuse of buildings to provide community facilities, employment and farm shops may reduce trip distances to access these facilities. Minor benefits for climate change and transport issues as home production of food reduces food miles. Positive effect.

	solutions particularly in rural areas		
11	Make efficient use of land, maximise brownfield use	+	Reuse of buildings progresses this objective.
12	Respond to threats proposed by flooding, promote water efficiency	0	Neutral effect
13	Improve road safety and reduce congestion	0	Neutral effect
14	Maintain and improve river quality	0	Neutral effect
15	Conserve and enhance biodiversity and geodiversity	-	The growing of energy crops tends to be monoculture which has adverse effects for biodiversity. Unused buildings can become important nesting and roosting sites for breeding birds and bats and must be subject to ecological survey before any development commences. Potential for adverse effect.
16	Conserve and enhance the District's landscapes	0	Neutral effect
17	Facilitate economic growth & development of new businesses	+	The policy will be instrumental in supporting the changing rural economy and encourages diversification. Positive effect.
18	Provide suitable infrastructure to promote business growth	0	Neutral effect
19	Raise educational attainment and workforce skills	0	Neutral effect
20	Harness economic benefits that arise from tourism/cultural activities	-	The countryside is an important part of the tourist economy and whilst the policy supports tourism development in the countryside, care must be taken that the quality of the countryside is not undermined through new development. Some potential for adverse effect.
21	Maintain and enhance the viability/vitality of existing businesses and town centres	+	The policy specifically states that farm shops should be restricted to locally grown produce and products and should not undermine the viability of existing village shops. Positive effect.
22	Promote development of	+	The policy specifies that new buildings should be of appropriate design.

	highest standard		
23	Protect and maintain CAs, LBs,SAMs archaeological sites	-	The policy should clarify the circumstances under which replacement buildings in the open countryside will be allowed so that there is not a proliferation of new buildings in the countryside which may be at the expense of retention of traditional buildings. Although these buildings may not be listed, traditional countryside buildings are part of the distinctive character of the area and their loss should be resisted.
<p>Summary:</p> <p>The policy covers a wide range of interrelated issues:</p> <p>(a) Farm diversification – this generally has positive effects for social inclusion and the varied economic objectives. However it does refer to energy crops which do not require planning permission although associated buildings may do (dependant on size)⁴. Whilst bio fuels may progress renewable energy objectives they also reduce the amount of land available for food production and mono culture has adverse effects on biodiversity.</p> <p>(b) The reuse of buildings or replacement of buildings in the open countryside – the policy concentrates on the reuse of buildings and does not give sufficient guidance on the replacement of buildings. PPS7 makes it clear that replacement should be favoured where replacement would bring about more environmental and sustainable improvements than conversion. This is not made clear in the policy and could lead to development solutions which are not the most sustainable option.</p> <p>(c) Development which is essential to meet the needs of agriculture, forestry and horticulture. This part of the policy will have significant benefits and effects for the economic objectives which seek to provide a diverse economy which includes the rural economy.</p> <p>(d) Protection of BMV agricultural land - this has positive benefits for climate change and health objectives. Some benefits for climate change and transport issues as home production of food reduces food miles.</p> <p>(e) Proposals for development that is required to allow viable commercial equine, forestry and country pursuit businesses to expand – this reflects the philosophy of Policy 31 and expands it to rural areas and enterprises and will have positive effects on the rural economy.</p>			

⁴ Ref: GPDO Agricultural permitted development rights.

Therefore the effects of this policy are mainly assessed to be positive. Clarification of two points is suggested below.

Mitigation/Enhancement Recommendations:

- There should be clarification of the reference to energy crops.
- The policy should clarify the circumstances under which replacement buildings in the open countryside will be allowed so that there is not a proliferation of new buildings in the countryside which may be at the expense of retention of traditional buildings.

Core Policy 33 - Visitor and Tourist facilities

Proposals for the redevelopment or development of visitor attractions to support existing tourist destinations and pastimes will be acceptable subject to meeting the other requirements of the Core Strategy. This includes support for visitor facilities within or close to the Stonehenge World Heritage Site.

			Assessment of Effects Nature of the sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)
1	Social inclusion for all	0	Neutral effect
2	Ensure that everyone has a decent home	0	Neutral effect
3	Improve health and well being of population	+	Provision of employment, which is protected by this policy, is beneficial for health and well being.
4	Improve safety and reduce crime	0	Neutral effect
5	Improve and protect accessibility to all services and facilities	0	Neutral effect
6	Improve availability and accessibility to open space, including greenspace	0	Neutral effect
7	Increase energy efficiency	0	Neutral effect

	of buildings, promote energy from renewable sources		
8	Reduce waste generation and increase levels of reuse and recycling	0	Neutral effect
9	Improve air quality and reduce greenhouse gas emissions	0	Neutral effect
10	Promote sustainable transport by improving affordable and accessible solutions particularly in rural areas	0	Neutral effect
11	Make efficient use of land, maximise brownfield use	0	Neutral effect
12	Respond to threats proposed by flooding, promote water efficiency	0	Neutral effect
13	Improve road safety and reduce congestion	0	Neutral effect
14	Maintain and improve river quality	0	Neutral effect
15	Conserve and enhance biodiversity and geodiversity	0	Neutral effect
16	Conserve and enhance the District's landscapes	0	Neutral effect
17	Facilitate economic growth & development of new businesses	0	Neutral effect
18	Provide suitable infrastructure to promote business growth	0	Neutral effect
19	Raise educational	0	Neutral effect

	attainment and workforce skills		
20	Harness economic benefits that arise from tourism/cultural activities	+	The policy directly progresses this objective.
21	Maintain and enhance the viability/vitality of existing businesses and town centres	+	As some of these facilities will be in town centres the policy supports the objective of maintaining and enhancing the viability of town centres.
22	Promote development of highest standard	0	Neutral effect
23	Protect and maintain CAs, LBs,SAMs archaeological sites	?	The effect on Stonehenge will only be able to be assessed when full details are available.
<p>Summary:</p> <p>This very specific policy has been mostly rated against the objectives as neutral because the wording which states that proposals “will be acceptable subject to meeting the other requirements of the Core Strategy” should rule out adverse effect as these polices cover biodiversity, landscape and sites of historical significance. The policy is also closely related, and incorporated in, the other polices relating to the extension of existing businesses. The economic objectives relating to the tourism economy will be directly progressed by this policy. However the issue of tourist facilities at Stonehenge has been the subject of national debate for a long time and whilst it is relatively easy to assume that the effects on sustainability objectives should be benign the real effect will be dependent on the detail which will have to be subject to EIA and probably Appropriate Assessment.</p> <p>Mitigation/Enhancement Recommendations:</p> <ul style="list-style-type: none"> ▪ No comment 			

Core Policy 34 - Hotels, Bed and Breakfasts, Guest Houses and Conference Facilities

Proposals for new hotels, bed and breakfasts, guesthouses or conference facilities within, or adjacent to, The SSCT, The Northern Group, Local Service Centres, Secondary Villages and Small Villages will be supported.

Permission may exceptionally be granted for proposals for new hotels, bed and breakfasts, guest houses or conference facilities in Smaller Settlements and The Countryside, where these proposals involve the conversion of buildings that for contextual, architectural, or historic reasons should be retained and would otherwise not be.

In all cases it must be demonstrated that proposals will not have a detrimental impact on the vitality of Primary Shopping Frontages or the viability of existing hotels, bed and breakfasts, guesthouses or conference facilities.

Proposals for the change of use of existing bed spaces provided in hotels or public houses or conference facilities to alternative uses will be resisted, unless it can be clearly demonstrated there is no longer a need for such a facility in either its current use, or in any other form of tourism, leisure, arts, entertainment or cultural use.

			Assessment of Effects Nature of the sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)
1	Social inclusion for all	0	Neutral effect
2	Ensure that everyone has a decent home	0	Neutral effect
3	Improve health and well being of population	+	Provision of employment, which is protected by this policy, is beneficial for health and well being.
4	Improve safety and reduce crime	0	Neutral effect
5	Improve and protect accessibility to all services and facilities	0	Neutral effect
6	Improve availability and accessibility to open space, including greenspace	0	Neutral effect

7	Increase energy efficiency of buildings, promote energy from renewable sources	0	Neutral effect
8	Reduce waste generation and increase levels of reuse and recycling	0	Neutral effect
9	Improve air quality and reduce greenhouse gas emissions	-	The scale of new businesses allowed in areas with poor public transport connections should be controlled. This applies particularly to the smaller settlements and the open countryside. Potential for adverse effect.
10	Promote sustainable transport by improving affordable and accessible solutions particularly in rural areas	0	Neutral effect
11	Make efficient use of land, maximise brownfield use	0	Neutral effect
12	Respond to threats proposed by flooding, promote water efficiency	0	Neutral effect
13	Improve road safety and reduce congestion	0	Neutral effect
14	Maintain and improve river quality	0	Neutral effect
15	Conserve and enhance biodiversity and geodiversity	-	Allowing development adjacent to settlements will involve the use of greenfield sites which could have adverse and irreversible implications for biodiversity. Potential for adverse effect which will be site specific.
16	Conserve and enhance the District's landscapes	-	Allowing development adjacent to settlements will involve the use of greenfield sites which could have adverse and irreversible implications for landscape quality. Potential for adverse effect which will be site specific.
17	Facilitate economic growth & development of new businesses	+	The policy directly addresses this objective.
18	Provide suitable	0	Neutral effect

	infrastructure to promote business growth		
19	Raise educational attainment and workforce skills	0	Neutral effect
20	Harness economic benefits that arise from tourism/cultural activities	+	The policy directly progresses this objective.
21	Maintain and enhance the viability/vitality of existing businesses and town centres	+	As some of these facilities will be in town centres the policy supports the objective of maintaining and enhancing the viability of town centres, the policy also specifies that there should be no adverse effect on primary shopping frontages.
22	Promote development of highest standard	0	Neutral effect
23	Protect and maintain CAs, LBs,SAMs archaeological sites	+	The policy supports the reuse of buildings of historic interest.
<p>Summary:</p> <p>The policy seeks to maintain, enhance and protect existing tourist accommodation facilities and facilitate the provision of new businesses. Therefore the policy performs well against economic objectives. Policy 32 deals with the conversion of existing buildings in the countryside and the policy overlaps with this policy introducing a specific potential reuse which could be incorporated in Policy 32 for the sake of clarity. However tourist accommodation can be significant traffic generators and the scale of enterprises in the open countryside and smaller settlements should be given consideration to avoid adverse effect on local highway networks and objectives related to carbon emissions. The policy also supports development adjacent to settlements which means greenfield sites which could have adverse effects on biodiversity and landscape value.</p> <p>Mitigation/Enhancement Recommendations:</p> <ul style="list-style-type: none"> ▪ The scale of rural facilities, particularly conference facilities, in areas with poor public transport links, should be considered in either the policy or the supporting text to avoid unacceptable traffic generation and climate change effect through emissions. ▪ The encouragement of new development adjacent to settlements i.e. greenfield sites in the open countryside should be reconsidered. Does this contradict the statement that in the open countryside development will be restricted to conversion of specific buildings? (para 2) ▪ The policy should refer to "smallest settlements" as in Core Policy 1 for the sake of clarity. 			

