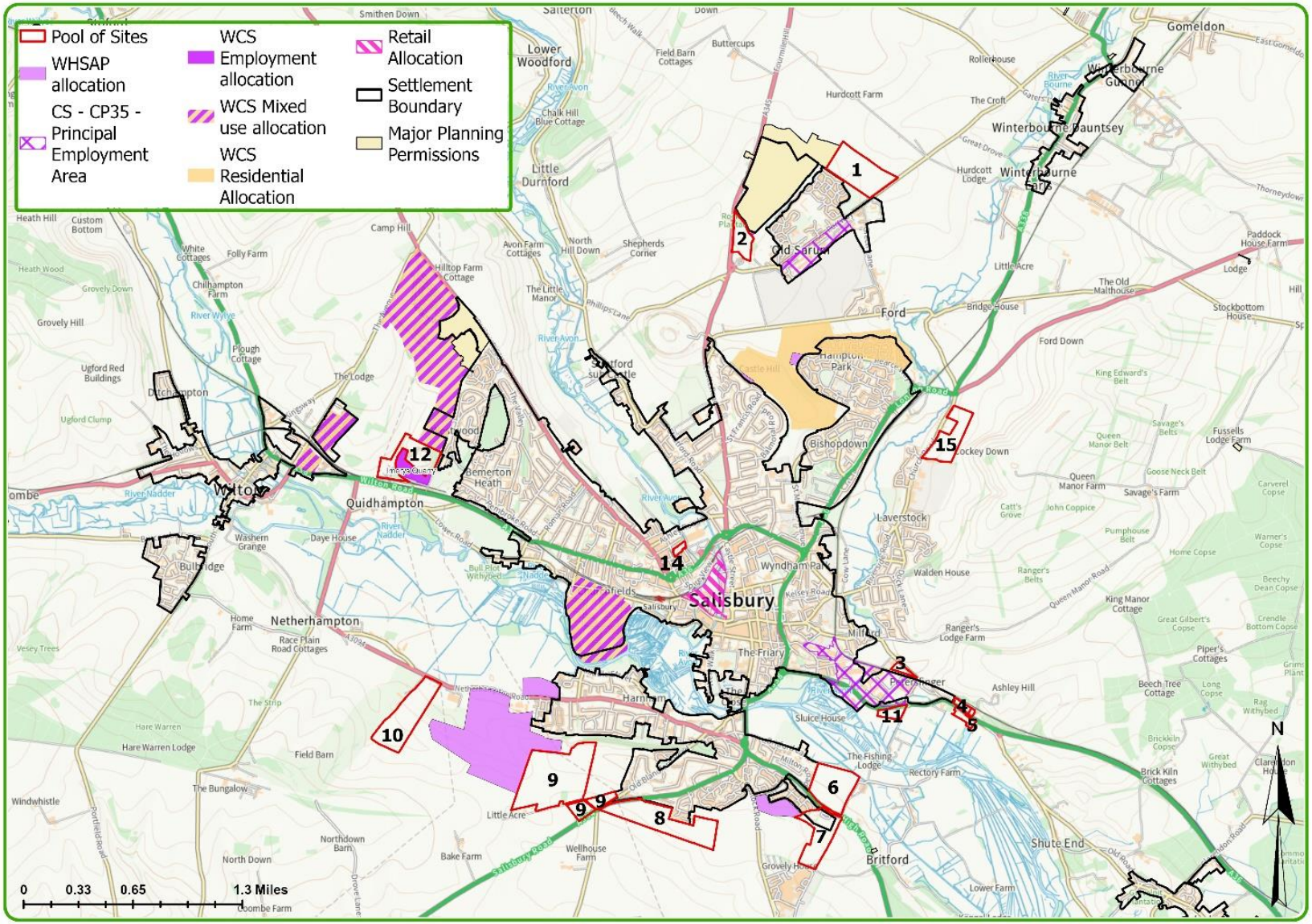
SA Annex 2.11 - Salisbury HMA: Salisbury Sites Assessment



Site Number and SHELAA ref(s): Site 1 (SHELAA site S80) **Site name:** Land to the north of Old Sarum **Site size:** 16.95 ha **Site capacity:** approximate range 423 - 593 dwellings **Site description:** A large field in arable use adjacent to The Portway. New residential development lies to the southwest. Monarch's Way runs along the northern site boundary.	
SA objective 1 - Protect and enhance all biodiversity and geological features and avoid irreversible losses **Decision-Aiding Questions. Will the development site…**	
1. Avoid potential adverse impacts of development on local biodiversity and geodiversity?	The site currently consists of an arable field surrounded by hedgerows, the latter are priority habitat. Baseline Biodiversity Units will be relatively low. A variety of wildlife may use the site including bats, badgers, wintering birds and breeding birds. Surveys will be required but none of these would significantly constrain development. A former water meadow, Winterbourne Earls Meadows County Wildlife Site (CWS), lies 1 km from the site on public rights of way. It is therefore vulnerable to the effects of recreational pressure. A number of other county wildlife sites are readily accessible by car but the next closest, Old Sarum CWS, has a car park and is already experiencing higher use from nearby new development. One key to unlocking this site in terms of biodiversity impact is to resolve whether it could indirectly lead to deterioration of Special Area of Conservation (SAC) wet meadow habitat. The Council will need to determine whether recreational pressure from existing/already permitted development is currently or could lead to unfavourable condition and assess whether the allocation would exacerbate this. Enhancing the hedgerows on the site perimeter is likely to have beneficial effects beyond the site boundary and would link up with wildlife corridors to the south e.g. along Green Lane on the south side of the Packway. Provided buffers are wide enough, enhancement of hedgerows has a high chance of being successful. Protection, maintenance, and enhancement should be provided for habitats such as hedgerows, trees, and water features within and along the boundaries of the site alongside other ecologically valuable habitat/features. A minimum of 10% net gain for biodiversity is required within individual sites (as per latest biodiversity metric) and the overall layout and design of this site should ensure that habitat creation provides connectivity to adjacent or nearby habitat areas.
2. Protect and enhance designated and non-designated sites, priority species and habitats and protected species?	Mitigation strategy required for River Avon Special Area Conservation (Phosphate) and New Forest Special Protection Area (recreational pressure). Also, the mitigation strategy for Salisbury Plain Special Protection Area needs to be reviewed in light of latest monitoring. The site lies approximately 1 km on public rights of way to the River Bourne and an area of wet meadow both of which are part of the River Avon SAC. Recreational pressure in combination with that from recent development nearby has the potential to lead to an adverse effect. A variety of wildlife may use the site including bats, badgers, wintering birds and breeding birds. Surveys will be required. Development of the site has the potential to increase recreational pressure upon identified protected species, habitats and designated/non-designated biodiversity features in the local area and this must be assessed and mitigated accordingly.
3. Ensure that all new developments protect Local Geological Sites (LGSs) from development?	The development of the site would be unlikely to lead to impacts on designated Local Geological Sites (LGS). There are no LGS within or in close proximity to this site.

4. Aid in the delivery of a network of multifunctional Green Infrastructure?	Green and blue infrastructure (GBI) incorporates a wide range of natural green and blue assets ranging from water courses, rights of way and farmland to woodland, hedgerows, street trees. Embedding GBI into well-designed built development (buildings, streets, neighbourhoods, and strategic connectivity) can help enhance the built and natural environment, facilitate biodiversity net gain, and help communities and wildlife become more resilient to climate change. On site features that could aid the delivery of a strategic network of GBI include, for example: • Hedgerow/tree boundaries and associated buffers In accordance with local plan policy and planning guidance, the development of the site would be capable of delivering multifunctional Green Infrastructure that will protect and enhance existing biodiversity features and species and allow for biodiversity gain.
Assessment outcome (on balance): Minor adverse effect	
Summary of SA Objective 1 • The site is currently an arable field surrounded by hedgerows; the latter are priority habitat. • A variety of wildlife may use the site including bats, badgers, wintering birds and breeding birds. Surveys will be required. • One key to unlocking this site in terms of biodiversity impact is to resolve whether it could indirectly lead to deterioration of SAC wet meadow habitat. • Enhancing the hedgerows on the site perimeter is likely to have beneficial effects beyond the site boundary and would link up with wildlife corridors to the south. Provided buffers are wide enough, enhancement of hedgerows has a high chance of being successful. • Overall, a minor adverse effect is considered likely against this objective.	
SA objective 2 - Ensure efficient and effective use of land and the use of suitably located previously developed land and buildings **Decision-Aiding Questions. Will the development site…**	
1. Ensure development maximises the efficient use of land?	It is considered that the development of the site could deliver appropriate densities in line with local planning policy and available evidence. Development density will be influenced by the size of the site and landscape mitigation required due to the site's fairly prominent location and views in/out of the site.
2. Maximise the reuse of Previously Developed Land?	This site consists entirely of agricultural land and therefore there are no opportunities to maximise the reuse of PDL.
3. Encourage remediation of contaminated land? If so, would this lead to issues of viability and deliverability?	This site is located on greenfield, agricultural land which appears not to have been developed before - therefore it is unlikely to be significantly contaminated. Based on available evidence, it is considered unlikely that remediation measures would be required in order to facilitate development. If subsequent evidence becomes available which suggests that there may be land contamination, an assessment would be required as part of any future planning application to establish a remediation and mitigation strategy.
4. Result in the permanent loss of the Best and Most Versatile Agricultural land (Grades 1, 2, 3a)?	Evidence shows this site as consisting entirely of Grade 3 agricultural land but there is no differentiation between Grades 3a and 3b. Further assessment may be required to establish the proportion of Grade 3a BMV. If it is found to be Grade 3a then there will be some loss of this resource, but the size of the site suggests this will not be significant. Development should try to reduce loss of BMV land where possible.
5. Lead to the sterilisation of viable mineral resources? If so, is there potential to extract the mineral	The site is not located within a designated Mineral Safeguarding Area. As such, development would be unlikely to lead to the sterilisation of known, potentially viable mineral resources.

resource as part of the development?	
6. Support the provision of sustainable waste management facilities and include measures to help reduce the amount of waste generated by development through integrated recycling infrastructure?	This is a reasonably large site and there are no known reasons why sustainable waste management facilities and integrated recycling infrastructure could not be incorporated successfully into the layout and design of development. The Salisbury Household Recycling Centre is located at Churchfields Industrial Estate which is not in close proximity to this site. The site is not located within, or likely to affect a designated safeguarding zone associated with an active waste management facility, or allocated Waste Site Allocation.
Assessment outcome (on balance): Minor adverse effect	
Summary of SA Objective 2 • Greenfield agricultural site of Grade 3 quality. • This site consists entirely of agricultural land and therefore there are no opportunities to maximise the reuse of Previously Developed Land. • No evidence of land contamination therefore unlikely that remediation measures would be required in order to facilitate development. • Site is not located within a designated Mineral Safeguarding Area. • Overall, given the size of the site which is not significantly large and lack of significant constraints, a minor adverse effect is considered likely against this objective.	
SA objective 3 - Use and manage water resources in a sustainable manner **Decision-Aiding Questions. Will the development site…**	
1. Protect surface, ground and drinking water quantity/quality?	This site is approximately 40% covered by Source Protection Zone 2. This is defined by the 400-day travel time from pollutant to source. The 400-day travel time is based loosely on consideration of the minimum time required to provide delay, dilution, and attenuation of slowly degrading pollutants. It does not require an assessment as to whether it poses an unacceptable risk to the source of supply. The site is not covered by a Drinking Water Protected Area, but it is approximately 40% covered by a Drinking Water Protected Safeguard Zone. These are established around public water supplies where additional pollution control measures are needed. In line with the provisions of local planning policy and the Water Framework Directive, the development of this site will need to make suitable provision to protect and, where appropriate, improve local surface, ground and potable drinking water quality – this includes ensuring that enough buffer zones are located adjacent to watercourses and ensuring that runoff does not enter these watercourses. Consultation with the Environment Agency could be required to determine the likely effects of development within the areas identified within the Source Protection Zones. Reference should also be made to Wiltshire Council's Groundwater Management Strategy 2016. Consideration should be given to the inclusion of Sustainable Drainage Systems to control the risk of surface water flooding from impermeable surfaces. As this site is partly covered by a Source Protection Zone, the extent to which Sustainable Drainage systems can be used may be affected.
2. Direct development to sites where adequate water supply, foul drainage, sewage treatment facilities and surface water drainage is available?	This site falls within the catchment area supplied by Wessex Water. With regard to water supply, it is likely that significant off-site infrastructure reinforcement would be required. The site is within an area where water abstraction licences will limit ability to provide this site with a potable supply of water, which will require further investigation into the potential for delivering water neutrality. The area covered by Wessex Water has been classed by the Environment Agency as 'seriously water stressed'. Investigations and agreement with Wessex Water's regulators and mitigation measures are likely to be implemented over a long lead in time (~10 years). Significant development in the Salisbury area is likely to trigger the need for new mains and service reservoirs to transport potable water from elsewhere within Wessex Water's network to satisfy demand. It is unlikely that Wessex Water would be able to provide available capacity before 2030. With regard to foul water network capacity, it is likely that significant off-site infrastructure reinforcement would be required. Wessex Water's AMP7 growth scheme has been reprioritised, and therefore improvements to sewage treatment infrastructure are highly likely to be required to support development at Salisbury. Likely AMP8 phosphorus driver (by 2030), which can be aligned with capacity upgrades at the Water Recycling Centre.

Assessment outcome (on balance): Moderate (significant) adverse effect	
Summary of SA Objective 3 • The site is approximately 40% covered by Source Protection Zone 2. • The site is approximately 40% covered by a Drinking Water Protected Safeguard Zone. • Development of the site would need to make necessary provision to protect from harm or pollution to any ground, surface or drinking water. This is particularly the case when designing Surface Water Drainage Systems where techniques such attenuation and infiltration may be limited. • The area covered by Wessex Water has been classed by the Environment Agency as 'seriously water stressed'. Significant new development in Salisbury would require investigations and agreement with Wessex Water's regulators and mitigation measures are likely to take time, and unlikely to deliver capacity before 2030. • With regard to water supply, it is likely that significant off-site infrastructure reinforcement would be required. • With regard to foul water network capacity, it is likely that significant off-site infrastructure reinforcement would be required. • Overall, given the increased demand on water resources, sewage treatment capacity and the location of Source Protection Zone 2, a moderate adverse effect is likely.	
SA objective 4 - Improve air quality and reduce all sources of environmental pollution **Decision-Aiding Questions. Will the development site…**	
1. Minimise and, where possible, improve on unacceptable levels of noise, light pollution, odour, and vibration?	Development of this site will inevitably increase levels of environmental pollution, including noise, light and vibration – both during construction and operational phases. New transport infrastructure will also be needed, which is likely to increase levels of noise, light and vibration. Sensitive receptors include the adjacent Monarch's Way and Old Sarum conservation area – mitigation measures will be needed to reduce impacts on those. Mitigation measures could include locating higher density development towards the south-west of the site, adjacent to existing residential areas, with lower density development located nearer to open countryside. Levels of light pollution could be minimised through sensitive design and layout and locating new highways infrastructure to reduce noise, light and vibration levels on surrounding rural areas. The site is near to Old Sarum airfield and potential impacts of airfield noise will need to be assessed.
2. Reduce impacts on and work towards improving and locating sensitive development away from areas likely to experience poorer air quality due to high levels of traffic and poor air dispersal?	Salisbury has three Air Quality Management Areas (AQMAs) in respect of the nitrogen dioxide annual mean objective. Exceedances exist on A36, A30 and at several hotspots in the city centre. Significant traffic management measures are needed to remove levels of traffic, from the A36 in particular. If site allocations are made in the LPR, CIL/S106 contributions will be required to enable the council to take actions to enable the revocation of the AQMAs. Development of this site will enlarge a detached settlement with poor connectivity with/to Salisbury, albeit that the site is within approx. 1.5km to Beehive Park & Ride. It will increase car dependency and add to congestion on Castle Road and within city AQMAs/ A36 as residents access city centre shopping areas, services and facilities. Further modelling of cumulative effects of any allocations in Salisbury, and on Castle Road in particular, will be required as well as modelling of effects on the existing AQMAs.
3. Lie within a consultation risk zone for a major hazard site or hazardous installation?	This site does not lie within a consultation risk zone for a major hazard site or hazardous installation.
Assessment outcome (on balance): Moderate (significant) adverse effect	
Summary of SA Objective 4 • Development of this site will inevitably increase levels of environmental pollution, including noise, light and vibration – both during construction and operational phases. • The site is near to Old Sarum airfield and potential impacts of airfield noise will need to be assessed.	

• Development of this site will enlarge a detached settlement with poor connectivity with/to Salisbury, albeit that the site is within approx. 1.5km to Beehive Park & Ride. It will increase car dependency and add to congestion on Castle Road and within city AQMAs / A36. • Further modelling of cumulative effects of any allocations in Salisbury, and on Castle Road in particular, will be required as well as modelling of effects on the existing AQMAs. • Overall, given the size and location of this site and likelihood that development will increase car dependency and city centre congestion, a moderate adverse effect is considered likely with mitigation problematic.	
SA objective 5 - Minimise our impacts on climate change (mitigation) and reduce our vulnerability to future climate change effects (adaptation) **Decision-Aiding Questions. Will the development site…**	
1. Maximise the creation and utilisation of renewable energy opportunities, including low carbon community infrastructure such as district heating?	A site of this size has the potential to produce significant greenhouse gases through the construction and occupation of the development. However, mitigation measures can be applied within this objective and across the whole framework to reduce emissions. Some examples include building energy efficient buildings, generating on site renewable energy and delivering sustainable transport. It may be possible for a development of this scale to include renewable energy generation, both within buildings and in areas of open space. Low carbon community infrastructure such as district heating could also be incorporated. There is no existing district heating network for this site to link into. To help to increase the use and supply of renewable and low carbon energy and heat from this site, there will need to be a positive strategy for energy from these sources from developers, that maximises the potential for suitable development, considers identifying suitable areas for renewable and low carbon energy sources and identifies opportunities for development to draw its energy supply from decentralised, renewable or low carbon energy supply systems and for co-locating potential heat customers and suppliers.
2. Be located within Flood Zones 2 or 3? If so, are there alternative sites in the area within Flood Zone 1 that can be allocated in preference to developing land in Flood Zones 2 or 3?	The whole site is in Flood Zone 1. This means that each year, this land has less than 0.1% chance of flooding from rivers or the sea. The closest watercourse to the site is the River Bourne which runs in a north-south direction, approximately 200 m to the west of the site.
3. Minimise vulnerability to surface water flooding and other sources of flooding, without increasing flood risk elsewhere?	The site is not considered vulnerable to surface water flooding. There is a low risk to 10% of the site associated with groundwater levels that are between 0.5 and 5m below the ground surface. Groundwater levels could impact infiltration techniques, drainage, construction activities and flood risk, therefore site-specific groundwater investigations will be required. Cumulative impacts have been scored low. The site will require a Flood Risk Assessment to ensure there is no flood risk to site and that development of this site won't exacerbate Flood Risk elsewhere.
4. Promote and deliver resilient development that is capable of adapting to the predicted effects of climate change, including increasing temperatures and rainfall, through design e.g. rainwater harvesting, Sustainable	Plans for developing this site should take a proactive approach to mitigating and adapting to climate change, considering the long-term implications for flood risk, water supply, biodiversity and landscapes, and the risk of overheating from rising temperatures. It is considered that any future development of this site could incorporate appropriate measures to adapt to the predicted future impacts of climate change. The location, layout and design of any new development should be planned to avoid increased vulnerability to the range of impacts predicted to arise from climate change, including flood risk, water supply and changes to biodiversity and landscape. This site is located more than 1km from the town centre, which could inhibit active travel to the town centre and ease of access to public transport. It is anticipated that Wiltshire will experience hotter summers, milder winters, increased periods without rain, increased intensity in rainfall and more extreme weather events. Development would need to include adaptation measures such as designing to prevent overheating, heat resistant landscaping, more resilient foundations, drought resistant planting and generally more resilient buildings and spaces (general design and robust materials).

Drainage Systems, permeable paving etc?	The size of this site will allow for the provision of areas of open space, but much of what is currently greenfield agricultural land will be developed. Enough land would need to be set aside for robust surface water management, to include comprehensive surface water drainage measures (including SuDS) that result in run-off rates equalling or bettering current greenfield infiltration rates.
Assessment outcome (on balance): Minor adverse effect	
Summary of SA Objective 5 • The whole of this site is in Flood Zone 1. • Flood risk could be exacerbated by climate change. Although development could avoid risk, it may worsen the risk elsewhere. • There is a low risk associated with high groundwater level across 10% of the site. Groundwater investigations would be required to ensure the risk could be mitigated. • It would be possible for a development of this scale to include renewable energy generation, both within buildings and in areas of open space, and it is considered that any future development could incorporate appropriate measures to adapt to the predicted future impacts of climate change. • Development of this site has the potential to increase greenhouse gas emissions due to emissions generated through the construction and occupation of the development. These emissions could be reduced through the design and layout of the site, by ensuring high levels of energy efficiency in all new buildings to reduce energy use, through mixed-use development that can reduce the need to travel and by ensuring as much choice and access as possible to efficient and reliable sustainable modes of transport. • Overall, although future development is likely to increase emissions, it is thought that there are opportunities to support resilient development, which supplies energy efficient buildings and provides investment in renewable energy. However, given that there is some risk associated with high groundwater levels and the potential for the development to worsen flood risk elsewhere, a minor adverse effect is likely.	
SA objective 6 - Increase the proportion of energy generated by renewable and low carbon sources of energy **Decision-Aiding Questions. Will the development site…**	
1. Support the development of renewable and low carbon sources of energy?	This site is one of the larger sites in Salisbury and so presents opportunities to support energy generation from renewable and low carbon sources. To help to increase the use and supply of renewable and low carbon energy and heat from this site, there will need to be a positive strategy for energy from these sources from developers, that: • maximises the potential for suitable development. • considers identifying suitable areas for renewable and low carbon energy sources; and • identifies opportunities for development to draw its energy supply from decentralised, renewable, or low carbon energy supply systems and for co-locating potential heat customers and suppliers
2. Be capable of connecting to the local Grid without the need for further investment?	The electricity infrastructure is constrained across much of Wiltshire. The Grid Supply Points in Wiltshire, located in Minety and Melksham are both constrained. The Bulk Supply Points across Wiltshire are also constrained. Due to the uptake of low carbon technology, and the move towards net zero, the Climate Change Committee have estimated that energy demand could almost treble by 2050. This increased pressure on the system is something SSEN, as Distribution Systems Operator, is working on to manage new system capacity. Solutions may include flexible connections, renewable energy, and further investment to reinforce the current infrastructure. Early engagement with SSEN may be required to discuss connections issues and new solutions may be required. This is one of the larger sites in Salisbury, meaning energy demand will be high. Further evidence would be required to understand whether investment in the grid would be required for a site of this size in Salisbury which may entail significant costs. According to SSEN's generation availability map, the closest substation in Salisbury is constrained, therefore could potentially struggle to withstand additional energy generation connections to the grid, if the site were to produce its own energy. According to SSEN's Network Capacity (demand) Map, the substations in Salisbury are also constrained, therefore could potentially struggle to withstand further significant demand. Further conversation with SSEN would be required to ensure connectivity to the grid. It is unknown how the site would be bought forward therefore further evidence would be required to understand whether investment in the grid would be required for a site of this size in Salisbury. If the site was able to support its own renewable energy, then the site would be less likely to depend on the grid.
3. Create economic and employment opportunities in	It is possible that a site of this size could enable economic and employment opportunities in sustainable green technologies. There are parts of the site that could be suitable for renewable and low carbon energy sources and supporting infrastructure. And possibilities for development to draw its energy supply from decentralised,

sustainable green technologies?	renewable or low carbon energy supply systems onsite and for co-locating potential heat customers and suppliers. However, it is more likely that undeveloped areas of the site would be used for open space, green infrastructure, and biodiversity net gain.
4. Deliver high-quality development that maximises the use of sustainable construction materials?	It is considered that development of this site would be able to deliver a high-quality development that makes maximum use of sustainable construction materials throughout the development.
5. Deliver energy efficient development that exceeds the minimum requirements set by Building Regulations?	It is considered that development of this site would be able to deliver an energy efficient development that exceeds minimum requirements set by Building Regs. New development should also consider incorporating EV charging points into site design and into individual dwelling design, where possible. However, this will need to be factored into the increased demand the site will have on the existing infrastructure.
Assessment outcome (on balance): Neutral effect	
Summary of SA Objective 6 • There are no known details of future development schemes but there are opportunities for a site of this size to support energy generation from renewable and low carbon sources and create economic and employment opportunities in sustainable green technologies. • There will need to be a positive strategy for energy from developers and there are parts of the site that could be suitable for renewable and low carbon energy sources and supporting infrastructure. However, it is thought that undeveloped areas of the site may be used for different priorities. • New developments should consider incorporating EV charging points, which will encourage the use of more sustainable modes of transport but will increase the energy demand of the site. • It is considered that the current energy infrastructure would be under great pressure with the increased demand of this site. However, further evidence is required to confirm this. As this is a large site the energy demand would be significantly higher than a smaller site. • If the site were to be bought forward with its own self-supporting local network through renewable energy generation, these costs could be significantly less. • Overall, given the opportunity for future renewable energy generation, but considering the increase in demand this development would create and the costs for a connection, a neutral effect is considered likely against this objective.	
SA objective 7 - Protect, maintain and enhance the historic environment **Decision-Aiding Questions. Will the development site…**	
1. Conserve and enhance World Heritage Sites, Scheduled Monuments, Listed Buildings, the character and appearance of Conservation Areas, Historic Parks & Gardens, sites of archaeological interest and, where appropriate, undesignated heritage	The site is close to Old Sarum Scheduled Monument and close to Old Sarum Conservation Area. The site would contribute to the cumulative impact of development within the setting of Old Sarum Scheduled Monument - assessment required but lies beyond existing modern development and mitigation is possible. Airfield has a more self-contained setting and, other than the need to reserve open flight paths, impact on significance from development outside is less likely. Mitigation via design and landscaping would be required. Archaeology/Historic Landscape: The site is located within the 100m buffer of Scheduled Monument 'Ende Burgh' long barrow. The site itself includes various archaeological features of high and medium value, including a series of Bronze age and undated bowl barrows and ring ditches across the site and undated enclosure. Of lower value is 20th century World War II aircraft crash site on the north-eastern border of the site. The site is not considered to have a particularly sensitive historic landscape. Following further investigation, mitigation could include avoidance of high value archaeological remains where preservation in situ is likely to be required, particularly around the south and south-eastern site edges. Also, mitigation strategy could include preservation by record where preservation in situ is not required. Should preservation be part of a mitigation strategy, opportunities to interpret and enhance understanding and / or improve land management regimes could be taken forward. Opportunities should be explored to enhance the understanding and setting of the Scheduled Monument.

assets and their settings?	
2. Maintain and enhance the character and distinctiveness of settlements through high-quality and appropriate design, taking into account, where necessary, the management objectives of Conservation Areas?	The site would contribute to the cumulative impact of development within the setting of Old Sarum Scheduled Monument - assessment required but lies beyond existing modern development and mitigation may be possible. Airfield has a more self-contained setting and, other than the need to reserve open flight paths, impact on significance from development outside is less likely. Mitigation via design and landscaping would be required.
Assessment outcome (on balance): Moderate (significant) adverse effect	
Summary of SA Objective 7 • The site is close to Old Sarum Scheduled Monument and close to Old Sarum Conservation Area. Mitigation via design and landscaping would be required. • The site includes various archaeological features of high and medium value. • Following further investigation, mitigation could include avoidance of high value archaeological remains where preservation in situ is likely to be required, particularly around the south and south-eastern site edges. • The site is not considered to have a particularly sensitive historic landscape. • Overall, a moderate adverse effect is considered likely for this objective.	
SA objective 8 - Conserve and enhance the character and quality of rural and urban landscapes, maintaining and strengthening local distinctiveness and sense of place. Decision-Aiding Questions. Will the development site…	
1. Minimise impact on and, where appropriate, conserve and enhance nationally designated landscapes e.g. National Parks and AONBs and their settings?	Cranborne Chase AONB is located approximately 7.5km to the west of the site. Significant impacts on nationally designated landscapes from development are not anticipated.
2. Minimise impact on, and enhance, locally valued landscapes through high-quality, inclusive design of buildings and the public realm?	The site lies to the north of Salisbury, on the northeast edge of the Old Sarum development, along Portway Roman Road. Land to the west of the site is consented for residential development, which is currently under construction. It forms part of a predominantly flat, plateaued landscape, which slopes down to the northeast of the site towards the River Bourne (tributary to the River Avon) to the east. The site comprises of a single, medium sized field that forms part of the large-scale, undulating, predominantly arable landscape, which extends to the northeast of Salisbury, on higher landform between the River Avon and River Bourne. The surrounding landscape is characterised by large fields bound by low hedgerows with limited tree cover, which allows for expansive long-distance views. This is an undesignated and simple landscape, with few distinctive features in proximity to the site. It is an identifiable landscape, forming part of the open, rolling and extensive Salisbury Plains. Old Sarum hillfort (scheduled monument) is a prominent historic site, which is separated from the site by modern residential development through the Old Sarum development and intervening arable fields. The landscape is in generally moderate condition with moderate scenic quality that is influenced by the adjacent settlement edges to the south.

