



**SUSTAINABILITY APPRAISAL UPDATE NOTE OF PROPOSED
REVISION OF SUBMITTED DEVELOPMENT PLAN DOCUMENT
AS A RESULT OF THE REVIEW**

February 2011

1.0 Introduction

- 1.1 Wiltshire Council has prepared a Sustainability Appraisal update note to the proposed revisions to the South Wiltshire Core Strategy Proposed Submission Draft (SWCS) as a result of the Review which can be viewed within Topic Paper 20 (TOP/20). This note should be read alongside the Sustainability Appraisal for the SWCS (SWCS/03), the Sustainability Appraisal of Revisions of Published Development Plan Document (SWCS/15) (as a result of changes proposed by Full Council, November 2009) and the Sustainability Appraisal to the Major Changes proposed at examination (SWCS/18).
- 1.2 The review of the SWCS (TOP/20) has been undertaken as a direct response to the Secretary of State's published intention to abolish the emerging South West Regional Spatial Strategy (SWRSS). It is this intention, especially with regards to potential implications on housing and employment figures, that was agreed as the basis for the review with the Inspector overseeing the Examination in Public (EIP) into the SWCS. It is the case that growth figures in the Submission Draft of the SWCS, were largely based on and in conformity with the figures contained in the last published version of the SWRSS. This situation has now been further complicated High Court action.
- 1.3 In accordance with PPS12, for the SWCS to be found sound it is necessary for it to demonstrate that it is consistent with national planning policy (PPS12, Para 4.33). Therefore, in addition to examining the impacts of the announcements on the SWRSS, it is necessary for the review (TOP/20) to assess what impacts changes to other national policy areas may have on the strategy and to explore any amendments that may be necessary in response to ensure it is sound. A prime example of this is the emerging Localism Bill, which while not the catalyst for the review, nonetheless needs to be taken into account if the SWCS is to be considered sound.
- 1.4 With the rationale of the justification for a review established an objective appraisal of the SWCS was conducted, based on a review of extant and new evidence including sustainability appraisal. The key finding of the review, and as detailed within Topic Paper 20 are as follows:
 - The latest evidence indicates that the level of housing growth set out in the SWRSS is too high and that the SWCS should be planning for growth of 9,900 homes, not 12,400.
 - The SWCS should be planning for 10,400 jobs, not the 13,900 within the SWRSS
 - The pressure for growth is still great and the strategy of frontloading delivery of strategic sites is still required.
 - An ambitious strategy is required and the revised figures will still represent a step change of delivery compared to historic delivery rates
 - The need for affordable housing and economy driven growth remains much higher than the environmental capacity of South Wiltshire can deliver in a sustainable manner
 - The strategy remains focused on making the best in-roads into meetings needs in a manner that respects the local environment and wishes of the community, rather than totally meeting these needs.
 - The spatial approach of the SWCS is supported, with strategic growth being focused on Salisbury/Wilton and Amesbury, which are the most sustainable locations.
 - There is a need to make provision for modest growth in the smaller rural communities in response to representations and to facilitate neighbourhood plans and the community right to build.
 - Not all of the growth to be delivered through the Strategic Site Allocations is justified at this time.

- A systematic appraisal of the SSA's has identified sites (or parts of sites) that should not be progressed at this time as they are not currently central to the delivery of the strategy (as required by PPS12).

1.5 In order to deliver these findings a number of changes are proposed to the SWCS, and these are set out as revisions to the document that partner the Review document (SWCS/20). In summary the key changes proposed to the Core Strategy are as follows:

Summary of Key Changes proposed to the SWCS as result of the review

- The target for housing growth to be revised down to 9,900
- The target for jobs growth to be revised down to 10,400
- A growth figure of 6060 dwellings will be delivered in Salisbury/Wilton area
- Some 2395 dwellings in Amesbury area
- Strategic site allocations will deliver 3950 dwellings in Salisbury/Wilton
- The Strategic Site Allocation at Netherhampton Road is not required at this time and will be deleted
- The Strategic Site Allocation at Longhedge will be retained but reduced to deliver 450 homes (employment to remain unchanged)
- The Strategic Site Allocation at Hampton Park will be retained, but in recognition of strong local representations the development template will be revised to require larger strategic gap with Ford, flexibility over the future function of the green open space and establishment of a community forum to guide development
- Land at Netherhampton Road and Longhedge will be added to the long term reserve for the Strategy as future areas of search.