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Core Policy 35 - Tourist Caravans and Holiday Chalets
 The provision of small-scale static and tourist caravan sites or holiday chalet development will be permitted only where they can be accommodated without adverse impact on the environment.

			Assessment of Effects Nature of the sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)
1	Social inclusion for all	0	Neutral effect
2	Ensure that everyone has a decent home	0	Neutral effect
3	Improve health and well being of population	0	Neutral effect
4	Improve safety and reduce crime	0	Neutral effect
5	Improve and protect accessibility to all services and facilities	0	Neutral effect
6	Improve availability and accessibility to open space, including greenspace	0	Neutral effect
7	Increase energy efficiency of buildings, promote energy from renewable sources	0	Neutral effect
8	Reduce waste generation and increase levels of reuse and recycling	0	Neutral effect
9	Improve air quality and reduce greenhouse gas	0	Neutral effect

	emissions		
10	Promote sustainable transport by improving affordable and accessible solutions particularly in rural areas	0	Neutral effect
11	Make efficient use of land, maximise brownfield use	0	Neutral effect
12	Respond to threats proposed by flooding, promote water efficiency	0	Neutral effect
13	Improve road safety and reduce congestion	0	Neutral effect
14	Maintain and improve river quality	0	Neutral effect
15	Conserve and enhance biodiversity and geodiversity	0	Neutral effect
16	Conserve and enhance the District's landscapes	-	The supporting text to the policy illustrates that the Council is aware of the detrimental effect on the landscape which is possible from both caravans and chalets themselves and the supporting infrastructure. As the visual aspect of this type of development is potentially the most harmful the policy could be improved by citing landscape effect and particularly the effect on the AONB and the neighbouring National Park.
17	Facilitate economic growth & development of new businesses	+	Although the policy is restrictive it will allow development of holiday accommodation. Positive effect.
18	Provide suitable infrastructure to promote business growth	0	Neutral effect
19	Raise educational attainment and workforce skills	0	Neutral effect
20	Harness economic benefits that arise from	+	Although the policy is restrictive it will allow development of holiday accommodation but care must be taken that the development does not undermine the qualities on which tourism is based. Mixed

	tourism/cultural activities		effect.
21	Maintain and enhance the viability/vitality of existing businesses and town centres	0	Neutral effect
22	Promote development of highest standard	-	Despite the provisos of the policy this sort of development cannot be considered to be development of high design standards.
23	Protect and maintain CAs, LBs,SAMs archaeological sites	0	Neutral effect
<p>Summary:</p> <p>Whilst the policy will have benefits for the tourist economy there is still potential for unacceptable landscape effect which would undermine the landscape quality on which the tourist trade is based.</p> <p>Mitigation/Enhancement Recommendations:</p> <ul style="list-style-type: none"> ▪ The policy refers to adverse effect on the environment but as it is the visual effect of these developments which is most harmful the policy should specifically state this. This is particularly important in light of the AONB and the adjacent National Park. 			

Core Policy 36 - Arts, Entertainment, Cultural and Leisure Facilities

In order to ensure that everyone has reasonable access to a range of arts, entertainment, cultural and leisure facilities, a sequential approach will be taken to the location of such facilities as follows

- The SSCT;
- The Northern Group or Local Service Centres;
- Secondary Villages.

Elsewhere, permission may exceptionally be granted for proposals for:

- Use of open land for tourism or leisure facilities where rural character will be preserved (including, but not exclusive to, farming attractions and country pursuits), or
- Small-scale arts, entertainment, cultural or leisure facilities, where these proposals involve the conversion of buildings that for contextual, architectural, or historic reasons should be retained and would otherwise not be.

In all cases it must be demonstrated that proposals will not have a detrimental impact on the vitality of Primary Shopping Frontages or the viability of existing arts, entertainment, cultural or leisure facilities.

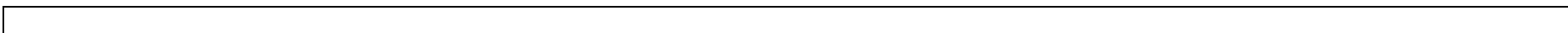
- Proposals for the change of use of existing arts, entertainment, cultural or leisure facilities to alternative uses will be resisted, unless it can be clearly demonstrated there is no longer a need for such a facility in either its current use, or in any other form of arts, entertainment, cultural, leisure or tourism use, or there is an appropriate alternative means of providing an equivalent facility.

			Assessment of Effects Nature of the sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)
1	Social inclusion for all	-	Having preference for locating these types of facilities in the SSCT will not address the existing problem of excluded rural communities. There is potential for a negative impact on this SA objective through the exclusion of rural communities to arts, entertainment, cultural and leisure facilities.
2	Ensure that everyone has a decent home	0	Neutral effect
3	Improve health and well being of population	0	Neutral effect
4	Improve safety and reduce crime	0	Neutral effect

5	Improve and protect accessibility to all services and facilities	+ -	Focusing these types of developments in the larger settlements will improve access to facilities for the population within Salisbury having long-term positive effects. However this approach is also likely to have negative impacts on the accessibility of facilities by rural communities ⁵ .
6	Improve availability and accessibility to open space, including greenspace	0	Neutral effect
7	Increase energy efficiency of buildings, promote energy from renewable sources	0	Neutral effect
8	Reduce waste generation and increase levels of reuse and recycling	0	Neutral effect
9	Improve air quality and reduce greenhouse gas emissions	-	Having a preference for developing these types of facilities in locations within the SSCT has the potential to lead to increased congestion within the city centre and therefore negative impacts on air quality.
10	Promote sustainable transport by improving affordable and accessible solutions particularly in rural areas	?	This policy could allow the existing population within Salisbury to reach these types of facilities by public transport; however, it also has the potential to encourage use of the private vehicle by the rural communities so that they can access these facilities.
11	Make efficient use of land, maximise brownfield use	+	Having preference for locating these types of developments in the SSCT will have a long-term positive impact on this SA objective as it will be directed away from rural greenfield areas.
12	Respond to threats proposed by flooding, promote water efficiency	0	Neutral effect
13	Improve road safety and reduce congestion	-	Having a preference for developing these types of facilities in locations within the SSCT has the potential to lead to increased congestion within the city centre.
14	Maintain and improve river quality	0	Neutral effect
15	Conserve and enhance biodiversity and geodiversity	0	Neutral effect

⁵ WCC (2006) Rural Facilities Survey 2005

16	Conserve and enhance the District's landscapes	+	Focusing development in the SSCT will have a positive impact on this SA objective as it will assist to protect South Wiltshire's rural landscape.
17	Facilitate economic growth & development of new businesses	0	Neutral effect
18	Provide suitable infrastructure to promote business growth	0	Neutral effect
19	Raise educational attainment and workforce skills	0	Neutral effect
20	Harness economic benefits that arise from tourism/cultural activities	+	Focusing these types of facilities in the SSCT will allow more businesses to harness the economic benefits arising from these facilities, which will have long-term positive impacts on this SA objective.
21	Maintain and enhance the viability/vitality of existing businesses and town centres	+	This policy could have long-term positive impacts on existing business and town centres through focusing arts, entertainment, cultural and leisure facilities in SSCT.
22	Promote development of highest standard	0	Neutral effect
23	Protect and maintain CAs, LBs,SAMs archaeological sites	0	Neutral effect
<p>Summary:</p> <p>The policy does not propose the development of arts, entertainment, cultural and leisure facilities - but rather seeks to establish an approach for selecting locations for these kinds of facilities. Having a preference for developing these types of facilities within the SSCT will have long-term positive impacts on existing businesses within these settlements by allowing them to harness the potential economic benefits arising from these types of facilities. There is however, the potential for this policy to have negative impacts on rural communities as directing development of these facilities in larger established settlements will not improve accessibility to these facilities and could therefore lead to increased social exclusion.</p> <p>Mitigation/Enhancement Recommendations:</p> <ul style="list-style-type: none"> ▪ None 			



Core Policy 37 - Maltings / Central Car Park

The area around the Maltings, Central Car Park, and Library is allocated for a retail led mixed use development to enhance Salisbury City Centre's position as a sub-regional shopping and cultural centre. The site will comprise the following uses:

- Comparison shopping uses, comprising a range of unit sizes including a department store format, and a mix of major shop units and smaller store unit requirements
- Convenience floor space replacing the existing Sainsbury's
- Around 200 dwellings
- Office use
- Leisure uses (15% of comparison floorspace) to improve the quality of leisure facilities
- A replacement library
- Adequate car parking spaces using undercroft and multi-storey car parking
- A new park based around existing watercourses and opens up linkages to the Market Square and Fisherton Street.
- Improved Cultural area around the Playhouse and City Hall, improving legibility from the new development through the cultural area to Fisherton Street.