	Overall, it is considered that the site is of generally medium landscape sensitivity to development, with some higher sensitivity associated with the Monarch's Way and more open, expansive landscape to the north. The site has generally medium capacity to accommodate development. **Potential for significant adverse effects include the following:** • Potential for built form to be conspicuous on the plateaued landform at the top of valley slopes, in the open and expansive Salisbury Plains landscape; • Potential loss of linear boundary features including grass verges and low hedgerows that punctuate the large-scale, open landscape; • Potential change from a rural to urban context for users of the Monarch's Way rural footpath between the river valleys. **Scope for mitigation includes the following:** • Avoid tall development that would break the skyline in context with the existing settlement and undulating landform; • Retain and enhance grass verges, hedgerows and trees as part of a mature landscape framework; • Create a strong landscape buffer that incorporates the Monarch's Way and creates a softer settlement edge on the approach to Old Sarum from the northeast.
3. Protect and enhance rights of way, public open space and common land?	There is no public open space or common land within this site and no public rights of way on-site but the north boundary of the site is bounded by WINT13 Monarch's Way. Development would have potential to create onsite public open space and to extend the public right of way network and improving linkages to the rest of the Old Sarum network. For example, opportunity exists as part of site masterplanning to create a green corridor through the northeast of the site that strengthens the route of the Monarch's Way and establishes a multi-functional connection as part of a wider green infrastructure network.
Assessment outcome (on balance): Minor adverse effect	
Summary of SA Objective 8 • Cranborne Chase AONB is located approximately 7.5km to the west of the site. • The site comprises of a single, medium sized field that forms part of the large-scale, undulating, predominantly arable landscape, which extends to the northeast of Salisbury, on higher landform between the River Avon and River Bourne. • This is an undesignated and simple landscape, with few distinctive features in proximity to the site. • It is considered that the site is of generally medium landscape sensitivity to development, with some higher sensitivity associated with the Monarch's Way and more open, expansive landscape to the north. The site has generally medium capacity to accommodate development. • Development would have potential to create on site public open space and to extend the public right of way network and improving linkages to the rest of the Old Sarum network. • Overall, a minor adverse effect is considered likely against this objective.	
SA objective 9 - Provide everyone with the opportunity to live in good quality, affordable housing, and ensure an appropriate mix of dwelling sizes, types and tenures **Decision-Aiding Questions. Will the development site…**	
1. Provide an appropriate supply of affordable housing?	The record of delivery of homes in the city has been exceeding delivery expectations in more recent years, although overall delivery of housing at Salisbury has been below WCS planned rates. Affordable housing delivery has struggled to achieve target rates of 40%. Notwithstanding any mitigation that may be required which results in a reduced developable area, the development range for this site means that it has potential to deliver a significant number of affordable homes. This could contribute, either alone or in combination with other sites, to the delivery of affordable housing at Salisbury.
2. Support the provision of a range of house types and sizes to meet the needs of all sectors of the community?	Should this large site be developed for residential uses, and notwithstanding any mitigation that may be required which results in a reduced developable area, it has the potential to provide for a wide range of housing needs and types. The site has the potential to deliver a range of high-quality, sustainable homes of different types and tenures, which would be beneficial to addressing identified local housing needs.
Assessment outcome (on balance): Major (significant) positive effect	

Summary of SA Objective 9 • Notwithstanding any mitigation that may be required which results in a reduced developable area, this large site could bring forward a significant amount of affordable housing as part of a housing development. • The site would be likely to support a wide range of house types, tenures and sizes to meet different needs. • Overall, a major positive effect is considered likely against this objective.	
SA objective 10 - Reduce poverty and deprivation and promote more inclusive communities with better services and facilities **Decision-Aiding Questions. Will the development site…**	
1. Maximise opportunities for affordable homes and job creation within the most deprived areas?	The Indices of Multiple Deprivation (IMD) 2019 identify this site as being situated in a less deprived area. Development would not lead to new homes and jobs in a more deprived area so would be unlikely to result in social benefits in a more deprived area. The site has the potential to deliver up to 590 homes of all types and tenures. This site could deliver a significant level of affordable housing. Overall, there could be significant social and economic benefits for the Salisbury area through housing provision, short-term construction jobs and a larger workforce for local businesses.
2. Be accessible to educational, health, amenity greenspace, community and town centre facilities which are able to cope with the additional demand?	Salisbury city centre is situated approximately 3.5km to the south-west of this site. This site is poorly connected to the city centre, but there are some existing public transport links in close proximity to the site. Development at this site should look to incorporate sustainable transport measures to improve accessibility to the city centre. A development of this size would need to take opportunities to incorporate, and connect to existing, sufficient public open space and amenity greenspace, however it does benefit from good access to playing fields at the recent development to the west. Development at this site could generate the need for 55-77 early years places, 131-184 primary school places and 93-130 additional secondary places. To meet early year's needs, a site and financial contributions would be required for a new onsite nursery. Primary provision could be incorporated into the new school on the Longhedge development, but this is likely to require a larger primary school development and would be unable to incorporate early years provision. The site falls into the secondary school catchment for the Laverstock campus schools, which are at or nearing full capacity. Expansion of these schools is constrained by planning and highways concerns. Expansion to Sarum Academy is possible, but there would be accessibility issues from this site. This means that a safe walking route would need to be incorporated. However, S106 contributions to expand this school from the site could undermine development on a site that is better related to the school in accessibility terms. Bishopdown Surgery is 2km to the south of the site. GP provision in Salisbury was forecast as being subject to a positive capacity gap by 2026, however the closure of one branch surgery in 2020 to relocate services has led to issues. Negative premises capacity gaps are therefore apparent within the primary care network. There is a planned extension to the hospital. Expanded services are to be offered by Porton and Winterslow branch surgeries following the closure of the Wilton branch. As a result, while there may be some negative effects on the capacity of individual surgeries, the location of development is not considered to affect the delivery of health services in the city. Financial contributions are to be sought through development to ensure new residents have access to healthcare facilities, resulting in negative impacts on health provision.
3. Promote/create public spaces and community facilities that support public health, civic, cultural, recreational and community functions?	The medium scale of this site suggests that development could be capable of delivering formal and informal public space onsite. There may be some opportunities for a mixed-use scheme on this site, including community uses and public space. There could be opportunities to improve and enhance public right of way: WINT13.

4. Reduce the adverse impacts associated with rural isolation, including through access to affordable local services for those living in rural areas without access to a car?	Development of this site in Salisbury could make some contribution to the reduction of rural social isolation, but positive effects are unlikely to lead to a significant reduction as new housing and development will be serving Salisbury primarily. Additionally, new development could provide a good level of affordable housing for those people living in surrounding rural areas who cannot afford rural house prices and there could be new facilities onsite that could serve rural residents north of Salisbury. Public transport services will need to be extended to serve this new development and this could also benefit people in rural areas, including those in Winterbourne Dauntsey.
Assessment outcome (on balance): Moderate (significant) positive effect	
Summary of SA Objective 10 • Development at this site would not be directing new homes to a more deprived area. • Site is likely to provide a significant number of affordable homes as part of a housing development. • Lacks accessibility to the city centre, but opportunities to enhance sustainable transport opportunities may exist. • Amenity greenspace could be incorporated into a scheme of this size. • Early years, primary and secondary schooling provision could be met in new onsite provision or through financial contributions, but accessibility issues in relation to secondary provision would need to be overcome. • Accessibility to existing health provision would need to be improved and financial contributions to increase capacity of existing GP surgeries would be required. • The site could go some way to helping support local services and facilities but would be unlikely to be of a scale that would require onsite provision of community facilities. Contributions for offsite provision should be sought where appropriate. • Overall, a moderate positive effect is likely.	
SA objective 11 - Reduce the need to travel and promote more sustainable transport choices **Decision-Aiding Questions. Will the development site…**	
1. Promote mixed-use developments, in accessible locations, that reduce the need to travel and reduce reliance on the private car?	The site is large enough to accommodate some mixed-use development. However, Old Sarum does include a variety of employment opportunities, retail, education and community amenity and is served by a Park and Ride. **<u>Accessibility by Mode</u>** Site 1 represents an extension to existing and accepted development at Old Sarum. Despite the location being broadly inaccessible to the Town Centre by active modes, the approval of adjacent development remains.
2. Provide suitable access and not significantly exacerbate issues of local transport capacity?	Vehicular access does not present an issue for a development of this scale. **<u>Local Constraints</u>** The site is in a relatively inaccessible location by modes other than the car and requires physical and financial interventions to partially mitigate this through bus infrastructure and service uplift. **<u>Site Specific Mitigation</u>** Footway/cycleway access along The Portway and into adjacent development sites.

	Bus link between The Portway and the sites north-western boundary without ransom. Contributions towards the extension of the bus link and service uplifts. **<u>Necessary Strategic Mitigation</u>** Contribution to Salisbury Transport Strategy.
3. Make efficient use of existing transport infrastructure and promote investment in sustainable transport options, including Active Travel?	**Pedestrian/Cycle:** The site is inaccessible to the town centre and other amenities in Salisbury, however Old Sarum does include a variety of employment opportunities, retail, education and community amenity and is served by a Park and Ride. The site will need to integrate with the approved and adjacent development; however, it is not clear how this will be done from approved masterplan. The site will also need footway/cycleway provision along The Portway to tie into existing provision. **Bus:** The site is not well served by public transport as The Portway is not well frequented by buses. The site is within potential walking distance to the Park and Ride, however at 1500m it is unlikely to attract peds or cyclists. In order to overcome these deficiencies and to significantly improve overall local bus accessibility, the site should be delivered with a potential bus link between The Portway and the development site to the north (13/00673/OUT) leaving no ransom. The aim should be to deliver buses through site 1 and the adjacent Public Open Space and access onto the A345, either through a new access or utilising existing and planned estate roads of the adjacent development. Contributions will also need to be sought to deliver an extended bus service, however given the cost of infrastructure this may come either through other proposed sites or possibly through Salisbury Transport Strategy contributions. **Rail:** The rails Station is considered inaccessible. **Service Vehicles:** The locality accommodates local industrial employment and hence can accommodate service vehicles. **Car:** Car access does not present an issue for a development of this scale.
Assessment outcome (on balance): Minor adverse effect	
Summary of SA Objective 11 • The site is large enough to accommodate some mixed-use development. However, Old Sarum does include a variety of employment opportunities, retail, education and community amenity and is served by a Park and Ride. • This site represents an extension to existing and accepted development at Old Sarum. Despite the location being broadly inaccessible to the Town Centre by active modes, the approval of adjacent development remains. • The site is in a relatively inaccessible location by modes other than the car and requires physical and financial interventions to partially mitigate this through bus infrastructure and service uplift. • Overall, a minor adverse effect is considered likely against this objective.	
SA objective 12 - Encourage a vibrant and diversified economy and provide for long-term sustainable economic growth **Decision-Aiding Questions. Will the development site…**	
1. Support the vitality and viability of town centres (proximity to town centres, built up areas, station hub)?	Salisbury city centre is situated approximately 3.5km to the south-west of this site. The site is 4.5km from the train station and 1.7km from the main built-up area of Salisbury. This site is poorly connected to the city centre but benefits from some existing public transport links in close proximity to the site. The site is therefore remote from the centre and the railway station and is unlikely to be able to support it very well. The site is more well related to local facilities at the recent Old Sarum/Longhedge developments.

2. Provide a variety of employment land to meet all needs, including those for higher skilled employment uses that are (or can be made) easily accessible by sustainable transport including active travel?	This site is positioned approximately 0.3km to the north-east of existing employment land at Old Sarum and Longhedge. The latter of which saw a strong demand for employment units. The site is considered to be capable of delivering employment land to meet some economic needs in light of good local demand, but the extent of needs that could be met is unlikely to be wide reaching due to the size of the site. Location of the site may limit its potential in delivering higher skilled employment uses. Despite this, the site is within 2km of protected employment land at High Post and a residential development could support existing employment land, particularly the higher skilled life sciences, to the north of Salisbury through an enhanced workforce. The site is remote from Salisbury city centre and employment land closer to the heart of Salisbury. Promotion of active travel choices for commuters to and from the site should form a part of any development to overcome potential reliance on private cars.
3. Contribute to the provision of infrastructure that will help to promote economic growth, including opportunities to maximise the generation and use of renewable energy and low-carbon sources of energy?	This is a medium sized site that may be able to deliver smaller scale employment alongside housing and associated infrastructure. This is likely to have benefits for the local economy and for economic growth. There may be opportunities to consider onsite energy generation and for the site to support low carbon sources. To help to increase the use and supply of renewable and low carbon energy and heat from this site, there will need to be a positive strategy for energy from these sources that maximises the potential for suitable development, considers identifying suitable areas for renewable and low carbon energy sources and identifies opportunities for development to draw its energy supply from decentralised, renewable or low carbon energy supply systems and for co-locating potential heat customers and suppliers.
4. Promote a balance between residential and employment development to help reduce travel to work distances?	Introducing a mixed-use development to this site may be possible, however development of either residential or employment at the site would be capable of placing jobs and homes in close proximity. This would help to reduce the need to travel to work, but efforts should be made to enhance linkages with the city centre through public transport or active travel where possible.
Assessment outcome (on balance): Moderate (significant) positive effect	
Summary of SA Objective 12 • This is a medium sized site that is poorly connected to the city centre. • The site is adjacent to residential and employment development. • There may be some opportunity to include mixed-uses on this site, but this is unlikely to be significant. • Overall, a moderate significant positive effect is likely.	

Site Number and SHELAA ref(s): Site 2 (SHELAA site 3707)
Site name: Land north of Beehive Park & Ride
Site size: 5.74 ha **Site capacity:** approximate range 143 - 201 dwellings
Site description: The site is a broadly triangular parcel of land situated to the north of the Beehive Park & Ride facility at Old Sarum, north of Salisbury. The site lies between the A345 to the west and the Old Sarum/Longhedge development to the north east and east. The northern part of the site is an area of enclosed woodland, while the remaining southern parcel is currently in agricultural

use. The topography of the site is relatively flat, with a mix of hedgerow and trees at the site boundaries. To the south, beyond the Park & Ride facility, land lies within the Stratford-sub-Castle Conservation Area and the Old Sarum Conservation Area. Old Sarum Scheduled Monument and Grade I Listed remains are situated to the south-west of the site.	
SA objective 1 - Protect and enhance all biodiversity and geological features and avoid irreversible losses **Decision-Aiding Questions. Will the development site…**	
1. Avoid potential adverse impacts of development on local biodiversity and geodiversity?	The site, lying to the north of a park and ride, consists largely of an arable field with substantial mature hedgerows / woodland on all four sides with deciduous woodland in top corner of site. These boundaries are likely to form bat flight lines with badger setts recorded locally. Development should avoid any removal of woodland or hedgerows. Indirect effects upon woodland and hedgerows should be reduced through suitable buffers, minimum 10metres on north, east and south sides. Protection, maintenance, and enhancement should be provided for habitats such as hedgerows, trees and water features within and along the boundaries of the site alongside other ecologically valuable habitat/features. A minimum of 10% net gain for biodiversity is required within individual sites (as per latest biodiversity metric) and the overall layout and design of this site should ensure that habitat creation provides connectivity to adjacent or nearby habitat areas. There are significant advantages here of delivering biodiversity net gain (BNG) on site given habitats lying immediately offsite will become degraded without habitat buffers, the site provides opportunity to bolster offsite habitat to provide meaningfully sized corridors and BNG can be delivered in suitable alternative greenspace (SANG) to reduce recreational pressure at Old Sarum County Wildlife Site and potentially New Forest protected sites. Buffers and SANG will significantly reduce the site's housing capacity.
2. Protect and enhance designated and non-designated sites, priority species and habitats and protected species?	The site lies within River Avon Special Area of Conservation (SAC) catchment and within the marginal zone (i.e. between 13.8km and 15km) of the New Forest protected sites which means it may be screened into HRA. Mitigation for European sites is a statutory requirement. Furthermore, Old Sarum County Wildlife Site is within a few hundred metres and would become a daily dog walking route for new residents, potentially contributing to deterioration of priority chalk grassland habitat at this site. Priority habitat includes the deciduous woodland in the top corner of the site alongside the mature hedgerow / woodland on all four sides of the site. Development poses a direct risk of harm to these habitats and their associated biodiversity or indirect harm through artificial lighting and other indirect effects of urbanisation. Species records include badger setts nearby while the boundary hedgerow / woodland is likely to form bat flight lines. Development should demonstrate compliance with mitigation strategies for European protected sites and phosphorus neutrality required for River Avon SAC. It will potentially be necessary to provide on-site suitable alternative natural greenspace (SANG) to offset recreational impact on New Forest protected sites. Development of the site has the potential to increase recreational pressure upon identified protected species, habitats, and designated/non-designated biodiversity features in the local area and this must be assessed and mitigated accordingly.
3. Ensure that all new developments protect Local Geological Sites (LGSs) from development?	The development of the site would be unlikely to lead to impacts on designated Local Geological Sites (LGS). There are no LGS within or in close proximity to this site.
4. Aid in the delivery of a network of multifunctional Green Infrastructure?	Green and blue infrastructure (GBI) incorporates a wide range of natural green and blue assets ranging from water courses, rights of way and farmland to woodland, hedgerows, street trees. Embedding GBI into well-designed built development (buildings, streets, neighbourhoods, and strategic connectivity) can help enhance the built and natural environment, facilitate biodiversity net gain, and help communities and wildlife become more resilient to climate change. On site features that could aid the delivery of a strategic network of GBI include, for example: • Substantial mature hedgerows / woodland on all four sides with deciduous woodland in top corner of site. In line with national policy, local plan policy and standard advice from relevant bodies, the development of the site should conserve and enhance green infrastructure and holds the potential to make suitable provision for buffers at recognised water course/green corridors.
Assessment outcome (on balance): Minor adverse effect	
Summary of SA Objective 1 • The site consists largely of an arable field with substantial mature hedgerows / woodland on all four sides with deciduous woodland in top corner of site, these boundaries likely to form bat flight lines with badger setts recorded locally.	

• Development should avoid any removal of woodland or hedgerows. Indirect effects upon woodland and hedgerows should be reduced through suitable buffers. • The site lies within River Avon Special Area of Conservation (SAC) catchment and within the marginal zone of the New Forest protected sites. Old Sarum County Wildlife Site is within a few hundred metres. • Priority habitat includes the deciduous woodland in the top corner of the site alongside the mature hedgerow / woodland on all four sides of the site. Development poses a direct risk of harm to these habitats or indirect harm through artificial lighting and other indirect effects of urbanisation. • A minimum of 10% net gain for biodiversity is required within individual sites (as per latest biodiversity metric) and the overall layout and design of this site should ensure that habitat creation provides connectivity to adjacent or nearby habitat areas. There are significant advantages here of delivering biodiversity net gain on site to avoid degrading bordering habitat, to assist bolstering offsite habitat and providing suitable alternative natural greenspace (SANG) to reduce recreational pressure at Old Sarum County Wildlife Site and potentially New Forest protected sites. • Buffers and SANG will significantly reduce the site's housing capacity. • Scope for integrated green and blue infrastructure (GBI) include opportunities presented by the retention of hedgerow boundaries and trees. The development of the site should conserve and enhance GBI. • Overall, a minor adverse effect is considered likely against this objective.	
SA objective 2 - Ensure efficient and effective use of land and the use of suitably located previously developed land and buildings **Decision-Aiding Questions. Will the development site…**	
1. Ensure development maximises the efficient use of land?	It is considered that development of this site could deliver appropriate densities in line with local planning policy and available evidence. There is relatively new residential development to the east of the site which may indicate the kind of densities that could be achieved here. The site is adjacent to the Beehive Park & Ride so there are very good public transport links with Salisbury. New development should seek to maintain the area's prevailing character and setting and secure well-designed, attractive and healthy places.
2. Maximise the reuse of Previously Developed Land?	This site consists of greenfield, agricultural land and therefore there are no opportunities to maximise the reuse of PDL.
3. Encourage remediation of contaminated land? If so, would this lead to issues of viability and deliverability?	This site consists of greenfield, agricultural land which appears not to have been developed before. However, a more detailed assessment of the site would be required prior to any development coming forward. If subsequent evidence suggests the presence of land contamination, a remediation and mitigation strategy would be required.
4. Result in the permanent loss of the Best and Most Versatile Agricultural land (Grades 1, 2, 3a)?	Evidence on Agricultural Land Classification (DEFRA spatial data download) shows this site as consisting wholly of Grade 3 agricultural land. There is no differentiation in the evidence between Grades 3a and 3b so further assessment may be required to establish the proportion of Grade 3a BMV. Development of this site would likely lead to the permanent loss of medium quality agricultural land. Any development of this site should seek to protect the higher quality agricultural land within the site, where possible.
5. Lead to the sterilisation of viable mineral resources? If so, is there potential to extract the mineral resource as part of the development?	The site is not located within a designated Mineral Safeguarding Area. As such, development would be unlikely to lead to the sterilisation of known, potentially viable mineral resources.

6. Support the provision of sustainable waste management facilities and include measures to help reduce the amount of waste generated by development through integrated recycling infrastructure?	There are no known reasons why sustainable waste management facilities and integrated recycling infrastructure could not be incorporated successfully into the layout and design of any development on this site. The Salisbury Household Recycling Centre is located approximately 4.2km away at Churchfields Industrial Estate. The site is not located within, or likely to affect a designated safeguarding zone associated with an active waste management facility, or allocated Waste Site Allocation.
Assessment outcome (on balance): Minor adverse effect	
Summary of SA Objective 2 • It is considered that development of this site could deliver appropriate densities in line with local planning policy and available evidence • This site consists of greenfield, agricultural land and therefore there are no opportunities to maximise the reuse of PDL • Land contamination is considered unlikely to be a significant issue but a more detailed assessment of the site would be required prior to any development coming forward • Development of this site would likely lead to a permanent loss of medium quality agricultural land but given the site size, this would not be considered significant • The site is not located within a designated Mineral Safeguarding Area • The site is not located within, or likely to affect a designated safeguarding zone associated with an active waste management facility, or allocated Waste Site Allocation • Overall, a minor adverse effect is considered most likely against this objective	
SA objective 3 - Use and manage water resources in a sustainable manner **Decision-Aiding Questions. Will the development site…**	
1. Protect surface, ground and drinking water quantity/quality?	This site is within Source Protection Zone 1. This will have an impact on ability to introduce infiltration-based sustainable drainage systems (SuDS). A drainage strategy will be required to support any development of the site, which must address water quality issues and comply with the Environment Agency's approach to groundwater protection, which states that where infiltration SuDS are proposed for anything other than clean roof drainage in a SPZ1, a hydrogeological risk assessment should be undertaken, to ensure that the system does not pose an unacceptable risk to the source of supply. The site is not covered by a Drinking Water Protected Area, but it is within a Drinking Water Safeguard Zone. These are established around public water supplies where additional pollution control measures are needed. In line with the provisions of local planning policy and the Water Framework Directive, the development of this site will need to make suitable provision to protect and, where appropriate, improve local surface, ground and potable drinking water quality – this includes ensuring that enough buffer zones are located adjacent to watercourses and ensuring that runoff does not enter these watercourses. Consultation with the Environment Agency would be required to determine the likely effects of development within the areas identified within the Source Protection Zone. Reference should also be made to Wiltshire Council's Groundwater Management Strategy 2016. Consideration should be given to the inclusion of Sustainable Drainage Systems to control the risk of surface water flooding from impermeable surfaces. As this site is covered by a Source Protection Zone, the extent to which Sustainable Drainage systems can be used may be affected.
2. Direct development to sites where adequate water supply, foul drainage, sewage treatment facilities and surface water drainage is available?	This site falls within the catchment area supplied by Wessex Water. With regard to water supply, it is likely that moderate off-site infrastructure reinforcement would be required. The site is within an area where water abstraction licences will limit ability to provide this site with a potable supply of water, which will require further investigation into the potential for delivering water neutrality. The area covered by Wessex Water has been classed by the Environment Agency as 'seriously water stressed'. Investigations and agreement with Wessex Water's regulators and mitigation measures are likely to be implemented over a long lead in time (~10 years). Significant development in the Salisbury area is likely to trigger the need for new mains and service reservoirs to transport potable water from elsewhere within Wessex Water's network to satisfy demand. It is unlikely that Wessex Water would be able to provide available capacity before 2030.

	With regard to foul water network capacity, it is likely that moderate off-site infrastructure reinforcement would be required. Wessex Water's AMP7 growth scheme has been reprioritised, and therefore improvements to sewage treatment infrastructure are highly likely to be required to support development at Salisbury. Likely AMP8 phosphorus driver (by 2030), which can be aligned with capacity upgrades at the Water Recycling Centre. Minor wastewater infrastructure crosses the site. With regards to the impacts of surface water discharges, stringent policy criteria would be required to address potential cumulative impacts of development. Any development should follow the surface water hierarchy: 1. into the ground (infiltration); 2. to a surface water body; 3. to a surface water sewer, highway drain, or another drainage system; 4. to a combined sewer. Where infiltration is not a viable option then flows being released from the site would need a controlled discharge and to be agreed with the council on a site-by-site basis. Flows from greenfield sites should aim for 20% betterment over pre-developed discharge rates.
Assessment outcome (on balance): Moderate (significant) adverse effect	
Summary of SA Objective 3 • The site is within Source Protection Zone 1. Consultation with the Environment Agency would be required to determine the likely effects of development within the areas identified within the Source Protection Zones. • The site is within a Drinking Water Safeguard Zone, which would require further consideration and consultation with the Environment Agency. • Development of the site would need to make necessary provision to protect from harm or pollution to any ground, surface or drinking water. This is particularly the case when designing Surface Water Drainage Systems where techniques such attenuation and infiltration may be limited. • The area covered by Wessex Water has been classed by the Environment Agency as 'seriously water stressed'. Significant new development in Salisbury would require investigations and agreement with Wessex Water's regulators and mitigation measures are likely to take time, and unlikely to deliver capacity before 2030. • With regard to water supply, it is likely that moderate off-site infrastructure reinforcement would be required. • With regard to foul water network, it is likely that moderate off-site infrastructure reinforcement would be required. • Minor wastewater infrastructure crosses the site. • With regards to the impacts of surface water discharges, stringent policy criteria would be required to address potential cumulative impacts of development. • Overall, given the increased demand on water resources, sewage treatment capacity, and the location of Source Protection Zone 1 and a Drinking Water Protected Area, a moderate adverse effect is likely.	
SA objective 4 - Improve air quality and reduce all sources of environmental pollution **Decision-Aiding Questions. Will the development site…**	
1. Minimise and, where possible, improve on unacceptable levels of noise, light pollution, odour, and vibration?	Development of this site will inevitably increase levels of environmental pollution, including noise, light and vibration – both during construction and operational phases. New transport infrastructure will also be needed, which is likely to increase levels of noise, light and vibration. The site adjoins the Beehive Park & Ride and there is potential for there to be noise impacts from activities at this facility – idling buses etc. The site is also near to Old Sarum airfield and potential impacts of airfield noise will need to be assessed. Castle Gate Business Park is also close enough to site to have potential noise impacts (e.g. deliveries, security alarms, machinery). A noise impacts assessment would be required to determine the potential impact and mitigation of various sources of noise.
2. Reduce impacts on and work towards improving and locating sensitive development away from areas likely to experience poorer air quality due to high levels of traffic and poor air dispersal?	Salisbury has three Air Quality Management Areas (AQMAs) in respect of the nitrogen dioxide annual mean objective. Exceedances exist on A36, A30 and at several hotspots in the city centre. Significant traffic management measures are needed to remove levels of traffic, from the A36 in particular. If site allocations are made in the LPR, CIL/S106 contributions will be required to enable the council to take actions to enable the revocation of the AQMAs. Development in this location is likely to add to congestion on Castle Road, in the city centre and on the A36 (AQMAs) by residents accessing main shopping areas and service. Development here will enlarge the built area of Old Sarum which is some distance from the city and likely to rely on car dependency. However, this may be mitigated to a small degree by the site's close proximity to the Beehive Park & Ride which offers frequent bus services to and from the city.

3. Lie within a consultation risk zone for a major hazard site or hazardous installation?	This site does not lie within a consultation risk zone for a major hazard site or hazardous installation.
Assessment outcome (on balance): Moderate (significant) adverse effect	
Summary of SA Objective 4 • Development of this site will inevitably increase levels of environmental pollution, including noise, light and vibration – both during construction and operational phases. • The site is close to a number of potential noise sources – Beehive Park & Ride, Castle Gate Business Park, and Old Sarum Airfield. A noise impact assessment would be required. • Development in this location is likely to rely on car dependency and add to congestion in the city and its AQMAs. This may be mitigated to a small degree by the site's close proximity to the Beehive Park & Ride which offers frequent bus services to and from the city. • Further modelling of cumulative effects of any allocations in Salisbury, and on Castle Road in particular, will be required as well as modelling of effects on the existing AQMAs. • Based on the above evidence, a moderate adverse effect is likely.	
SA objective 5 - Minimise our impacts on climate change (mitigation) and reduce our vulnerability to future climate change effects (adaptation) **Decision-Aiding Questions. Will the development site…**	
1. Maximise the creation and utilisation of renewable energy opportunities, including low carbon community infrastructure such as district heating?	As this is a small site, it is thought that far fewer emissions would be produced during the construction and occupation of the site. Mitigation measures can still be applied within this objective and across the whole framework to reduce emissions. Some examples include building energy efficient buildings, generating on site renewable energy and delivering sustainable transport. It would be possible for a development of this scale to include renewable energy generation; however, this would mainly be within buildings rather than areas of open space. Low carbon community infrastructure such as district heating could also be incorporated. There is no existing district heating network for this site to link into. To help to increase the use and supply of renewable and low carbon energy and heat from this site, there will need to be a positive strategy for energy from these sources from developers, that maximises the potential for suitable development, considers identifying suitable areas for renewable and low carbon energy sources and identifies opportunities for development to draw its energy supply from decentralised, renewable or low carbon energy supply systems and for co-locating potential heat customers and suppliers.
2. Be located within Flood Zones 2 or 3? If so, are there alternative sites in the area within Flood Zone 1 that can be allocated in preference to developing land in Flood Zones 2 or 3?	The whole site is in Flood Zone 1. This means that each year, this land has less than 0.1% chance of flooding from rivers or the sea. There is the beginning of a watercourse to the east of the site close to the Sewage pumping station.
3. Minimise vulnerability to surface water flooding and other sources of flooding, without increasing flood risk elsewhere?	There is a medium pluvial flood risk across 21% of the site. This means each year this area has a 1% chance of flooding, considering climate change. There is a low pluvial flood risk across 30% of the site. This means that each year there is a 0.1% chance of flooding in this area. Surface water flows from the northeast down to the junction with the A345 where there is no onward route. The A road is blocking the current flow path There is a low risk to 79% of the site associated with groundwater levels that are between 0.5 and 5 m below the ground surface. There is a medium risk to 21% of the site associated with groundwater levels that are between 0.25 and 0.5m below the ground surface. Groundwater levels could impact infiltration techniques, drainage, construction activities and flood risk, therefore site-specific groundwater investigations will be required. Cumulative impacts have been scored medium. More stringent policy with regards the control of surface water discharges from new development is required. The site will require a Flood Risk Assessment to ensure there is no flood risk to site and that development of this site won't exacerbate Flood Risk elsewhere.