1.6 The evidence, as collated in the set of themed topic papers, has been revisited in conjunction with the outcome of the review into growth requirements.

2.0 The purpose of Sustainability Appraisal and Methodology

2.1 The purpose of Sustainability Appraisal (SA) is to promote sustainable development through the integration of environmental, social and economic considerations in the preparation of Local Development Documents (LDDs). This requirement is set out in Section 19 (5) of the Planning and Compulsory Purchase Act, 2004 and Planning Policy Statement 12: Local Development Frameworks, 2008 (para 4.39 to 4.43). Local Development Documents must also be subject to Strategic Environmental Assessment (SEA) and Government advises⁵ that an integrated approach is adopted so that the SA process incorporates the SEA requirements.

2.2 This addenda to the main Sustainability Appraisal report has been undertaken in accordance with the methodology set out in the SA scoping report and the final SA report prepared for the council by Enfusion. The revisions have been tested against the sustainability objectives set in the SA scoping report to assess whether the proposed revision are more sustainable than the original or not. The focused revisions that have been tested are the reduction of housing numbers from 12,400 to 9,900, employment numbers from 13,900 to 10,400 and the corresponding reduction in Numbers to Core Policy 1 and Core Policy 2, taking into account any new evidence that has been updated since the postponement of the Examination in Public in July 2010.

2.3 In addition the Review (TOP/20) has looked again at the SA undertaken on the specific Greenfield sites within SWCS/03 (Sustainability Appraisal accompanying the SWCS Proposed Submission Draft) and the SA on the respective Areas of Search (Appendix V of SWCS/03) to determine if any specific sites were assessed as more sustainable than others within the original Sustainable Appraisal report. This detailed assessment forms part of the Review document (TOP/20) and is summarised later in this SA update. The Review only looked at the Greenfield contribution around Salisbury for the following reasons:

2.4 Excluding brownfield Sites from the review

The brownfield sites of UKLF, Imerys, Churchfields, Maltings and Central Car park have been discounted from the review and therefore this Sustainability Appraisal update. Not only is it correct to develop brownfield sites first, as this is in accordance with PPS3 and PSS1 but there are other imperative reasons for this. The closure of UKLF and Imerys could create areas of decline if their future regeneration is not planned as a priority. This is highlighted in para 3.3(f) of the SWCS. In addition the Salisbury Vision (that was subject to its own SA) highlights some key challenges facing the city of Salisbury. As detailed in para 3.4c of the SWCS, Churchfields, Salisbury's major industrial estate, is highly constrained by railway bridges and the river, which means it has little room for expansion which is impacting negatively on local business expansion plans. The Salisbury Vision also proposes the redevelopment of the Central Car Park/ Maltings, which is seen as essential to secure the future of Salisbury as retail centre as expressed in Core Policy 7 of the SWCS. It is imperative that these regeneration and Vision projects on brownfield sites should continue to be planned for to ensure the future prosperity for Salisbury.

2.5 In addition sustainability objective 11 (SA Scoping report) priorities the efficient re-use of previously development land 'To make efficient use of land and where appropriate, maximize the use of previously developed sites.

2.6 Justification for NOT changing the strategic allocation in Amesbury

The justification for not changing the proposed strategic allocation of Kings Gate in Amesbury is provided in the review document (TOP/20) within paragraphs 10.12 to 10.16 and for the reasons expressed this site also has not been assessed through the Review.