As the site sits in a sensitive location between 2 river courses of the River Avon SAC any proposal will also need to meet the following requirements:

- Softening the hard edges of the river to provide better marginal habitat for wildlife including improved cover for fish and invertebrates
- Meet the requirements of policy X (water efficiency) and X (phosphate levels) of this Core Strategy
- Be designed and provide for flood defences and mitigation measures in accordance with the SFRA level 2 for the site.

The development will also meet the requirements as set out in the development templates at Appendix A of this Core Strategy.

			Assessment of Effects Nature of the sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)
1	Social inclusion for all	+ -	The policy will provide a new and vibrant sector of the city but this will not be accessible to all due to poor public transport links in rural areas. Mixed impact.

2	Ensure that everyone has a decent home	0	Neutral impact
3	Improve health and well being of population	+	Provision of improved educational and cultural facilities has a positive impact on well being for those able to participate.
4	Improve safety and reduce crime	0	Neutral impact
5	Improve and protect accessibility to all services and facilities	+	The policy aims to link parts of the city to encourage walking.
6	Improve availability and accessibility to open space, including greenspace	+	A new park is proposed which make open space available to those living and working in the city and for visitors. Positive impact.
7	Increase energy efficiency of buildings, promote energy from renewable sources	0	Neutral impact
8	Reduce waste generation and increase levels of reuse and recycling	0	Neutral impact
9	Improve air quality and reduce greenhouse gas emissions	+ -	The level of parking should be the minimum required for the development to function so that there is not an incentive to drive when public transport services are available. Salsibury has air quality issues and this development should not exacerbate the situation. However the development is the best location for a traffic generating use eing the area of highest and densest population.
10	Promote sustainable transport by improving affordable and accessible solutions particularly in rural areas	-	The level of parking should be the minimum required for the development to function so that there is not an incentive to drive when public transport services are available.
11	Make efficient use of land, maximise brownfield use	+	The site is previously developed land and makes best use of land in a sustainable location.
12	Respond to threats proposed by flooding, promote water efficiency	+	The policy requires accordance with the SFRA and redevelopment offers the opportunity to replace impervious surfaces with porous or semi-porous surfaces thereby reducing the surface water from the site. Potential for positive impact.
13	Improve road safety and	?	Unknown impact

	reduce congestion		
14	Maintain and improve river quality	+	The policy specifically refers to the need to meet requirements for phosphate levels and to use water efficiency in design.
15	Conserve and enhance biodiversity and geodiversity	+	This policy has incorporated recommendations made by the HRA; therefore, if the site is developed in accordance with this policy there will be no significant adverse effects on the River Avon SAC.
16	Conserve and enhance the District's landscapes	0	Neutral impact
17	Facilitate economic growth & development of new businesses	+	The policy seeks to support and facilitate economic growth in the leisure and retail sectors.
18	Provide suitable infrastructure to promote business growth	+	The policy also seeks to provide an infrastructure framework which will encourage new businesses and enterprise.
19	Raise educational attainment and workforce skills	0	Neutral impact
20	Harness economic benefits that arise from tourism/cultural activities	+	Improvements are sought around the Playhouse and City Hall to make this the heart of the cultural area of Salisbury and encourage increased participation in cultural activities.
21	Maintain and enhance the viability/vitality of existing businesses and town centres	+	The supporting text to the policy clarifies that this centre must not undermine or compete with the existing primary and secondary shopping frontages. It is proposed that the focus should not be on retail development but a mix of retail, cultural and leisure facilities.
22	Promote development of highest standard	0	Neutral impact
23	Protect and maintain CAs, LBs,SAMs archaeological sites	0	Neutral impact
Summary:			
<p>The policy seeks to facilitate growth in Salisbury consistent with its role in the HMA. This growth will not be confined to retail but will also encompass leisure and cultural uses to complement the existing primary and secondary retail frontages. Salisbury has the highest and densest population in the plan area and as such is the most sustainable location for these traffic generating uses. This will not however assist those in rural location with limited access to public transport or on lower incomes. Whilst this is the most sustainable location parking should not be at a</p>			

level to encourage use of the private location rather than other modes of transport where it is available and there is potential for adverse impact on the related objectives regarding air quality and congestion. This impact will be mitigated to some extent due to the fact that the site is mixed use and also incorporates 200 dwellings. Generally the policy performs well and the sensitivity of the site and the issues relating to biodiversity and river quality are well covered to avoid the potential for adverse impact. The policy will have long term and cumulative positive impacts from the economy.

Mitigation/Enhancement Recommendations:

- The level of parking should be the minimum required for the development to function so that there is not an incentive to drive when public transport services are available.

Core Policy 38 - Out of centre retailing

In Locations on the edge or outside of the city centre new retail development will be permitted only where it is in accordance with PPS6 and:

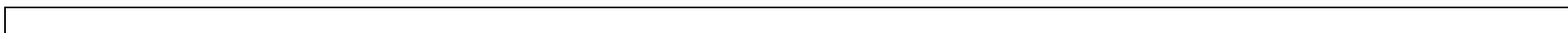
- It is appropriate to the location and does not undermine the strategy for retail growth in Salisbury City Centre; and
- Is for bulky goods or DIY retail floorspace which is not suited to a town centre location

			Assessment of Effects Nature of the sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)
1	Social inclusion for all	-	Restricting retail development outside the city centre could have a negative impact on this SA objective through the exclusion of rural communities.
2	Ensure that everyone has a decent home	0	Neutral effect
3	Improve health and well being of population	0	Neutral effect
4	Improve safety and reduce	0	Neutral effect

	crime		
5	Improve and protect accessibility to all services and facilities	-	Restricting retail development outside of Salisbury City Centre could potentially lead to negative impacts, due to the rural community having to travel to the centre of Salisbury to meet their retail needs, therefore reducing accessibility.
6	Improve availability and accessibility to open space, including greenspace	0	Neutral effect
7	Increase energy efficiency of buildings, promote energy from renewable sources	0	Neutral effect
8	Reduce waste generation and increase levels of reuse and recycling	0	Neutral effect
9	Improve air quality and reduce greenhouse gas emissions	-	Restricting retail development outside of the city centre has the potential to lead to increased congestion within the city centre, which could have a negative impact on this SA objective through reduced air quality in the city centre.
10	Promote sustainable transport by improving affordable and accessible solutions particularly in rural areas	-	This policy has the potential to encourage use of the private vehicle by the rural population who will need to travel to the city centre to meet their retail needs.
11	Make efficient use of land, maximise brownfield use	+	Within the supporting text of the policy it is proposed that any additional retail floorspace in locations out of the city centre should be on existing retail sites, which will have a positive effect on this SA objective.
12	Respond to threats proposed by flooding, promote water efficiency	0	Neutral effect
13	Improve road safety and reduce congestion	-	Restricting retail development outside of the city centre has the potential to lead to increased congestion within the city centre.
14	Maintain and improve river quality	0	Neutral effect
15	Conserve and enhance biodiversity and geodiversity	0	Neutral effect

16	Conserve and enhance the District's landscapes	0	Neutral effect
17	Facilitate economic growth & development of new businesses	?	This policy has the potential to restrict the development of new retail business outside of Salisbury City Centre.
18	Provide suitable infrastructure to promote business growth	0	Neutral effect
19	Raise educational attainment and workforce skills	0	Neutral effect
20	Harness economic benefits that arise from tourism/cultural activities	0	Neutral effect
21	Maintain and enhance the viability/vitality of existing businesses and town centres	+	The policy will have a positive impact on this SA objective as it seeks to restrict development of new retail in locations on the edge or outside of the city centre, which will help to maintain the viability of Salisbury City Centre ⁶ .
22	Promote development of highest standard	0	Neutral effect
23	Protect and maintain CAs, LBs, SAs archaeological sites	0	Neutral effect
<p>Summary:</p> <p>This policy seeks to restrict development of new retail in locations outside Salisbury City Centre, which could have long-term positive impacts on the viability of the city centre. There is however, the potential for reduced accessibility and increased social exclusion for the rural community as they will have to travel into the city centre to meet their retail needs. Restricting retail development outside of the city centre also has the potential to lead to increased congestion within the city centre and therefore have negative impacts on road safety and air quality.</p> <p>Mitigation/Enhancement Recommendations:</p> <ul style="list-style-type: none"> ▪ None 			

⁶ Salisbury Retail and Leisure Needs Study 2006



Core Policy 39 - Landscape

Proposals for development should be informed by and be sympathetic to the distinctive character areas identified in all relevant Landscape Character Assessment and Settlement Settings Assessments studies, and should contribute to the active conservation, enhancement and/or restoration of these areas.

Development will be permitted where it can demonstrate that its location, scale and design will protect, conserve and/or enhance:

- The special qualities and local distinctiveness of the area (including its historical, biodiversity and cultural character and its tranquility);
- The visual and historical relationships between settlements and their landscape setting, with particular reference to Salisbury and Wilton;
- Distinctive character of streetscapes and settlement morphology;
- The pattern of distinctive landscape features, such as watercourses, woodland, trees and field boundaries, and their function as ecological corridors for dispersal of wildlife;
- Visually sensitive skylines, hillsides, valley sides and geological features;
- Nocturnal character;
- The setting of, and views from and into the Cranborne Chase and West Wiltshire Downs and New Forrest National Park

			Assessment of Effects Nature of the sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)
1	Social inclusion for all	+	This policy will have a positive impact through protection of features of cultural and historical importance, which promotes civic pride and community cohesion.
2	Ensure that everyone has a decent home	0	Neutral effect
3	Improve health and well being of population	0	Neutral effect
4	Improve safety and reduce	0	Neutral effect

	crime		
5	Improve and protect accessibility to all services and facilities	0	Neutral effect
6	Improve availability and accessibility to open space, including greenspace	0	Neutral effect
7	Increase energy efficiency of buildings, promote energy from renewable sources	0	Neutral effect
8	Reduce waste generation and increase levels of reuse and recycling	0	Neutral effect
9	Improve air quality and reduce greenhouse gas emissions	0	Neutral effect
10	Promote sustainable transport by improving affordable and accessible solutions particularly in rural areas	0	Neutral effect
11	Make efficient use of land, maximise brownfield use	0	Neutral effect
12	Respond to threats proposed by flooding, promote water efficiency	0	Neutral effect
13	Improve road safety and reduce congestion	0	Neutral effect
14	Maintain and improve river quality	0	Neutral effect
15	Conserve and enhance biodiversity and geodiversity	+	Protection and enhancement of the landscape will have a complementary beneficial impact for biodiversity.
16	Conserve and enhance the	++	This policy seeks to ensure that development demonstrates that its location, scale and design will