4. Promote and deliver resilient development that is capable of adapting to the predicted effects of climate change, including increasing temperatures and rainfall, through design e.g. rainwater harvesting, Sustainable Drainage Systems, permeable paving etc?	Plans for developing this site should take a proactive approach to mitigating and adapting to climate change, considering the long-term implications for flood risk, water supply, biodiversity and landscapes, and the risk of overheating from rising temperatures. It is considered that any future development of this site could incorporate appropriate measures to adapt to the predicted future impacts of climate change. The location, layout and design of any new development should be planned to avoid increased vulnerability to the range of impacts predicted to arise from climate change, including flood risk, water supply and changes to biodiversity and landscape. This site is located more than 1km from the town centre, which could inhibit active travel to the town centre and ease of access to public transport. It is anticipated that Wiltshire will experience hotter summers, milder winters, increased periods without rain, increased intensity in rainfall and more extreme weather events. Development would need to include adaptation measures such as designing to prevent overheating, heat resistant landscaping, more resilient foundations, drought resistant planting and for generally more resilient buildings and spaces (general design and robust materials). As this is a small site, there may not be much provision for large areas of open space, however there will be less greenfield land lost. Enough land would need to be set aside for robust surface water management, to include comprehensive surface water drainage measures (including SuDS) that result in run-off rates equalling or bettering current greenfield infiltration rates. However, some commonly used sustainable drainage techniques may not be able to be used across most of the site due to high groundwater levels.
Assessment outcome (on balance): Minor adverse effect	
Summary of SA Objective 5 • The whole of this site is in Flood Zone 1. • Flood risk could be exacerbated by climate change. Although development could avoid risk, it may worsen the risk elsewhere. • There is a low risk associated with high groundwater level across 79% of the site. Groundwater investigations would be required to ensure the risk could be mitigated. • There is low-medium pluvial flood risk along the northern half of the site. This may reduce the developable area of the site. This risk could be mitigated though careful design and a robust surface water drainage system. • It would be possible for this development to include renewable energy generation. As this is a smaller site, there may be limited open space for renewable energy however it could still be provided within buildings. It is considered that any future development could incorporate appropriate measures to adapt to the predicted future impacts of climate change. • Although the size of this site may not lend itself to large amounts of renewable energy opportunity, it also has the potential to produce significantly less greenhouse gas emissions than a larger site. These emissions could be reduced through the design and layout of the site, by ensuring high levels of energy efficiency in all new buildings to reduce energy use, through mixed-use development that can reduce the need to travel and by ensuring as much choice and access as possible to efficient and reliable sustainable modes of transport. • Overall, this is a smaller site which should produce fewer emissions than a larger one. It is thought that there are opportunities to support resilient development, which supplies energy efficient buildings and provides investment in renewable energy. However, given that there is a risk associated with high groundwater levels and pluvial flood risk, a minor adverse effect is likely.	
SA objective 6 - Increase the proportion of energy generated by renewable and low carbon sources of energy **Decision-Aiding Questions. Will the development site…**	
1. Support the development of renewable and low carbon sources of energy?	As this is one of the smaller sites in Salisbury, there may be less open space available for opportunities to support energy generation from renewable and low carbon sources. There may still be opportunities for renewable energy generation on a smaller scale, for example, solar panels on roofs. To help to increase the use and supply of renewable and low carbon energy and heat from this site, there will need to be a positive strategy for energy from these sources from developers, that: • maximises the potential for suitable development. • considers identifying suitable areas and options for renewable and low carbon energy sources; and • identifies opportunities for development to draw its energy supply from decentralised, renewable, or low carbon energy supply systems and for co-locating potential heat customers and suppliers.
2. Be capable of connecting to the local Grid without the need for further investment?	The electricity infrastructure is constrained across much of Wiltshire. The Grid Supply Points in Wiltshire, located in Minety and Melksham are both constrained. The Bulk Supply Points across Wiltshire are also constrained. Due to the uptake of low carbon technology, and the move towards net zero, the Climate Change Committee have estimated that energy demand could almost treble by 2050. This increased pressure on the system is something SSEN, as Distribution Systems Operator, is working on to manage new system capacity. Solutions may

	include flexible connections, renewable energy, and further investment to reinforce the current infrastructure. Early engagement with SSEN may be required to discuss connections issues and new solutions may be required. As this is a smaller site, there would be less demand on the current infrastructure. According to SSEN's generation availability map, the closest substation in Salisbury is constrained, so could potentially struggle to withstand additional energy generation connections to the grid, if the site were to produce its own energy. According to SSEN's Network Capacity (demand) Map, the substations in Salisbury are also constrained, therefore could potentially struggle to withstand further significant demand. Further conversation with SSEN would be required to ensure connectivity to the grid. It is not known how the site will be brought forward - if the site was able to support its own renewable energy then the site would be less likely to depend on the grid.
3. Create economic and employment opportunities in sustainable green technologies?	It is considered that a site of this size would enable less economic and employment opportunities in sustainable green technologies. There may be parts of the site that could be suitable for renewable and low carbon energy sources and supporting infrastructure however it is considered that most of the site will be used for development to improve viability. With less renewable energy generation on site there are fewer possibilities for development to draw its energy supply from decentralised, renewable, or low carbon energy supply systems onsite and for co-locating potential heat customers and suppliers. However, as this is a smaller site, there will be a lower energy demand.
4. Deliver high-quality development that maximises the use of sustainable construction materials?	It is considered that development of this site would be able to deliver a high-quality development that makes maximum use of sustainable construction materials throughout the development.
5. Deliver energy efficient development that exceeds the minimum requirements set by Building Regulations?	It is considered that development of this site would be able to deliver an energy efficient development that exceeds minimum requirements set by Building Regs. New development should also consider incorporating EV charging points into site design and into individual dwelling design, where possible. However, this will need to be factored into the increased demand the site will have on the existing infrastructure.
Assessment outcome (on balance): Neutral effect	
Summary of SA Objective 6 • It is thought that a site of this size would not support large-scale renewable energy generation or create economic and employment opportunities in sustainable green technologies as there is limited space available. It would still be possible to generate renewable energy on a smaller scale. • There will need to be a positive strategy for energy from renewable sources from developers and there are parts of the site that could be suitable for renewable and low carbon energy sources and supporting infrastructure. • As this is a smaller site, energy demand will be less. However, it is thought that there may be less opportunity for large-scale renewable energy production, so the site will likely still depend on the existing grid. • New developments should consider incorporating EV charging points, which will encourage the use of more sustainable modes of transport but will increase the energy demand of the site. • It is thought that the current energy infrastructure would be under pressure with the increased demand of this site however further evidence is required to confirm this. • Overall, given that this is a smaller site, energy demand will be less than that of a larger site. However, the infrastructure is under pressure and there may be less opportunity for large-scale renewable energy opportunities. Nevertheless, there may still be opportunities for small scale renewable energy generation, therefore a neutral effect is considered likely against this objective.	
SA objective 7 - Protect, maintain and enhance the historic environment **Decision-Aiding Questions. Will the development site…**	
1. Conserve and enhance World Heritage Sites, Scheduled Monuments,	Development would lead to an impact on Old Sarum Scheduled Monument. The site would contribute to cumulative impact of development within wider setting of Old Sarum Scheduled Monument and assessment required. The cumulative impact with other developing sites would be significant. Although not involving direct and clear 'substantial harm' the public benefit of any significant scale of development appears highly unlikely to be such that it can outweigh the harm to the designated asset.

Listed Buildings, the character and appearance of Conservation Areas, Historic Parks & Gardens, sites of archaeological interest and, where appropriate, undesignated heritage assets and their settings?	The site includes various archaeological features of high value, including prehistoric, medieval, Roman, post-medieval finds on site. The site is also within the 100m buffer of several more high-value features, including: • Magnetometer survey, evaluation and excavations north-east of buffer, extensive prehistoric activity Neolithic, Bronze Age, Iron Age including settlement and World War II military structures – high value • Watching brief north of buffer, undated posthole and pit possibly prehistoric – high value • Evaluation east of buffer recorded Bronze Age, Iron Age, Roman and Medieval features – high value • Another evaluation east of buffer recorded small number of undated (possibly prehistoric) features, Medieval field boundary and possible round barrow and burial remains – high value • Evaluation and excavation south of buffer recorded some prehistoric/Roman features, although limited survival – high value • Prehistoric field system west of buffer observed as cropmarks in aerial photography – high value • Projected Roman road west of buffer – moderate value Prehistoric agricultural remains recorded in immediate vicinity of site, with nearby settlement further north, as well as finds recorded from site means there is high potential for similar remains in the site. Later remains (Roman, Medieval) evidenced through investigations and finds in the site and buffer and a projected Roman road means there is potential for similar remains in the site. Further research is likely required into the contribution of the site to the setting of the scheduled monument (Old Sarum) to the south-west of the buffer area. Overall, the site is heavily constrained by archaeology. Further investigation will be needed during a planning application process to identify the presence and significance of as yet unknown archaeological remains across the site. Following further investigation, mitigation could include avoidance of high value archaeological remains where preservation in situ is likely to be required. Should preservation be part of a mitigation strategy, opportunities to interpret and enhance understanding and / or improve land management regimes could be taken forward. Following further research, mitigation strategy could involve consideration of the setting of Old Sarum Scheduled Monument to the south west of the site. Mitigation strategy could include preservation by record where relevant. Following the application of suitable mitigation strategies, the potential for significant adverse archaeological effects is high. Risk could reduce following results of fieldwork. The site is characterised as 21st century re-organised fields and enclosed land, created in an area of land which was enclosed by act in 1820, tree line boundary follows parish boundary and HLC claims this was once downland which is of low sensitivity historic landscape feature. The site comprises part of a wider network of weak continuity, where landscape character has been subject to change. Overall, the site is not heavily constrained by historic landscape character. Mitigation strategy could include incorporation of surviving historic landscape elements, such as the old parish boundary, field patterns, hedgerows and mature trees, within future development. Following the application of suitable mitigation strategies, the potential for significant adverse historic landscape effects is very low.
2. Maintain and enhance the character and distinctiveness of settlements through high-quality and appropriate design, taking into account, where necessary, the management objectives of Conservation Areas?	In accordance with national policy/local policy, the development of the site for housing could deliver housing that maintains and enhances the distinctiveness of settlements through high quality design. No details of any potential future development scheme or design and layout are currently known. Development of the site would have the potential to appropriately protect and enhance designated heritage assets according to their significance. The site is located near to two conservation areas, Old Sarum Conservation Area to the south of the site and the Stratford Sub Castle Conservation Area to the southwest of the site, and it is considered that mitigation measures could be problematic to safeguard the historic environment of the site and its immediate surroundings.
Assessment outcome (on balance): Major (significant) adverse effect	

Summary of SA Objective 7 • Although not involving direct and clear 'substantial harm' the public benefit of any significant scale of development appears highly unlikely to be such that it can outweigh the harm to the designated assets. • The potential for significant adverse archaeological effects is high. • The potential for significant adverse historic landscape effects is very low. • The site is located near to two conservation areas, Old Sarum Conservation Area to the south of the site and the Stratford Sub Castle Conservation Area to the southwest of the site, and it is considered that mitigation measures could be problematic to safeguard the historic environment of the site and its immediate surroundings. • Overall, major (significant) adverse effects are likely where mitigation is considered to be unachievable and it is recommended that this site is not considered further in the site selection process.	
SA objective 8 - Conserve and enhance the character and quality of rural and urban landscapes, maintaining and strengthening local distinctiveness and sense of place. Decision-Aiding Questions. Will the development site…	
1. Minimise impact on and, where appropriate, conserve and enhance nationally designated landscapes e.g. National Parks and AONBs and their settings?	The Cranborne Chase AONB sits approximately 5.7km to the west of the site. Significant impacts on nationally designated landscapes from development are not anticipated.
2. Minimise impact on, and enhance, locally valued landscapes through high-quality, inclusive design of buildings and the public realm?	The site lies to the north of Salisbury, to the southwest of the Old Sarum development, along the A345. Land to the north of the site is consented for residential development. The site comprises of a single, medium sized field that forms part of the large-scale, rolling, predominantly arable landscape, which extends to the north of Salisbury, on higher landform between the River Avon and River Bourne. The surrounding landscape is characterised by large fields bound by low hedgerows with scattered woodland blocks and tree belts, which allows for open views across the countryside. Old Sarum (scheduled monument), is a significant and prominent, raised Iron Age hillfort to the southwest of the Old Sarum development. It stands out in views across the open, gently rolling landscape. It forms part of a gently rolling landscape, which rises gradually to the northwest and southwest of the site. The site is largely bound by substantial tree belts and woodland blocks. Part of the west boundary to the A345 comprises a narrow grass and wildflower verge. There are large areas of recent residential development extending north and northeast of the site, which include cul-de-sac development and public open space with footpaths and formal / informal play spaces. The site is buffered by substantial tree belts, which provide separation from existing residential development to the north and northeast and from the park and ride site to the south. This is an undesignated and simple landscape. Old Sarum hillfort is a prominent and distinctive historic site, which is in proximity to the southwest of the site. It is an identifiable landscape, forming part of the open, rolling and extensive Salisbury Plains. The landscape is considered to be in generally good condition with some scenic quality associated with the nearby hillfort. There is some influence from nearby residential edges, although these are generally well-buffered by woodland / tree belts. Overall, it is considered that the site is of generally medium landscape sensitivity to development. The site has generally medium capacity to accommodate development. Potential for significant adverse effects include the following: • Potential for new built form to be intrusive in the open and expansive Salisbury Plains landscape, especially where it has potential to form harsh new urban edges and skylines and encroach on open views towards Old Sarum hillfort. • Potential loss of linear boundary features including tree belts, woodland edges and grass verges that punctuate the large-scale, open landscape and alter the sense of enclosure of the site.

	Scope for mitigation includes the following: • Limit development in the west of the site to reduce visual influence on the Old Sarum hillfort. • Avoid development that would break the treeline. • Retain and enhance tree belts, woodland edges, and grass verges as part of a mature landscape framework and as a physical buffer between the site and the open countryside to the west. • Preserve substantial tree belts and woodland blocks.
3. Protect and enhance rights of way, public open space and common land?	There is no public open space or common land within this site and no public rights of way pass through the site.
Assessment outcome (on balance): Minor adverse effect	
Summary of SA Objective 8 • The Cranborne Chase AONB sits approximately 5.7km to the west of the site. • The site comprises a single, medium sized field that forms part of the large-scale, rolling, predominantly arable landscape, which extends to the north of Salisbury, on higher landform between the River Avon and River Bourne. • Old Sarum (scheduled monument), is a significant and prominent, raised Iron Age hillfort to the southwest of the Old Sarum development. It stands out in views across the open, gently rolling landscape. • The landscape is in generally good condition with some scenic quality associated with the nearby hillfort. There is some influence from nearby residential edges, although these are generally well-buffered by woodland / tree belts. • The site is of generally medium landscape sensitivity to development. The site has generally medium capacity to accommodate development. • Overall, a minor adverse effect is considered likely against this objective.	
SA objective 9 - Provide everyone with the opportunity to live in good quality, affordable housing, and ensure an appropriate mix of dwelling sizes, types and tenures **Decision-Aiding Questions. Will the development site…**	
1. Provide an appropriate supply of affordable housing?	The record of delivery of homes in the city has been exceeding delivery expectations in more recent years, although overall delivery of housing at Salisbury has been below WCS planned rates. Affordable housing delivery has struggled to achieve target rates of 40%. Notwithstanding any mitigation that may be required which results in a reduced developable area, the development range for this site means that it has potential to deliver a small number of affordable homes. This could contribute, either alone or in combination with other sites, to the delivery of affordable housing at Salisbury.
2. Support the provision of a range of house types and sizes to meet the needs of all sectors of the community?	Should this site be developed for residential uses, and notwithstanding any mitigation that may be required which results in a reduced developable area, it has the potential to provide for a range of housing needs and types. The site has the potential to deliver a range of high-quality, sustainable homes of different types and tenures, which would be beneficial to addressing identified local housing needs.
Assessment outcome (on balance): Minor positive effect	
Summary of SA Objective 9 • Notwithstanding any mitigation that may be required which results in a reduced developable area, this smaller site could bring forward a small amount of affordable housing as part of a housing development. • The site would be likely to support a range of house types, tenures and sizes to meet different needs. • Overall, a minor positive effect is considered likely against this objective.	
SA objective 10 - Reduce poverty and deprivation and promote more inclusive communities with better services and facilities	

Decision-Aiding Questions. Will the development site…	
1. Maximise opportunities for affordable homes and job creation within the most deprived areas?	The Indices of Multiple Deprivation (IMD) 2019 identify this site as being situated in a less deprived area. Development would not lead to new homes and jobs in a more deprived area so would be unlikely to result in social benefits in a more deprived area. The site has the potential to deliver up to 200 homes of all types and tenures. This site could deliver a reasonable level of affordable housing. Overall, there could be significant social and economic benefits for the Salisbury area through housing provision, short-term construction jobs and a larger workforce for local businesses.
2. Be accessible to educational, health, amenity greenspace, community and town centre facilities which are able to cope with the additional demand?	Salisbury city centre is situated approximately 3.3km to the south of this site. This site is poorly connected to the city centre, but there are some existing public transport links in close proximity to the site. Development at this site should look to incorporate sustainable transport measures to improve accessibility to the city centre. A development of this size would need to take opportunities to incorporate, and connect to existing, sufficient public open space and amenity greenspace. Development at this site could generate the need for 19-20 early years places, 44-62 primary school places and 31-44 additional secondary places. Expansion of existing facilities would be required to meet needs for early years education. Primary provision could be incorporated into the new school on the Longhedge development, but this is likely to require a larger primary school development and would be unable to incorporate early years provision. financial contributions would be required for these. The site falls into the secondary school catchment for the Laverstock campus schools, which are at or nearing at full capacity. Expansion of these schools is constrained by planning and highways concerns. Expansion to Sarum Academy is possible, but there would be accessibility issues from this site. This means that a safe walking route would need to be incorporated. Bishopdown Surgery is 1.7km to the south-east of the site. GP provision in Salisbury was forecast as being subject to a positive capacity gap by 2026, however the closure of one branch surgery in 2020 to relocate services has led to issues. Negative premises capacity gaps are therefore apparent within the primary care network. There is a planned extension to the hospital. Expanded services are to be offered by Porton and Winterslow branch surgeries following this the closure of the Wilton branch. As a result, while there may be some negative effects on the capacity of individual surgeries, the location of development is not considered to affect the delivery of health services in the city. Financial contributions are to be sought through development to ensure new residents have access to healthcare facilities.
3. Promote/create public spaces and community facilities that support public health, civic, cultural, recreational and community functions?	The small scale of this site suggests it would be less likely to deliver new community facilities or public open space onsite. There may be some opportunities for a development to support existing facilities through new users, but these benefits are likely to be limited.
4. Reduce the adverse impacts associated with rural isolation, including through access to affordable local services for those living in rural areas without access to a car?	Development of this site in Salisbury could make some contribution to the reduction of rural social isolation, but positive effects are unlikely to lead to a significant reduction as new housing and development will be serving Salisbury primarily. Additionally, new development could provide a reasonable level of affordable housing for those people living in surrounding rural areas who cannot afford rural house prices and there could be new facilities onsite that could serve rural residents north of Salisbury. Public transport services will need to be extended to serve this new development and this could also benefit people in rural areas. The site is small and any benefits are likely to be limited.
Assessment outcome (on balance): Minor positive effect	

Summary of SA Objective 10

- Development at this site would not be directing new homes to a more deprived area.
- Site is likely to provide a reasonable number of affordable homes as part of a housing development.
- Lacks accessibility to the city centre, but opportunities to enhance sustainable transport opportunities may exist.
- Amenity greenspace could be incorporated into a scheme of this size.

• Early years, primary and secondary schooling provision could be met in existing facilities with financial contributions to create new places. Accessibility issues in relation to secondary provision would need to be overcome through safe walking routes. • Accessibility to existing health provision would need to be improved and financial contributions to increase capacity of existing GP surgeries would be required. • The site could go some way to helping support local services and facilities but would be unlikely to be of a scale that would require onsite provision of community facilities. Contributions for offsite provision should be sought where appropriate. Overall, a minor positive effect is likely.	
SA objective 11 - Reduce the need to travel and promote more sustainable transport choices **Decision-Aiding Questions. Will the development site…**	
1. Promote mixed-use developments, in accessible locations, that reduce the need to travel and reduce reliance on the private car?	Given the size of this site, it is considered unlikely for a mixed-use development to be achieved that could help reduce the need to travel. **Accessibility by Mode** Being located close to an existing Park and Ride is a sustainable benefit for the site coming forward, but this needs to be established with links directly into the Park and Ride, along the A345 corridor and into the adjacent development parcels.
2. Provide suitable access and not significantly exacerbate issues of local transport capacity?	The locality has been established through the adopted Core Strategy as a site for growth, with relatively high-capacity highway network that should meet the traffic demands generated by the development site. **Local Constraints** Walking and Cycling infrastructure to adjacent sites and the Park and Ride have not been formally established or secured, leaving the site isolated from local amenities. **Site Specific Mitigation** Delivery of walking cycling route to local amenity, either via adjacent sites or circumnavigating the sites along The Portway and A345 corridors. **Necessary Strategic Mitigation** Contribution to Salisbury Transport Strategy.
3. Make efficient use of existing transport infrastructure and promote investment in sustainable transport options, including Active Travel?	**Pedestrian/Cycle:** The masterplan for the development site to the north indicates a potential footpath connection to this site alongside its sewage pumping station. The legal status of this footpath connection will need to be established; however, it does not appear in the signed S106 for the site, nor is it conditioned in either Outline or Reserved Matters. The lack of this connection would result in the development having difficult pedestrian/cyclist connectivity to adjacent sites and their respective facilities including primary schools and employment opportunities. To resolve this, it would be necessary to provide a footpath (at least) along the A345 corridor to link into provisions delivered by the adjacent site, this being for access to new primary school facilities, and a further provision either via the Park and Ride site or around the periphery of the Park and Ride site to the Portway. Once accessing the Portway, enhancements may be necessary in terms of providing a controlled pedestrian crossing at the roundabout to tie into footway provision on the eastern side, and a further crossing to return to the western side to access facilities in Old Sarum. Notwithstanding these provisions, any secured and delivered walking routes to adjacent facilities would be unattractive, with walking routes to local retail being nearly 1km in length; walking routes to school and employment are within the preferred maximum distance, but the unattractiveness may hinder modal shift.

	Bus: The development is directly adjacent to the Beehive Park and Ride and hence high frequency bus services are available for travel into Salisbury city centre and destinations further afield. **Rail:** From the Park and Ride, the Railway Station is within 20 minutes travel by a 15-minute frequency bus service and an 800m walk. The site is therefore considered accessible to rail service provision. **Service Vehicles:** Local infrastructure is designed to accommodate both the buses at the Park and Ride and also heavy industry, and thus can easily accommodate the demands of the residential site. **Car:** The locality has been established through the adopted Core Strategy as a site for growth, with relatively high-capacity highway network that should meet the traffic demands generated by the development site.
Assessment outcome (on balance): Minor adverse effect	
Summary of SA Objective 11 • Being located close to an existing Park and Ride is a sustainable benefit for the site coming forward, but this needs to be established with links directly into the Park and Ride, along the A345 corridor and into the adjacent development parcels. • The locality has been established through the adopted Core Strategy as a site for growth, with relatively high-capacity highway network that should meet the traffic demands generated by the development site. • Overall, a minor adverse effect is considered most likely against this objective.	
SA objective 12 - Encourage a vibrant and diversified economy and provide for long-term sustainable economic growth **Decision-Aiding Questions. Will the development site…**	
1. Support the vitality and viability of town centres (proximity to town centres, built up areas, station hub)?	Salisbury city centre is situated approximately 3.3km to the south of this site. The site is 3.5km from the train station and 1.km from the main built-up area of Salisbury This site is poorly connected to the city centre, but there are some existing public transport links in close proximity to the site. The site is therefore remote from the centre and the railway station and is unlikely to be able to support it very well. The site is more well related to local facilities at the recent Old Sarum/Longhedge developments.
2. Provide a variety of employment land to meet all needs, including those for higher skilled employment uses that are (or can be made) easily accessible by sustainable transport including active travel?	This site is positioned in close proximity to employment land at Old Sarum and Longhedge. The latter of which saw a strong demand for employment units. The site is considered to be capable of delivering employment land to meet some economic needs in light of good local demand, but the extent of needs that could be met is unlikely to be wide ranging due to the size of the site. Location of the site may limit its potential in delivering higher skilled employment uses, although it is positioned to the east of the A345. The site is within 2.5km of High Post and a residential development could support existing employment land, particularly the higher skilled life sciences, to the north of Salisbury through an enhanced workforce. The site is remote from Salisbury city centre and employment land closer to the heart of Salisbury. Promotion of active travel choices for commuters to and from the site should form a part of any development to overcome potential reliance on private cars.
3. Contribute to the provision of infrastructure that will help to promote economic growth, including opportunities	This is a small sized site that is unlikely to deliver smaller scale employment alongside housing and associated infrastructure. This is likely to have benefits for the local economy and for economic growth. There may be opportunities to consider onsite energy generation and for the site to support low carbon sources. To help to increase the use and supply of renewable and low carbon energy and heat from this site, there will need to be a positive strategy for energy from these sources that maximises the potential for suitable development,

to maximise the generation and use of renewable energy and low-carbon sources of energy?	considers identifying suitable areas for renewable and low carbon energy sources and identifies opportunities for development to draw its energy supply from decentralised, renewable or low carbon energy supply systems and for co-locating potential heat customers and suppliers.
4. Promote a balance between residential and employment development to help reduce travel to work distances?	Introducing a mixed-use development to this site is unlikely to be possible, however development of either residential or employment at the site would be capable of placing jobs and homes in close proximity. This would help to reduce the need to travel to work, but efforts should be made to enhance linkages with the city centre through public transport or active travel where possible.
Assessment outcome (on balance): Minor positive effect	
Summary of SA Objective 12 • This is a small site that is poorly connected to the city centre. • The site is adjacent to residential and employment development. • A mixed-use development is unlikely, but benefits are likely to be apparent through either a residential or employment development. • Overall, a minor positive effect is likely.	

Site Number and SHELAA ref(s): Site 3 (SHELAA site 3554b) **Site name:** Land east of Milford Care Home **Site size:** 1.21 ha **Site capacity:** approximate range 30 - 42 dwellings **Site description:** small site located between Milford Mill Road, Milford House Care Home and Salisbury-Southampton railway line. Greenfield site in agricultural/equestrian uses.	
SA objective 1 - Protect and enhance all biodiversity and geological features and avoid irreversible losses **Decision-Aiding Questions. Will the development site…**	
1. Avoid potential adverse impacts of development on local biodiversity and geodiversity?	The site currently comprises grazing pasture with a wide tree screen along the railway embankment on its south side, and hedgerows on the other two sides. Although outside the floodplain it is an intrinsic part of a small pocket of fields either side of the River Bourne. The site has good potential for commuting and foraging bats due to the proximity of the railway and connections to the river. A variety of other wildlife may use the site including badgers, reptiles, breeding birds and possibly dormice due to the proximity of the railway. Protection, maintenance and enhancement should be provided for habitats such as hedgerows, trees and water features within and along the boundaries of the site alongside other ecologically valuable habitat/features. A minimum of 10% net gain for biodiversity is required within individual sites (as per latest biodiversity metric) and the overall layout and design of this site should ensure that habitat creation provides connectivity to adjacent or nearby habitat areas. The site's capacity will be reduced by the need to deliver net biodiversity gain including the buffer along the railway tree planting. Net gain should be targeted towards the land nearest the railway as this will help to mitigate the effect of development on this wildlife corridor.
2. Protect and enhance designated and non-designated sites, priority species and habitats and protected species?	Mitigation strategy required for River Avon Special Area of Conservation (SAC, Phosphate) and New Forest Special Protection Area (SPA, recreational pressure). Also, the mitigation strategy for Salisbury Plain SPA needs to be reviewed in light of latest monitoring. The site currently comprises grazing pasture that must be surveyed due to risk of grassland being priority habitat. Other habitat including the wide tree screen along the railway embankment and hedgerow boundaries. In terms of species, the site has good potential for commuting and foraging bats and a variety of other wildlife may use the site including badgers, reptiles, breeding birds and possibly dormice.