2.7 Analysis of the Reviewed Greenfield Sites

Topic Paper 20 identifies that a reduction in housing and employment numbers, including the removal of a proposed site is appropriate, given new evidence, Topic Paper 20 then justifies why Greenfield sites around Salisbury should be considered. Section 11 of Topic Paper 20 (Review of the South Wiltshire Core Strategy identifies and undertakes the methodology for reviewing the originally proposed Greenfield strategic sites around Salisbury that have been identified as forming part of the review. This methodology looks again at the evidence used to inform the originally proposed allocations in the form of Topic Paper 19, the Sustainability Appraisal¹ undertaken as well as the specific detail of various aspects of sustainability and the changing national agenda. This included some new evidence that had been prepared since the preparation of the South Wiltshire Core Strategy Proposed Submission Draft (SWCS/01A) such as the Wiltshire Strategic Transport Assessment (STU/52). In addition to the SA the evidence re-assessed were landscape appraisal, biodiversity, place shaping, flooding / water, transport / accessibility, consultation

¹ The Sustainability Appraisal assessed included the SA undertaken on the proposed specific Greenfield Site Specific allocations within SWCS/03 (Sustainability Appraisal accompanying the SWCS Proposed Submission Draft) and the SA on the respective Areas of Search (Appendix V of SWCS/03). The detailed analysis can be found in Topic Paper 20 para 11.9 to 11.23.

feedback and heritage. All of these sustainability aspects were then in effect scored in order to determine if any of the sites were in effect less sustainable. As all of these aspects of sustainability were assessed in detail within the Review Paper (TOP/20) the sites assessed have not been re-assessed. Topic Paper 20, section 12, having assessed all aspects described, including sustainability appraisal, made the following conclusions. Please note the detailed, individual appraisals of each strategic site allocation can be found in Appendix 1 of Topic Paper 20. In summary, the results are as follows, in order of the most suitable site first:

Results of appraisals for Greenfield Strategic Site Allocations, Salisbury

Site	Score
Fugglestone Red	28
Hampton Park	24
Longhedge	21
Netherhampton Road	19

- 2.8 The results indicate a distinction between the most suitable sites at the top and, and the least suitable sites at the bottom. With a conclusion provided within para 12.3 to 12.17 to Topic Paper 20 (TOP/20).
- 2.9 The detailed analysis into the suitability and sustainability of each of the Greenfield sites is provided in Topic Paper 20 and the conclusions drawn within paragraphs 12.3 – 12.17 of TOP/20. This concludes that land south of Netherhampton Road should become part of the ‘strategic reserve’ and that the proposed allocation at Longhedge should be reduced in size. With respect to the proposed allocation at Hampton Park, however the development template should be amended to include further aspirations of the community which add to sustainability such as a larger strategic gap between the proposed development and the village of Ford. The proposed site at Fugglestone Red remains unchanged as this we assessed to be the most sustainable.

3.0 Findings of this Sustainability Appraisal update report.

- 3.1 As the review includes just focused changes the policies that have been subject to SA here are Core Policy 1 and Core Policy 2.
- 3.2 **Core Policy 1** - 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 Core Policy 2. The proposed reduction in housing and employment land quanta should result in the South Wiltshire Core Strategy being more sustainable especially in terms of impact on areas such as biodiversity, water efficiency, landscape impact whilst still delivering jobs and homes.
- 3.3 The amendments clarify the reduction in housing and employment numbers, that were reviewed in light of the proposed abolition of the draft RSS
- 3.4 Mitigation/Enhancement Recommendations
 - None
- 3.5 **Core Policy 2** - This policy sets out the number and location of housing and employment development to meet the predicted dwelling and employment requirements given the proposed revocation of RSS and changing economic

circumstances since the SWCS Proposed Submission Draft (SWCS/01A) was drafted. All sites have therefore been appraised together as they are within one policy and so that the cumulative impact is more obvious than through separate appraisals. Policy CP1 sets out the settlement hierarchy and this policy detail the implementation of that policy. 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, detailed in the SWCS.