	District's landscapes		protect, conserve and/ or enhance the landscape character and settlement settings of South Wiltshire. This includes the protection of the views from and into the Cranborne Chase, West Wiltshire Downs and the New Forest National Park. Long-term positive impacts on the landscape of South Wiltshire.
17	Facilitate economic growth & development of new businesses	0	Neutral effect
18	Provide suitable infrastructure to promote business growth	0	Neutral effect
19	Raise educational attainment and workforce skills	0	Neutral effect
20	Harness economic benefits that arise from tourism/cultural activities	+	The tourism economy is based on the value of the cultural, natural and built environment. Protection of these features will support this important sector of the local economy.
21	Maintain and enhance the viability/vitality of existing businesses and town centres	0	Neutral effect
22	Promote development of highest standard	+	Use in association with other design policies, this policy will ensure that new development does not have an adverse impact on built or natural historic features. Positive impact.
23	Protect and maintain CAs, LBs,SAMs archaeological sites	+	This policy will have a positive impact on this SA objective as it ensures that development takes account of historical qualities and relationships in the area.
Summary:			
<p>South Wiltshire has a rich and diverse environment which includes; part of the New Forest National Park; the Stonehenge World Heritage Site and the Cranborne Chase and West Wiltshire Downs. This policy seeks to ensure that development demonstrates that its location, scale and design will protect, conserve and/ or enhance the landscape character and settlement settings of South Wiltshire. This includes the protection of the views from and into the Cranborne Chase and West Wiltshire Downs AONB and the New Forest National Park. The policy will also have additional benefits for the economy, biodiversity and the quality of life of residents through ensuring that key assets are protected and enhanced. This policy will have long-term positive impacts on the landscape of South Wiltshire.</p>			

Mitigation/Enhancement Recommendations:

- None

Core Policy 40 - Biodiversity

Development likely to have either a direct or indirect adverse affect on a nationally or internationally designated site will not be permitted unless it can clearly be demonstrated that exceptional reasons of public interest for the development override any impact on its features of ecological or geological importance and/or on the national network of designated sites. Where development proposals are permitted they must further the conservation and enhancement of the site.

Development that is likely to have either a direct or indirect adverse affect on a regional or locally designated site will not be permitted unless it can clearly be demonstrated that:

- a. Development cannot reasonably be located on an alternative site;
- b. Exceptional reasons of public interest for development clearly override its features of ecological importance;
- c. The need for development clearly outweighs any harm which may be caused to the ecological or geological conservation value of the site;
- d. Harm can be reduced to acceptable limits; and
- e. Positive environmental mitigation measures can be implemented either on site or in a suitable alternative location.

3. Where development is permitted the Council will require developers to:

- a. Minimise disturbance;
- b. Protect and enhance the site's ecological value;
- c. Ensure appropriate management;
- d. Ensure appropriate mitigation measures are designed into the proposal and work on the site does not commence until these measure are in place;
- e. Work to approved methods; and
- f. Create new or replacement habitats equal to or above the current ecological value of the site if damage or loss is unavoidable.

		Assessment of Effects	
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			Nature of the sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)
1	Social inclusion for all	0	Neutral effect
2	Ensure that everyone has a decent home	0	Neutral effect
3	Improve health and well being of population	0	Neutral effect
4	Improve safety and reduce crime	0	Neutral effect
5	Improve and protect accessibility to all services and facilities	0	Neutral effect
6	Improve availability and accessibility to open space, including greenspace	0	Neutral effect
7	Increase energy efficiency of buildings, promote energy from renewable sources	0	Neutral effect
8	Reduce waste generation and increase levels of reuse and recycling	0	Neutral effect
9	Improve air quality and reduce greenhouse gas emissions	0	Neutral effect
10	Promote sustainable transport by improving affordable and accessible solutions particularly in rural areas	0	Neutral effect
11	Make efficient use of land, maximise brownfield use	0	Neutral effect
12	Respond to threats proposed by flooding, promote water	0	Neutral effect

	efficiency		
13	Improve road safety and reduce congestion	0	Neutral effect
14	Maintain and improve river quality	+	This policy will help to maintain and improve the water quality of the River Avon SAC by ensuring that development does not adversely impact internationally designated sites.
15	Conserve and enhance biodiversity and geodiversity	++	This policy will have long-term positive impacts on the biodiversity in South Wiltshire through the protection of internationally, nationally, regionally and locally designated sites. If it is determined that there will be adverse impacts on a designated site then the development must demonstrate exceptional reasons for public interest. The policy ensures that development will only be permitted unless appropriate mitigation measures are provided to ensure that there are no adverse effects on biodiversity.
16	Conserve and enhance the District's landscapes	0	Neutral effect
17	Facilitate economic growth & development of new businesses	0	Neutral effect
18	Provide suitable infrastructure to promote business growth	0	Neutral effect
19	Raise educational attainment and workforce skills	0	Neutral effect
20	Harness economic benefits that arise from tourism/cultural activities	0	Neutral effect
21	Maintain and enhance the viability/vitality of existing businesses and town centres	0	Neutral effect
22	Promote development of highest standard	0	Neutral effect
23	Protect and maintain CAs, LBs,SAMs archaeological sites	0	Neutral effect

Summary:

This policy will have long-term positive impacts on the biodiversity in South Wiltshire through the protection of internationally, nationally, regionally and locally designated sites. If it is determined that there will be adverse impacts on a designated site then the development must demonstrate exceptional reasons for public interest. The policy ensures that development will only be permitted unless appropriate mitigation measures are provided to ensure that there are no adverse effects on biodiversity.

Mitigation/Enhancement Recommendations:

- None

Core Policy 41 - Flood Risk

The Local Planning Authority will apply a sequential approach (as defined by PPS25) to development and flood risk and will support proposals in areas that are at the least risk of flooding (i.e. in Flood Risk Zone1).

Development proposals in Flood Risk Zones 2 and 3 will only be permitted following the successful application of the sequential test and, if necessary, the exception test required by PPS 25.

Developers will be unable to prove that their sites are sequentially preferable if the up to date Strategic Housing Land Availability Assessment demonstrates there is a readily available and deliverable 5 year supply of land located within Flood Risk Zone 1.

Other than minor development (as defined by PPS 25) new development proposed in areas at risk of flooding will be expected to provide a Flood Risk Assessment ("FRA") commensurate with the scale of flood risk and recognising all likely sources of flooding. The FRA should contain information about all reasonably available sites considered as alternatives to the proposal. The FRA should also include information about how the sequential approach has been applied within the site and how the requirements of the exception test are to be met.

In order to reduce flood risk all new development will also be expected to include Sustainable Urban Drainage techniques to manage the storage and release of surface water runoff, unless this is not technically feasible, or where it can be demonstrated that ground conditions are unsuitable for such measures.

			Assessment of Effects Nature of the sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)
1	Social inclusion for all	0	Neutral effect.
2	Ensure that everyone has a decent home	0	Neutral effect.
3	Improve health and well being of population	+	Positive impact. The effects of flooding on health and well being have been well documented over the last two years.
4	Improve safety and reduce crime	+	The policy ensures that people are as safe as possible from flood incidents, so there will be a positive impact on this SA objective. Access to homes for escape or emergency services are included in FRAs.
5	Improve and protect accessibility to all services and facilities	0	Neutral effect.
6	Improve availability and accessibility to open space, including greenspace	0	Neutral effect.
7	Increase energy efficiency of buildings, promote energy from renewable sources	0	Neutral effect.
8	Reduce waste generation and increase levels of reuse and recycling	0	Neutral effect.
9	Improve air quality and reduce greenhouse gas emissions	0	Neutral effect.
10	Promote sustainable transport by improving affordable and accessible solutions particularly in rural areas	0	Neutral effect.
11	Make efficient use of land,	0	Neutral effect.

	maximise brownfield use		
12	Respond to threats proposed by flooding, promote water efficiency	++	The policy directly addresses this objective.
13	Improve road safety and reduce congestion	0	Neutral effect.
14	Maintain and improve river quality	0	Neutral effect.
15	Conserve and enhance biodiversity and geodiversity	0	Neutral effect.
16	Conserve and enhance the District's landscapes	0	Neutral effect.
17	Facilitate economic growth & development of new businesses	+	Indirect impact as flooding of premises has adverse impacts on the economy.
18	Provide suitable infrastructure to promote business growth	0	Neutral effect.
19	Raise educational attainment and workforce skills	0	Neutral effect.
20	Harness economic benefits that arise from tourism/cultural activities	0	Neutral effect.
21	Maintain and enhance the viability/vitality of existing businesses and town centres	0	Neutral effect.
22	Promote development of highest standard	0	Neutral effect.
23	Protect and maintain CAs, LBs,SAMs archaeological sites	0	Neutral effect.
Summary:			

This very specific policy deals with flood risk comprehensively and performs well against not only the flood risk objective but through the indirect implications for health, safety and the economy. No adverse impacts have been identified.

Mitigation/Enhancement Recommendations:

- None

Core Policy 42 - Contaminated Land

On land known to be or suspected of being contaminated, or where development may result in the release of contaminants from adjoining land, development will only be permitted where:

- It can be demonstrated that there is no significant harm, or risk of significant harm, to health or the environment or of pollution of any watercourse or ground water
- Any necessary remedial action is undertaken to safeguard users or occupiers of the site or neighbouring land and protect the environment and any buildings or services from contamination during development and in the future.