	The site does not present a direct risk to any European sites or Sites of Special Scientific Interest (SSSI's). However, development of the site has the potential to increase recreational pressure upon identified protected species, habitats, and designated/non-designated biodiversity features in the local area and this must be assessed and mitigated accordingly. Given no protected sites lie within walking distance of the proposed allocation, recreational pressure issues are reduced.
3. Ensure that all new developments protect Local Geological Sites (LGSs) from development?	The development of the site would be unlikely to lead to impacts on designated Local Geological Sites (LGS). There are no LGS within or in close proximity to this site.
4. Aid in the delivery of a network of multifunctional Green Infrastructure?	Green and blue infrastructure (GBI) incorporates a wide range of natural green and blue assets ranging from water courses, rights of way and farmland to woodland, hedgerows, street trees. Embedding GBI into well-designed built development (buildings, streets, neighbourhoods, and strategic connectivity) can help enhance the built and natural environment, facilitate biodiversity net gain, and help communities and wildlife become more resilient to climate change. On site features that could aid the delivery of a strategic network of GBI include, for example: • Wide tree screen along the railway embankment and hedgerows boundaries surrounding the site. • Buffer zones could be incorporated into Green Infrastructure for the site as a whole, as long as habitat connectivity for great crested newts, birds, bats and other small mammals is maintained throughout the wider local landscape. In line with national policy, local plan policy and standard advice from relevant bodies, the development of the site should conserve and enhance green infrastructure and holds the potential to make suitable provision for buffers at recognised water course/green corridors.
Assessment outcome (on balance): Minor adverse effect	
Summary of SA Objective 1 • The site currently comprises grazing pasture. Although outside the floodplain it is an intrinsic part of a small pocket of fields either side of the River Bourne. • The site has good potential for commuting and foraging bats. A variety of other wildlife may use the site - surveys will be required but none of these are likely to significantly constrain development. • Scope for integrated green and blue infrastructure (GBI) include opportunities presented by the retention and enhancement of hedgerow boundaries and tree embankment along the railway. The development of the site should conserve and enhance GBI. • A minimum of 10% net gain for biodiversity is required within individual sites (as per latest biodiversity metric) and the overall layout and design of this site should ensure that habitat creation provides connectivity to adjacent or nearby habitat areas. The site's capacity will be reduced by the need to deliver net biodiversity gain. Net gain should be targeted towards the land nearest the railway as this will help to mitigate the effect of development on this wildlife corridor. • Overall, a minor adverse effect is considered likely against this objective.	
SA objective 2 - Ensure efficient and effective use of land and the use of suitably located previously developed land and buildings **Decision-Aiding Questions. Will the development site…**	
1. Ensure development maximises the efficient use of land?	It is considered likely that development in this location will not be able to maximise the efficient use of land. Density is likely to be quite low as the site is adjacent to the railway line and a listed building. There is no higher density development this side of the railway and the opposite side of the railway is a retail park.
2. Maximise the reuse of Previously Developed Land?	This small site consists entirely of agricultural land and therefore there are no opportunities to maximise the reuse of PDL.
3. Encourage remediation of contaminated land? If so, would this lead to	This site is located on greenfield, agricultural land which appears not to have been developed before. There is an old landfill 160m to the east - believed to be inert fill but there were concerns of fly tipping. A suitable assessment would be required to confirm if impact is significant - if so, a remediation strategy will need to be developed and implemented.

issues of viability and deliverability?	
4. Result in the permanent loss of the Best and Most Versatile Agricultural land (Grades 1, 2, 3a)?	Evidence shows this greenfield site as almost entirely Grade 2 BMV agricultural land. Development would therefore result in the loss of BMV agricultural land but given the size of the site it is considered to be negligible.
5. Lead to the sterilisation of viable mineral resources? If so, is there potential to extract the mineral resource as part of the development?	The site is not located within a designated Mineral Safeguarding Area. As such, development would be unlikely to lead to the sterilisation of known, potentially viable mineral resources.
6. Support the provision of sustainable waste management facilities and include measures to help reduce the amount of waste generated by development through integrated recycling infrastructure?	This is a small site and there are likely to be less opportunities for incorporating sustainable waste management facilities and integrated recycling infrastructure than for a larger site. The Salisbury Household Recycling Centre is located at Churchfields Industrial Estate which is not in close proximity to this site. The site is not located within, or likely to affect a designated safeguarding zone associated with an active waste management facility, or allocated Waste Site Allocation.
Assessment outcome (on balance): Minor adverse effect	
Summary of SA Objective 2 • Small greenfield site • Density of any development likely to be quite low as the site is adjacent to the railway line and a listed building and no other significant development this side of the railway. • No opportunities to maximise the reuse of PDL. • Site almost entirely Grade 2 BMV agricultural land but given the size of the site, loss would be considered negligible. • Not located within a designated Mineral Safeguarding Area. • Overall, a minor adverse effect is considered likely against this objective.	
SA objective 3 - Use and manage water resources in a sustainable manner **Decision-Aiding Questions. Will the development site…**	
1. Protect surface, ground and drinking water quantity/quality?	This site is not covered by any Source Protection Zones, Drinking Water Safeguard Zones or Drinking Water Protected Areas. The site does border a Drinking Water protected Area, therefore some consultation with the Environment Agency may still be required. In line with the provisions of local planning policy and the Water Framework Directive, the development of this site will need to make suitable provision to protect and, where appropriate, improve local surface, ground and potable drinking water quality – this includes ensuring that enough buffer zones are located adjacent to watercourses and ensuring that runoff does not enter these watercourses.
2. Direct development to sites where	This site falls within the catchment area supplied by Wessex Water. With regard to water supply, it is likely that moderate off-site infrastructure reinforcement would be required. The site is within an area where water abstraction licences will limit ability to provide this site with a potable supply of water, which will require further

adequate water supply, foul drainage, sewage treatment facilities and surface water drainage is available?	investigation into the potential for delivering water neutrality. The area covered by Wessex Water has been classed by the Environment Agency as 'seriously water stressed'. Investigations and agreement with Wessex Water's regulators and mitigation measures are likely to be implemented over a long lead in time (~10 years). Significant development in the Salisbury area is likely to trigger the need for new mains and service reservoirs to transport potable water from elsewhere within Wessex Water's network to satisfy demand. It is unlikely that Wessex Water would be able to provide available capacity before 2030. With regard to foul water network capacity, it is likely that moderate off-site infrastructure reinforcement would be required. Wessex Water's AMP7 growth scheme has been reprioritised, and therefore improvements to sewage treatment infrastructure are highly likely to be required to support development at Salisbury. Likely AMP8 phosphorus driver (by 2030), which can be aligned with capacity upgrades at the Water Recycling Centre.
Assessment outcome (on balance): Moderate (significant) adverse effect	
Summary of SA Objective 3 • The site is not covered by any Source Protection Zones, Drinking Water Protected Safeguard Zone, or a Drinking Water Protected Area • Development of the site would need to make necessary provision to protect from harm or pollution to any ground, surface or drinking water. • The area covered by Wessex Water has been classed by the Environment Agency as 'seriously water stressed'. Significant new development in Salisbury would require investigations and agreement with Wessex Water's regulators and mitigation measures are likely to take time, and unlikely to deliver capacity before 2030.With regard to water supply, it is likely that moderate off-site infrastructure reinforcement would be required. • With regard to foul water network capacity, it is likely that moderate off-site infrastructure reinforcement would be required. • Overall, given the increased demand on water resources, and sewage treatment capacity a moderate adverse effect is likely.	
SA objective 4 - Improve air quality and reduce all sources of environmental pollution **Decision-Aiding Questions. Will the development site…**	
1. Minimise and, where possible, improve on unacceptable levels of noise, light pollution, odour, and vibration?	Development of this site will inevitably increase levels of environmental pollution, including noise, light and vibration – both during construction and operational phases. New transport infrastructure will also be needed, which is likely to increase levels of noise, light and vibration. Sensitive receptors include the adjacent Milford House Care Home. There is an adjacent railway line – mitigation measures will be needed to reduce impacts from this on any residential proposals and the site may be more appropriate for employment use given this constraint. The rail line is elevated and the impact of noise on amenity is likely to be significant; this would need to be assessed in accordance with BS8233:2014. Given proximity, there would have to be a very high level of acoustic design.
2. Reduce impacts on and work towards improving and locating sensitive development away from areas likely to experience poorer air quality due to high levels of traffic and poor air dispersal?	Salisbury has three Air Quality Management Areas (AQMAs) in respect of the nitrogen dioxide annual mean objective. Exceedances exist on A36, A30 and at several hotspots in the city centre. Significant traffic management measures are needed to remove levels of traffic from the A36 in particular. If site allocations are made in the LPR, CIL/S106 contributions will be required to enable the council to take actions to enable the revocation of the AQMAs. Air quality impacts of this site are likely to be less significant as the site is relatively small, and traffic is likely to avoid areas of higher nitrogen dioxide. An air quality assessment showing cumulative effects of this development on relevant receptors in the AQMAs would be required. Petersfinger Road is a heavily used access for local traffic bypassing congestion on the A36 ring road and London Road and the additional traffic from this site would add to that traffic – this road may need a substantial upgrade to cope with that.
3. Lie within a consultation risk zone for a major hazard site or hazardous installation?	This site does not lie within a consultation risk zone for a major hazard site or hazardous installation.
Assessment outcome (on balance): Moderate (significant) adverse effect	

Summary of SA Objective 4 • Sensitive receptors include the adjacent Milford House Care Home. There is an adjacent railway line – mitigation measures will be needed to reduce impacts from this on any residential proposals, and the site may be more appropriate for employment use given this constraint. • Development of this site will inevitably increase levels of environmental pollution, including noise, light and vibration – both during construction and operational phases. • The rail line is elevated and the impact of noise on amenity is likely to be significant. Given proximity, there would need to be a very high level of acoustic design, if residential development is considered. Employment uses may be more readily accommodated in this location given the constraints. • Air quality impacts are likely to be less significant as the site is relatively small, and traffic is likely to avoid areas of higher nitrogen dioxide. • Overall, the proximity to the railway line leads to likelihood of significant noise impacts on amenity on residential development, a moderate adverse effect is considered likely.	
SA objective 5 - Minimise our impacts on climate change (mitigation) and reduce our vulnerability to future climate change effects (adaptation) **Decision-Aiding Questions. Will the development site…**	
1. Maximise the creation and utilisation of renewable energy opportunities, including low carbon community infrastructure such as district heating?	As this is a small site, it is thought that far fewer emissions would be produced during the construction and occupation of the site. Mitigation measures can still be applied within this objective and across the whole framework to reduce emissions. Some examples include building energy efficient buildings, generating on site renewable energy and delivering sustainable transport. It would be possible for a development of this scale to include renewable energy generation; however, this would mainly be within buildings rather than areas of open space. Low carbon community infrastructure such as district heating could also be incorporated. There is no existing district heating network for this site to link into. To help to increase the use and supply of renewable and low carbon energy and heat from this site, there will need to be a positive strategy for energy from these sources from developers, that maximises the potential for suitable development, considers identifying suitable areas for renewable and low carbon energy sources and identifies opportunities for development to draw its energy supply from decentralised, renewable or low carbon energy supply systems and for co-locating potential heat customers and suppliers.
2. Be located within Flood Zones 2 or 3? If so, are there alternative sites in the area within Flood Zone 1 that can be allocated in preference to developing land in Flood Zones 2 or 3?	The whole site is in Flood Zone 1. This means that each year, this land has less than 0.1% chance of flooding from rivers or the sea. The closest watercourse to the site is the River Bourne which runs north to south approximately 300 m to the west of the site.
3. Minimise vulnerability to surface water flooding and other sources of flooding, without increasing flood risk elsewhere?	There is a medium pluvial flood risk across 36% of the site. This means each year this area has a 1% chance of flooding. There is a low pluvial flood risk associated with 59% of the site. This means that each year there is a 0.1% chance of flooding in this area. The risk is thought to be associated with low topography along the southern edge of the site, associated with the railway. There is a low risk to 88% of the site associated with groundwater levels that are between 0.5 and 5 m below the ground surface. Groundwater levels could impact infiltration techniques, drainage, construction activities and flood risk, therefore site-specific groundwater investigations will be required. Cumulative impacts have been scored low. The site will require a Flood Risk Assessment to ensure there is no flood risk to site and that development of this site won't exacerbate Flood Risk elsewhere.
4. Promote and deliver resilient development that is capable of adapting to the predicted effects of climate change, including increasing temperatures and	Plans for developing this site should take a proactive approach to mitigating and adapting to climate change, considering the long-term implications for flood risk, water supply, biodiversity and landscapes, and the risk of overheating from rising temperatures. It is considered that any future development of this site could incorporate appropriate measures to adapt to the predicted future impacts of climate change. The location, layout and design of any new development should be planned to avoid increased vulnerability to the range of impacts predicted to arise from climate change, including flood risk, water supply and changes to biodiversity and landscape. This site is located approximately 1km from the town centre, which could enable active travel to the town centre and ease of access to public transport. It is anticipated that Wiltshire will experience hotter summers, milder winters, increased periods without rain, increased intensity in rainfall and more extreme weather events. Development would need to include adaptation measures such as designing to prevent overheating, heat resistant landscaping, more resilient foundations, drought resistant planting and for generally more resilient buildings and spaces (general design and robust materials).

rainfall, through design e.g. rainwater harvesting, Sustainable Drainage Systems, permeable paving etc?	As this is a small site, there may not be much provision for large areas of open space, however there will be less greenfield land lost. Enough land would need to be set aside for robust surface water management, to include comprehensive surface water drainage measures (including SuDS) that result in run-off rates equalling or bettering current greenfield infiltration rates. However, some commonly used sustainable drainage techniques will not be able to be used across most of the site due to high groundwater levels.
Assessment outcome (on balance): Minor adverse effect	
Summary of SA Objective 5 • The whole of this site is in Flood Zone 1. • Flood risk could be exacerbated by climate change. Although development could avoid risk, it may worsen the risk elsewhere. • There is a low risk associated with high groundwater level across 88% of the site. Groundwater investigations would be required to ensure the risk could be mitigated. • There is low-medium pluvial flood risk along the southern edge of the site. This may reduce the developable area of the site. This risk could be mitigated though careful design and a robust surface water drainage system. • It would be possible for this development to include renewable energy generation. As this is a smaller site, there may be limited open space for renewable energy however it could still be provided within buildings. It is considered that any future development could incorporate appropriate measures to adapt to the predicted future impacts of climate change. • Although the size of this site may not lend itself to large amounts of renewable energy opportunity, it also has the potential to produce significantly less greenhouse gas emissions than a larger site. These emissions could be reduced through the design and layout of the site, by ensuring high levels of energy efficiency in all new buildings to reduce energy use, through mixed-use development that can reduce the need to travel and by ensuring as much choice and access as possible to efficient and reliable sustainable modes of transport. • Overall, this is a smaller site which should produce fewer emissions than a larger one. It is thought that there are opportunities to support resilient development, which supplies energy efficient buildings and provides investment in renewable energy. However, given that there is a risk associated with high groundwater levels and pluvial flood risk, a minor adverse effect is likely.	
SA objective 6 - Increase the proportion of energy generated by renewable and low carbon sources of energy **Decision-Aiding Questions. Will the development site…**	
1. Support the development of renewable and low carbon sources of energy?	As this is a small site, there may be less open space available for opportunities to support energy generation from renewable and low carbon sources. There may still be opportunities for renewable energy generation on a smaller scale, for example, solar panels on roofs. To help to increase the use and supply of renewable and low carbon energy and heat from this site, there will need to be a positive strategy for energy from these sources from developers, that: • maximises the potential for suitable development. • considers identifying suitable areas and options for renewable and low carbon energy sources; and • identifies opportunities for development to draw its energy supply from decentralised, renewable or low carbon energy supply systems and for co-locating potential heat customers and suppliers.
2. Be capable of connecting to the local Grid without the need for further investment?	The electricity infrastructure is constrained across much of Wiltshire. The Grid Supply Points in Wiltshire, located in Minety and Melksham are both constrained. The Bulk Supply Points across Wiltshire are also constrained. Due to the uptake of low carbon technology, and the move towards net zero, the Climate Change Committee have estimated that energy demand could almost treble by 2050. This increased pressure on the system is something SSEN, as Distribution Systems Operator, is working on to manage new system capacity. Solutions may include flexible connections, renewable energy, and further investment to reinforce the current infrastructure. Early engagement with SSEN may be required to discuss connections issues and new solutions may be required. As this is a smaller site, there would be less demand on the current infrastructure. According to SSEN's generation availability map, the substations in Salisbury is constrained, so could potentially struggle to cope with additional energy generation connections to the grid, if the site were to produce its own energy. According to SSEN's Network Capacity (demand) Map, the substations in Salisbury are also constrained, therefore could potentially struggle to withstand further significant demand. Further conversation with SSEN would be required to ensure connectivity to the grid. It is not known how the site will be brought forward - if the site was able to support its own renewable energy then the site would be less likely to depend on the grid, however it is considered that this site may struggle to allocate much open space for renewables.

3. Create economic and employment opportunities in sustainable green technologies?	It is considered that a site of this size would enable less economic and employment opportunities in sustainable green technologies. There may be parts of the site that could be suitable for renewable and low carbon energy sources and supporting infrastructure however it is thought that most of the site will be used for development to improve viability. With less renewable energy generation on site there are fewer possibilities for development to draw its energy supply from decentralised, renewable or low carbon energy supply systems onsite and for co-locating potential heat customers and suppliers. However, being a smaller site, there will be a lower energy demand.
4. Deliver high-quality development that maximises the use of sustainable construction materials?	It is considered that development of this site would be able to deliver a high-quality development that makes maximum use of sustainable construction materials throughout the development.
5. Deliver energy efficient development that exceeds the minimum requirements set by Building Regulations?	It is considered that development of this site would be able to deliver an energy efficient development that exceeds minimum requirements set by Building Regs. New development should also consider incorporating EV charging points into site design and into individual dwelling design, where possible. However, this will need to be factored into the increased demand the site will have on the existing infrastructure.
Assessment outcome (on balance): Neutral effect	
Summary of SA Objective 6 • It is thought that a site of this size would not support large-scale renewable energy generation or create economic and employment opportunities in sustainable green technologies as there is limited space available. It would still be possible to generate renewable energy on a smaller scale. • There will need to be a positive strategy for energy from renewable sources from developers and there are parts of the site that could be suitable for renewable and low carbon energy sources and supporting infrastructure. • As this is a smaller site, energy demand will be less. However, it is thought that there may be less opportunity for large-scale renewable energy production, so the site will likely still depend on the existing grid. • New developments should consider incorporating EV charging points, which will encourage the use of more sustainable modes of transport but will increase the energy demand of the site. • It is thought that the current energy infrastructure would be under pressure with the increased demand of this site however further evidence is required to confirm this. • Overall, given that this is a smaller site, energy demand will be less than that of a larger site. However, the infrastructure is under pressure and there may be less opportunity for large-scale renewable energy opportunities. Nevertheless, there may still be opportunities for small scale renewable energy generation, therefore a neutral effect is considered likely against this objective.	
SA objective 7 - Protect, maintain and enhance the historic environment **Decision-Aiding Questions. Will the development site…**	
1. Conserve and enhance World Heritage Sites, Scheduled Monuments, Listed Buildings, the character and appearance of Conservation Areas, Historic Parks & Gardens, sites of archaeological interest	The site is in close proximity to Grade II listed Milford House (historically Milford Farm) and farmstead. Farmsteads have a fundamental relationship with their surrounding hinterland and retention of agricultural setting aids and contributes to their understanding and significance. However, this site is across the road from primary agricultural hinterland land and setting of the farmhouse and this relationship with surrounding land had in any case changed in mid-19th century when it was gentrified. More recently, modern development of care home has significantly degraded garden setting and acts as visual buffer on this side of site. Mitigation of impact likely to be possible via good design and possible buffer. However, this may reduce capacity of site. The site is with the 100m buffer of Scheduled Monument - Medieval Pottery Kilns, Milford Farm (high value). There is likely no evidence of archaeological remains on the site, however it is within the 100m buffer of the former Medieval settlement of Milford in the NE (medium value) as well as various low value features. Mitigation could include preservation by record, where preservation in situ is not required. Consider opportunities to enhance the understanding and setting of adjacent Scheduled Monument of Milford Farm. Some parts of the site are considered to have highly sensitive historic landscape features, including 21st century re-organised fields surrounding Milford House and Farm, with elements of former piecemeal field character still legible, but given that this is a Scheduled Monument the site may form part of its setting. Mitigation strategy could

and, where appropriate, undesignated heritage assets and their settings?	include incorporation of surviving historic landscape elements, such as field patterns, hedgerows and mature trees, within future development as well as respecting the adjacent scheduled monument in designs.
2. Maintain and enhance the character and distinctiveness of settlements through high-quality and appropriate design, taking into account, where necessary, the management objectives of Conservation Areas?	The site is in close proximity to Grade II listed Milford House (historically Milford Farm) and farmstead. Farmsteads have a fundamental relationship with their surrounding hinterland and retention of agricultural setting aids and contributes to their understanding and significance. However, this site is across the road from primary agricultural hinterland land and setting of the farmhouse and this relationship with surrounding land had in any case changed in mid-19th century when it was gentrified. More recently, modern development of care home has significantly degraded garden setting and acts as visual buffer on this side of site. Mitigation of impact likely to be possible via good design and possible buffer. However, this may reduce capacity of site.
Assessment outcome (on balance): Minor adverse effect	
Summary of SA Objective 7 • The site is in close proximity to Grade II listed Milford House (historically Milford Farm) and farmstead. Mitigation of impact likely to be possible via good design and possible buffer. However, this may reduce capacity of site. • The site is with the 100m buffer of Scheduled Monument - Medieval Pottery Kilns, Milford Farm (high value). • The potential for significant adverse archaeological effects is low and the potential for significant adverse historic landscape effects is also low. • Overall, a minor adverse effect is considered likely against this objective.	
SA objective 8 - Conserve and enhance the character and quality of rural and urban landscapes, maintaining and strengthening local distinctiveness and sense of place. Decision-Aiding Questions. Will the development site…	
1. Minimise impact on and, where appropriate, conserve and enhance nationally designated landscapes e.g. National Parks and AONBs and their settings?	Cranborne Chase AONB is approximately 3.5km to the southwest of the site while the New Forest National Park is approximately 9.5km to the southeast. Significant impacts on nationally designated landscapes from development are not anticipated.
2. Minimise impact on, and enhance, locally valued landscapes through high-quality, inclusive design of buildings and the public realm?	This is a small site on the eastern edge of Salisbury, between the railway line and Milford Mill Road. It comprises a small, triangular pastural field on flat land at the base of the valley slopes, at the confluence of the River Bourne and River Avon. The landform rises from the River Bourne in the west, gently through the site and more steeply to the north to Burrough's Hill and east to Ashley Hill. The site is bound by grass verges with occasional trees along the boundary with Milford Mill Lane, and a robust tree belt along the railway to the south. The northwest edge is formed by a hedge boundary to a private care home. The site is within an undesignated landscape. It is a generally unidentifiable and simple landscape that is influenced by adjoining land uses. The site has a separate identity to the surrounding hills. It is in generally poor to moderate condition with limited value. Overall, it is considered that the site is of generally low landscape sensitivity to development. The site has generally high capacity to accommodate development. **Potential significant adverse effects** • Potential for development to stand out in the rural landscape, as separate from existing settlement areas.

	• Potential loss of hedgerows and trees that form part of the wider wooded landscape. **Scope for mitigation** • Limit development density and height to reduce prominence in the rural landscape. • Retain and enhance hedgerows and trees as part of a mature landscape framework to create a soft, well-integrated settlement edge.
3. Protect and enhance rights of way, public open space and common land?	There is no public open space or common land within this site. Milford Mill Lane forms part of National Cycle Network route 24 and the Clarendon Way long distance footpath passes in an east-west direction to the north of the site.
Assessment outcome (on balance): Minor adverse effect	
Summary of SA Objective 8 • Cranborne Chase AONB is approximately 3.5km to the southwest of the site. New Forest National Park is approximately 9.5km to the southeast. • This is a small site on the eastern edge of Salisbury, between the railway line and Milford Mill Road and comprises a small, triangular pastural field on flat land at the base of the valley slopes, at the confluence of the River Bourne and River Avon. The site is within an undesignated landscape. It is a generally unidentifiable and simple landscape that is influenced by adjoining land uses. • The site has a separate identity to the surrounding hills. It is in generally poor to moderate condition with limited value. • It is considered that the site is of generally low landscape sensitivity to housing development. The site has generally high capacity to accommodate housing development. • Overall, a minor adverse effect is considered likely against this objective.	
SA objective 9 - Provide everyone with the opportunity to live in good quality, affordable housing, and ensure an appropriate mix of dwelling sizes, types and tenures **Decision-Aiding Questions. Will the development site…**	
1. Provide an appropriate supply of affordable housing?	The record of delivery of homes in the city has been exceeding delivery expectations in more recent years, although overall delivery of housing at Salisbury has been below WCS planned rates. Affordable housing delivery has struggled to achieve target rates of 40%. Notwithstanding any mitigation that may be required which results in a reduced developable area, the development range for this site means that it has potential to deliver a small number of affordable homes. This could contribute, either alone or in combination with other sites, to the delivery of affordable housing at Salisbury.
2. Support the provision of a range of house types and sizes to meet the needs of all sectors of the community?	Should this site be developed for residential uses, and notwithstanding any mitigation that may be required which results in a reduced developable area, it has the potential to provide for a range of housing needs and types. The site has potential to deliver a range of high-quality, sustainable homes of different types and tenures, which would be beneficial to addressing identified local housing needs.
Assessment outcome (on balance): Minor positive effect	
Summary of SA Objective 9 • Notwithstanding any mitigation that may be required which results in a reduced developable area, this smaller site could bring forward a small amount of affordable housing as part of a housing development. • The site would be likely to support a range of house types, tenures and sizes to meet different needs. • Overall, a minor positive effect is likely.	
SA objective 10 - Reduce poverty and deprivation and promote more inclusive communities with better services and facilities **Decision-Aiding Questions. Will the development site…**	
1. Maximise opportunities for affordable homes and job creation within the most deprived areas?	This site is identified as being in a prosperous area of less deprivation by the IMD 2019 so development would be unlikely to have significant social benefits for more deprived areas. The site could deliver up to 40 homes and could deliver some affordable housing as part of a scheme. Overall, there would be some social and economic benefits for the Salisbury area through housing provision, short-term construction jobs and an increased workforce for local businesses.

2. Be accessible to educational, health, amenity greenspace, community and town centre facilities which are able to cope with the additional demand?	Salisbury city centre is situated approximately 1km to the west of this site. This site has some connectivity to the city centre through walking and cycling. Opportunities should be taken to promote sustainable transport as part of development on this site, including enhancing cycling and bus services where possible. It is more likely that measures could be more successfully achieved north of the site, taking advantage of existing crossings of the rail line. A site of this size is less likely to support onsite amenity greenspace, but opportunities to create linkages to existing GI assets offsite, including the River Bourne, or create ones within the development should be taken to ensure social benefits, such as improved health and wellbeing associated with these spaces. Development at this site could generate the need for 4-5 early years places, 9-13 primary school places and 7-9 additional secondary places. An existing surplus of early years places in south-east Salisbury could meet needs arising from this site, financial contributions would be required towards expansion of current provision if the existing surplus of places wasn't sufficient. There is a surplus of places at St Martin's Primary School, which could accommodate needs arising from this site. The school's site is large enough to facilitate an expansion if this was necessary, financial contributions would also be required. In meeting secondary level needs, the site is within the Laverstock campus school's catchment. There is concern whether this site would be able to support an expansion. Financial contribution could be sought to provide additional places at Sarum Academy along with the provision of a safe walking route from the site to the school campus would be required. This site is well connected to existing healthcare provision. Three Chequers Medical Practice is approx. 0.9km to the west of the site. GP provision in Salisbury was forecast as being subject to a positive capacity gap by 2026, however the closure of one branch surgery in 2020 to relocate services has led to issues. Negative premises capacity gaps are therefore apparent within the primary care network. There is a planned extension to the hospital. Expanded services are to be offered by Porton and Winterslow branch surgeries following this the closure of the Wilton branch. As a result, while there may be some negative effects on the capacity of individual surgeries, the location of development is not considered to affect the delivery of health services in the city. Financial contributions are to be sought through development to ensure new residents have access to healthcare facilities, resulting in negative impacts on health provision.
3. Promote/create public spaces and community facilities that support public health, civic, cultural, recreational and community functions?	The small scale of this site suggests that development would be less capable of delivering formal and informal public space and community uses onsite. Financial contributions towards the expansion and improvement of existing local community facilities should be sought where appropriate.
4. Reduce the adverse impacts associated with rural isolation, including through access to affordable local services for those living in rural areas without access to a car?	Development of this site in Salisbury would be unlikely to make much of a contribution to the reduction of rural social isolation. However, some benefits may be apparent through the provision of affordable housing on this site, which could benefit people living in rural areas who cannot afford rural house prices.
Assessment outcome (on balance): Minor positive effect	
Summary of SA Objective 10 • Development at this site would not be directing new homes in a location subject to higher levels of deprivation. • There is some potential for this site to deliver affordable homes. • Poor accessibility to the city centre, but opportunities to enhance sustainable transport opportunities may exist. • Site size is unlikely to support onsite amenity greenspace, but opportunities to create linkages to assets should be taken. • Early years, primary and secondary schooling provision could be met by surplus in existing facilities and if additional places were required financial contributions could be sought for offsite provision. Accessibility issues in relation to secondary provision would need to be overcome, in addition. • The site is well connected to existing health provision. Financial contributions to increase capacity of existing GP surgeries would be required.	

• The site could go some way to helping support local services and facilities but would be unlikely to be of a scale that would require onsite provision of community facilities. Contributions for offsite provision should be sought where appropriate. • Overall, a minor positive effect is likely.	
SA objective 11 - Reduce the need to travel and promote more sustainable transport choices Decision-Aiding Questions. Will the development site…	
1. Promote mixed-use developments, in accessible locations, that reduce the need to travel and reduce reliance on the private car?	It is very unlikely, given the site size and location, that this site would be developed for mixed-uses. The site is within close proximity to employment on the southern side of the railway line. However, this is only accessible by an unattractive and potentially insecure byway passing under the railway to the west of the adjacent care home; routes through the Milford Mill Road railway Tunnel are not considered appropriate given the lack of footway and lack of opportunity to make such provision due to the narrow structure. Petersfinger road is a very popular access for local traffic bypassing congestion on the A36 ring road and London Road and the additional traffic from this site would add to that traffic – this road may need a substantial upgrade to cope with that.
2. Provide suitable access and not significantly exacerbate issues of local transport capacity?	Despite being close to the local Park and Ride, patrons of the site are likely to drive due to lack of connecting infrastructure; this represents a sustainability constraint for the site. With regards to engineering deliverability of an access, this is feasible for the site, but ongoing travel is significantly affected at the railway bridge and Southampton Road (A36) which are significantly affected by congestion. **Local Constraints** No linking footway or cycle infrastructure. No sufficient access to public transport. Local significant congestion. **Site Specific Mitigation** Site specific mitigation may not be achievable due to the need for expensive engineering and land constraints (rail tunnel widening, footway/cycleway provision in third party land), against a small number of houses. **Necessary Strategic Mitigation** Delivery of Salisbury Transport Strategy.
3. Make efficient use of existing transport infrastructure and promote investment in sustainable transport options, including Active Travel?	**Pedestrian/Cycle:** The site is not served by adequate local footway of cycleway provision. For journeys to the town centre, the nearest segregated route is found 500m distant from the site, with the interim stretch requiring walkers and cyclists to share the carriageway with a material quantum of vehicles trying to access Southampton Road. The site is however within close proximity to employment on the southern side of the railway line, however this is only accessible by an unattractive and potentially insecure byway passing under the railway to the west of the existing Care Home; routes through the Milford Mill Road railway Tunnel are not considered appropriate given the lack of footway and lack of opportunity to make such provision due to the narrow structure. The Town Centre is accessed via local roads and footways along Milford Road and is approximately 2km walk away. This distance is considered the maximum distance for commuting by walking. With regards to cycling, there is a lack of sufficient infrastructure and access through Shady Bower may be conflicted with vehicle movements by virtue of width, however traffic through this area of the network is believed to be materially low due to a tortuous network for way finding. Disconnected infrastructure towards the town centre and employment centres raises concern.