- 3.6 The proposals follow the strategy of enabling and encouraging enhanced growth. The strategy supports climate change objectives through concentrating development on areas with existing facilities and public transport. In addition the provision of mixed use sites will give people the option to live and work in relatively close proximity.
- 3.7 Several of the sites included in Core Policy 2 were part of strategic growth areas which were subject to SA which is detailed within Appendix V of SWCS/03. 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 and Amesbury. SWCS/03 suggested adding text to the Core strategy draft requiring businesses to produce green travel plans as part of their Transport Assessment, this was incorporated into the SWCS Proposed Submission draft (SWCS/01 A) paragraph 5.23 (c).
- 3.8 All sites will be subject meeting the requirements in the development templates which requires 10% of energy demand from renewable sources generated on or near the site. The UKLF site will provide land for 450 homes 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 departure of the MOD. The proposal will be positive for transport and social inclusion but impact on the Avenue will need consideration.
- 3.9 The central Churchfields Industrial Estate and Engine Shed site will be a mixed use development of 1,100 dwellings, 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 Core Policy 7 which is assessed independently within SWCS/03.
- 3.10 **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 and the detail within Core Policy 2 and the development templates.
- 3.11 **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 identified in the development template should have a lesser effect on Old Sarum but could cause coalescence with Ford. 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 in SWCS/03 Appendix V but mitigation will still be required as detailed in the development template, particularly in regard to Old Sarum and the River Bourne.

- 3.12 The Review has seen that some of the measures identified by the community are added to the development template so that mitigation and community benefit is optimised. These minor changes are:
- The layout of any development shall be revised to increase the width of the strategic gap between the development and Ford;
 - Added flexibility over the future function of the green open space to allow the community to agree its best use; and
 - A community forum is established to help steer the development for the site and ensure that outcomes meet local aspirations.
- 3.13 The detail within core Policy 2 and the development template ensure the proposed development is more sustainable.
- 3.14 Longhedge** - 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. The proposed review amendments (reduction in housing numbers) will reduce the visual and landscape impact on the Old Sarum SAM and improve the sustainability of the proposal.
- 3.15 Kings Gate** - 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, based in the most sustainable locations available for development.
- 3.16 In terms of Core Policy 2 the outcome of amendments to the policy are similar as before, however there are more sustainability benefits gained from having less development in the area, and performs better against the sustainability objectives relating to water efficiency and impacts on heritage and reduction in carbon emissions.
- 3.17 Mitigation/Enhancement Recommendations:
- None
- 3.18 Consideration of alternatives**
The consideration of alternatives, a requirement of Strategic Environmental Assessment, has been ongoing throughout the planmaking process, and at each stage, the SA has assisted in ensuring the most sustainable options have been selected. This has occurred through the SA of the Issues and Options and Preferred Options stage, and has continued into the SA of the Proposed Submission draft the proposed changes agreed during examination and now as part of this review, with the appraisal of strategic spatial options (strategic growth areas) then informing the site allocation process.

Appendix A: Sustainability Appraisal of Core Strategy Policies as amended by the Review – February 2011

Note: this SA only assesses the focused changes to the policies as a result of the review (TOP/20) namely those changes to Core Policy 1 and Core Policy 2. The previous SA's on the other policies still apply (as detailed in paragraph 1.1 of this report. This assessment does not assesses the consequential changes that are required to the SWCS proposed submission draft as a result of the focussed changes. Underlined text represents new text within the South Wiltshire Core Strategy proposed submission draft, ~~strike through~~ text represents deletions. Please note this represents changes to the South Wiltshire Core Strategy Proposed Submission Draft as proposed by the Council in light of this review (TOP/20). The Greenfield sites around Salisbury are specifically looked at in more detail, including the Sustainability Appraisal and other sustainability considerations within the Review document (TOP/20).

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

Within the SA produced to inform the Proposed submission draft (SWCS/03) due to iterations tabled at the beginning of Appendix IV Core Policy 1 emulated from 3 separate policies of the iteration drafts that were subject to SA, these were Core Policy 1 – The sustainable Settlement Strategy, Core Policy 20 (Housing distribution), Core Policy 24 (continuation of existing employment allocations) and Core Policy 25 (Strategy for delivering new employment opportunities). This SA now appraises the proposed review change to Core Policy 1 (proposed submission draft).