			Assessment of Effects Nature of the sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)
1	Social inclusion for all	0	Neutral effect.
2	Ensure that everyone has a decent home	0	Neutral effect.
3	Improve health and well being of population	+	This policy will have a positive impact on this SA objective through protecting future users of a development from the transmission of contaminants.
4	Improve safety and reduce	0	Neutral effect.

	crime		
5	Improve and protect accessibility to all services and facilities	0	Neutral effect.
6	Improve availability and accessibility to open space, including greenspace	0	Neutral effect.
7	Increase energy efficiency of buildings, promote energy from renewable sources	0	Neutral effect.
8	Reduce waste generation and increase levels of reuse and recycling	0	Neutral effect.
9	Improve air quality and reduce greenhouse gas emissions	0	Neutral effect.
10	Promote sustainable transport by improving affordable and accessible solutions particularly in rural areas	0	Neutral effect.
11	Make efficient use of land, maximise brownfield use	0	Neutral effect.
12	Respond to threats proposed by flooding, promote water efficiency	0	Neutral effect,
13	Improve road safety and reduce congestion	0	Neutral effect.
14	Maintain and improve river quality	+	The policy recognises the impact that contaminants can have on the water environment if not managed effectively.
15	Conserve and enhance biodiversity and geodiversity	0	Neutral effect.
16	Conserve and enhance the	0	Neutral effect.

	District's landscapes		
17	Facilitate economic growth & development of new businesses	0	Neutral effect.
18	Provide suitable infrastructure to promote business growth	0	Neutral effect.
19	Raise educational attainment and workforce skills	0	Neutral effect.
20	Harness economic benefits that arise from tourism/cultural activities	0	Neutral effect.
21	Maintain and enhance the viability/vitality of existing businesses and town centres	0	Neutral effect.
22	Promote development of highest standard	0	Neutral effect.
23	Protect and maintain CAs, LBs,SAMs archaeological sites	0	Neutral effect.
<p>Summary:</p> <p>This very specific policy deals with the health and safety risks connected with the redevelopment of contaminated land. The policy therefore performs well against the objectives relating to health and water quality. No adverse impacts have been identified.</p> <p>Mitigation/Enhancement Recommendations:</p> <ul style="list-style-type: none"> ▪ None 			

Core Policy 43 - Environmental Pollution

Development proposals that are likely to cause pollution, or be exposed to pollution, will only be permitted where it can be demonstrated that measures can be implemented to minimise emissions to levels that protect health, environmental quality and amenity. When determining planning applications, consideration will be given to the following issues

- The likelihood of noise, smell, vibration or other emissions that having an unacceptable affect on the amenity of local area.
- Whether there is a quantifiable risk that human health may be affected by the proposal.
- The potential impact on the environmental quality and quantity of ground water sources and water bodies, especially the River Avon SAC.
- The potential for unacceptable light pollution from sky-glow, glare or intrusion onto other property or land.
- The potential impact on designated AQMAs.

An appropriate impact assessment should be submitted with the planning application and should detail any mitigation measures needed to make the development acceptable.

			Assessment of Effects Nature of the sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)
1	Social inclusion for all	0	Neutral effect
2	Ensure that everyone has a decent home	0	Neutral effect
3	Improve health and well being of population	++	This policy ensures that development will only be permitted where it can demonstrate that measures can be implemented to minimise adverse impacts to health. This will have long-term positive impacts on health, environmental quality and amenity.
4	Improve safety and reduce crime	0	Neutral effect
5	Improve and protect accessibility to all services and facilities	0	Neutral effect

6	Improve availability and accessibility to open space, including greenspace	0	Neutral effect
7	Increase energy efficiency of buildings, promote energy from renewable sources	0	Neutral effect
8	Reduce waste generation and increase levels of reuse and recycling	0	Neutral effect
9	Improve air quality and reduce greenhouse gas emissions	+	The policy should ensure that air quality problems - e.g. the AQMA in Salisbury - are not exacerbated by new development.
10	Promote sustainable transport by improving affordable and accessible solutions particularly in rural areas	0	Neutral effect
11	Make efficient use of land, maximise brownfield use	0	Neutral effect
12	Respond to threats proposed by flooding, promote water efficiency	0	Neutral effect
13	Improve road safety and reduce congestion	+	Congestion causes air pollution - so indirectly this policy could benefit this SA objective through not allowing development which would exacerbate air quality.
14	Maintain and improve river quality	++	This policy will have a positive impact on this SA objective as it clearly recognises the need to protect the water environment from pollution.
15	Conserve and enhance biodiversity and geodiversity	++	Protecting the water environment will protect the biodiversity value of the River Avon SAC,
16	Conserve and enhance the District's landscapes	++	Noise and light pollution can have a detrimental effect on landscapes and peoples enjoyment of the countryside, particularly the experience of tranquility.
17	Facilitate economic growth & development of new businesses	0	Neutral effect

18	Provide suitable infrastructure to promote business growth	0	Neutral effect
19	Raise educational attainment and workforce skills	0	Neutral effect
20	Harness economic benefits that arise from tourism/cultural activities	+	Noise and light pollution can have a detrimental effect on landscapes and peoples enjoyment of the countryside, particularly the experience of tranquility. This policy will therefore have positive impacts on this SA objective.
21	Maintain and enhance the viability/vitality of existing businesses and town centres	0	Neutral effect
22	Promote development of highest standard	0	Neutral effect
23	Protect and maintain CAs, LBs,SAMs archaeological sites	0	Neutral effect
<p>Summary:</p> <p>This policy ensures that development will only be permitted where it can demonstrate that measures can be implemented to minimise adverse impacts on health, environmental quality and amenity. There is the potential for long-term positive impacts against the SA objective relating to human health and well being. Positive impacts will accrue for the water environment, biodiversity and protection of the countryside, which will increase peoples enjoyment of it. This in turn will have positive indirect benefits for the tourist economy.</p> <p>Mitigation/Enhancement Recommendations:</p> <ul style="list-style-type: none"> ▪ None 			

Core Policy 44 - Protection of Heritage Assets

Where relevant, development will only be supported where it protects and/or enhances the character and setting of heritage assets including listed buildings, Conservation Areas, the Stonehenge World Heritage Site, archaeological remains, ancient monuments and parks and gardens of historic interest.

			Assessment of Effects Nature of the sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)
1	Social inclusion for all	+	This policy will protect and enhance the character of settlements ensuring that their identity is not damaged, which could have a positive impact on this SA objective.
2	Ensure that everyone has a decent home	0	Neutral effect.
3	Improve health and well being of population	+	Positive impact - the enjoyment of historic parks and gardens encourages walking and sense of well being.
4	Improve safety and reduce crime	0	Neutral effect.
5	Improve and protect accessibility to all services and facilities	0	Neutral effect.
6	Improve availability and accessibility to open space, including greenspace	0	Neutral effect.
7	Increase energy efficiency of buildings, promote energy from renewable sources	0	Neutral effect.
8	Reduce waste generation and increase levels of reuse and recycling	0	Neutral effect.
9	Improve air quality and reduce greenhouse gas emissions	0	Neutral effect.

10	Promote sustainable transport by improving affordable and accessible solutions particularly in rural areas	0	Neutral effect.
11	Make efficient use of land, maximise brownfield use	0	Neutral effect.
12	Respond to threats proposed by flooding, promote water efficiency	0	Neutral effect.
13	Improve road safety and reduce congestion	0	Neutral effect.
14	Maintain and improve river quality	0	Neutral effect.
15	Conserve and enhance biodiversity and geodiversity	+	Indirect minor positive impact through the protection of historic parks and gardens which have biodiversity value.
16	Conserve and enhance the District's landscapes	+	Indirect minor positive impact through the protection of historic parks and gardens which form part of the landscape.
17	Facilitate economic growth & development of new businesses	0	Neutral effect.
18	Provide suitable infrastructure to promote business growth	0	Neutral effect.
19	Raise educational attainment and workforce skills	0	Neutral effect.
20	Harness economic benefits that arise from tourism/cultural activities	+	Positive impact - the policy protects the characteristics of the area on which the tourism industry is based.
21	Maintain and enhance the viability/vitality of existing businesses and town centres	0	Neutral effect.

22	Promote development of highest standard	0	Neutral effect
23	Protect and maintain CAs, LBs,SAMs archaeological sites	++	This policy directly addresses this objective.
<p>Summary:</p> <p>This policy will have major benefits for the historic environment and positive impacts on the landscape. Indirect positive impacts will be accrued for biodiversity, health and the tourist economy.</p> <p>Mitigation/Enhancement Recommendations:</p> <ul style="list-style-type: none"> None 			

Core Policy 45- Salisbury Skyline

In the Salisbury Central Area:

- New development will be restricted to a height that does not exceed 12.2 metres above ground level;
- Decorative architectural features that positively contribute to the variety, form and character of the area's roofscape, skyline and silhouette may be allowed to exceed 12.2 metres in height where appropriate, provided that they do not result in any increase in usable floorspace.
- In exceptional circumstances, development in excess of 12.2 metres in height will be permitted where, in the interests of making the most efficient use of land, it can be demonstrated that it would have no demonstrable harm on the roofscape and views of the cathedral and would be important for the long-term economic viability of the city.