	Bus: The site has three options to connect with bus services; 1) Petersfinger P&R, however despite being 350m walk and within an appropriate distance to the P&R it is inaccessible due to lack of infrastructure. 2) Manor Farm Road bus stops are 650m walk and beyond reasonable distance, with the first 500m accommodated within the carriageway. 3) A36 accessed via insecure byway travelling under the railway 750m from site. Despite the site being within close proximity to a P&R, the site is considered inaccessible to Public Transport due to lack of sufficient access. **Rail:** The Rail Station is beyond 2km away and is beyond reasonable walking distance. Also, with lack of sufficient cycling infrastructure or public transport service provision, the site cannot be considered served by rail service provision. **Service Vehicles:** The site is served from the west by narrow local and rural roads and from the east via a narrow and skewed railway tunnel which significantly impacts upon safe large vehicle accessibility. **Car:** Despite being close to the local Park and Ride, patrons of the site are likely to drive due to lack of connecting infrastructure; this represents a sustainability constraint for the site. With regards to engineering deliverability of an access, this is feasible for the site, but ongoing travel is significantly affected at the railway bridge and Southampton Road (A36) which are significantly affected by congestion.
Assessment outcome (on balance): Major (significant) adverse effect	
Summary of SA Objective 11 • Access is considered unlikely to be achievable due to the need for expensive engineering and land constraints (rail tunnel widening, footway/cycleway provision in third party land), against a small number of houses. • The site is within close proximity to employment on the southern side of the railway line. However, this is only accessible by an unattractive and potentially insecure byway passing under the railway to the west of the adjacent care home; routes through the Milford Mill Road railway tunnel are not considered appropriate given the lack of footway and lack of opportunity to make such provision due to the narrow structure. • Despite being close to the local Park and Ride, patrons of the site are likely to drive due to lack of connecting infrastructure; this represents a sustainability constraint for the site. • With regards to engineering deliverability of an access, this is feasible for the site, but ongoing travel is significantly affected at the railway bridge and Southampton Road (A36) which are significantly affected by congestion. • Overall, given the issues noted above, it is considered that mitigation of these issues would not be possible/feasible and therefore a major adverse effect is likely against this objective. It is recommended that this site is not considered further in the site selection process.	
SA objective 12 - Encourage a vibrant and diversified economy and provide for long-term sustainable economic growth **Decision-Aiding Questions. Will the development site…**	
1. Support the vitality and viability of town centres (proximity to town centres, built up areas, station hub)?	Salisbury city centre is situated approximately 1km to the west of this site. The site is 2.4km from the train station and the train line forms a barrier to good connectivity with the town centre. This site has some connectivity to the city centre through walking and cycling. Opportunities should be taken to promote sustainable transport as part of development on this site, including enhancing cycling and bus services where possible. The site would therefore be able to provide some support to the city centre, but the extent of these positive effects are likely to be limited due to the size of the site and the barriers to connectivity.
2. Provide a variety of employment land to meet all needs, including those for higher skilled employment uses that are (or can be made)	The site benefits from access to the A36. Southampton Road Retail Park and Principal Employment Area, and Bourne Retail Park are positioned south of the railway line. There is some potential for this site to supply employment land meeting a range of needs in an area where there is a good demand for employment. Due to the size of the site the extent of the needs that it would be able to meet is likely to be limited. The site is less likely to be able to support existing central businesses looking for larger footplates but could support some higher skilled SME demand.

easily accessible by sustainable transport including active travel?	Active travel choices are currently limited and would need to be promoted as a part of any development at this site to support the movement of commuters to and from the site.
3. Contribute to the provision of infrastructure that will help to promote economic growth, including opportunities to maximise the generation and use of renewable energy and low-carbon sources of energy?	This is a small site and the ability of the site in meeting a range of economic needs is limited by this. Any development on this site is likely to be accompanied by associated infrastructure, which could lead to benefits for the local economy, including employment land to the south. There may be opportunities to consider onsite energy generation and for the site to support low carbon sources. To help to increase the use and supply of renewable and low carbon energy and heat from this site, there will need to be a positive strategy for energy from these sources that maximises the potential for suitable development, considers identifying suitable areas for renewable and low carbon energy sources and identifies opportunities for development to draw its energy supply from decentralised, renewable or low carbon energy supply systems and for co-locating potential heat customers and suppliers.
4. Promote a balance between residential and employment development to help reduce travel to work distances?	The small nature of the site is less likely to support a mixed-use development. Development would be able to locate housing or employment land in close proximity to existing employment and residential land. This would help to reduce the need to travel to work, but efforts should be made to enhance linkages around the site and with the city centre through all sustainable modes where possible.
Assessment outcome (on balance): Minor positive effect	
Summary of SA Objective 12 • The site is small and has reasonable connectivity to the city centre. • Benefits from access to A36 and close proximity to existing employment. • Small nature of the site limits the extent of employment needs that it would be able to meet. Furthermore, means that the site is unlikely to support mixed-use development. • Overall, a minor positive effect is likely.	

Site Number and SHELAA ref(s): Site 4 (SHELAA sites S193, S97) **Site name:** Land to the east of Hughendon Manor, Petersfinger **Site size:** 1.33 ha **Site capacity:** approximate range 33 - 46 dwellings **Site description:** A small, narrow greenfield site located between the Salisbury-Southampton railway line and A36. In agricultural use. There are residential properties located to the west of the site and one large, detached property to the east.	
SA objective 1 - Protect and enhance all biodiversity and geological features and avoid irreversible losses **Decision-Aiding Questions. Will the development site…**	
1. Avoid potential adverse impacts of development on local biodiversity and geodiversity?	The site lies on the north side of the A36, close to Petersfinger Farm Meadows County Wildlife Site and Clarendon Grange Meadows County Wildlife Site (CWS) which both comprise neutral grassland in the floodplain. The site currently comprises grassland, possibly grazed pasture with a wide belt of mature trees outside the site along the railway embankment to the north and many other mature trees including along the eastern and southern boundaries. The site has good potential for commuting and foraging bats due to the proximity of the railway and the number of mature trees. A variety of other wildlife may use the site including badgers, reptiles, breeding birds and possibly dormice due to the proximity of the railway. Surveys will be required but none of these are likely to significantly constrain development.

	Protection, maintenance, and enhancement should be provided for habitats such as hedgerows, trees and water features within and along the boundaries of the site alongside other ecologically valuable habitat/features. A minimum of 10% net gain for biodiversity is required within individual sites (as per latest biodiversity metric) and the overall layout and design of this site should ensure that habitat creation provides connectivity to adjacent or nearby habitat areas. Biodiversity net gain (BNG) should focus on buffering and enhancing the north, east and southern boundaries to ensure the mature trees are retained alongside focusing on land nearest the railway as this will help to mitigate the effect of development on this wildlife corridor. Given the sites small size it may be difficult to deliver housing without a net biodiversity loss on site.
2. Protect and enhance designated and non-designated sites, priority species and habitats and protected species?	Mitigation strategy required for River Avon Special Area of Conservation (SAC, Phosphate) and New Forest Special Protection Area (SPA, recreational pressure). Also, the mitigation strategy for Salisbury Plain Special Protection Area needs to be reviewed in light of latest monitoring. The site currently comprises grassland with a wide belt of mature trees outside the site along the railway embankment to the north and many other mature trees including along the eastern and southern boundaries. This site must be surveyed before being allocated due to risk of grassland being priority habitat. The site has good potential for commuting and foraging bats and a variety of other wildlife may use the site including badgers, reptiles, breeding birds and possibly. The site does not present a direct risk to any European sites or Sites of Special Scientific Interest (SSSI). However, development of the site has the potential to increase recreational pressure upon identified protected species, habitats and designated/non-designated biodiversity features in the local area and this must be assessed and mitigated accordingly. Given no protected sites lie within walking distance of the proposed allocation, recreational pressure issues are reduced.
3. Ensure that all new developments protect Local Geological Sites (LGSs) from development?	The development of the site would be unlikely to lead to impacts on designated Local Geological Sites (LGS). There are no LGS within or in close proximity to this site.
4. Aid in the delivery of a network of multifunctional Green Infrastructure?	Green and blue infrastructure (GBI) incorporates a wide range of natural green and blue assets ranging from water courses, rights of way and farmland to woodland, hedgerows, street trees. Embedding GBI into well-designed built development (buildings, streets, neighbourhoods, and strategic connectivity) can help enhance the built and natural environment, facilitate biodiversity net gain, and help communities and wildlife become more resilient to climate change. On site features that could aid the delivery of a strategic network of GBI include, for example: • Links to the wide belt of mature trees outside the site along the railway embankment to the north and many other mature trees including along the eastern and southern boundaries. • Buffer zones could be incorporated into green infrastructure for the site as a whole, as long as habitat connectivity for great crested newts, birds, bats and other small mammals is maintained throughout the wider local landscape. In line with national policy, local plan policy and standard advice from relevant bodies, the development of the site should conserve and enhance green infrastructure and holds the potential to make suitable provision for buffers at recognised water course/green corridors.
Assessment outcome (on balance): Moderate (significant) adverse effect	
Summary of SA Objective 1 • The site currently comprises grassland with a wide belt of mature trees outside the site. • The site has good potential for commuting and foraging bats due to the proximity of the railway and the number of mature trees. • A variety of other wildlife may use the site - surveys will be required but none of these are likely to significantly constrain development. • A minimum of 10% net gain for biodiversity is required within individual sites (as per latest biodiversity metric) and the overall layout and design of this site should ensure that habitat creation provides connectivity to adjacent or nearby habitat areas. Within the site, net biodiversity gain should focus on buffering and enhancing the north, east and southern boundaries to ensure the mature trees are retained. Net gain should be targeted towards the land nearest the railway as this will help to mitigate the effect of development on this wildlife corridor. • Given the sites small size it may be difficult to deliver housing without a net biodiversity loss on site. • Overall, a moderate adverse effect is considered likely against this objective.	

SA objective 2 - Ensure efficient and effective use of land and the use of suitably located previously developed land and buildings Decision-Aiding Questions. Will the development site…	
1. Ensure development maximises the efficient use of land?	It is considered unlikely that development of this site could maximise the efficient use of land, given its location on the edge of Salisbury, extending out into open countryside along the A36.
2. Maximise the reuse of Previously Developed Land?	This is a greenfield site and there are no opportunities to maximise the reuse of PDL.
3. Encourage remediation of contaminated land? If so, would this lead to issues of viability and deliverability?	This site is located on greenfield, agricultural land which appears not to have been developed before - therefore it is unlikely to be contaminated. Based on available evidence, it is considered unlikely that remediation measures would be required in order to facilitate development. If subsequent evidence becomes available which suggests that there may be land contamination, an assessment would be required as part of any future planning application to establish a remediation and mitigation strategy.
4. Result in the permanent loss of the Best and Most Versatile Agricultural land (Grades 1, 2, 3a)?	Evidence shows this greenfield site as Grade 3 agricultural land but there is no differentiation between Grades 3a and 3b. However, development of this small site would lead to a negligible loss of land.
5. Lead to the sterilisation of viable mineral resources? If so, is there potential to extract the mineral resource as part of the development?	The site is not located within a designated Mineral Safeguarding Area. As such, development would be unlikely to lead to the sterilisation of known, potentially viable mineral resources.
6. Support the provision of sustainable waste management facilities and include measures to help reduce the amount of waste generated by development through integrated recycling infrastructure?	This is a small site and there are likely to be less opportunities for incorporating sustainable waste management facilities and integrated recycling infrastructure than for a larger site. The Salisbury Household Recycling Centre is located at Churchfields Industrial Estate which is not in close proximity to this site. The site is not located within, or likely to affect a designated safeguarding zone associated with an active waste management facility, or allocated Waste Site Allocation.
Assessment outcome (on balance): Minor adverse effect	
Summary of SA Objective 2 • Small greenfield site situated between A36 and railway line. • Unlikely that development of this site could maximise the efficient use of land, given its location in such close proximity to two busy transport routes and the lack of any other high-density development.	

• No opportunities to maximise the reuse of PDL. • Significant contamination considered unlikely but further assessment would be required. • Site consists of Grade 3 agricultural land but given the size of the site, loss would be considered negligible. • Not located within a designated Mineral Safeguarding Area. • Overall, a minor adverse effect is considered likely against this objective.	
SA objective 3 - Use and manage water resources in a sustainable manner **Decision-Aiding Questions. Will the development site…**	
1. Protect surface, ground and drinking water quantity/quality?	This site is not covered by any Source Protection Zones or Drinking Water Safeguard Zones. It is covered by a Drinking Water Protected Area. Drinking Water Protected Areas (Surface Water) are, within the Water Framework Directive, where raw water is abstracted from rivers and reservoirs. Raw water needs to be protected to ensure that it is not polluted which could lead to additional purification treatment. To do this water companies and the Environment Agency identify raw water sources that are 'at risk' of deterioration which would result in the need for additional treatment. These zones are areas where the land use is causing pollution of the raw water. Action is targeted in these zones to address pollution so that extra treatment of raw water can be avoided. Therefore, consultation with the Environment Agency would be required to understand determine the likely effects of the development. In line with the provisions of local planning policy and the Water Framework Directive, the development of this site will need to make suitable provision to protect and, where appropriate, improve local surface, ground and potable drinking water quality – this includes ensuring that enough buffer zones are located adjacent to watercourses and ensuring that runoff does not enter these watercourses. Consideration should be given to the inclusion of Sustainable Drainage Systems to control the risk of surface water flooding from impermeable surfaces.
2. Direct development to sites where adequate water supply, foul drainage, sewage treatment facilities and surface water drainage is available?	This site falls within the catchment area supplied by Wessex Water. With regard to water supply, it is likely that Wessex Water would be able to accommodate development of this site without reinforcement to networks. The site is within an area where water abstraction licences will limit ability to provide this site with a potable supply of water, which will require further investigation into the potential for delivering water neutrality. The area covered by Wessex Water has been classed by the Environment Agency as 'seriously water stressed'. Investigations and agreement with Wessex Water's regulators and mitigation measures are likely to be implemented over a long lead in time (~10 years). Significant development in the Salisbury area is likely to trigger the need for new mains and service reservoirs to transport potable water from elsewhere within Wessex Water's network to satisfy demand. It is unlikely that Wessex Water would be able to provide available capacity before 2030. With regard to foul water network capacity, it is likely that Wessex Water would be able to accommodate development of this site without reinforcement to networks.
Assessment outcome (on balance): Moderate (significant) adverse effect	
Summary of SA Objective 3 • The site is covered by a Drinking Water Protected Area which is where raw water is abstracted from rivers and reservoirs. • Development of the site would need to make necessary provision to protect from harm or pollution to any ground, surface or drinking water. • The area covered by Wessex Water has been classed by the Environment Agency as 'seriously water stressed'. Significant new development in Salisbury would require investigations and agreement with Wessex Water's regulators and mitigation measures are likely to take time, and unlikely to deliver capacity before 2030.With regard to water supply, It is likely that Wessex Water would be able to accommodate development of this site without reinforcement to networks. • With regard to foul water network capacity, it is likely that Wessex Water would be able to accommodate development of this site without reinforcement to networks. • Overall, a moderate adverse effect is likely.	
SA objective 4 - Improve air quality and reduce all sources of environmental pollution **Decision-Aiding Questions. Will the development site…**	
1. Minimise and, where possible, improve on unacceptable levels of noise, light pollution, odour, and vibration?	Development of this site will inevitably increase levels of environmental pollution, including noise, light and vibration – both during construction and operational phases. The site is narrow and sandwiched between the A36 and the railway line. Noise impact assessment and mitigation in accordance with BS8233:2014 would be required. It will be challenging to achieve suitable noise levels given that there would be significant noise from two directions. For residential development, a very high level of acoustic design will be needed with buildings acting as noise barriers on north and south boundaries and/or barriers/distancing.

2. Reduce impacts on and work towards improving and locating sensitive development away from areas likely to experience poorer air quality due to high levels of traffic and poor air dispersal?	Salisbury has three Air Quality Management Areas (AQMAs) in respect of the nitrogen dioxide annual mean objective. Exceedances exist on A36, A30 and at several hotspots in the city centre. Significant traffic management measures are needed to remove levels of traffic from the A36 in particular. If site allocations are made in the LPR, CIL/S106 contributions will be required to enable the council to take actions to enable the revocation of the AQMAs. There is a risk of creating exposure to poor air quality due to the proximity of the site to the A36. An air quality assessment will be required showing likely cumulative effects of this development on relevant receptors in the three AQMAs and those within the development adjacent to the A36.
3. Lie within a consultation risk zone for a major hazard site or hazardous installation?	This site does not lie within a consultation risk zone for a major hazard site or hazardous installation.
Assessment outcome (on balance): Moderate (significant) adverse effect	
Summary of SA Objective 4 • The site is narrow and sandwiched between the A36 and the railway line. • It will be challenging to achieve suitable noise levels for residential development given that there would be significant noise from two directions. Employment uses may be more readily accommodated. • A very high level of acoustic design for residential development would be needed with buildings acting as noise barriers on north and south boundaries and/or barriers/distancing. • There is a risk of creating exposure to poor air quality due to proximity of the A36. An air quality assessment will be required showing likely cumulative effects of this development on relevant receptors in the three AQMAs and those within the development adjacent to the A36. • Overall, given the location of this site in proximity to air pollution sources on the A36 and that it will be challenging to achieve suitable noise levels for residential development (potentially less so for non-residential development), a moderate adverse effect is considered likely against this objective.	
SA objective 5 - Minimise our impacts on climate change (mitigation) and reduce our vulnerability to future climate change effects (adaptation) **Decision-Aiding Questions. Will the development site…**	
1. Maximise the creation and utilisation of renewable energy opportunities, including low carbon community infrastructure such as district heating?	As this is a small site, it is thought that far fewer emissions would be produced during the construction and occupation of the site. Mitigation measures can still be applied within this objective and across the whole framework to reduce emissions. Some examples include building energy efficient buildings, generating on site renewable energy and delivering sustainable transport. It would be possible for a development of this scale to include renewable energy generation; however, this would mainly be within buildings rather than areas of open space. Low carbon community infrastructure such as district heating could also be incorporated. There is no existing district heating network for this site to link into. To help to increase the use and supply of renewable and low carbon energy and heat from this site, there will need to be a positive strategy for energy from these sources from developers, that maximises the potential for suitable development, considers identifying suitable areas for renewable and low carbon energy sources and identifies opportunities for development to draw its energy supply from decentralised, renewable or low carbon energy supply systems and for co-locating potential heat customers and suppliers.
2. Be located within Flood Zones 2 or 3? If so, are there alternative sites in the area within Flood Zone 1 that can be allocated in preference to	The whole site is in Flood Zone 1. This means that each year, this land has less than 0.1% chance of flooding from rivers or the sea. The closest watercourse to the site is the River Avon which runs in a west-east direction, approximately 400 m to the south of the site.

developing land in Flood Zones 2 or 3?	
3. Minimise vulnerability to surface water flooding and other sources of flooding, without increasing flood risk elsewhere?	The site is not considered vulnerable to surface water flooding. There is a low risk to 100% of the site associated with groundwater levels that are between 0.5 and 5 m below the ground surface. Groundwater levels could impact infiltration techniques, drainage, construction activities and flood risk, therefore site-specific groundwater investigations will be required. Cumulative impacts have been scored low. The site will require a Flood Risk Assessment to ensure there is no flood risk to site and that development of this site won't exacerbate Flood Risk elsewhere.
4. Promote and deliver resilient development that is capable of adapting to the predicted effects of climate change, including increasing temperatures and rainfall, through design e.g. rainwater harvesting, Sustainable Drainage Systems, permeable paving etc?	Plans for developing this site should take a proactive approach to mitigating and adapting to climate change, considering the long-term implications for flood risk, water supply, biodiversity and landscapes, and the risk of overheating from rising temperatures. It is considered that any future development of this site could incorporate appropriate measures to adapt to the predicted future impacts of climate change. The location, layout and design of any new development should be planned to avoid increased vulnerability to the range of impacts predicted to arise from climate change, including flood risk, water supply and changes to biodiversity and landscape. This site is located more than 1km from the town centre, which could inhibit active travel to the town centre and ease of access to public transport. It is anticipated that Wiltshire will experience hotter summers, milder winters, increased periods without rain, increased intensity in rainfall and more extreme weather events. Development would need to include adaptation measures such as designing to prevent overheating, heat resistant landscaping, more resilient foundations, drought resistant planting and for generally more resilient buildings and spaces (general design and robust materials). As this is a small site, there may not be much provision for large areas of open space, however there will be less greenfield land lost. Enough land would need to be set aside for robust surface water management, to include comprehensive surface water drainage measures (including SuDS) that result in run-off rates equalling or bettering current greenfield infiltration rates. However, some commonly used sustainable drainage techniques will not be able to be used across some of the site due to high groundwater levels.
Assessment outcome (on balance): Minor adverse effect	
Summary of SA Objective 5 • The whole of this site is in Flood Zone 1. • Flood risk could be exacerbated by climate change. Although development could avoid risk, it may worsen the risk elsewhere. • There is a low risk associated with high groundwater level across the entire site. Groundwater investigations would be required to ensure the risk could be mitigated. • It would be possible for a development of this scale to include renewable energy generation, both within buildings and in areas of open space, and it is considered that any future development could incorporate appropriate measures to adapt to the predicted future impacts of climate change. • Although the size of this site may not lend itself to large amounts of renewable energy opportunity, it also has the potential to produce significantly less greenhouse gas emissions than a larger site. These emissions could be reduced through the design and layout of the site, by ensuring high levels of energy efficiency in all new buildings to reduce energy use, through mixed-use development that can reduce the need to travel and by ensuring as much choice and access as possible to efficient and reliable sustainable modes of transport. • Overall, this is a smaller site which should produce fewer emissions than a larger one. It is thought that there are opportunities to support resilient development, which supplies energy efficient buildings and provides investment in renewable energy. However, given that there is a risk associated with high groundwater levels and pluvial flood risk, a minor adverse effect is likely.	
SA objective 6 - Increase the proportion of energy generated by renewable and low carbon sources of energy **Decision-Aiding Questions. Will the development site…**	
1. Support the development of renewable and low carbon sources of energy?	As this is a small site, there may be less open space available for opportunities to support energy generation from renewable and low carbon sources. There may still be opportunities for renewable energy generation on a smaller scale, for example, solar panels on roofs. To help to increase the use and supply of renewable and low carbon energy and heat from this site, there will need to be a positive strategy for energy from these sources from developers, that: • maximises the potential for suitable development. • considers identifying suitable areas and options for renewable and low carbon energy sources; and

	• identifies opportunities for development to draw its energy supply from decentralised, renewable, or low carbon energy supply systems and for co-locating potential heat customers and suppliers.
2. Be capable of connecting to the local Grid without the need for further investment?	The electricity infrastructure is constrained across much of Wiltshire. The Grid Supply Points in Wiltshire, located in Minety and Melksham are both constrained. The Bulk Supply Points across Wiltshire are also constrained. Due to the uptake of low carbon technology, and the move towards net zero, the Climate Change Committee have estimated that energy demand could almost treble by 2050. This increased pressure on the system is something SSEN, as Distribution Systems Operator, is working on to manage new system capacity. Solutions may include flexible connections, renewable energy, and further investment to reinforce the current infrastructure. Early engagement with SSEN may be required to discuss connections issues and new solutions may be required. As this is a smaller site, there would be less demand on the current infrastructure. According to SSEN's generation availability map, the substation in Salisbury is constrained, so could potentially struggle to cope with additional energy generation connections to the grid without reinforcement work, if the site were to produce its own energy. According to SSEN's Network Capacity (demand) Map, the substations in Salisbury are also constrained, therefore could potentially struggle to withstand further significant demand. Further conversation with SSEN would be required to ensure connectivity to the grid. It is not known how the site will be brought forward - if the site was able to support its own renewable energy, then the site would be less likely to depend on the grid, however it is considered that this site may struggle to allocate much open space for renewables.
3. Create economic and employment opportunities in sustainable green technologies?	It is considered that a site of this size would enable less economic and employment opportunities in sustainable green technologies. There may be parts of the site that could be suitable for renewable and low carbon energy sources and supporting infrastructure however it is thought that most of the site will be used for development to improve viability. With less renewable energy generation on site there are fewer possibilities for development to draw its energy supply from decentralised, renewable or low carbon energy supply systems onsite and for co-locating potential heat customers and suppliers. However, being a smaller site, there will be a lower energy demand.
4. Deliver high-quality development that maximises the use of sustainable construction materials?	It is considered that development of this site would be able to deliver a high-quality development that makes maximum use of sustainable construction materials throughout the development.
5. Deliver energy efficient development that exceeds the minimum requirements set by Building Regulations?	It is considered that development of this site would be able to deliver an energy efficient development that exceeds minimum requirements set by Building Regs. New development should also consider incorporating EV charging points into site design and also into individual dwelling design, where possible. However, this will need to be factored into the increased demand the site will have on the existing infrastructure.
Assessment outcome (on balance): Neutral effect	
Summary of SA Objective 6 • It is thought that a site of this size would not support large-scale renewable energy generation or create economic and employment opportunities in sustainable green technologies as there is limited space available. It would still be possible to generate renewable energy on a smaller scale. • There will need to be a positive strategy for energy from renewable sources from developers and there are parts of the site that could be suitable for renewable and low carbon energy sources and supporting infrastructure. • New developments should consider incorporating EV charging points, which will encourage the use of more sustainable modes of transport but will increase the energy demand of the site. • As this is a smaller site, energy demand will be less. However, it is thought that there may be less opportunity for large-scale renewable energy production, so the site will likely still depend on the existing grid. • It is thought that the current energy infrastructure would be under pressure with the increased demand of this site however further evidence is required to confirm this.	

• Overall, given that this is a smaller site, energy demand will be less than that of a larger site. However, the infrastructure is under pressure and there may be less opportunity for large-scale renewable energy opportunities. Nevertheless, there may still be opportunities for small scale renewable energy generation, therefore a neutral effect is considered likely against this objective	
SA objective 7 - Protect, maintain and enhance the historic environment **Decision-Aiding Questions. Will the development site…**	
1. Conserve and enhance World Heritage Sites, Scheduled Monuments, Listed Buildings, the character and appearance of Conservation Areas, Historic Parks & Gardens, sites of archaeological interest and, where appropriate, undesignated heritage assets and their settings?	There are no designated assets affected, however development may have an impact on non-designated Lime Trees (formerly Ashley Hill House), a house that dates from mid-19th century. Site appears to have been an orchard area, possibly associated with house. Mitigation of impact likely to be possible via good design and possible buffer. However, this may reduce capacity of site. There is no evidence of archaeological features on the site, however it is within 100m buffer of Bronze age pottery fragment findspot to the west (medium/low value) and possible Saxon parish boundary and Iron Pottery sherd findspot (both low value). Following further investigation, mitigation strategy could include preservation by record where preservation in situ is not required. The historic Landscape of the site is not considered to be highly sensitive. Therefore, no mitigation strategy identified at this stage.
2. Maintain and enhance the character and distinctiveness of settlements through high-quality and appropriate design, taking into account, where necessary, the management objectives of Conservation Areas?	The site does not impact on any designated heritage asset (listed buildings, conservation areas, etc.). Mitigation of impact likely to be possible via good design and possible buffer. However, any development should be well designed to maintain and enhance the character and distinctiveness of the area.
Assessment outcome (on balance): Neutral effect	
Summary of SA Objective 7 • The site does not impact on any designated heritage asset (listed buildings, conservation areas, etc.). Mitigation of impact likely to be possible via good design and possible buffer. • The potential for significant adverse archaeological effects is low. • The potential for significant adverse historic landscape effects is very low. • Overall, a neutral effect is considered likely against this objective.	
SA objective 8 - Conserve and enhance the character and quality of rural and urban landscapes, maintaining and strengthening local distinctiveness and sense of place. **Decision-Aiding Questions. Will the development site…**	
1. Minimise impact on and, where appropriate, conserve and enhance nationally designated	The Cranborne Chase AONB is approximately 3km to the southwest of the site and the New Forest National Park is approximately 9km to the southeast. Significant impacts on nationally designated landscapes from development are not anticipated.

landscapes e.g. National Parks and AONBs and their settings?	
2. Minimise impact on, and enhance, locally valued landscapes through high-quality, inclusive design of buildings and the public realm?	The site lies to the east of Salisbury, at Petersfinger along the A36. It is on low-lying landform at the base of the River Avon valley slopes that rise to the north to Ashley Hill. The site comprises of small fields encompassed by mature trees. It is bound to the south by the A36, with a close-board fence and mature tree boundary. The railway line with mature tree belt forms the north boundary. Residential properties with mixed boundaries are to the east and west of the site. It is an enclosed site and the tree boundaries provide a sense of separation from nearby settlement. The site is within an undesignated landscape. The trees within the site contribute to the distinctive wooded slopes that rise from the River Avon valley to the east of Salisbury. It is an indistinctive site with limited sense of place. The landscape is in generally moderate condition. Overall, it is considered that the site is of generally medium to low landscape sensitivity to development with higher sensitivity attributed to the woodland vegetation. The site has generally medium to high capacity to accommodate development. **Potential for significant adverse effects include the following:** • Potential for development to alter the rural, dispersed settlement pattern. • Potential loss of hedgerows and trees that form part of the wooded valley landscape. **Scope for mitigation includes the following:** • Avoid high density and tall development that would not be in keeping with the rural settlement pattern and would break the wooded skyline. • Retain and enhance hedgerows and trees as part of a mature landscape framework as part of an integrated settlement edge within the wooded landscape.
3. Protect and enhance rights of way, public open space and common land?	There is no public open space or common land within this site and no public rights of way pass through the site.
Assessment outcome (on balance): Minor adverse effect	
Summary of SA Objective 8 • The Cranborne Chase AONB is approx. 3km to the southwest of the site and the New Forest National Park is approximately 9km to the southeast. • The site comprises of small fields encompassed by mature trees. The site is within an undesignated landscape. • It is an indistinctive site with limited sense of place. The landscape is in generally moderate condition. • It is considered that the site is of generally medium to low landscape sensitivity to housing development with higher sensitivity attributed to the woodland vegetation. The site has generally medium to high capacity to accommodate development. • Overall, a minor adverse effect is considered likely against this objective.	
SA objective 9 - Provide everyone with the opportunity to live in good quality, affordable housing, and ensure an appropriate mix of dwelling sizes, types and tenures **Decision-Aiding Questions. Will the development site…**	
1. Provide an appropriate supply of affordable housing?	The record of delivery of homes in the city has been exceeding delivery expectations in more recent years, although overall delivery of housing at Salisbury has been below WCS planned rates. Affordable housing delivery has struggled to achieve target rates of 40%. The development range for this site suggests that it has potential to deliver a small number of affordable homes which would contribute, either alone or in combination with other sites, to the delivery of affordable housing at Salisbury. However, it is noted that the entire site appears to be on a slope steeper than 1:20 gradient, rising from the Southampton Road to the railway embankment. As a result, this site would be unlikely to achieve housing delivery to deliver affordable housing.
2. Support the provision of a range of house types and sizes to meet	The entire site appears to be on a slope steeper than 1:20 gradient, rising from the Southampton Road to the railway embankment. As a result, this site would be unlikely to achieve a level of housing delivery that could sufficiently meet needs for a wide range of housing needs.

the needs of all sectors of the community?	
Assessment outcome (on balance): Neutral effect	
Summary of SA Objective 9 • This site may be unlikely to supply any homes due to steep topography and as such, it is unlikely that any affordable homes or a range of homes to meet needs for different house types and sizes would be delivered. • Overall, a neutral effect is likely for Objective 9.	
SA objective 10 - Reduce poverty and deprivation and promote more inclusive communities with better services and facilities **Decision-Aiding Questions. Will the development site…**	
1. Maximise opportunities for affordable homes and job creation within the most deprived areas?	The Indices of Multiple Deprivation (IMD) 2019 identify this site as being situated in a less deprived area and therefore development would not have significant benefits for more deprived areas. Due to the topography of the site, it is unlikely that this site would support any homes and therefore would not have associated social benefits.
2. Be accessible to educational, health, amenity greenspace, community and town centre facilities which are able to cope with the additional demand?	Salisbury city centre is situated approximately 1.7km to the north-west of this site. This site has some connectivity through sustainable transport modes. Opportunities should be taken to promote sustainable transport as part of development on this site, including enhancing cycling and bus services where possible. A site of this size is less likely to support onsite amenity greenspace, but opportunities to create linkages to existing GI assets offsite, including Petersfinger Farm Meadows CWS and Clarendon Grange Meadows CWS, or create ones within the development should be taken to ensure social benefits, such as improved health and wellbeing associated with these spaces. Development at this site could generate the need for 4-6 early years places, 10-14 primary school places and 7-10 additional secondary places. An existing surplus of early years places in south-east Salisbury could meet needs arising from this site, financial contributions would be required towards expansion of current provision if the existing surplus of places wasn't sufficient. There is a surplus of places at St Martin's Primary School, which could accommodate needs arising from this site. The school's site is large enough to facilitate an expansion if this was necessary, financial contributions would also be required. In meeting secondary level needs, the site is within the Laverstock campus school's catchment. There is concern whether this site would be able to support an expansion. Financial contribution could be sought to provide additional places at Sarum Academy along with the provision of a safe walking route from the site to the school campus would be required. This site has some accessibility to existing healthcare provision and is positioned approx. 1.7km from Three Chequers Medical Practice. GP provision in Salisbury was forecast as being subject to a positive capacity gap by 2026, however the closure of one branch surgery in 2020 to relocate services has led to issues. Negative premises capacity gaps are therefore apparent within the primary care network. There is a planned extension to the hospital. Expanded services are to be offered by Porton and Winterslow branch surgeries following this the closure of the Wilton branch. As a result, while there may be some negative effects on the capacity of individual surgeries, the location of development is not considered to affect the delivery of health services in the city. Financial contributions are to be sought through development to ensure new residents have access to healthcare facilities, resulting in negative impacts on health provision.
3. Promote/create public spaces and community facilities that support public health, civic, cultural, recreational and community functions?	The small scale of this site suggests that development would be less capable of delivering formal and informal public space and community uses onsite. Financial contributions towards the expansion and improvement of existing local community facilities should be sought where appropriate. When taking account of the topography of the site it is considered unlikely that this site would be able to support any community building and it's location is likely to be a constraint in bringing forward public space.