Core Policy 1 - The Settlement Strategy and distribution of growth in south Wiltshire

This strategy plans for the delivery of ~~12,400~~ 9,900 dwellings and ~~13,900~~ 10,400 jobs over the period to 2026. The growth required to meet local needs will be accommodated in the following manner:

Salisbury and Wilton Community Areas

Salisbury and Wilton.

Planned growth:

~~7,480~~ 6060 homes and ~~36~~ 29 ha (~~30~~ 23 ha new allocation and 6 ha saved) of employment land. A retail-led mixed-use development is also planned.

The city of Salisbury is ~~identified as a Strategically Significant City or Town ("SSCT") under Development Policy A of the RSS.~~ Salisbury is the primary service, economic and cultural centre for south Wiltshire and, ~~in line with RSS,~~ will remain the focal point for the majority of new development in south Wiltshire.

~~Wilton Community Area~~

~~Planned growth:~~

~~Wilton Local Service Centre: 620 homes, 3 ha of employment land~~

~~Rest of Wilton Community Area: 950~~ 220 homes

~~Wilton is the Local Service Centre for its Community Area and relates to Development Policy B in the RSS. The proximity of Salisbury to the east means that Wilton has a functional relationship with its larger neighbour but retains an identity of its own. The UK Land Forces HQ in Wilton is a strategically important regeneration site, which will deliver employment and housing. The Community Area has three secondary villages (equivalent to RSS Development Policy C), which are Broad Chalke, Dinton and Great Wishford, where limited growth will be appropriate.~~

Amesbury Community Area

Planned growth:

Amesbury Service Centre: ~~4960~~ 2100 homes.

Rest of Amesbury Community Area: ~~690~~ 295 homes, 17 ha of employment land

Amesbury, with support from Durrington and Bulford, is the Service Centre for the area. Although these settlements are distinct from one another, their close geographical and functional relationships between Amesbury, Durrington and Bulford mean that they constitute a unique group of settlements within south Wiltshire that ~~neither conforms to the SSCT category nor is not~~ directly comparable with any other category of settlement. ~~the Local Service Centres or any of the Village categories.~~ Amesbury Community Area contains the majority of allocated employment land in south Wiltshire (outside Salisbury ~~of the SSCT~~), including land at Solstice Park, Boscombe Down and Porton Down. Porton, Shrewton, and Tilshead are secondary villages in this community area, as well as "The Winterbournes" collectively. These settlements ~~conform to Development Policy C of the RSS and~~ perform a complementary role to Amesbury, Durrington and Bulford, each having a range ~~a more local~~ of services, which serve the surrounding areas.

Southern Wiltshire Community Area

Planned Growth:

Downton Local Service Centre: 190 homes

Rest of Southern Wiltshire Community Area: ~~550~~ 365 homes

Downton is a large settlement providing a good level of services and performs the role of Local Service Centre for this Community Area. It provides a good source of employment with one of eight strategically important employment sites in south Wiltshire located in Downton. The secondary villages (~~equivalent to RSS Development Policy C~~) in the Southern Wiltshire Community Area are Alderbury, Coombe Bissett, Morgan's Vale/Woodfalls, Pitton, Whiteparish and The Winterslows. These villages provide a reasonable level of local services and facilities where modest growth will be appropriate. The proximity of Salisbury to the north means that a number of settlements located in the northern part of this community area have a much stronger functional relationship with the City ~~performing which performs~~ the role of the service centre, rather than with Downton.

Mere Community Area

Planned Growth:

Mere Local Service Centre: ~~270~~ 200 homes 3 ha of employment land

Rest of Mere Community Area: ~~20~~ 50 homes

Mere is the Local Service Centre for this Community Area as it offers a range of services and facilities and is an important centre for the outlying villages in the west of south Wiltshire. This Community Area is unique in south Wiltshire in that there are no settlements that perform a secondary village role and hence it is anticipated that the majority of growth will take place in Mere over the plan period. A subsequent Site Specific Allocations DPD will identify where ~~where~~ exactly this growth will take place ~~will be identified through a subsequent Site Specific Allocations DPD~~. The existing Local Plan employment allocation at Mere of approximately 3 hectares will be implemented during the period of this Strategy.