			Assessment of Effects Nature of the sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)
1	Social inclusion for all	0	Neutral effect
2	Ensure that everyone has a decent home	0	Neutral effect

3	Improve health and well being of population	0	Neutral effect
4	Improve safety and reduce crime	0	Neutral effect
5	Improve and protect accessibility to all services and facilities	0	Neutral effect
6	Improve availability and accessibility to open space, including greenspace	0	Neutral effect
7	Increase energy efficiency of buildings, promote energy from renewable sources	0	Neutral effect
8	Reduce waste generation and increase levels of reuse and recycling	0	Neutral effect
9	Improve air quality and reduce greenhouse gas emissions	0	Neutral effect
10	Promote sustainable transport by improving affordable and accessible solutions particularly in rural areas	0	Neutral effect
11	Make efficient use of land, maximise brownfield use	-	Minor negative impact - bullet point three of the policy states that only in exceptional circumstances will buildings over 12.2m be allowed in the interests of making the best use of land. This assumes that this will include extra floorspace which is generally prohibited by bullet point two.
12	Respond to threats proposed by flooding, promote water efficiency	0	Neutral effect
13	Improve road safety and reduce congestion	0	Neutral effect
14	Maintain and improve river	0	Neutral effect

	quality		
15	Conserve and enhance biodiversity and geodiversity	0	Neutral effect
16	Conserve and enhance the District's landscapes	0	Neutral effect
17	Facilitate economic growth & development of new businesses	0	Neutral effect
18	Provide suitable infrastructure to promote business growth	0	Neutral effect
19	Raise educational attainment and workforce skills	0	Neutral effect
20	Harness economic benefits that arise from tourism/cultural activities	+	Positive impacts - the policy seeks to protect the distinctive Salisbury skyline with its dominant cathedral spire. The tourism economy is partially built on the historic assets of the city.
21	Maintain and enhance the viability/vitality of existing businesses and town centres	0	Neutral effect
22	Promote development of highest standard	+	Clear guidelines are given to guide development that does not undermine the historic character of the city, which could have a positive impact on this SA objective.
23	Protect and maintain CAs, LBs,SAMs archaeological sites	+	Significant positive impact - the policy has been successfully implemented to date.
<p>Summary:</p> <p>This policy will help to protect the distinctive historic landmark of the cathedral spire, which will have indirect benefits for the economy and design standards. The only negative impact identified is that the policy does reduce potential for the efficient use of land; however, this is modified and will be allowed if economic benefit and no harm to the skyline can be demonstrated.</p> <p>Mitigation/Enhancement Recommendations:</p> <ul style="list-style-type: none"> ▪ None 			

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Core Policy 46 - Public Realm Improvements

The Local Planning Authority will encourage schemes of environmental improvement as part of development schemes and, for its own part, will establish a rolling programme of environmental enhancement measures to be implemented in the District, including Salisbury Market Square, as financial and technical resources permit.

			Assessment of Effects Nature of the sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)
1	Social inclusion for all	+	Environmental enhancements promote a sense of civic pride which can be shared by all and create a cohesive community.
2	Ensure that everyone has a decent home	0	Neutral effect
3	Improve health and well being of population	0	Neutral effect
4	Improve safety and reduce crime	+	Environmental enhancement schemes can offer opportunities to improve the public's sense of safety and can be discussed with Police Architectural Liaison Officers.
5	Improve and protect accessibility to all services and facilities	+	City or town centre schemes can offer opportunities to put the needs of the pedestrian, cyclist and public transport user above those of the private vehicle thereby enhancing access.
6	Improve availability and accessibility to open space, including greenspace	+	Minor positive impact unless town/village centre greens are included in enhancement projects, but useable open space may be provided or improved even in towns.
7	Increase energy efficiency of buildings, promote energy from renewable sources	0	Neutral effect
8	Reduce waste generation and increase levels of reuse and recycling	0	Neutral effect

9	Improve air quality and reduce greenhouse gas emissions	+	There is the potential for positive impacts on this SA objective as city or town centre schemes can offer opportunities to put the needs of the pedestrian, cyclist and public transport user above those of the private vehicle thereby potentially reducing vehicle related emissions.
10	Promote sustainable transport by improving affordable and accessible solutions particularly in rural areas	+	There is the potential for positive impacts on this SA objective as city or town centre schemes can offer opportunities to put the needs of the pedestrian, cyclist and public transport user above those of the private vehicle thereby enhancing access for all.
11	Make efficient use of land, maximise brownfield use	0	Neutral effect
12	Respond to threats proposed by flooding, promote water efficiency	0	Neutral effect
13	Improve road safety and reduce congestion	+	There is the potential for positive impacts on this SA objective as city or town centre schemes can offer opportunities to put the needs of the pedestrian, cyclist and public transport user above those of the private vehicle which can reduce congestion.
14	Maintain and improve river quality	0	Neutral effect
15	Conserve and enhance biodiversity and geodiversity	-	Environmental enhancement can conflict with river bank management for biodiversity.
16	Conserve and enhance the District's landscapes	0	Neutral effect
17	Facilitate economic growth & development of new businesses	0	Neutral effect
18	Provide suitable infrastructure to promote business growth	0	Neutral effect
19	Raise educational attainment and workforce skills	0	Neutral effect
20	Harness economic benefits that arise from	0	Neutral effect

	tourism/cultural activities		
21	Maintain and enhance the viability/vitality of existing businesses and town centres	+	Providing attractive city and town centres will be instrumental in maintaining their economic performance.
22	Promote development of highest standard	+	Comprehensive enhancement schemes will encourage high quality design to be compatible with a high quality environment.
23	Protect and maintain CAs, LBs,SAMs archaeological sites	+	Town and city centres often represent the historic core of a settlement and this policy should protect and enhance conservation areas and the setting of listed buildings.
<p>Summary:</p> <p>A very positive policy which will have significant social, economic and environmental benefits. The potential for adverse impact has been identified in relation to river bank management, as the needs for enhancement and biodiversity may not be compatible.</p> <p>Mitigation/Enhancement Recommendations:</p> <ul style="list-style-type: none"> ▪ None 			

Core Policy 47- Protection of Services and Community Facilities

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.

Preference will be given to retaining the existing use in the first instance, then for an alternative community use. Where this is not possible, a mixed use, which still retains a substantial portion of the community facility/service, will be favoured. Redevelopment for non-community service/ facility use will only be permitted as a last resort and where all other options have been exhausted.

In order for such proposals to be permitted, a comprehensive marketing plan will need to be undertaken and the details submitted with any planning application. Only where the Local Planning Authority is convinced that all preferable options have been exhausted will a change of use to a non-community use be considered. This marketing plan will, at the very minimum:

- Be undertaken for at least 6 months.
- Be as open and as flexible as possible with respect of alternative community use.
- Establish appropriate prices for the sale or lease of the site or building, which reflect the current or new community use, condition of the premises and the location of the site.
- Demonstrate the marketing has taken into account the hierarchy of preferred uses stated above.
- Clearly record the marketing undertaken (cuttings, proactive meeting sessions, etc) and details of respondents, in a manner capable of verification if requested.
- Provide details of any advertisements including date of publication and length of time advertisement
- Offer the lease of the site without restrictive rent review and tenancy conditions, or other restrictions which would prejudice the reuse as a community facility
- Demonstrate contact with previously interested parties, whose interest may have been discouraged by onerous conditions previously set out.

Core Policy 48 - Provision of New Community Facilities and Services

The provision or extension of community facilities and services will be permitted provided they are within or well related to a sustainable settlement, as defined in Core Policy 1, category A to E.

The extension of existing facilities and services in smaller settlements and the countryside (as defined in Core Policy 1, category F) will be permitted where they are well related to existing buildings.

In exceptional circumstances, new community facilities and services will be permitted in smaller settlements and the countryside (as defined in Core Policy 1, category F), where it can be demonstrated that they cannot be accommodated within a more sustainable settlement and are in a location accessible by a range of transport modes.

			Assessment of Effects Nature of the sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)
1	Social inclusion for all	+	Positive impact - there are still some facilities in rural areas of South Wiltshire and it is important for rural communities that these are retained. Equally it is important to encourage the improvement and or provision of new facilities where non currently exist to act as a focus for community cohesion.
2	Ensure that everyone has a decent home	0	Neutral effect
3	Improve health and well being of population	+	Easy access to health and community facilities is important for both urban and rural residents particularly the elderly and those with mobility difficulties or no access to a private vehicle. This policy has the potential to have a positive impact on this SA objective.
4	Improve safety and reduce crime	0	Neutral effect
5	Improve and protect accessibility to all services and facilities	++	This policy will have long-term positive impacts on this SA objective.
6	Improve availability and accessibility to open space, including greenspace	0	Neutral effect (See policy 49 for sport and leisure facilities)
7	Increase energy efficiency of buildings, promote energy from renewable sources	0	Neutral effect
8	Reduce waste generation and increase levels of reuse and recycling	0	Neutral effect
9	Improve air quality and reduce greenhouse gas emissions	+	Retention or provision of community facilities in areas with poor public transport links will reduce reliance on the private vehicle for day to day needs and leisure activities and will therefore reduce transport emissions.
10	Promote sustainable transport by improving affordable and accessible solutions particularly in rural	+	Retention or provision of local community facilities will enable access by walking or cycling. Positive impact.

	areas		
11	Make efficient use of land, maximise brownfield use	+	New community facilities can be provided in rural buildings which no longer fit their original purpose ⁷ .
12	Respond to threats proposed by flooding, promote water efficiency	0	Neutral effect
13	Improve road safety and reduce congestion	0	Neutral effect - subject to other plan policy
14	Maintain and improve river quality	0	Neutral effect - subject to other plan policy
15	Conserve and enhance biodiversity and geodiversity	0	Neutral effect - subject to other plan policy
16	Conserve and enhance the District's landscapes	0	Neutral effect - subject to other plan policy
17	Facilitate economic growth & development of new businesses	0	Neutral effect
18	Provide suitable infrastructure to promote business growth	0	Neutral effect
19	Raise educational attainment and workforce skills	0	Neutral effect
20	Harness economic benefits that arise from tourism/cultural activities	0	Neutral effect
21	Maintain and enhance the viability/vitality of existing businesses and town centres	0	Neutral effect - the scale of development will not be such as to undermine the local service centres.
22	Promote development of highest standard	0	The policy requires that facilities or extensions or in keeping with the scale of the settlement and adjacent to existing buildings.

⁷ PPS 7: Sustainable Development in Rural Areas

23	Protect and maintain CAs, LBs,SAMs archaeological sites	0	Neutral effect
<p>Summary:</p> <p>Although a predominantly wealthy area, there are still areas of urban and rural deprivation where access to facilities creates social exclusion. This policy sets out a robust framework to protect existing facilities and a clear framework for the provision of new facilities. This policy will have long-term social benefits with more minor positive impacts for transport and climate change through reducing the need to travel.</p> <p>Mitigation/Enhancement Recommendations:</p> <ul style="list-style-type: none"> ▪ None 			

Core Policy 49 - Protection of existing Sport, Leisure and Recreational Facilities

Development that would lead to the loss of public or private sports fields, school playing fields or other recreational facilities will only be permitted where:

- (i) facilities can be best retained and enhanced through the redevelopment of a small part of the site; or
- (ii) alternative equivalent provision is made available in the locality; or
- (iii) it can be demonstrated that there is an excess of provision in the area, taking account of the recreation and amenity value of such provision.