4. Reduce the adverse impacts associated with rural isolation, including through access to affordable local services for those living in rural areas without access to a car?	Development of this site in Salisbury would be unlikely to make much of a contribution to the reduction of rural social isolation. Social benefits through the delivery of new affordable housing and community facilities are unlikely to be apparent due to the topographical constraints of the site.
Assessment outcome (on balance): Neutral effect	
Summary of SA Objective 10 • Development at this site would not be within a more deprived area which may have greater social and economic benefits. • This site would be unlikely to supply any homes due to the topography of the site. • It has some accessibility to the city centre and opportunities to enhance sustainable transport opportunities may exist. • Unlikely to be able to deliver onsite amenity greenspace. • Early years, primary and secondary schooling provision could be met by surplus in existing facilities and if additional places were required financial contributions could be sought for offsite provision. Accessibility issues in relation to secondary provision would need to be overcome, in addition. • There is some accessibility to existing health provision, but connectivity should be improved where possible. Financial contributions to increase capacity of existing GP surgeries would be required. • Overall, a neutral effect is likely.	
SA objective 11 - Reduce the need to travel and promote more sustainable transport choices **Decision-Aiding Questions. Will the development site…**	
1. Promote mixed-use developments, in accessible locations, that reduce the need to travel and reduce reliance on the private car?	A mixed-use development on this site is not likely given its size. **<u>Accessibility by Mode</u>** Sites 4 and 5 are directly comparable with one another and hence many of the modal comments are the same across both sites. Site 4 is served by the A36 which forms part of the Strategic Road Network, managed by National Highways. Any access delivery on this road would therefore need to accord with Design Manual for Roads and Bridges and directly reflect upon the very traffic flows along the main carriageway. Such design requirements (which Wiltshire Local Highway Authority fully support) would not be cost effective for the number of dwellings proposed.
2. Provide suitable access and not significantly exacerbate issues of local transport capacity?	In order to accommodate the heavy A36 through traffic and facilitate right turners out of sites 4 and 5, a large roundabout or signalised junction would be required to accommodate both queue capacity and/or facilitate gap acceptance for right turning. Such a junction would need to conform to high design standards and would prove very costly and significantly impact upon the economic viability of the site. **<u>Local Constraints</u>** Very heavy congestion and flows on the A36. Inadequate and unattractive walking and cycling infrastructure. No public transport provisions. **<u>Site Specific Mitigation</u>**

	No local mitigation is deemed cost effective for the number of dwellings proposed (sites 4 and 5 combined). **<u>Necessary Strategic Mitigation</u>** Contribution to Salisbury Transport Strategy.
3. Make efficient use of existing transport infrastructure and promote investment in sustainable transport options, including Active Travel?	This site has inadequate and unattractive walking and cycling infrastructure and no public transport provisions. **Pedestrian/Cycle:** There exists a continuous footway on the nearside of the road, however the heavy traffic flows result in this route being highly unattractive, especially where the footway narrows below 2m. There is no cycleway infrastructure and cyclists would be advised to use the A36 carriageway, especially on the approach to a dualled section. **Bus:** Bus stops are in evidence on Google Maps, however infrastructure is not shown on the ground. The delivery of sufficient bus stops would also be considered difficult, as the provision of in-line bays (within carriageway) would add to already significant congestion and thus environmental factors and off-line bays (within lay-by's) would prejudice journey time reliability. Irrespective of potential frequency of buses into Salisbury, the delivery of necessary infrastructure is significantly compromised and may not be considered financially viable against likely patronage from the combined sites of 4 and 5. **Rail:** The Rail Station is more than 3.5km from site and thus greater than a maximum walking commute. Between the site and the Rail Station is the A36 which is considered unattractive and possibly dangerous to cycle along and there is also a lack of local bus service provision. The Rail Station is therefore considered inaccessible by any mode other than the car and hence the likelihood of increasing rail patronage is considered highly unlikely. **Service Vehicles:** Service vehicle access to and from the A36 for the proposed number of houses is considered unlikely. **Car:** In order to accommodate the heavy A36 through traffic and facilitate right turners out of sites 4 and 5, a large roundabout or signalised junction would be required to accommodate both queue capacity and/or facilitate gap acceptance for right turning. Such a junction would need to conform to high design standards and would prove very costly and significantly impact upon the economic viability of the site.
Assessment outcome (on balance): Major (significant) adverse effect	
Summary of SA Objective 11 • Site 4 is served by the A36 which forms part of the Strategic Road Network, managed by National Highways. Any access delivery on this road would therefore need to accord with Design Manual for Roads and Bridges and directly reflect upon the very traffic flows along the main carriageway. Such design requirements (which Wiltshire Local Highway Authority fully support) would not be cost effective for the number of dwellings proposed. • In order to accommodate the heavy A36 through traffic and facilitate right turners out of sites 4 and 5, a large roundabout or signalised junction would be required to accommodate both queue capacity and/or facilitate gap acceptance for right turning. Such a junction would need to conform to high design standards and would prove very costly and significantly impact upon the economic viability of the site. • No local mitigation is deemed cost effective for the number of dwellings proposed • Overall, given the issues noted above, a major adverse effect is considered likely against this objective with mitigation unlikely to be achieved. It is recommended that this site is not considered further in the site selection process.	
SA objective 12 - Encourage a vibrant and diversified economy and provide for long-term sustainable economic growth	

Decision-Aiding Questions. Will the development site…	
1. Support the vitality and viability of town centres (proximity to town centres, built up areas, station hub)?	Salisbury city centre is situated approximately 1.7km to the north-west of this site. The site is 3km from the train station. This site has some connectivity through sustainable transport modes. Opportunities should be taken to promote sustainable transport as part of development on this site, including enhancing cycling and bus services where possible. The site is likely to be able to provide some support to the city centre, but the extent of these positive effects are likely to be limited due to the size of the site.
2. Provide a variety of employment land to meet all needs, including those for higher skilled employment uses that are (or can be made) easily accessible by sustainable transport including active travel?	Southampton Road Retail Park and Principal Employment Area, and Bourne Retail Park are situated approx. 0.4 km from the site to the west. The site benefits from access to the A36, but is small in size. It is unclear if the site would be able to support development for employment or housing due to topographical constraints, further limiting the economic needs that could be met by this site. If a suitable developable area were identified the site could meet some small scale demands, including that for SME businesses or flexible floor space. A residential development is likely to be able to provide some support for existing employment land due to its location. Active travel choices are currently limited and would need to be promoted as a part of any development at this site to support the movement of commuters to and from the site.
3. Contribute to the provision of infrastructure that will help to promote economic growth, including opportunities to maximise the generation and use of renewable energy and low-carbon sources of energy?	This is a small site and the ability of the site in meeting a range of economic needs is constrained by this. The topography of the site is likely to limit the form and scale of development that could be achieved here, further restricting the ability of the site to meet economic needs. However, any development on this site is likely to be accompanied by associated infrastructure, which could lead to benefits for the local economy, including employment land to the west. There may be opportunities to consider onsite energy generation and for the site to support low carbon sources. To help to increase the use and supply of renewable and low carbon energy and heat from this site, there will need to be a positive strategy for energy from these sources that maximises the potential for suitable development, considers identifying suitable areas for renewable and low carbon energy sources and identifies opportunities for development to draw its energy supply from decentralised, renewable or low carbon energy supply systems and for co-locating potential heat customers and suppliers.
4. Promote a balance between residential and employment development to help reduce travel to work distances?	The small nature of the site is less likely to support a mixed-use development. Development would be able to locate housing or employment land in close proximity to existing employment land. This would help to reduce the need to travel to work, but efforts should be made to enhance linkages with the Principal Employment Area the city centre through all sustainable modes where possible.
Assessment outcome (on balance): Neutral effect	
Summary of SA Objective 12 • The site is small and has reasonable connectivity to the city centre. • Benefits from access to A36 and close proximity to existing employment. • Small nature of the site limits the extent of employment needs that it would be able to meet and means that the site is unlikely to support mixed-use development. • The topography of the site suggests that it would be unsuitable for housing or employment development. • Overall, a neutral effect is likely.	

Site Number and SHELAA ref(s): Site 5 (SHELAA site S189) **Site name:** Land east of The Dormers, Petersfinger **Site size:** 1.60 ha **Site capacity:** approximate range 40 - 56 dwellings **Site description:** A small site adjacent to the A36 with open countryside to the south. Part of the site is previously developed and used primarily for storage of vehicles. The greenfield part of the site is not in agricultural use.	
SA objective 1 - Protect and enhance all biodiversity and geological features and avoid irreversible losses **Decision-Aiding Questions. Will the development site…**	
1. Avoid potential adverse impacts of development on local biodiversity and geodiversity?	The site currently comprises grassland, brownfield land and two priority habitat types, lowland fen and wet woodland, which have been subject to tipping in recent years, possibly for land raising purposes. The habitat on this site is severely degraded by recent unauthorised tipping and inappropriate management. The site should be surveyed before being allocated to confirm the extent and value of current biodiversity habitats present, assess how realistic it would be to try to retain them and determine how to apply the biodiversity metric to the site. A variety of wildlife may use the site including reptiles, breeding birds and bats. A modest buffer of 5m of native planting should be applied to the southern boundary of the site and secured by condition. Protection, maintenance, and enhancement should be provided for habitats such as hedgerows, trees and water features within and along the boundaries of the site alongside other ecologically valuable habitat/features. A minimum of 10% net gain for biodiversity is required within individual sites (as per latest biodiversity metric) and the overall layout and design of this site should ensure that habitat creation provides connectivity to adjacent or nearby habitat areas.
2. Protect and enhance designated and non-designated sites, priority species and habitats and protected species?	Mitigation strategy required for River Avon Special Area of Conservation (SAC, Phosphate) and New Forest Special Protection Area (SPA, recreational pressure). Also, the mitigation strategy for Salisbury Plain SPA needs to be reviewed in light of latest monitoring. The site lies adjacent to Petersfinger Farm Meadows County Wildlife Site and close to Clarendon Grange Meadows County Wildlife Site (CWS) which both comprise neutral grassland in the floodplain. Two priority habitat types, lowland fen and wet woodland occur on site which have been subject to tipping in recent years. Baseline biodiversity units will be high for lowland fen and woodland and the pond / wetland. A variety of wildlife may use the site including reptiles, breeding birds, water voles and bats. Surveys will be required. The site does not present a direct risk to any European sites or Sites of Special Scientific Interest (SSSI). However, development of the site has the potential to increase recreational pressure upon identified protected species, habitats, and designated/non-designated biodiversity features in the local area and this must be assessed and mitigated accordingly. Given no protected sites have public access nearby, recreational pressure may be reduced.
3. Ensure that all new developments protect Local Geological Sites (LGSs) from development?	The development of the site would be unlikely to lead to impacts on designated Local Geological Sites (LGS). There are no LGS within or in close proximity to this site.

4. Aid in the delivery of a network of multifunctional Green Infrastructure?	Green and blue infrastructure (GBI) incorporates a wide range of natural green and blue assets ranging from water courses, rights of way and farmland to woodland, hedgerows, street trees. Embedding GBI into well-designed built development (buildings, streets, neighbourhoods, and strategic connectivity) can help enhance the built and natural environment, facilitate biodiversity net gain, and help communities and wildlife become more resilient to climate change. On site features that could aid the delivery of a strategic network of GBI include, for example: • Buffer zones could be incorporated into green infrastructure for the site as a whole, as long as habitat connectivity for great crested newts, birds, bats and other small mammals is maintained throughout the wider local landscape. • Large pond / wetland, lowland fen, and wet woodland priority habitat In line with national policy, local plan policy and standard advice from relevant bodies, the development of the site should conserve and enhance green infrastructure and holds the potential to make suitable provision for buffers at recognised water course/green corridors.
Assessment outcome (on balance): Moderate (significant) adverse effect	
Summary of SA Objective 1 • The site currently comprises grassland, brownfield land and two priority habitat types, lowland fen and wet woodland, which have been subject to tipping in recent years. • A variety of wildlife may use the site including reptiles, breeding birds and bats. Surveys will be required. • It should be assumed that both mitigation and biodiversity net gain will need to be secured off-site. • Overall, a moderate adverse effect is considered likely against this objective.	
SA objective 2 - Ensure efficient and effective use of land and the use of suitably located previously developed land and buildings **Decision-Aiding Questions. Will the development site…**	
1. Ensure development maximises the efficient use of land?	Given the site's location separate from the Salisbury urban area in an area of open countryside, it is not considered that density of development could be maximised here.
2. Maximise the reuse of Previously Developed Land?	This small site is partly greenfield and partly PDL with a large area of hardstanding used mainly for vehicle and other storage. It may be possible to locate any new development on this PDL to maximise opportunities for efficient use of land.
3. Encourage remediation of contaminated land? If so, would this lead to issues of viability and deliverability?	Given that part of this site is PDL with a large area of hardstanding used mainly for vehicle and other storage, it is possible that some contamination may exist. There is also an ex chemical works shown as being on this site. Although low risk, impacts would need to be assessed and mitigated against as necessary. Further assessment is required.
4. Result in the permanent loss of the Best and Most Versatile Agricultural land (Grades 1, 2, 3a)?	The greenfield part of this site is very small. Any loss of BMV agricultural land would be negligible.
5. Lead to the sterilisation of viable mineral resources? If so, is there potential to extract the mineral resource as part of the development?	The site is located within a Mineral Safeguarding Area (Sand and Gravel Salisbury Avon). The potential impact is likely to be negligible as this is a very small site. Development is likely to result in some sterilisation of the potential resource, but constraints could be overcome through mitigation (such as extraction of mineral prior to development).

6. Support the provision of sustainable waste management facilities and include measures to help reduce the amount of waste generated by development through integrated recycling infrastructure?	This is a small site and there are likely to be less opportunities for incorporating sustainable waste management facilities and integrated recycling infrastructure than for a larger site. The Salisbury Household Recycling Centre is located at Churchfields Industrial Estate which is not in close proximity to this site. The site is not located within, or likely to affect a designated safeguarding zone associated with an active waste management facility, or allocated Waste Site Allocation.
Assessment outcome (on balance): Neutral effect	
Summary of SA Objective 2 • Small site, much of which is PDL, so development could maximise the use of PDL. • The greenfield part of this site is very small – any loss of BMV agricultural land would be negligible. • Unlikely that development of this site could maximise the efficient use of land, given its location away from Salisbury urban area in open countryside. • Given that the large area of hardstanding is used for vehicle and other storage, it is possible that some contamination may exist. Further assessment would be required. • Site is located within a designated Mineral Safeguarding Area, but potential impact would be negligible. • Overall, a neutral effect is considered likely against this objective.	
SA objective 3 - Use and manage water resources in a sustainable manner **Decision-Aiding Questions. Will the development site…**	
1. Protect surface, ground and drinking water quantity/quality?	This site is not covered by any Source Protection Zones or Drinking Water Safeguard Zones. It is covered by a Drinking Water Protected Area. Drinking Water Protected Areas (Surface Water) are, within the Water Framework Directive, where raw water is abstracted from rivers and reservoirs. Raw water needs to be protected to ensure that it is not polluted which could lead to additional purification treatment. To do this water companies and the Environment Agency identify raw water sources that are 'at risk' of deterioration which would result in the need for additional treatment. These zones are areas where the land use is causing pollution of the raw water. Action is targeted in these zones to address pollution so that extra treatment of raw water can be avoided. Therefore, some consultation with the Environment Agency may still be required. In line with the provisions of local planning policy and the Water Framework Directive, the development of this site will need to make suitable provision to protect and, where appropriate, improve local surface, ground, and potable drinking water quality – this includes ensuring that enough buffer zones are located adjacent to watercourses and ensuring that runoff does not enter these watercourses. Consideration should be given to the inclusion of Sustainable Drainage Systems to control the risk of surface water flooding from impermeable surfaces.
2. Direct development to sites where adequate water supply, foul drainage, sewage treatment facilities and surface water drainage is available?	This site falls within the catchment area supplied by Wessex Water. With regard to water supply, it is likely that Wessex Water would be able to accommodate development of this site without reinforcement to networks. The site is within an area where water abstraction licences will limit ability to provide this site with a potable supply of water, which will require further investigation into the potential for delivering water neutrality. The area covered by Wessex Water has been classed by the Environment Agency as 'seriously water stressed'. Investigations and agreement with Wessex Water's regulators and mitigation measures are likely to be implemented over a long lead in time (~10 years). Significant development in the Salisbury area is likely to trigger the need for new mains and service reservoirs to transport potable water from elsewhere within Wessex Water's network to satisfy demand. It is unlikely that Wessex Water would be able to provide available capacity before 2030. With regard to foul water network capacity, it is likely that Wessex Water would be able to accommodate development of this site without reinforcement to networks.
Assessment outcome (on balance): Moderate (significant) adverse effect	
Summary of SA Objective 3 • The site is covered by a Drinking Water Protected Area which are where raw water is abstracted from rivers and reservoirs.	

• Development of the site would need to make necessary provision to protect from harm or pollution to any ground, surface or drinking water. • The area covered by Wessex Water has been classed by the Environment Agency as 'seriously water stressed'. Significant new development in Salisbury would require investigations and agreement with Wessex Water's regulators and mitigation measures are likely to take time, and unlikely to deliver capacity before 2030. • With regard to water supply, it is likely that Wessex Water would be able to accommodate development of this site without reinforcement to networks. • Minor water and significant wastewater infrastructure crosses the site. • With regard to foul water network capacity, it is likely that Wessex Water would be able to accommodate development of this site without reinforcement to networks. • Overall, a moderate adverse effect is likely.	
SA objective 4 - Improve air quality and reduce all sources of environmental pollution **Decision-Aiding Questions. Will the development site…**	
1. Minimise and, where possible, improve on unacceptable levels of noise, light pollution, odour, and vibration?	Development of this site will inevitably increase levels of environmental pollution, including noise, light and vibration – both during construction and operational phases. Noise impacts from the adjacent A36 and railway line will need to be assessed. For suitable noise environments for residential to be created the site would either need very high levels of acoustic design and/or some of the site used for mitigation.
2. Reduce impacts on and work towards improving and locating sensitive development away from areas likely to experience poorer air quality due to high levels of traffic and poor air dispersal?	Salisbury has three Air Quality Management Areas (AQMAs) in respect of the nitrogen dioxide annual mean objective. Exceedances exist on A36, A30 and at several hotspots in the city centre. Significant traffic management measures are needed to remove levels of traffic from the A36 in particular. If site allocations are made in the LPR, CIL/S106 contributions will be required to enable the council to take actions to enable the revocation of the AQMAs. There is a risk of creating exposure to poor air quality due to the proximity of the site to the A36. An air quality assessment will be required showing likely cumulative effects of this development on relevant receptors in the three AQMAs and those within the development adjacent to the A36.
3. Lie within a consultation risk zone for a major hazard site or hazardous installation?	This site does not lie within a consultation risk zone for a major hazard site or hazardous installation.
Assessment outcome (on balance): Moderate (significant) adverse effect	
Summary of SA Objective 4 • Noise from the A36 and nearby railway line is a constraint and will need to be assessed. For suitable noise environments for residential to be created the site would either need very high levels of acoustic design and/or some of the site used for mitigation. • There is a risk of creating exposure to poor air quality due to proximity of the A36. • An air quality assessment will be required showing likely cumulative effects of this development on relevant receptors in the three AQMAs and those within the development adjacent to the A36. • Overall, a moderate adverse effect is therefore likely against this objective.	
SA objective 5 - Minimise our impacts on climate change (mitigation) and reduce our vulnerability to future climate change effects (adaptation) **Decision-Aiding Questions. Will the development site…**	
1. Maximise the creation and utilisation of renewable energy opportunities, including	As this is a small site, it is thought that far fewer emissions would be produced during the construction and occupation of the site. Mitigation measures can still be applied within this objective and across the whole framework to reduce emissions. Some examples include building energy efficient buildings, generating on site renewable energy and delivering sustainable transport.

low carbon community infrastructure such as district heating?	It would be possible for a development of this scale to include renewable energy generation; however, this would mainly be within buildings rather than areas of open space. Low carbon community infrastructure such as district heating could also be incorporated. There is no existing district heating network for this site to link into. To help to increase the use and supply of renewable and low carbon energy and heat from this site, there will need to be a positive strategy for energy from these sources from developers, that maximises the potential for suitable development, considers identifying suitable areas for renewable and low carbon energy sources and identifies opportunities for development to draw its energy supply from decentralised, renewable or low carbon energy supply systems and for co-locating potential heat customers and suppliers.
2. Be located within Flood Zones 2 or 3? If so, are there alternative sites in the area within Flood Zone 1 that can be allocated in preference to developing land in Flood Zones 2 or 3?	Most of the site is in Flood Zone 1, however approximately 35% of the site is in flood zone 2. This is related to the River Avon which runs in a west-east direction, approximately 300m to the south of the site.
3. Minimise vulnerability to surface water flooding and other sources of flooding, without increasing flood risk elsewhere?	The site is not considered vulnerable to pluvial surface water flooding. There is a low risk to 95% of the site associated with groundwater levels that are between 0.5 and 5m below the ground surface. Groundwater levels could impact infiltration techniques, drainage, construction activities and flood risk, therefore site-specific groundwater investigations will be required. Cumulative impacts have been scored low. The site will require a Flood Risk Assessment to ensure there is no flood risk to site and that development of this site won't exacerbate Flood Risk elsewhere.
4. Promote and deliver resilient development that is capable of adapting to the predicted effects of climate change, including increasing temperatures and rainfall, through design e.g. rainwater harvesting, Sustainable Drainage Systems, permeable paving etc?	Plans for developing this site should take a proactive approach to mitigating and adapting to climate change, considering the long-term implications for flood risk, water supply, biodiversity and landscapes, and the risk of overheating from rising temperatures. It is considered that any future development of this site could incorporate appropriate measures to adapt to the predicted future impacts of climate change. The location, layout and design of any new development should be planned to avoid increased vulnerability to the range of impacts predicted to arise from climate change, including flood risk, water supply and changes to biodiversity and landscape. This site is located more than 1km from the town centre, which could inhibit active travel to the town centre and ease of access to public transport. It is anticipated that Wiltshire will experience hotter summers, milder winters, increased periods without rain, increased intensity in rainfall and more extreme weather events. Development would need to include adaptation measures such as designing to prevent overheating, heat resistant landscaping, more resilient foundations, drought resistant planting and for generally more resilient buildings and spaces (general design and robust materials). As this is a small site, there may not be much provision for large areas of open space, however there will be less greenfield land lost. Enough land would need to be set aside for robust surface water management, to include comprehensive surface water drainage measures (including SuDS) that result in run-off rates equalling or bettering current greenfield infiltration rates. However, some commonly used sustainable drainage techniques will not be able to be used across some of the site due to high groundwater levels.
Assessment outcome (on balance): Minor adverse effect	
Summary of SA Objective 5 • Most of the site is in Flood Zone 1, however 35% is in flood zone 2 due to the close proximity of the River Avon. • Flood risk could be exacerbated by climate change. Although development could avoid risk, it may worsen the risk elsewhere. • There is a low risk associated with high groundwater level across 95% of the site. Groundwater investigations would be required to ensure the risk could be mitigated. • It could be possible for a development of this scale to include renewable energy generation within buildings, and it is considered that any future development could incorporate appropriate measures to adapt to the predicted future impacts of climate change.	

• Although the size of this site may not lend itself to large amounts of renewable energy opportunity, it also has the potential to produce significantly less greenhouse gas emissions than a larger site. These emissions could be reduced through the design and layout of the site, by ensuring high levels of energy efficiency in all new buildings to reduce energy use, through mixed-use development that can reduce the need to travel and by ensuring as much choice and access as possible to efficient and reliable sustainable modes of transport. • Overall, this is a smaller site which should produce fewer emissions than a larger one. It is thought that there are opportunities to support resilient development, which supplies energy efficient buildings and provides investment in renewable energy. However, given that there is a risk associated with fluvial flooding and high groundwater levels, a minor adverse effect is likely.	
SA objective 6 - Increase the proportion of energy generated by renewable and low carbon sources of energy Decision-Aiding Questions. Will the development site…	
1. Support the development of renewable and low carbon sources of energy?	As this is a small site, there may be less open space available for opportunities to support energy generation from renewable and low carbon sources. There may still be opportunities for renewable energy generation on a smaller scale, for example, solar panels on roofs. To help to increase the use and supply of renewable and low carbon energy and heat from this site, there will need to be a positive strategy for energy from these sources from developers, that: • maximises the potential for suitable development. • considers identifying suitable areas and options for renewable and low carbon energy sources; and • identifies opportunities for development to draw its energy supply from decentralised, renewable, or low carbon energy supply systems and for co-locating potential heat customers and suppliers.
2. Be capable of connecting to the local Grid without the need for further investment?	The electricity infrastructure is constrained across much of Wiltshire. The Grid Supply Points in Wiltshire, located in Minety and Melksham are both constrained. The Bulk Supply Points across Wiltshire are also constrained. Due to the uptake of low carbon technology, and the move towards net zero, the Climate Change Committee have estimated that energy demand could almost treble by 2050. This increased pressure on the system is something SSEN, as Distribution Systems Operator, is working on to manage new system capacity. Solutions may include flexible connections, renewable energy, and further investment to reinforce the current infrastructure. Early engagement with SSEN may be required to discuss connections issues and new solutions may be required. As this is a smaller site, there would be less demand on the current infrastructure. According to SSEN's generation availability map, the closest substation in Salisbury is constrained, so could potentially struggle to cope with additional energy generation connections to the grid without reinforcement work, if the site were to produce its own energy. According to SSEN's Network Capacity (demand) Map, the substations in Salisbury are also constrained, therefore could potentially struggle to withstand further significant demand. Further conversation with SSEN would be required to ensure connectivity to the grid. It is not known how the site will be brought forward - if the site was able to support its own renewable energy, then the site would be less likely to depend on the grid, however it is considered that this site may struggle to allocate much open space for renewables.
3. Create economic and employment opportunities in sustainable green technologies?	It is considered that a site of this size would enable less economic and employment opportunities in sustainable green technologies. There may be parts of the site that could be suitable for renewable and low carbon energy sources and supporting infrastructure however it is thought that most of the site will be used for development to improve viability. With less renewable energy generation on site there are fewer possibilities for development to draw its energy supply from decentralised, renewable or low carbon energy supply systems onsite and for co-locating potential heat customers and suppliers. However, being a smaller site, there will be a lower energy demand.

4. Deliver high-quality development that maximises the use of sustainable construction materials?	It is considered that development of this site would be able to deliver a high-quality development that makes maximum use of sustainable construction materials throughout the development.
5. Deliver energy efficient development that exceeds the minimum requirements set by Building Regulations?	It is considered that development of this site would be able to deliver an energy efficient development that exceeds minimum requirements set by Building Regs. However, this will need to be factored into the increased demand the site will have on the existing infrastructure.
Assessment outcome (on balance): Neutral effect	
Summary of SA Objective 6 • It is thought that a site of this size would not support large-scale renewable energy generation or create economic and employment opportunities in sustainable green technologies as there is limited space available. It would still be possible to generate renewable energy on a smaller scale. • There will need to be a positive strategy for energy from renewable sources from developers and there are parts of the site that could be suitable for renewable and low carbon energy sources and supporting infrastructure. • As this is a smaller site, energy demand will be less. However, it is thought that there may be less opportunity for large-scale renewable energy production, so the site will likely still depend on the existing grid. • New developments should consider incorporating EV charging points, which will encourage the use of more sustainable modes of transport but will increase the energy demand of the site. • It is thought that the current energy infrastructure would be under pressure with the increased demand of this site however further evidence is required to confirm this. • Overall, given that this is a smaller site, energy demand will be less than that of a larger site. However, the infrastructure is under pressure and there may be less opportunity for large-scale renewable energy opportunities. Nevertheless, there may still be opportunities for small scale renewable energy generation, therefore a neutral effect is considered likely against this objective.	
SA objective 7 - Protect, maintain and enhance the historic environment **Decision-Aiding Questions. Will the development site…**	
1. Conserve and enhance World Heritage Sites, Scheduled Monuments, Listed Buildings, the character and appearance of Conservation Areas, Historic Parks & Gardens, sites of archaeological interest and, where appropriate, undesignated heritage assets and their settings?	There are no designated historic assets within the site or in close proximity, therefore development would have very little impact on the built historic environment. There is evidence of low value archaeological features on the site, Iron age pottery and possible Saxon parish boundary. The site is within the 100m buffer of the extant settlement Petersfinger. Following further investigation, mitigation strategy could include preservation by record where preservation in situ is not required. The potential for significant adverse archaeological effects is low. The eastern half of the site comprises part of a wider network of strong continuity, where landscape character has remained stable since the late 19th century as the Britford Water meadows. Further research is likely required into the survival of the small portion of water meadows on the site and its contribution to the remaining wider network of Britford Water Meadows. Mitigation strategy could include avoidance of areas of highly sensitive surviving historic landscape character, such as the Britford Water Meadows in the eastern area of the site. However, the potential for significant adverse historic landscape effects is low.