Tisbury Community Area

Planned Growth:

Tisbury Local Service Centre: ~~460~~ 200 homes. 1.4 ha of employment land

Rest of Tisbury Community Area: ~~270~~ 220 homes

Tisbury is the Local Service Centre for this Community Area and serves a wide and sparsely populated hinterland. The existing Local Plan employment and housing allocations on Hindon Lane will be implemented during the period of this Strategy. Fovant, Hindon and Ludwell are the secondary villages in this Community Area. These villages provide a reasonable level of local services and facilities and can accommodate reasonable levels of growth. Specific sites that can accommodate this growth will be identified through a subsequent Site Specific Allocations DPD.

The Council's target for housing development on previously developed land is 34% from the date of adoption of this Core Strategy to 2026. This includes the conversion of existing buildings.

Apart from the housing numbers attached to Local Service Centres, development will be focussed on the Secondary Villages in each Community Area. In addition, infill development will be permitted in the Small Villages of Barford St Martin, Bodenham, Britford, Chilmark, Figheldean/Ablington, Fonthill Bishop, Fovant, Gomeldon, Great Wishford, Middle Woodford, Newton Toney, Odstock, Orcheston, Stapleford, Steeple Langford, Wylde and Zeals. Exception development, based on identified local need, will also be permitted in these villages.

~~New housing will not be permitted outside the settlements named in Core Policy 1~~

~~[nb. numbers rounded]~~

~~Note: All numbers have been rounded up and include a contingency allowance.~~

Targets: Qualitative: The delivery of levels of growth in conformity with the Settlement Strategy; average of ~~620~~ 495 housing completions per year; 34% of housing completions per year to be on previously-developed land.

Monitoring and Review: AMR & housing trajectory, number of dwellings built in sustainable locations aligned with the Sustainable Settlement Strategy.

Delivery Responsibility: Wiltshire Council, Development Industry, Strategic Partnerships.

Policies replaced: Policy H1

			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 – 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 updated 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 the majority of development to settlements with facilities this will ensure access for most residents.
6	Improve availability and accessibility to open space, including greenspace	0	No specific impact- can be incorporated into all new development.
7	Increase energy efficiency of buildings, promote energy from renewable sources	0	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 increase, but to a lesser extent than the original policy due to the decrease in housing numbers
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	+	Positive impact as policy sets out a target for re use of brownfield land.
12	Respond to threats proposed by flooding, promote water	-	Potential for adverse effect due to water abstraction issues but to a lesser extent than the original policy due to the decrease in housing numbers

	efficiency		
13	Improve road safety and reduce congestion	?	Unknown impact as impacts will be site specific.
14	Maintain and improve river quality	?	Unknown impact as impacts will be site specific.
15	Conserve and enhance biodiversity and geodiversity	?	Unknown impact as impacts will be site specific. However proposed housing numbers have reduced including those community areas that are closest to the most sensitive biodiversity sites including those sites protected by European law – namely the Salisbury and Wilton Community Areas, South Wiltshire Community Area and the Amesbury Community Area. Although the number proposed for the town of Amesbury has increased slightly the overall figure for the community area as a whole has reduced.
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	?	Unknown as impact will be site specific, however policy does provide for employment land.
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	?	Unknown 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 Core Policy 2. The proposed reduction in housing and employment land quanta should result in the South Wiltshire Core Strategy being more sustainable especially in terms of impact on areas such as biodiversity, water efficiency, landscape impact whilst still delivering jobs and homes.

The amendments clarify the reduction in housing and employment numbers, that were reviewed in light of the proposed abolition of the RSS

Mitigation/Enhancement Recommendations:

- None

Core Policy 2

Within the SA produced to inform the Proposed submission draft (SWCS/03) due to iterations tabled at the beginning of Appendix IV Core Policy 2 emulated from 3 separate policies of the iteration drafts that were subject to SA, these were Core Policy 21 (Housing Supply Years 1-5), Core Policy 22 (Meeting the longer term housing needs in the area) and Core Policy 25 (Strategy for Delivering new Employment Opportunities). This SA now appraises the proposed review change to Core Policy 2 (proposed submission draft).