Core Policy 50 - Proposals for new Sports Leisure and Recreational Facilities

The provision or extension of sports, leisure and recreational facilities will be permitted in locations within or well related to Salisbury, The Northern Group or Local Service Centres (as defined in Core Policy 1).

Elsewhere, the extension of existing sports, leisure and recreational facilities will be permitted where they are well related to existing facilities.

In exceptional circumstances, new sports, leisure and recreational facilities will be permitted elsewhere, where it can be demonstrated that there is a local need and they cannot be otherwise accommodated and are in a location accessible by a range of transport modes.

			Assessment of Effects Nature of the sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)
1	Social inclusion for all	+	Sporting and leisure facilities are often a major focus for communities and promote social cohesion. Retention of these facilities is important, as is allowing successful facilities to grow in response to social need and demand.
2	Ensure that everyone has a decent home	0	Neutral effect
3	Improve health and well being of population	++	In an age of increasing obesity among children and adults, access to sport and leisure facilities is of prime importance. The provision of local facilities should encourage physical activity uptake - more than having to travel to use gyms, join football clubs etc. This policy will have long-term positive impacts on human health and well being.
4	Improve safety and reduce crime	0	Neutral effect
5	Improve and protect accessibility to all services and facilities	+	The policy directly addresses the aims of this objective.
6	Improve availability and accessibility to open space, including greenspace	+	The policy directly addresses the aims of this objective in terms of open space for recreational purposes.
7	Increase energy efficiency	0	Neutral effect

	of buildings, promote energy from renewable sources		
8	Reduce waste generation and increase levels of reuse and recycling	0	Neutral effect
9	Improve air quality and reduce greenhouse gas emissions	+	Retention or provision of sport and leisure facilities in areas with poor public transport links will reduce reliance on the private vehicle for day to day needs and leisure activities and will therefore reduce transport emissions.
10	Promote sustainable transport by improving affordable and accessible solutions particularly in rural areas	+	Retention or provision of local community sport and leisure facilities will enable access by walking or cycling. Positive impact.
11	Make efficient use of land, maximise brownfield use	0	Neutral effect
12	Respond to threats proposed by flooding, promote water efficiency	0	Neutral effect
13	Improve road safety and reduce congestion	0	Neutral effect
14	Maintain and improve river quality	0	Neutral effect
15	Conserve and enhance biodiversity and geodiversity	0	Neutral effect
16	Conserve and enhance the District's landscapes	0	Neutral effect as development proposals will be subject to landscape protection policies.
17	Facilitate economic growth & development of new businesses	0	Neutral effect
18	Provide suitable infrastructure to promote business growth	0	Neutral effect
19	Raise educational	0	Neutral effect

	attainment and workforce skills		
20	Harness economic benefits that arise from tourism/cultural activities	0	Neutral effect
21	Maintain and enhance the viability/vitality of existing businesses and town centres	0	Neutral effect
22	Promote development of highest standard	0	Neutral effect
23	Protect and maintain CAs, LBs,SAMs archaeological sites	0	Neutral effect
<p>Summary:</p> <p>The policy sets out a robust framework to protect existing sport and leisure facilities and a clear framework for the provision of new. This policy will have long-term benefits for social inclusion and health with more minor positive impacts for transport and climate change through reducing the need to travel.</p> <p>Mitigation/Enhancement Recommendations:</p> <ul style="list-style-type: none"> ▪ None 			

Core Policy 51 - Porton Down

The Council recognises the important contribution the Porton Down science community makes to the south Wiltshire economy. New development will be permitted in accordance with the Area Action Plan once adopted. This plan will set out how habitat creation and land stewardship schemes will be used to enhance local habitats and not be compromised by future development. Successful implementation of the plan will allow future development proposals as outlined in the plan to be brought forward without further objection on nature conservation grounds

In the interim, applications will be permitted, providing it can be demonstrated that the proposal either alone or in combination with other plans or projects, does not have a significant impact on the integrity of the Porton Down SPA, SAC or SSSI.

			Assessment of Effects Nature of the sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)
1	Social inclusion for all	0	Neutral impact
2	Ensure that everyone has a decent home	0	Neutral impact
3	Improve health and well being of population	+	Access to employment is related to general health and well being. The facility also carries out health related work of national importance.
4	Improve safety and reduce crime	0	Neutral impact
5	Improve and protect accessibility to all services and facilities	0	Neutral impact
6	Improve availability and accessibility to open space, including greenspace	0	Neutral impact
7	Increase energy efficiency of buildings, promote energy from renewable sources	0	Neutral impact
8	Reduce waste generation and increase levels of reuse and recycling	0	Neutral impact

9	Improve air quality and reduce greenhouse gas emissions	-	Given the location of Porton Down, the proposed AAP should include a requirement for a Green Travel Plan for any development proposals to ensure that future employees are not totally reliant on the private vehicle for travel to work. This will avoid increase from vehicle related carbon emissions and the potential adverse impact.
10	Promote sustainable transport by improving affordable and accessible solutions particularly in rural areas	-	Given the location of Porton Down, the proposed AAP should include a requirement for a Green Travel Plan for any development proposals to ensure that future employees are not totally reliant on the private vehicle for travel to work. This will support this objective and avoid the potential adverse impact.
11	Make efficient use of land, maximise brownfield use	0	New development will be on greenfield land but decanting could lead to more use of undeveloped land.
12	Respond to threats proposed by flooding, promote water efficiency	0	Neutral impact
13	Improve road safety and reduce congestion	0	Neutral impact
14	Maintain and improve river quality	0	Neutral impact
15	Conserve and enhance biodiversity and geodiversity	-	The policy and supporting text recognise that the site is of international importance for biodiversity and that any development proposals should be subject to site level HRA. However, without that information it is must be assumed that there is potential for adverse impact.
16	Conserve and enhance the District's landscapes	0	Neutral impact
17	Facilitate economic growth & development of new businesses	++	The policy supports the existing business and will retain employment opportunities in this specialised field.
18	Provide suitable infrastructure to promote business growth	+	Infrastructure is in place to serve the site.
19	Raise educational attainment and workforce skills	0	Neutral impact
20	Harness economic benefits	0	Neutral impact

	that arise from tourism/cultural activities		
21	Maintain and enhance the viability/vitality of existing businesses and town centres	0	Neutral impact
22	Promote development of highest standard	0	Neutral impact
23	Protect and maintain CAs, LBs,SAMs archaeological sites	0	Neutral impact
<p>Summary:</p> <p>The policy relates to the Porton Down Science Park and a further 10 ha of employment land which is allocated for expansion. Although the policy states that no development will be permitted which will have an adverse impact on the SPA, SAC and SSSI, the detail of the proposals are required to make a through assessment of the potential impact. This should be established by project level HRA as proposed in the plan and until then it must be assumed that there is potential for long-term, irreversible damage to these European sites which are protected under the Habitats Regulation legislation.</p> <p>A more minor point is the level of traffic generation in a location which does not have good public transport links and which relies on a highly specialised rather than local workforce. A requirement for a Green Transport Plan for the Science Park (if there is not one already) and to accompany all development proposals should be considered.</p> <p>Mitigation/Enhancement Recommendations:</p> <ul style="list-style-type: none"> ▪ Requirement for a site wide Green Transport Plan especially in conjunction with development proposals that will increase traffic generation. 			

<p>Core Policy 52 – New Forest National Park</p> <p>Development will only be permitted where it does not have a negative impact on the:</p> <ul style="list-style-type: none"> • Conservation and enhancement of the unique character and environment of the New Forest National Park, and 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 wellbeing of local communities in ways that sustain the National Park's special character. 		
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			Assessment of Effects Nature of the sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)
1	Social inclusion for all	?	The policy only seeks that development will not have a negative effect and does not provide more explicit support for development that promotes social inclusion such as community facilities. Although it is understood that development in and adjacent to protected landscapes must be strictly controlled, this can lead to difficulties in achieving facilities which are needed by local people.
2	Ensure that everyone has a decent home	-	Strict control of development in National Parks leads to high house prices in and around the area and become outside the reach of local people. Whilst the policy seeks development that does not have a negative impact on the social and economic wellbeing of local communities it does not take a more positive approach to development, such as affordable housing, which would not only "not have a negative impact" but would make a positive and needed contribution to meeting the aims of this objective.
3	Improve health and well being of population	+	The Park affords opportunities for walking and cycling in a beautiful landscape, which has safe and attractive routes. Positive impact.
4	Improve safety and reduce crime	0	Neutral effect
5	Improve and protect accessibility to all services and facilities	0	Neutral effect
6	Improve availability and accessibility to open space, including greenspace	+	The policy protects this important area of greenspace and will consider the impact of proposed development through extra recreation pressure which could be to the detriment of the Park.