2. Maintain and enhance the character and distinctiveness of settlements through high-quality and appropriate design, taking into account, where necessary, the management objectives of Conservation Areas?	There are no designated historic assets within the site or in close proximity, therefore development would have very little impact on the built historic environment. However, any development should be well designed to maintain and enhance the character and distinctiveness of the area.
Assessment outcome (on balance): Neutral effect	
Summary of SA Objective 7 • There are no designated historic assets within the site or in close proximity, therefore development would have very little impact on the built historic environment. • Any development should be well designed to maintain and enhance the character and distinctiveness of the area. • The potential for significant adverse archaeological effects is low. • The eastern half of the site comprises part of a wider network of strong continuity, where landscape character has remained stable since the late 19th century as the Britford Water meadows. Further research is likely required into the survival of the small portion of water meadows on the site and its contribution to the remaining wider network of Britford Water Meadows. However, the potential for significant adverse historic landscape effects is low. • Overall, a neutral effect is considered likely against this objective.	
SA objective 8 - Conserve and enhance the character and quality of rural and urban landscapes, maintaining and strengthening local distinctiveness and sense of place. Decision-Aiding Questions. Will the development site…	
1. Minimise impact on and, where appropriate, conserve and enhance nationally designated landscapes e.g. National Parks and AONBs and their settings?	Cranborne Chase AONB is approximately 3km to the southwest of the site and the New Forest National Park is approximately 9km to the southeast. Significant impacts on nationally designated landscapes from development are not anticipated.
2. Minimise impact on, and enhance, locally valued landscapes through high-quality, inclusive design of buildings and the public realm?	The site lies to the east of Salisbury, at Petersfinger along the A36. It is on low-lying, flat land that forms part of the valley floor to the River Avon. Water meadows extend to the south of the site and through the river valley. Landform rises to the north and northeast of the site to Ashley Hill and Kings Manor Hill. The site comprises of two small fields and land currently in use as a storage facility. The site is within an undesignated landscape. It is an indistinctive site with limited sense of place. The trees within the site contribute to the distinctive wooded valley landscape to the east of Salisbury. The landscape is in generally poor to moderate to poor condition with some parts in decline, and there is limited scenic value attributed to the site. Overall, it is considered that the site is of generally low landscape sensitivity to development, considering its existing land use and has some contribution to the small scale, wooded landscape in the river valley. The site has generally high capacity to accommodate development. **Potential for significant adverse effects include the following:** • Potential for development to alter the rural, dispersed settlement pattern. • Potential loss of hedgerows and trees that form part of the wooded valley landscape.

	Scope for mitigation includes the following: • Avoid high density and tall development that would not be in keeping with the rural settlement pattern and would break the wooded skyline. • Retain and enhance hedgerows and trees as part of a mature landscape framework as part of an integrated settlement edge within the wooded, valley floor landscape.
3. Protect and enhance rights of way, public open space and common land?	There is no public open space or common land within this site and no public rights of way ass through the site.
Assessment outcome (on balance): Neutral effect	
Summary of SA Objective 8 • Cranborne Chase AONB is approximately 3km to the southwest of the site and the New Forest National Park is approximately 9km to the southeast. • The site lies to the east of Salisbury at Petersfinger along the A36. It is on low-lying, flat land that forms part of the valley floor to the River Avon. • The site is within an undesignated landscape. It is an indistinctive site with limited sense of place. • The landscape is in generally poor to moderate to poor condition with some parts in decline, and there is limited scenic value attributed to the site. • It is considered that the site is of generally low landscape sensitivity to development, considering its existing land use and has some contribution to the small scale, wooded landscape in the river valley. The site has generally high capacity to accommodate development. • Overall, a neutral effect is considered likely against this objective.	
SA objective 9 - Provide everyone with the opportunity to live in good quality, affordable housing, and ensure an appropriate mix of dwelling sizes, types and tenures **Decision-Aiding Questions. Will the development site…**	
1. Provide an appropriate supply of affordable housing?	The record of delivery of homes in the city has been exceeding delivery expectations in more recent years, although overall delivery of housing at Salisbury has been below WCS planned rates. Affordable housing delivery has struggled to achieve target rates of 40%. Notwithstanding any mitigation that may be required which results in a reduced developable area, the development range for this site means that it has potential to deliver a small number of affordable homes. This could contribute, either alone or in combination with other sites, to the delivery of affordable housing at Salisbury.
2. Support the provision of a range of house types and sizes to meet the needs of all sectors of the community?	Should this site be developed for residential uses, and notwithstanding any mitigation that may be required which results in a reduced developable area, it has the potential to provide for a range of housing needs and types. The site has potential to deliver a range of high-quality, sustainable homes of different types and tenures, which would be beneficial to addressing identified local housing needs.
Assessment outcome (on balance): Minor positive effect	
Summary of SA Objective 9 • Notwithstanding any mitigation that may be required which results in a reduced developable area, this smaller site could deliver a small amount of affordable housing as part of a housing development. • The site would be likely to support a range of house types, tenures and sizes to meet different needs. • Overall, a minor positive effect is likely for Objective 9.	
SA objective 10 - Reduce poverty and deprivation and promote more inclusive communities with better services and facilities **Decision-Aiding Questions. Will the development site…**	
1. Maximise opportunities for affordable homes and	The Indices of Multiple Deprivation (IMD) 2019 identify this site as being situated in a less deprived area. The development of this site would not therefore lead to new homes and jobs in a more deprived area. The site could deliver up to 55 homes and deliver some affordable housing as part of a scheme.

job creation within the most deprived areas?	Overall, there would be social and economic benefits for the Salisbury area through housing provision, short-term construction jobs and an increased local workforce.
2. Be accessible to educational, health, amenity greenspace, community and town centre facilities which are able to cope with the additional demand?	Salisbury city centre is situated approximately 1.7km to the north-west of this site. This site has some connectivity through sustainable transport modes. Opportunities should be taken to promote sustainable transport as part of development on this site, including enhancing cycling and bus services where possible. A site of this size is less likely to support onsite amenity greenspace, but opportunities to create linkages to existing GI assets offsite, including Petersfinger Farm Meadows CWS and Clarendon Grange Meadows CWS, or create ones within the development should be taken to ensure social benefits, such as improved health and wellbeing associated with these spaces. Development at this site could generate the need for 5-7 early years places, 12-25 primary school places and 9-12 additional secondary places. An existing surplus of early years places in south-east Salisbury could meet needs arising from this site, financial contributions would be required towards expansion of current provision if the existing surplus of places wasn't sufficient. There is a surplus of places at St Martin's Primary School, which could accommodate needs arising from this site. The school's site is large enough to facilitate an expansion if this was necessary, financial contributions would also be required. In meeting secondary level needs, the site is within the Laverstock campus school's catchment. There is concern whether this site would be able to support an expansion. Financial contribution could be sought to provide additional places at Sarum Academy along with the provision of a safe walking route from the site to the school campus would be required. This site has some accessibility to existing healthcare provision and is positioned approx. 1.7km from Three Chequers Medical Practice. GP provision in Salisbury was forecast as being subject to a positive capacity gap by 2026, however the closure of one branch surgery in 2020 to relocate services has led to issues. Negative premises capacity gaps are therefore apparent within the primary care network. There is a planned extension to the hospital. Expanded services are to be offered by Porton and Winterslow branch surgeries following this the closure of the Wilton branch. As a result, while there may be some negative effects on the capacity of individual surgeries, the location of development is not considered to affect the delivery of health services in the city. Financial contributions are to be sought through development to ensure new residents have access to healthcare facilities, resulting in negative impacts on health provision.
3. Promote/create public spaces and community facilities that support public health, civic, cultural, recreational and community functions?	The small scale of this site suggests that development would be less capable of delivering formal and informal public space and community uses onsite. Financial contributions towards the expansion and improvement of existing local community facilities should be sought where appropriate.
4. Reduce the adverse impacts associated with rural isolation, including through access to affordable local services for those living in rural areas without access to a car?	Development of this site in Salisbury would be unlikely to make much of a contribution to the reduction of rural social isolation. However, some benefits may be apparent through the provision of affordable housing on this site, which could benefit people living in rural areas who cannot afford rural house prices. Further benefits may be apparent as the results of expanding or improving the existing public transport network.
Assessment outcome (on balance): Minor positive effect	
Summary of SA Objective 10 • Development at this site would not be directing new homes in a location subject to higher levels of deprivation. • Site is likely to be able to provide some affordable homes as part of a small housing development on this site. • There is some accessibility from this site to the city centre, and opportunities to improve sustainable transport modes should be pursued. • Less capable of onsite amenity greenspace, but opportunities to create linkages to existing GI assets should be taken. • Early years, primary and secondary schooling provision could be met by surplus in existing facilities and if additional places were required financial contributions could be sought for offsite provision. Accessibility issues in relation to secondary provision would need to be overcome, in addition.	

• Accessibility to existing health provision would need to be improved and financial contributions to increase capacity of existing GP surgeries would be required. • The site could go some way to helping support local services and facilities but would be unlikely to be of a scale that would require onsite provision of community facilities. Contributions for offsite provision should be sought where appropriate. • Overall, a minor positive effect is likely.	
SA objective 11 - Reduce the need to travel and promote more sustainable transport choices **Decision-Aiding Questions. Will the development site…**	
1. Promote mixed-use developments, in accessible locations, that reduce the need to travel and reduce reliance on the private car?	A mixed-use development on this site is not considered likely given its size. **<u>Accessibility by Mode</u>** Sites 4 and 5 are directly comparable with one another and hence many of the modal comments below are the same across both sites. Upon site inspection, site 5 was however flooded. Site 5 is served by the A36 which forms part of the Strategic Road Network, managed by Highways England. Any access delivery on this road would therefore need to accord with Design Manual for Roads and Bridges and directly reflect upon the very traffic flows along the main carriageway. Such design requirements (which Wiltshire Local Highway Authority fully support) would not be cost effective for the number of dwellings proposed.
2. Provide suitable access and not significantly exacerbate issues of local transport capacity?	In order to accommodate the heavy A36 through traffic and facilitate right turners out of sites 4 and 5, a large roundabout or signalised junction would be required to accommodate both queue capacity and/or facilitate gap acceptance for right turning. Such a junction would need to conform to high design standards and would prove very costly and significantly impact upon the economic viability of the site. **<u>Local Constraints</u>** Very heavy congestion and flows on the A36. Inadequate and unattractive walking and cycling infrastructure. No public transport provisions. **<u>Site Specific Mitigation</u>** No local mitigation is deemed cost effective for the number of dwellings proposed (sites 4 and 5 combined). **<u>Necessary Strategic Mitigation</u>** Contribution to Salisbury Transport Strategy.
3. Make efficient use of existing transport infrastructure and promote investment in sustainable transport options, including Active Travel?	**Pedestrian/Cycle:** There exists a continuous footway on the nearside of the road, however the heavy traffic flows result in this route being highly unattractive, especially where the footway narrows below 2m. There is no cycleway infrastructure and cyclists would be advised to use the A36 carriageway, especially on the approach to a dualled section. **Bus:** Bus stops are in evidence on Google Maps, however infrastructure is not shown on the ground. The delivery of sufficient bus stops would also be considered difficult, as the provision of in-line bays (within carriageway) would add to already significant congestion and thus environmental factors and off-line bays (within lay-by's) would prejudice journey time reliability.

	Irrespective of potential frequency of buses into Salisbury, the delivery of necessary infrastructure is significantly compromised and may not be considered financially viable against likely patronage from the combined sites of 4 and 5. **Rail:** The Rail Station is more than 3.5km from site and thus greater than a maximum walking commute. Between the site and the Rail Station is the A36 which is considered unattractive and possibly dangerous to cycle along and there is also a lack of local bus service provision. The Rail Station is therefore considered inaccessible by any mode other than the car and hence the likelihood of increasing rail patronage is considered highly unlikely. **Service Vehicles:** Service vehicle access to and from the A36 for the proposed number of houses is considered unlikely. **Car:** In order to accommodate the heavy A36 through traffic and facilitate right turners out of sites 4 and 5, a large roundabout or signalised junction would be required to accommodate both queue capacity and/or facilitate gap acceptance for right turning. Such a junction would need to conform to high design standards and would prove very costly and significantly impact upon the economic viability of the site.
Assessment outcome (on balance): Major (significant) adverse effect	
Summary of SA Objective 11 • Site 5 is served by the A36 which forms part of the Strategic Road Network, managed by Highways England. Any access delivery on this road would therefore need to accord with Design Manual for Roads and Bridges and directly reflect upon the very traffic flows along the main carriageway. Such design requirements (which Wiltshire Local Highway Authority fully support) would not be cost effective for the number of dwellings proposed. • In order to accommodate the heavy A36 through traffic and facilitate right turners out of sites 4 and 5, a large roundabout or signalised junction would be required to accommodate both queue capacity and/or facilitate gap acceptance for right turning. Such a junction would need to conform to high design standards and would prove very costly and significantly impact upon the economic viability of the site. • No local mitigation is deemed cost effective for the number of dwellings proposed • Overall, given the issues noted above, a major adverse effect is considered likely against this objective with mitigation unlikely to be achieved. It is recommended that this site is not considered further in the site selection process.	
SA objective 12 - Encourage a vibrant and diversified economy and provide for long-term sustainable economic growth **Decision-Aiding Questions. Will the development site…**	
1. Support the vitality and viability of town centres (proximity to town centres, built up areas, station hub)?	Salisbury city centre is situated approximately 1.7km to the north-west of this site. the site is 3.1 km away from the train station. This site has some connectivity through sustainable transport modes. Opportunities should be taken to promote sustainable transport as part of development on this site, including enhancing cycling and bus services where possible. The site is likely to be able to provide some support to the city centre, but the extent of these positive effects are likely to be limited due to the size of the site.
2. Provide a variety of employment land to meet all needs, including those for higher skilled employment uses that are (or can be made) easily accessible by sustainable transport including active travel?	Southampton Road Retail Park and Principal Employment Area, and Bourne Retail Park are situated approx. 500m from the site to the west. The site benefits from access to the A36 but is small in size. There is some potential for this site to supply employment land meeting local needs in an area where employment demand is apparent. Due to the size of the site the extent of the needs that it would be able to meet is likely to be limited. There could be support for some SME businesses in this location, however. A Residential development is likely to be able to support existing employment land through an enhanced labour force. Existing land uses are unclear, but it could be possible that development at this site could lead to the loss of existing employment land, including B8 storage uses. These should be retained where possible and the potentially loss of these to bring forward a solely residential development could have adverse impacts. Active travel choices are currently limited and would need to be promoted as a part of any development at this site to support the movement of commuters to and from the site.

3. Contribute to the provision of infrastructure that will help to promote economic growth, including opportunities to maximise the generation and use of renewable energy and low-carbon sources of energy?	This is a small site and the ability of the site in meeting a range of economic needs is constrained by this. Any development on this site is likely to be accompanied by associated infrastructure, which could lead to benefits for the local economy, including employment land to the west. There may be opportunities to consider onsite energy generation and for the site to support low carbon sources. To help to increase the use and supply of renewable and low carbon energy and heat from this site, there will need to be a positive strategy for energy from these sources that maximises the potential for suitable development, considers identifying suitable areas for renewable and low carbon energy sources and identifies opportunities for development to draw its energy supply from decentralised, renewable or low carbon energy supply systems and for co-locating potential heat customers and suppliers.
4. Promote a balance between residential and employment development to help reduce travel to work distances?	The small nature of the site is less likely to support a mixed-use development. Development would be able to locate housing or employment land in close proximity to existing employment land. This would help to reduce the need to travel to work, but efforts should be made to enhance linkages with the city centre through all sustainable modes where possible. Negative effects are likely to arise if existing employment units were lost and a residential development alone were to come forward.
Assessment outcome (on balance): Minor adverse effect	
Summary of SA Objective 12 • The site is small and has reasonable connectivity to the city centre. • Benefits from access to A36. • Small nature of the site limits the extent of employment needs that it would be able to meet. Furthermore, means that the site is unlikely to support mixed-use development. • Potential for the site to lead to the loss of employment land. • Overall, a minor adverse effect is likely.	

Site Number and SHELAA ref(s): Site 6 (SHELAA site S159) **Site name:** Land to the north of Downton Road **Site size:** 13.53 ha **Site capacity:** approximate range 338 - 474 dwellings **Site description:** A large site in arable use, adjacent to the A338 Downton Road, Britford Park & Ride to the south, River Avon water meadows to the north, residential areas to the west and Britford to the east.	
SA objective 1 - Protect and enhance all biodiversity and geological features and avoid irreversible losses **Decision-Aiding Questions. Will the development site…**	
1. Avoid potential adverse impacts of development on local biodiversity and geodiversity?	The site currently comprises arable land and has hedgerows on all four sides. There is potential for bats, particularly along the hedgerow on the north side of the site as this has frequent mature trees. Other hedgerows are well cut back. Other wildlife which may use the site may include badgers and breeding birds. A wide buffer is recommended along the northern boundary of minimum 50m. This will serve to enhance what is likely to be the best habitat boundary on the site, buffer the East Harnham Meadows Site of Special Scientific Interest (SSSI) and reinforce and enhance habitat outside the site which forms part of the wider River Avon corridor. It is however unlikely a 50m buffer would be adequate to achieve an overall net gain for the development. A minimum of 10% net gain for biodiversity is required within individual sites (as per latest biodiversity metric) and the overall layout and design of this site should ensure that habitat creation provides connectivity to adjacent or nearby habitat areas.

2. Protect and enhance designated and non-designated sites, priority species and habitats and protected species?	Mitigation strategy required for River Avon Special Area of Conservation (SAC, Phosphate) and New Forest Special Protection Area (SPA,recreational pressure). Also, the mitigation strategy for Salisbury Plain SPA needs to be reviewed in light of latest monitoring. The site lies 50m south of the River Avon SAC and the East Harnham Meadows SSSI. Lime Kiln Chalk County Wildlife Site (CWS), a publicly accessible grassland site owned by Salisbury City Council, lies within 700 metres on public rights of way. One other County Wildlife Site would be vulnerable to increased recreational pressure, Harnham Slope which is 1-2km away with street parking available close by. The location of the development has implications for designated sites. In particular, there will be a need to protect, maintain and enhance sensitive habitats to the north (SSSI and SAC) and offset in-combination effects of recreational pressure on the two local County Wildlife Sites.
3. Ensure that all new developments protect Local Geological Sites (LGSs) from development?	The development of the site would be unlikely to lead to impacts on designated Local Geological Sites (LGS). There are no LGS within or in close proximity to this site.
4. Aid in the delivery of a network of multifunctional Green Infrastructure?	Green and blue infrastructure (GBI) incorporates a wide range of natural green and blue assets ranging from water courses, rights of way and farmland to woodland, hedgerows, street trees. Embedding GBI into well-designed built development (buildings, streets, neighbourhoods, and strategic connectivity) can help enhance the built and natural environment, facilitate biodiversity net gain, and help communities and wildlife become more resilient to climate change. On site features that could aid the delivery of a strategic network of GBI include, for example: • Hedgerow boundaries • Wide on-site buffers In accordance with local plan policy and planning guidance, the development of the site would be capable of delivering multifunctional Green Infrastructure that will protect and enhance existing biodiversity features and species and allow for biodiversity gain.
Assessment outcome (on balance): Moderate (significant) adverse effect	
Summary of SA Objective 1 • The site currently comprises arable land and has hedgerows on all four sides. • There is potential for bats, particularly along the hedgerow on the north side of the site as this has frequent mature trees. Other wildlife which may use the site may include badgers and breeding birds. • Lime Kiln Chalk County Wildlife Site, a publicly accessible grassland site owned by Salisbury City Council, lies within 700m on public rights of way. One other County Wildlife Site would be vulnerable to increased recreational pressure, Harnham Slope which is 1-2km away with street parking available close by. • The site lies 50m south of the River Avon Special Area of Conservation (SAC) and the East Harnham Meadows Site of Special Scientific Interest (SSSI). The location of the development has implications for designated sites. In particular, there will be a need to protect, maintain and enhance sensitive habitats to the north (SSSI and SAC) and offset in-combination effects of recreational pressure on the two local County Wildlife Sites. • A wide buffer is recommended along the northern boundary of minimum 50m. This will serve to enhance what is likely to be the best habitat boundary on the site, buffer the SSSI and reinforce and enhance habitat outside the site which forms part of the wider River Avon corridor. • Overall, a moderate adverse effect is considered likely against this objective.	
SA objective 2 - Ensure efficient and effective use of land and the use of suitably located previously developed land and buildings **Decision-Aiding Questions. Will the development site…**	
1. Ensure development maximises the efficient use of land?	It is considered that development of the site could deliver appropriate densities in line with local planning policy and available evidence. Development density will be influenced by the size of the site and landscape mitigation required due to the site's proximity to Britford Conservation Area, river valley and open countryside in the east and north of the site.

2. Maximise the reuse of Previously Developed Land?	This site consists entirely of agricultural arable fields and therefore there are no opportunities to maximise the reuse of PDL.
3. Encourage remediation of contaminated land? If so, would this lead to issues of viability and deliverability?	This site is located on greenfield, agricultural land which appears not to have been developed before - therefore it is unlikely to be significantly contaminated. Based on available evidence, it is considered unlikely that remediation measures would be required in order to facilitate development. If subsequent evidence becomes available which suggests that there may be land contamination, an assessment would be required as part of any future planning application to establish a remediation and mitigation strategy.
4. Result in the permanent loss of the Best and Most Versatile Agricultural land (Grades 1, 2, 3a)?	Evidence shows this site consisting of mainly Grades 2 and 3 although there is no differentiation between Grades 3a and 3b. Further assessment may be required to establish the proportion of Grade 3a BMV. Development of this site would need to try to reduce loss of BMV agricultural land. However, given the size of the site, there will not be significant loss of BMV.
5. Lead to the sterilisation of viable mineral resources? If so, is there potential to extract the mineral resource as part of the development?	The site is located within a Mineral Safeguarding Area (Sand and Gravel Salisbury Avon) and the potential impact will be of medium significance. Development is likely to result in some sterilisation of the potential resource. Constraints could be overcome through mitigation (such as extraction of mineral prior to development).
6. Support the provision of sustainable waste management facilities and include measures to help reduce the amount of waste generated by development through integrated recycling infrastructure?	This is a reasonably large site and there are no known reasons why sustainable waste management facilities and integrated recycling infrastructure could not be incorporated successfully into the layout and design of development. The Salisbury Household Recycling Centre is located at Churchfields Industrial Estate which is not in close proximity to this site. The site is not located within, or likely to affect a designated safeguarding zone associated with an active waste management facility, or allocated Waste Site Allocation.
Assessment outcome (on balance): Moderate (significant) adverse effect	
Summary of SA Objective 2 • It is considered that development of the site could deliver appropriate densities, dependant on any landscape mitigation required. • There is no opportunity to maximise use of PDL as the entire site is agricultural land – and evidence shows this site consisting of mainly Grades 2 and 3 land. • The site is located within a Mineral Safeguarding Area (Sand and Gravel Salisbury Avon) and the potential impact will be of medium significance. • Overall, due to the higher grade of agricultural land present and location within a Mineral Safeguarding Area, effects are considered likely to be moderate adverse against this objective.	
SA objective 3 - Use and manage water resources in a sustainable manner **Decision-Aiding Questions. Will the development site…**	

1. Protect surface, ground and drinking water quantity/quality?	This site is not covered by any Source Protection Zones or Drinking Water Safeguard Zones. It is covered by a Drinking Water Protected Area. Drinking Water Protected Areas (Surface Water) are, within the Water Framework Directive, where raw water is abstracted from rivers and reservoirs. Raw water needs to be protected to ensure that it is not polluted which could lead to additional purification treatment. To do this water companies and the Environment Agency identify raw water sources that are 'at risk' of deterioration which would result in the need for additional treatment. These zones are areas where the land use is causing pollution of the raw water. Action is targeted in these zones to address pollution so that extra treatment of raw water can be avoided. Therefore, some consultation with the Environment Agency may still be required. In line with the provisions of local planning policy and the Water Framework Directive, the development of this site will need to make suitable provision to protect and, where appropriate, improve local surface, ground and potable drinking water quality – this includes ensuring that enough buffer zones are located adjacent to watercourses and ensuring that runoff does not enter these watercourses. Consideration should be given to the inclusion of Sustainable Drainage Systems to control the risk of surface water flooding from impermeable surfaces.
2. Direct development to sites where adequate water supply, foul drainage, sewage treatment facilities and surface water drainage is available?	This site falls within the catchment area supplied by Wessex Water. With regard to water supply, it is likely that significant off-site infrastructure reinforcement would be required. The site is within an area where water abstraction licences will limit ability to provide this site with a potable supply of water, which will require further investigation into the potential for delivering water neutrality. The area covered by Wessex Water has been classed by the Environment Agency as 'seriously water stressed'. Investigations and agreement with Wessex Water's regulators and mitigation measures are likely to be implemented over a long lead in time (~10 years). Significant development in the Salisbury area is likely to trigger the need for new mains and service reservoirs to transport potable water from elsewhere within Wessex Water's network to satisfy demand. It is unlikely that Wessex Water would be able to provide available capacity before 2030. With regard to foul water network capacity, it is likely that Wessex Water would be able to accommodate development of this site without reinforcement to networks. Significant water infrastructure crosses the site.
Assessment outcome (on balance): Moderate (significant) adverse effect	
Summary of SA Objective 3 • The site is covered by a Drinking Water Protected Area which is where raw water is abstracted from rivers and reservoirs. • Development of the site would need to make necessary provision to protect from harm or pollution to any ground, surface or drinking water. • The area covered by Wessex Water has been classed by the Environment Agency as 'seriously water stressed'. Significant new development in Salisbury would require investigations and agreement with Wessex Water's regulators and mitigation measures are likely to take time, and unlikely to deliver capacity before 2030. • With regard to water supply, it is likely that significant off-site infrastructure reinforcement would be required. • With regard to foul water network capacity, it is likely that Wessex Water would be able to accommodate development of this site without reinforcement to networks. • Significant water infrastructure crosses the site. • Overall, given the increased demand on water infrastructure, and the location of the Drinking Water Protected Area, a moderate adverse effect is likely.	
SA objective 4 - Improve air quality and reduce all sources of environmental pollution **Decision-Aiding Questions. Will the development site…**	
1. Minimise and, where possible, improve on unacceptable levels of noise, light pollution, odour, and vibration?	Development of this large site will inevitably increase levels of environmental pollution, including noise, light and vibration – both during construction and operational phases. Road traffic noise will need to be assessed and mitigated against to meet levels recommended in BS8233:2014. Given the size of the site, this is unlikely to be of significant concern.
2. Reduce impacts on and work towards improving and locating sensitive development away from areas likely to experience poorer air	Salisbury has three Air Quality Management Areas (AQMAs) in respect of the nitrogen dioxide annual mean objective. Exceedances exist on A36, A30 and at several hotspots in the city centre. Significant traffic management measures are needed to remove levels of traffic from the A36 in particular. If site allocations are made in the LPR, CIL/S106 contributions will be required to enable the council to take actions to enable the revocation of the AQMAs. This site connects with the Harnham Gyratory which is congested, and further development has the potential to worsen this situation. A wider view is required of the network capacity and the effects this will have on air quality on Downton Road, and in particular on Harnham Road. The cumulative effects of proposed development on Harnham Road, Downton Road and existing AQMAs needs to be modelled and assessed.

quality due to high levels of traffic and poor air dispersal?	
3. Lie within a consultation risk zone for a major hazard site or hazardous installation?	This site does not lie within a consultation risk zone for a major hazard site or hazardous installation.
Assessment outcome (on balance): Moderate (significant) adverse effect	
Summary of SA Objective 4 • Road traffic noise will need to be assessed and mitigated but given the size of the site, this is unlikely to be a significant concern. • This site connects with the Harnham Gyratory which is congested, and further development has the potential to worsen this situation. • A wider view is required of network capacity – cumulative effects of proposed development on Harnham Road, Downton Road and existing AQMAs needs to be modelled and assessed. • Overall, given the size of the site and current situation with road network capacity and congestion in Salisbury, and this site connecting with the Harnham Gyratory, a moderate adverse effect is considered likely.	
SA objective 5 - Minimise our impacts on climate change (mitigation) and reduce our vulnerability to future climate change effects (adaptation) **Decision-Aiding Questions. Will the development site…**	
1. Maximise the creation and utilisation of renewable energy opportunities, including low carbon community infrastructure such as district heating?	A site of this size has the potential to produce greenhouse gases through the construction and occupation of the development. However, mitigation measures can be applied within this objective and across the whole framework to reduce emissions. Some examples include building energy efficient buildings, generating on site renewable energy and delivering sustainable transport. It may be possible for a development of this scale to include renewable energy generation, both within buildings and in areas of open space. Low carbon community infrastructure such as district heating could also be incorporated. There is no existing district heating network for this site to link into. To help to increase the use and supply of renewable and low carbon energy and heat from this site, there will need to be a positive strategy for energy from these sources from developers, that maximises the potential for suitable development, considers identifying suitable areas for renewable and low carbon energy sources and identifies opportunities for development to draw its energy supply from decentralised, renewable or low carbon energy supply systems and for co-locating potential heat customers and suppliers.
2. Be located within Flood Zones 2 or 3? If so, are there alternative sites in the area within Flood Zone 1 that can be allocated in preference to developing land in Flood Zones 2 or 3?	The whole site is in Flood Zone 1. This means that each year, this land has less than 0.1% chance of flooding from rivers or the sea. The closest watercourse to the site is a distributary of the River Avon which runs in a west-east direction, approximately 75m to the north of the site.
3. Minimise vulnerability to surface water flooding and other sources of flooding, without increasing flood risk elsewhere?	The site is not considered vulnerable to surface water flooding. There is a low risk to 82% of the site associated with groundwater levels that are between 0.5 and 5m below the ground surface. Groundwater levels could impact infiltration techniques, drainage, construction activities and flood risk, therefore site-specific groundwater investigations will be required. Cumulative impacts have been scored low. The site will require a Flood Risk Assessment to ensure there is no flood risk to site and that development of this site won't exacerbate Flood Risk elsewhere.