Core Policy 2: Strategic Allocations

Planning permission will be granted for proposals that meet the requirements set out in the Development Templates at Appendix A of this document, for the following sites:

	Housing	Employment and other uses
Fugglestone Red	1250 dwellings	8 ha
Hampton Park	500 dwellings	0 ha
Longhedge (Old Sarum)	800 450 dwellings	8 ha
Churchfields & Engine Sheds	1100 dwellings	5 ha to be retained
UKLF	450 dwellings	3 ha
South of Netherhampton Road	400 dwellings	10 ha
Central Car Park	200 dwellings	Up to 40,000 sq m gross external area retail and leisure floorspace
Kings Gate, Amesbury	1300 dwellings	0 ha
Former Imerys Quarry	0 dwellings	4 ha

The specific, detailed infrastructure requirements to allow this Strategy to be delivered are included in the Area Visions (Chapters 6-11), the Development Templates at Appendix A and Integrated Delivery Plan at Appendix E. Key strategic elements of infrastructure central to the delivery of this plan are:

- New secondary school capacity for Salisbury.
- New primary schools at strategic sites at Fugglestone Red, Hampton Park, Longhedge, ~~Hannham~~ and Kings Gate.
- Additional doctor and dentist surgery capacity.
- Adequate fire service response to areas of new growth.
- Green Infrastructure linkages.
- Retention of important green infrastructure to the northern slopes and the green lung running south from land east of Old Sarum and west of Hampton Park.
- Demand Management measures to alleviate additional traffic pressures on Salisbury ring road.
- A strategy for mitigating phosphate levels in the watercourses.
- An integrated 'water grid' to ensure water supply.

Targets: See Core Policy 1; Reduction in local unemployment figures.

Monitoring and Review: AMR housing completions; NOMIS official labour market statistics.

Delivery Responsibility: Wiltshire Council; Developers.

Policies replaced: None

			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 – the policy seeks to deliver appropriate levels of development and the infrastructure required to support it and help retain the viability of local services and facilities.
2	Ensure that everyone has a decent home	+	Positive impact –The policy 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.
3	Improve health and well being of population	+	The policy seeks to ensure that the increase in population is directed to Salisbury, Wilton and Amesbury with health, education and leisure facilities which will be positive for this objective. 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	+	Positive impact – by directing development to settlements with facilities this will ensure access for most residents. Some of the developments proposed have the potential to improve access to facilities for some existing residents.
6	Improve availability and accessibility to open space, including greenspace	+ -	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 from renewable sources	0	No specific impact- can be incorporated into all new development. Development templates require that 10% of energy will be from renewable sources generated on or near the site, though note specified in Core Policy 2.
8	Reduce waste generation and increase levels of reuse and recycling	-	Levels of waste will inevitably be increase, but to a lesser extent than the original policy due to the decrease in housing numbers.
9	Improve air quality and reduce greenhouse gas emissions	+ -	Positive impact as the spatial strategy and the site identified in CP2 focuses development on Salisbury, Wilton and Amesbury which has the greatest level of facilities and the best access to public transport. Some sites also have complimentary employment allocations to reduce travel to work distances. However there are existing air quality problems in Salisbury (AQMA on Wilton Road and problems on Devizes Road) which must not be exacerbated. SWCS/03 recommended reference to Green Travel Plans for businesses and this was incorporated into the SWCS Proposed Submission Draft (SWCS/01 A) within para 5.23 (c).
10	Promote sustainable transport by improving	+	Positive Impact, as demand management measures are proposed as part of the policy.