7	Increase energy efficiency of buildings, promote energy from renewable sources	0	Neutral effect
8	Reduce waste generation and increase levels of reuse and recycling	0	Neutral effect
9	Improve air quality and reduce greenhouse gas emissions	0	Neutral effect
10	Promote sustainable transport by improving affordable and accessible solutions particularly in rural areas	0	Neutral effect
11	Make efficient use of land, maximise brownfield use	0	Neutral effect
12	Respond to threats proposed by flooding, promote water efficiency	0	Neutral effect
13	Improve road safety and reduce congestion	0	Neutral effect
14	Maintain and improve river quality	0	Neutral effect
15	Conserve and enhance biodiversity and geodiversity	+	Protection of the park's characteristics and environment will be positive for biodiversity.
16	Conserve and enhance the District's landscapes	+	The policy directly addresses the aims of this objective.
17	Facilitate economic growth & development of new businesses	0	Neutral effect
18	Provide suitable infrastructure to promote business growth	0	Neutral effect

19	Raise educational attainment and workforce skills	0	Neutral effect
20	Harness economic benefits that arise from tourism/cultural activities	+	The New Forest is part of the tourist attraction of the whole of the South Wiltshire area; therefore the policy will have positive benefits for this objective.
21	Maintain and enhance the viability/vitality of existing businesses and town centres	+	The New Forest is part of the tourist attraction of the whole of the South Wiltshire area; therefore the towns centres and tourist based businesses will benefit from this policy.
22	Promote development of highest standard	+	The policy will support the need for good quality design and construction.
23	Protect and maintain CAs, LBs,SAMs archaeological sites	+	The policy directly addresses the aims of this objective.
<p>Summary:</p> <p>The National Park brings prosperity to South Wiltshire as it is an integral part of the whole area's attraction for tourists. Therefore the policy will have positive and long-term benefits for the local economy, particularly for tourist accommodation and Salisbury City Centre. The policy will also have direct positive impacts for the SA objectives relating to heritage, culture, biodiversity and landscape. However, the proximity of the National Park does lead to an increase in house prices which leads to young people being unable to enter the housing market. The performance of the policy could be slightly improved by taking a more positive and proactive approach to development that would have a positive impact on the social and economic wellbeing of local communities, rather than stating that development should simply not have a negative impact.</p> <p>Mitigation/Enhancement Recommendations:</p> <ul style="list-style-type: none"> Although this needs to be a controlling policy, consideration could be given to taking a more positive approach to the provision of affordable housing and community facilities, which will have a positive impact on the social wellbeing of the area. 			

Core Policy 53 - Old Sarum Airfield

New housing will only be permitted on Old Sarum Airfield only if can deliver the following to the satisfaction of the Local Planning Authority.

- A long-term proactive strategy for the enhancement of the Conservation Area including management plan and some public access and visitor/interpretive material on its historic relevance;
- A high quality strategic landscape improvement to mitigate impacts of existing intrusive buildings, to soften impacts both out and into the Conservation Area and from Old Sarum SAM;
- The completion of a legal agreement (section 106) to agree reasonable controls over flying activity in the interests of the amenity of local residents
- Submission and agreement of a development master plan to demonstrate how high quality development can be accommodated in a sympathetic manner which takes opportunities to enhance the historic environment and protects the amenity of existing residents.
- Does not compromise flying activity from the airfield.
- Explores the potential of providing some community benefit for the Old Sarum residents
- Meets all other policies of this Core Strategy and those saved from the Local Plan.

			Assessment of Effects Nature of the sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)
1	Social inclusion for all	+	Positive impact as associated community facilities will be explored.
2	Ensure that everyone has a decent home	+	50% of this site should be delivered in the first five years of the life of the plan and will therefore be instrumental in meeting the housing requirement. It will be one of the sites which will have a short-term positive impact on this objective rather than the longer term envisaged for other sites in the current economic climate.
3	Improve health and well being of population	+	Provision of housing is related to health and well being. A contribution to a "super surgery" will be sought.
4	Improve safety and reduce crime	0	Neutral impact - although all sites can be subject to Designing out Crime criteria.
5	Improve and protect accessibility to all services and facilities	+	A school will be provided on site and a district centre is planned.
6	Improve availability and	+	The development template includes a requirement for Green Infrastructure and landscaping.

	accessibility to open space, including greenspace		
7	Increase energy efficiency of buildings, promote energy from renewable sources	+	In accordance with RSS policy, 10% of energy will be generated through renewables on or near the site.
8	Reduce waste generation and increase levels of reuse and recycling	0	Neutral effect
9	Improve air quality and reduce greenhouse gas emissions	+	The site is adjacent to the Beehive park and ride and opportunities for cycle links and footpaths to Salisbury centre will be required. The site is mixed use and will provide opportunities for working and living in close proximity. Positive impact on reduction in emissions. Contributions to the Salisbury Air Quality Strategy will be required.
10	Promote sustainable transport by improving affordable and accessible solutions particularly in rural areas	+	The site is adjacent to the Beehive park and ride and opportunities for cycle links and footpaths to Salisbury centre will be required.
11	Make efficient use of land, maximise brownfield use	-	The site is greenfield.
12	Respond to threats proposed by flooding, promote water efficiency	?	The plan requires a flood risk assessment to be carried out. Water abstraction is a recognised problem for Salisbury which will be resolved by the EA and Natural England.
13	Improve road safety and reduce congestion	+	Improvements to the highway network are required to prevent congestion on Castle Road.
14	Maintain and improve river quality	?	Use of SUDs is required to manage surface water runoff. SWT capacity will be assessed.
15	Conserve and enhance biodiversity and geodiversity	+	The techniques above should preserve river quality and have no adverse impact on biodiversity. The site should be assessed for ecological value and landscaping designed to ensure that this is maintained or improved.
16	Conserve and enhance the District's landscapes	+	Construction of the permitted development adjacent to the site has commenced. A master plan for this development is required which provides structural landscaping and has the potential to improve existing views to Old Sarum and screen out the park and ride site.
17	Facilitate economic growth	+	The site is mixed and the proposal includes 4ha of employment land within the first five years of

	& development of new businesses		adoption of the plan.
18	Provide suitable infrastructure to promote business growth	+	Infrastructure will be part of the scheme.
19	Raise educational attainment and workforce skills	0	No direct impact
20	Harness economic benefits that arise from tourism/cultural activities	0	No direct impact
21	Maintain and enhance the viability/vitality of existing businesses and town centres	0	The proposed local facilities will not be of a scale to undermine the city centre.
22	Promote development of highest standard	?	Impact will be dependant on the implementation of design policies.
23	Protect and maintain CAs, LBs,SAMs archaeological sites	?	The plan seeks enhancement of the Aerodrome conservation area. Archaeological investigation will be required. The impact on the Old Sarum SAM will have to be assessed when the detailed proposals are provided.
<p>Summary:</p> <p>The proposed development is in a sustainable location and provides opportunities to put walking and cycling links in place to Salisbury centre. It is also near the Beehive Park and Ride. The site is mixed use and will provide opportunities for working and living in close proximity, therefore there are benefits for transport and climate change SA objectives. The delivery of half of the site in the first five years of the plan life will provide necessary short-term benefits for both the housing and employment SA objectives.</p> <p>There are however, outstanding sustainability issues over water abstraction and the corresponding impact on biodiversity and the potential for impact on the Old Sarum SAM. These will need to be appraised at the master planning stage when detail of the proposals is available. At this stage the site appears to represent a sustainable option, bringing forward social and economic benefit, but is dependant on the mitigation proposed at a detailed level.</p> <p>Mitigation/Enhancement Recommendations:</p>			

- The ecological value of the site and the landscaping and GI should maintain or enhance the current biodiversity status.

Core Policy 54 – Ministry Of Defence Land

Defence related development on existing Ministry of Defence land will be permitted provided that such development is in accordance with other Core Policies of this Strategy.

Proposals involving the change of use of surplus Ministry of Defence buildings and land within or immediately adjacent to settlements (as defined in Core Policy XXX) will be supported where the development accords with the relevant Core Policies of this Strategy.

Proposals involving the change of use of surplus Ministry of Defence buildings and land in smaller settlements in the countryside (as defined in Core Policy XXX) will be supported only where they meet local needs that are not capable of being accommodated within settlements and where the development accords with the relevant Core Policies of this Strategy.

			Assessment of Effects Nature of the sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)
1	Social inclusion for all	0	Neutral impact
2	Ensure that everyone has a decent home	+	The policy does provide the potential for surplus MOD land to be used for housing.
3	Improve health and well being of population	+	Provision of housing and employment opportunities are related to health and well being.
4	Improve safety and reduce crime	0	Neutral impact
5	Improve and protect accessibility to all services and facilities	0	Neutral impact
6	Improve availability and accessibility to open space, including greenspace	0	Neutral impact

7	Increase energy efficiency of buildings, promote energy from renewable sources	0	Neutral impact
8	Reduce waste generation and increase levels of reuse and recycling	0	Neutral impact
9	Improve air quality and reduce greenhouse gas emissions	?	Impact will be location dependant but the policy does restrict development in the smallest settlements.
10	Promote sustainable transport by improving affordable and accessible solutions particularly in rural areas	0	Neutral impact
11	Make efficient use of land, maximise brownfield use	+	The policy encourages the use of previously developed land and will have a positive impact.
12	Respond to threats proposed by flooding, promote water efficiency	+	The sites are already developed so it is assumed that there will be no increase in surface water run off to exacerbate flood issues.
13	Improve road safety and reduce congestion	0	Neutral impact as the policy states that development will be subject to other core strategy policies.
14	Maintain and improve river quality	0	Neutral impact as the policy states that development will be subject to other core strategy policies.
15	Conserve and enhance biodiversity and geodiversity	0	Neutral impact as the policy states that development will be subject to other core strategy policies.
16	Conserve and enhance the District's landscapes	0	Neutral impact as the policy states that development will be subject to other core strategy policies.
17	Facilitate economic growth & development of new businesses	+	The policy sets out a framework for the growth of this specific employment sector. Positive impact.
18	Provide suitable infrastructure to promote business growth	0	Neutral impact

19	Raise educational attainment and workforce skills	0	Neutral impact
20	Harness economic benefits that arise from tourism/cultural activities	0	Neutral impact
21	Maintain and enhance the viability/vitality of existing businesses and town centres	0	Neutral impact
22	Promote development of highest standard	0	Neutral impact as the policy states that development will be subject to other core strategy policies.
23	Protect and maintain CAs, LBs,SAMs archaeological sites	0	Neutral impact as the policy states that development will be subject to other core strategy policies.
<p>Summary:</p> <p>The policy enables the redevelopment of previously developed land in MOD ownership thereby decreasing the amount of greenfield land take. This will be beneficial in meeting the requirements for housing and employment land. Other impacts should be neutral if the relevant core strategy polices are fully implemented. However, the location and scale of the sites will determine the impact on transport and climate change objectives. (This may be clearer when the policy is completed).</p> <p>Mitigation/Enhancement Recommendations:</p> <ul style="list-style-type: none"> ▪ Further guidance on acceptable locations. 			