	affordable and accessible solutions particularly in rural areas		Some of the allocated sites are in locations where there are already some existing cycling and walking links which can be improved or in locations where such provision can be made.
11	Make efficient use of land, maximise brownfield use	+	Positive impact as Churchfields, UKLF and Imerys are all brownfield sites, and development on all sites will be at an appropriate density to make the best use of the 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. Potential for adverse effect due to water abstraction issues but to a lesser extent than the original policy due to the decrease in housing numbers. The policy also makes provision for an integrated water grid to ensure water supply.
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. However the reduction in housing numbers in CP2 assists as the proposed new number is more in line with the number that Wessex Water's modelled through their Water Resources Management Plan.
15	Conserve and enhance biodiversity and geodiversity	-	Potential for negative impact through water abstraction. However the reduction in housing numbers in CP2 assists as the proposed new number is more in line with the number that Wessex Water's modelled through their Water Resources Management Plan.
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. However the reduction in housing and employment provision within this policy will reduce the impact on the landscape unless needed as the strategic reserve. For example the impact on the Old Sarum SAM will be limited through the reduction in housing numbers.
17	Facilitate economic growth & development of new businesses	+	The policy allocates land for employment which will facilitate economic growth by providing land for new and existing businesses to develop.
18	Provide suitable infrastructure to promote business growth	+	The policy allocates land for employment which will facilitate economic growth by providing land for new and existing businesses to develop.
19	Raise educational attainment and workforce skills	0	No specific impact, although policy does include the requirement to provide increased secondary school provision and incorporate new primary schools within proposed developments.
20	Harness economic benefits that arise from tourism/cultural activities	0	No specific impact.
21	Maintain and enhance the	+	Indirect positive impact as development is focused on existing settlements which provide town centre

	viability/vitality of existing businesses and town centres		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 has been taken into consideration in the existing allocations and must be dealt with at site level in future allocations. However the potential for adverse effect is reduced slightly in respect of proposed reduction in size of Longhedge and removal of Netherhampton Road site from this policy.

Summary:

This policy sets out the number and location of housing and employment development to meet the predicted dwelling and employment requirements given the proposed revocation of RSS and changing economic circumstances since the SWCS Proposed Submission Draft (SWCS/01A) was drafted. All sites have therefore been appraised together as they are within one policy and so that the cumulative impact is more obvious than through separate appraisals. Policy CP1 sets out the settlement hierarchy and this policy detail the implementation of that policy. 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, detailed in the SWCS.

The proposals follow the strategy of enabling and encouraging enhanced growth. The strategy supports climate change objectives through concentrating development on areas with existing facilities and public transport. In addition the provision of mixed use sites will give people the option to live and work in relatively close proximity.

Several of the sites included in Core Policy 2 were part of strategic growth areas which were subject to SA which is detailed within Appendix V of SWCS/03. 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 and Amesbury. SWCS/03 suggested adding text to the Core strategy draft requiring businesses to produce green travel plans as part of their Transport Assessment, this was incorporated into the SWCS Proposed Submission draft (SWCS/01 A) paragraph 5.23 (c).

All sites will be subject meeting the requirements in the development templates which requires 10% of energy demand from renewable sources generated on or near the site. The UKLF site will provide land for 450 homes 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 departure of 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 and Engine Shed site will be a mixed use development of 1,100 dwellings, 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 Core Policy 7 which is assessed independently within SWCS/03.

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 and the detail within Core Policy 2 and the development templates.

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 identified in the development template should have a lesser effect on Old Sarum but could cause coalescence with Ford. 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 in SWCS/03 Appendix V but mitigation will still be required as detailed in the development template, particularly in regard to Old Sarum and the River Bourne.

The Review has seen that some of the measures identified by the community are added to the development template so that mitigation and community benefit is optimised. These minor changes are:

- The layout of any development shall be revised to increase the width of the strategic gap between the development and Ford;
- Added flexibility over the future function of the green open space to allow the community to agree its best use; and
- A community forum is established to help steer the development for the site and ensure that outcomes meet local aspirations.

The detail within core Policy 2 and the development template ensure the proposed development is more sustainable.

Longhedge - 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. The proposed review amendments (reduction in housing numbers) will reduce the visual and landscape impact on the Old Sarum SAM and improve the sustainability of the proposal.

Kings Gate - 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, based in the most sustainable locations available for development.

Mitigation/Enhancement Recommendations:

- None