4. Promote and deliver resilient development that is capable of adapting to the predicted effects of climate change, including increasing temperatures and rainfall, through design e.g. rainwater harvesting, Sustainable Drainage Systems, permeable paving etc?	Plans for developing this site should take a proactive approach to mitigating and adapting to climate change, considering the long-term implications for flood risk, water supply, biodiversity and landscapes, and the risk of overheating from rising temperatures. It is considered that any future development of this site could incorporate appropriate measures to adapt to the predicted future impacts of climate change. The location, layout and design of any new development should be planned to avoid increased vulnerability to the range of impacts predicted to arise from climate change, including flood risk, water supply and changes to biodiversity and landscape. This site is located more than 1km from the town centre, which could inhibit active travel to the town centre and ease of access to public transport. It is anticipated that Wiltshire will experience hotter summers, milder winters, increased periods without rain, increased intensity in rainfall and more extreme weather events. Development would need to include adaptation measures such as designing to prevent overheating, heat resistant landscaping, more resilient foundations, drought resistant planting and for generally more resilient buildings and spaces (general design and robust materials). The size of this site will allow for the provision of areas of open space, but much of what is currently greenfield agricultural land will be developed. Enough land would need to be set aside for robust surface water management, to include comprehensive surface water drainage measures (including SuDS) that result in run-off rates equalling or bettering current greenfield infiltration rates. The use of some SuDs may be inhibited due to high groundwater levels.
Assessment outcome (on balance): Minor adverse effect	
Summary of SA Objective 5 • The site is in Flood Zone 1. • Flood risk could be exacerbated by climate change. Although development could avoid risk, it may worsen the risk elsewhere. • There is a low risk associated with high groundwater level across 82% of the site. Groundwater investigations would be required to ensure the risk could be mitigated. • It would be possible for a development of this scale to include renewable energy generation, both within buildings and in areas of open space, and it is considered that any future development could incorporate appropriate measures to adapt to the predicted future impacts of climate change. • Development of this site has the potential to significantly increase greenhouse gas emissions due to emissions generated through the construction and occupation of the development. These emissions could be reduced through the design and layout of the site, by ensuring high levels of energy efficiency in all new buildings to reduce energy use, through mixed-use development that can reduce the need to travel and by ensuring as much choice and access as possible to efficient and reliable sustainable modes of transport. • Overall, although future development is likely to increase emissions, it is thought that there are opportunities to support resilient development, which supplies energy efficient buildings and provides investment in renewable energy. However, given that there is some risk associated with high groundwater levels and the potential for the development to worsen flood risk elsewhere, a minor adverse effect is likely.	
SA objective 6 - Increase the proportion of energy generated by renewable and low carbon sources of energy **Decision-Aiding Questions. Will the development site…**	
1. Support the development of renewable and low carbon sources of energy?	This site is one of the larger sites in Salisbury and so presents opportunities to support energy generation from renewable and low carbon sources. To help to increase the use and supply of renewable and low carbon energy and heat from this site, there will need to be a positive strategy for energy from these sources from developers, that: • maximises the potential for suitable development. • considers identifying suitable areas for renewable and low carbon energy sources; and • identifies opportunities for development to draw its energy supply from decentralised, renewable, or low carbon energy supply systems and for co-locating potential heat customers and suppliers.
2. Be capable of connecting to the local Grid without the need for further investment?	The electricity infrastructure is constrained across much of Wiltshire. The Grid Supply Points in Wiltshire, located in Minety and Melksham are both constrained. The Bulk Supply Points across Wiltshire are also constrained. Due to the uptake of low carbon technology, and the move towards net zero, the Climate Change Committee have estimated that energy demand could almost treble by 2050. This increased pressure on the system is something SSEN, as Distribution Systems Operator, is working on to manage new system capacity. Solutions may include flexible connections, renewable energy, and further investment to reinforce the current infrastructure. Early engagement with SSEN may be required to discuss connections issues and new solutions may be required.

	This is one of the larger sites in Salisbury, meaning energy demand will be higher. Further evidence would be required to understand whether investment in the grid would be required for a site of this size in Salisbury which may entail significant costs. According to SSEN's generation availability map, the closest substation in Salisbury is constrained, therefore could potentially struggle to withstand additional energy generation connections to the grid without reinforcement work, if the site were to produce its own energy. According to SSEN's Network Capacity (demand) Map, the substation in Salisbury is also constrained, therefore could potentially struggle to withstand further significant demand. Further conversation with SSEN would be required to ensure connectivity to the grid. It is unknown how the site would be bought forward therefore further evidence would be required to understand whether investment in the grid would be required for a site of this size in Salisbury. If the site was able to support its own renewable energy, then the site would be less likely to depend on the grid.
3. Create economic and employment opportunities in sustainable green technologies?	It is considered that a site of this size could enable some economic and employment opportunities in sustainable green technologies. There are parts of the site that could be suitable for renewable and low carbon energy sources and supporting infrastructure. And possibilities for development to draw its energy supply from decentralised, renewable or low carbon energy supply systems onsite and for co-locating potential heat customers and suppliers. However, it is more likely that undeveloped areas of the site would be used for open space, green infrastructure, and biodiversity net gain.
4. Deliver high-quality development that maximises the use of sustainable construction materials?	It is considered that development of this site would be able to deliver a high-quality development that makes maximum use of sustainable construction materials throughout the development.
5. Deliver energy efficient development that exceeds the minimum requirements set by Building Regulations?	It is considered that development of this site would be able to deliver an energy efficient development that exceeds minimum requirements set by Building Regs. New development should also consider incorporating EV charging points into site design and into individual dwelling design, where possible. However, this will need to be factored into the increased demand the site will have on the existing infrastructure.
Assessment outcome (on balance): Neutral effect	
Summary of SA Objective 6 • There are no known details of future development schemes but there are opportunities for a site of this size to support energy generation from renewable and low carbon sources and create some economic and employment opportunities in sustainable green technologies. • There will need to be a positive strategy for energy from developers and there are parts of the site that could be suitable for renewable and low carbon energy sources and supporting infrastructure. However, it is thought that undeveloped areas of the site may be used for different priorities. • New developments should consider incorporating EV charging points, which will encourage the use of more sustainable modes of transport but will increase the energy demand of the site. • It is considered that the current energy infrastructure would be under great pressure with the increased demand of this site. However further evidence is required to confirm this. As this is a large site the energy demand would be significantly higher than a smaller site. • If the site were to be bought forward with its own self-supporting local network through renewable energy generation, these costs could be significantly less. • Overall, given the opportunity for future renewable energy generation, but considering the increase in demand this development would create and the costs associated with a connection, a neutral effect is considered likely against this objective.	
SA objective 7 - Protect, maintain and enhance the historic environment **Decision-Aiding Questions. Will the development site…**	
1. Conserve and enhance World Heritage Sites,	Development of the site would impact on the Salisbury Conservation Area, Britford Conservation Area, as well as impact upon the setting of Grade II Listed Bridge Farmhouse and farm buildings in Britford. The site would impact on the rural setting of both conservation areas and approaches to medieval city. Noted as within a

Scheduled Monuments, Listed Buildings, the character and appearance of Conservation Areas, Historic Parks & Gardens, sites of archaeological interest and, where appropriate, undesignated heritage assets and their settings?	'strategic approach view' within Conservation Area Appraisal. Further assessment of level of impact required. Site would contribute to erosion of separate identity of Britford. Bridge Farm is a substantial historic farmstead which has a fundamental relationship with its surrounding hinterland. Modest level of development at western side of site could provide opportunity for mitigation/enhancement via softening harsh edge of existing development. However, although not involving direct and clear 'substantial harm', the public benefit of significant development which spreads across the entirety of the site appears highly unlikely to be such that it can outweigh the harm to the designated asset. Constraints are likely to significantly reduce capacity of site. There is no evidence of archaeological features on the site, however the site is within the 100m buffer of Iron age inhumation cemetery bordering the southern buffer area and early bronze age graves, four inhumations and barrow excavated in 2013 in the southern buffer, both of these are highly valued. Following further investigation, mitigation strategy could include preservation by record where preservation in situ is not required. The historic Landscape of the site is not considered to be highly sensitive. However, opportunities to enhance the understanding and setting of the adjacent Britford Water meadows could be incorporated into future development.
2. Maintain and enhance the character and distinctiveness of settlements through high-quality and appropriate design, taking into account, where necessary, the management objectives of Conservation Areas?	Development of the site would impact on Salisbury Conservation Area, Britford Conservation Area, as well as impact upon the setting of Grade II Listed Bridge Farmhouse and farm buildings in Britford. The site would impact on rural setting of both conservation areas and approaches to medieval city. Noted as within a 'strategic approach view' within Conservation Area Appraisal. Further assessment of level of impact required. Site would contribute to erosion of separate identity of Britford. Bridge Farm is a substantial historic farmstead which has a fundamental relationship with its surrounding hinterland. Mitigation likely to be difficult. Modest level of development at western side of site could provide opportunity for mitigation/enhancement via softening harsh edge of existing development. However, although not involving direct and clear 'substantial harm', the public benefit of significant development which spreads across the entirety of the site appears highly unlikely to be such that it can outweigh the harm to the designated asset. Constraints are likely to significantly reduce capacity of site.
Assessment outcome (on balance): Moderate (significant) adverse effect	
Summary of SA Objective 7 • Site would impact on rural setting of both conservation areas and approaches to medieval city. Noted as within a 'strategic approach view' within Conservation Area Appraisal. • Further assessment of level of impact required. • Modest level of development at western side of site could provide opportunity for mitigation/enhancement via softening harsh edge of existing development. • There is no evidence of archaeological features on the site and the potential for significant adverse archaeological effects is low. • The potential for significant adverse historic landscape effects is very low. • Overall, a moderate adverse effect is considered likely against this objective.	
SA objective 8 - Conserve and enhance the character and quality of rural and urban landscapes, maintaining and strengthening local distinctiveness and sense of place. Decision-Aiding Questions. Will the development site…	
1. Minimise impact on and, where appropriate, conserve and enhance nationally designated landscapes e.g. National Parks and AONBs and their settings?	The Cranborne Chase AONB is approximately 2km to the southwest of this site and the New Forest National Park is approximately 8.5km to the southeast. Significant impacts on nationally designated landscapes from development are not anticipated.

2. Minimise impact on, and enhance, locally valued landscapes through high-quality, inclusive design of buildings and the public realm?	The site lies to the southeast of Salisbury, to the east of residential development on Milton Road, bound by High Road (A338) to the south and a public bridleway to the north. The site is on gently sloping landform, that slopes down from approximately 65m AOD at the A338 on the south of the site to approximately 45m AOD in the River Avon water meadows to the north of the site. The site comprises of a large arable field, adjoining the small-scale, pastoral, water meadows landscape that extends east and west along the River Avon to the north of the site. The site is defined by low hedgerow boundaries with occasional trees to the north, east and south, and a mixed residential edge of hedge, fence and trees to the west. The site contributes to a sense of separation between the suburban edge of Salisbury and the rural, low-density, linear village of Britford to the east. It forms part of the river valley setting and the rural approach to Salisbury from the southeast, across which there are clear views of Salisbury Cathedral. The site forms part of a locally distinctive water meadows landscape. There is high scenic quality and value associated with the river landscape, although this is reduced within the site. The site and adjoining landscape is in generally good to moderate condition with few intrusive elements. Overall, it is considered that the site is of generally medium landscape sensitivity to development, with higher sensitivity to the north and east of the site due its contribution to the rural approach to Salisbury and historic water meadow landscape. The site has generally medium capacity to accommodate development. **Potential significant adverse effects** • Potential for built form to be intrusive in the rural landscape and to alter the rural settlement pattern, particularly considering the nearby village of Britford. • Potential reduction of scenic quality, associated with the river corridor and water meadow features. • Potential for built form to break the skyline and alter the approach to Salisbury in which Salisbury Cathedral is a distinctive landmark standing above the treed skyline. • Potential loss of hedgerows and trees that provide linking features through the local landscape. **Scope for mitigation** • Avoid development that reduces the sense of separation between Salisbury and Britford and would not be in keeping with the rural settlement scale, pattern and vernacular materials. • Conserve open views towards the Cathedral and over the river valley and water meadows that contribute to the distinctive approach to Salisbury. • Retain hedgerows and trees as part of a mature landscape framework, ensuring appropriate buffers to development and maintaining treed skylines.
3. Protect and enhance rights of way, public open space and common land?	There is no public open space or common land within this site. There is a public byway along the northern boundary of the site, linking between Lower Road and Britford Lane along the valley floor, and this should be protected and enhanced through any development.
Assessment outcome (on balance): Moderate (significant) adverse effect	
Summary of SA Objective 8 • Cranborne Chase AONB is approximately 2km to the southwest of this site and the New Forest National Park is approximately 8.5km to the southeast. • The site comprises of a large arable field, adjoining the small-scale, pastoral, water meadows landscape that extends east and west along the River Avon to the north of the site. • The site contributes to a sense of separation between the suburban edge of Salisbury and the rural, low-density, linear village of Britford to the east. • It forms part of the river valley setting and the rural approach to Salisbury from the southeast, across which there are clear views of Salisbury Cathedral. • It is considered that the site is of generally medium landscape sensitivity to development, with higher sensitivity to the north and east of the site due its contribution to the rural approach to Salisbury and historic water meadow landscape. The site has generally medium capacity to accommodate development. • The public byway along the northern boundary of the site should be protected and enhanced through any development. • Overall, a moderate adverse effect is considered likely against this objective.	
SA objective 9 - Provide everyone with the opportunity to live in good quality, affordable housing, and ensure an appropriate mix of dwelling sizes, types and tenures **Decision-Aiding Questions. Will the development site…**	

1. Provide an appropriate supply of affordable housing?	The record of delivery of homes in the city has been exceeding delivery expectations in more recent years, although overall delivery of housing at Salisbury has been below WCS planned rates. Affordable housing delivery has struggled to achieve target rates of 40%. Notwithstanding any mitigation that may be required which results in a reduced developable area, the development range for this site means that it has potential to deliver a moderate number of affordable homes. This could contribute, either alone or in combination with other sites, to the delivery of affordable housing at Salisbury.
2. Support the provision of a range of house types and sizes to meet the needs of all sectors of the community?	Should this site be developed for residential uses, and notwithstanding any mitigation that may be required which results in a reduced developable area, it has the potential to provide for a wide range of housing needs and types. The site has potential to deliver a range of high-quality, sustainable homes of different types and tenures, which would be beneficial to addressing identified local housing needs.
Assessment outcome (on balance): Moderate (significant) positive effect	
Summary of SA Objective 9 • Notwithstanding any mitigation that may be required which results in a reduced developable area, this medium sized site is capable of bringing forward a moderate amount of affordable housing as part of a housing development. • The site would be likely to support a wide range of high-quality house types, tenures and sizes to meet different needs. • Overall, a moderate positive effect is considered likely against this objective.	
SA objective 10 - Reduce poverty and deprivation and promote more inclusive communities with better services and facilities **Decision-Aiding Questions. Will the development site…**	
1. Maximise opportunities for affordable homes and job creation within the most deprived areas?	This site is positioned within a prosperous area according to the IMD 2019. High Road forms the potential access route for this site and is approx. 1.4km from the most deprived area in Salisbury. As a result, while development at this site would not supply housing and jobs in an area directly at risk of deprivation, it could lead to some social benefits through the creation of opportunities near a neighbourhood experiencing higher levels of deprivation. The level of affordable housing that would be required is yet to be determined, however considering the potential to deliver up to 450 homes of all types and tenures, it could deliver a good level of affordable housing and is capable of exceeding the current requirement in local policy for 40% affordable housing in meeting the needs of those on low incomes or who cannot afford to buy their own home. Overall, likely significant social and economic benefits for the area through housing provision, short-term construction jobs and a larger workforce for local businesses.
2. Be accessible to educational, health, amenity greenspace, community and town centre facilities which are able to cope with the additional demand?	Salisbury city centre is situated approximately 1.2km to the north-west of this site. The site has some connectivity to the city centre, and benefits from existing public transport links in close proximity to the site. Development at this site should look to promote sustainable transport measures to improve accessibility to the city centre, particularly in creating opportunities for walking and cycling to the city centre. A development of this size would need to take opportunities to incorporate, and connect to existing, sufficient public open space and amenity greenspace, including the River Avon and nearby County Wildlife Sites to encourage mental health benefits through development. Development at this site could generate the need for 44-62 early years places, 105-147 primary school places and 74-104 additional secondary places. To meet early years needs a site and financial contributions would be required for a new onsite nursery. Primary provision to meet needs arising from this site could be incorporated into the emerging Netherhampton Road site. A new primary school onsite could be required if the school at Netherhampton Road was not able to support needs arising from this site. The site falls into the secondary school catchment for the Laverstock campus schools, which are at or nearing full capacity. Expansion of these schools is constrained by planning and highways concerns. Expansion to Sarum Academy is possible, but there would be accessibility issues from this site. S106 contributions and a safe walking route would be required as part of housing development at this site. This site has good connectivity to existing health services in Salisbury. Salisbury District Hospital is approx. 0.9km to the south-west of the site and Three chequers Surgery is approx.1.3km to the north west of the site. GP provision in Salisbury was forecast as being subject to a positive capacity gap by 2026, however the closure of one branch surgery in 2020 to relocate services has led to issues. Negative premises capacity gaps are therefore apparent within the primary care network. There is a planned extension to the hospital. Expanded services are to be offered by Porton and Winterslow branch surgeries following this the closure of the Wilton branch. As a result, while there may be some negative effects on the capacity of individual surgeries, the location of development is not considered to affect the delivery of health

	services in the city. Financial contributions are to be sought through development to ensure new residents have access to healthcare facilities, resulting in negative impacts on health provision.
3. Promote/create public spaces and community facilities that support public health, civic, cultural, recreational and community functions?	The medium scale of this site suggests that development could be capable of delivering formal and informal public space onsite and there may be some opportunities for a mixed-use scheme on this site, which incorporates community uses. There are opportunities to improve and enhance public right of way: BRIT21.
4. Reduce the adverse impacts associated with rural isolation, including through access to affordable local services for those living in rural areas without access to a car?	Development of this site in Salisbury could make only a small contribution to the reduction of rural social isolation, as positive effects are unlikely to lead to a significant reduction and new development will be primarily serving Salisbury. Additionally, new development could provide a good level of affordable housing for those people living in surrounding rural areas who cannot afford rural house prices and there could be new facilities onsite that could serve rural residents north of Salisbury. Public transport services will need to be extended to serve this new development and this could also benefit people in rural areas.
Assessment outcome (on balance): Major (significant) positive effect	
Summary of SA Objective 10 • Development at this site would not place development directly towards the most deprived areas of Salisbury but would be in close proximity to a more deprived area and positive social effects in the local area are likely as a result of development on this site. • Site is likely to be able to provide a significant number of affordable homes as part of a development for housing. • Some accessibility to the city centre, but opportunities to enhance sustainable transport modes should be pursued. • Amenity greenspace could be incorporated into a scheme of this size. • Early years, primary and secondary schooling provision could be met through new onsite provision or through financial contributions, but accessibility issues in relation to secondary provision would need to be overcome. • Accessibility to existing health provision would need to be improved and financial contributions to increase capacity of existing GP surgeries would be required. • The site could go some way to helping support local services and facilities but would be unlikely to be of a scale that would require onsite provision of community facilities. Contributions for offsite provision should be sought where appropriate. • Overall, a major significant positive effect is likely.	
SA objective 11 - Reduce the need to travel and promote more sustainable transport choices **Decision-Aiding Questions. Will the development site…**	
1. Promote mixed-use developments, in accessible locations, that reduce the need to travel and reduce reliance on the private car?	This size of site is considered more than capable of incorporating some mixed-uses into the design and layout that could help reduce the need to travel. The site is directly opposite Britford Park and Ride and hence has good accessibility to bus service provision into Salisbury and beyond. This site connects with the Harnham Gyratory which is congested, and further development has the potential to worsen this situation. A wider view is required of the network capacity and the effects this will have on air quality on Downton Road, and in particular on Harnham Road. The cumulative effects of proposed development on Harnham Road, Downton Road and existing AQMAs will need to be modelled and assessed.
2. Provide suitable access and not	The site cannot achieve access onto Milton Road to the west, due to land constraints and obstruction by existing dwellings, nor onto Lower Road (for entire development) to the east due to narrow carriageway, poor junction and junction proximity to P&R entrance. Access may theoretically be delivered from the A338 but rising gradients

significantly exacerbate issues of local transport capacity?	and proximity to P&R access may prejudice this, unless the junctions were combined into a 4-arm signalised junction; feasible and at 400 dwellings plus, this may be cost effective. **Local Constraints** Rising gradient near access restricting visibility, proximity of Park and Ride Access **Site Specific Mitigation** Footway/cycleway connectivity with existing infrastructure. Access arrangement to accommodate both the site, adjacent P&R and a separate emergency access. **Necessary Strategic Mitigation** Delivery of Salisbury Transport Strategy with a focus on Harnham Gyratory and strategic footway/cycleway links.
3. Make efficient use of existing transport infrastructure and promote investment in sustainable transport options, including Active Travel?	**Pedestrian/Cycle:** The A338 has a continuous footway and for much of its length is segregated from the carriageway by a verge and is hence segregated from the carriageway improving its attractiveness. The town centre and Rail Station is 3-3.5km from the site and whilst too far for walking is considered accessible by cycle which is accommodate by necessary infrastructure for much of the route. **Bus:** The site is directly opposite Britford Park and Ride and hence has good accessibility to bus service provision into Salisbury; wider destinations are not well catered for direct from the site. To provide improved accessibility, any junction arrangements for the site should include controlled footway crossing provision. **Rail:** The rail station is approximately 3.5km from the site and therefore not walkable. However, given the excellent accessibility by bus, a connected service would be likely to improve rail patronage. The Station may also be considered accessible by cycle, however gradients on the return journey may present a barrier. **Service Vehicles:** If an access is achievable for cars from the A338, then an access for service vehicles will be achievable. Note: as mentioned below, a secondary emergency vehicle access will be required for this site. **Car:** Developments over 300 dwellings should seek to achieve a secondary access arrangement and for a small number of dwellings this may be achieved from Lower Road providing some minor width improvements and junction design to coordinate with 4 arm signals; the primary and secondary accesses should be linked by an emergency link accommodating pedestrians and cyclists and suitable to accommodate fire tenders.
Assessment outcome (on balance): Moderate (significant) adverse effect	
Summary of SA Objective 11 • The site is directly opposite Britford Park and Ride and hence has good accessibility to bus service provision into Salisbury and beyond. • However, the site connects with the Harnham Gyratory which is congested, and further development has the potential to worsen this situation • A wider view is required of the network capacity and the effects this will have on air quality on Downton Road, and in particular on Harnham Road. The cumulative effects of proposed development on Harnham Road, Downton Road and existing AQMAs will need to be modelled and assessed. • Access may theoretically be delivered from the A338 but rising gradients and proximity to P&R access may prejudice this, unless the junctions were combined into a 4-arm signalised junction; feasible and at 400 dwellings plus, this may be cost effective. • Overall, a moderate adverse effect is considered most likely against this objective.	
SA objective 12 - Encourage a vibrant and diversified economy and provide for long-term sustainable economic growth **Decision-Aiding Questions. Will the development site…**	

1. Support the vitality and viability of town centres (proximity to town centres, built up areas, station hub)?	Salisbury city centre is situated approximately 1.2km to the north-west of this site. The site is 2.4km away from the train station. The site has some connectivity to the city centre, and benefits from existing public transport links in close proximity to the site. The location and size of the site suggests that it could have positive effects in supporting the city centre despite being some distance from it.
2. Provide a variety of employment land to meet all needs, including those for higher skilled employment uses that are (or can be made) easily accessible by sustainable transport including active travel?	The site benefits from access to the A338 (Downton Road) in addition to reasonable connectivity to the city centre. This suggests that the site may be attractive to higher skilled employment uses in a location where employment land is in demand. The River Avon; Southampton Road Retail Park and Principal Employment Area; and Bourne Retail Park are approx. 0.7km to the north of the site. The site may be able to meet a good range of needs for different employment land. The location of the site suggests that it would be less likely to support the growth of the life science and defence industries which are buoyant to the north of Salisbury. Promotion of active travel choices for commuters to and from the site should form a part of any development to overcome potential reliance on private cars.
3. Contribute to the provision of infrastructure that will help to promote economic growth, including opportunities to maximise the generation and use of renewable energy and low-carbon sources of energy?	This is a medium sized site that may be able to deliver some employment alongside housing and associated infrastructure as part of a mixed-use scheme. Alternatively, the site could bring forward a range of employment land in meeting different needs, alongside associated infrastructure. This is likely to have benefits for the local economy and for economic growth. There may be opportunities to consider onsite energy generation and for the site to support low carbon sources. To help to increase the use and supply of renewable and low carbon energy and heat from this site, there will need to be a positive strategy for energy from these sources that maximises the potential for suitable development, considers identifying suitable areas for renewable and low carbon energy sources and identifies opportunities for development to draw its energy supply from decentralised, renewable or low carbon energy supply systems and for co-locating potential heat customers and suppliers.
4. Promote a balance between residential and employment development to help reduce travel to work distances?	Introducing a mixed-use development to this site may be possible, however development at the site would be capable of placing jobs and homes in close proximity. This would help to reduce the need to travel to work.
Assessment outcome (on balance): Major (significant) positive effect	
Summary of SA Objective 12 • This is a medium/large site that is reasonably connected to the city centre and railway station. • Benefits from access to A338 and close proximity to existing employment development. • The site may be able to meet a range of employment needs and would lend itself to mixed-use development. • Overall, a major significant positive effect is likely.	

Site Number and SHELAA ref(s): Site 7 (SHELAA sites 3422, OM009, 3641, 3423, 3521, 3694) **Site name:** Land south of Downton Road **Site size:** 17.94 ha **Site capacity:** approximate range 448 - 628 dwellings **Site description:** A large site located on higher ground south of the Rowbarrow residential area and WHSAP allocation, with Salisbury District Hospital to the south and Odstock Road to the west. The site is bounded by several public rights of way – BRIT8, BRIT16 and BRIT17. The site includes Britford P&R, Salisbury caravan site and a former quarry.	
SA objective 1 - Protect and enhance all biodiversity and geological features and avoid irreversible losses **Decision-Aiding Questions. Will the development site…**	
1. Avoid potential adverse impacts of development on local biodiversity and geodiversity?	The site currently appears to comprise pasture, arable and hardstanding (Park and Ride). Most boundaries are marked by either hedgerows or tree belts and there is landscape planting around the Park and Ride. There is potential for bats along hedgerows/tree belts and surveys will be needed. Other wildlife which may use the site include badgers and breeding birds. In addition, there are records of scarce / rare arable weeds in the area. Surveys will be required. There appears to be good scope for mitigation and enhancement at this site. An essential pre-requisite for the site would be a green infrastructure scheme to integrate tree belts and hedgerows on this site with those on existing development at Rowbarrow. Tree Belts in particular would benefit from having a wide buffer of scrub to species rich grassland transition habitat. Protection, maintenance, and enhancement should be provided for habitats such as hedgerows, trees and water features within and along the boundaries of the site alongside other ecologically valuable habitat/features. A minimum of 10% net gain for biodiversity is required within individual sites (as per latest biodiversity metric) and the overall layout and design of this site should ensure that habitat creation provides connectivity to adjacent or nearby habitat areas.
2. Protect and enhance designated and non-designated sites, priority species and habitats and protected species?	Mitigation strategy required for River Avon Special Area of Conservation (SAC, Phosphate) and New Forest Special Protection Area (SPA,recreational pressure). Also, the mitigation strategy for Salisbury Plain SPA needs to be reviewed in light of latest monitoring. The location of the development has implications for designated sites. In particular, there will be a need to protect, maintain and enhance sensitive habitats to the north (SSSI and SAC) and offset in-combination effects of recreational pressure on the two local County Wildlife Sites. The site lies about 400m south of the River Avon SAC and the East Harnham Meadows SSSI. There is no formal public access onto the SSSI and it appears to be well screened from an adjacent footpath so access by dogwalkers should be minimal. Lime Kiln Chalk County Wildlife Site (CWS), a publicly accessible grassland site owned by Salisbury City Council, lies immediately adjacent to the site across the Odstock Road. One other county wildlife site would be vulnerable to increased recreational pressure, Harnham Slope which is 1-2km away with street parking available close by. Species using the site include potential for bats along hedgerows/tree belts while other wildlife may include badgers and breeding birds. Development of the site has the potential to increase recreational pressure upon identified protected species, habitats, and designated/non-designated biodiversity features in the local area and this must be assessed and mitigated accordingly.
3. Ensure that all new developments protect Local Geological Sites (LGSs) from development?	The development of the site would be unlikely to lead to impacts on designated Local Geological Sites (LGS). There are no LGS within or in close proximity to this site.

4. Aid in the delivery of a network of multifunctional Green Infrastructure?	Green and blue infrastructure (GBI) incorporates a wide range of natural green and blue assets ranging from water courses, rights of way and farmland to woodland, hedgerows, street trees. Embedding GBI into well-designed built development (buildings, streets, neighbourhoods, and strategic connectivity) can help enhance the built and natural environment, facilitate biodiversity net gain, and help communities and wildlife become more resilient to climate change. On site features that could aid the delivery of a strategic network of GBI include, for example: • Buffer zones incorporated into Green Infrastructure for the site as habitat connectivity for species including great crested newts, birds, bats, and other small mammals linking throughout and to the wider local landscape. • Integrate tree belts and hedgerows on this site with those on existing development. • Tree Belts in particular would benefit from having by a wide buffer of scrub to species rich grassland transition habitat. In line with national policy, local plan policy and standard advice from relevant bodies, the development of the site should conserve and enhance green infrastructure and holds the potential to make suitable provision for buffers at recognised water course/green corridors.
Assessment outcome (on balance): Minor adverse effect	
Summary of SA Objective 1 • The site currently comprises pasture, arable and hardstanding (Park and Ride). • There is potential for bats along hedgerows/tree belts and surveys will be needed. Other wildlife which may use the site may include badgers and breeding birds. In addition, there are records of scarce / rare arable weeds in the area. Surveys will be required but none of these are likely to significantly constrain development. • The location of the development has implications for designated sites. In particular, there will be a need to protect, maintain and enhance sensitive habitats to the north (SSSI and SAC) and offset in-combination effects of recreational pressure on the two local County Wildlife Sites. • An essential pre-requisite for the site would be a green infrastructure scheme to integrate tree belts and hedgerows on this site with those on existing development at Rowbarrow. • Overall, a minor adverse effect is considered likely against this objective.	
SA objective 2 - Ensure efficient and effective use of land and the use of suitably located previously developed land and buildings **Decision-Aiding Questions. Will the development site…**	
1. Ensure development maximises the efficient use of land?	Development of this site may not result in particularly high densities given the location of the Little Woodbury Ancient Settlement and the extent of landscape mitigation that may be required.
2. Maximise the reuse of Previously Developed Land?	Most of this site is greenfield, being a mixture of arable and open pasture/downland where there would be no opportunities to maximise reuse of PDL. However, the northern part of the site next to A338 Downton Rd consists of Britford Park & Ride and Salisbury Caravans business. Developing this part of the site would maximise the reuse of PDL.
3. Encourage remediation of contaminated land? If so, would this lead to issues of viability and deliverability?	This site is located on greenfield, agricultural land which appears not to have been developed before - therefore it is unlikely to be significantly contaminated. Based on available evidence, it is considered unlikely that remediation measures would be required in order to facilitate development. If subsequent evidence becomes available which suggests that there may be land contamination, an assessment would be required as part of any future planning application to establish a remediation and mitigation strategy.
4. Result in the permanent loss of the Best and Most Versatile Agricultural land (Grades 1, 2, 3a)?	The Park & Ride and caravan business sites are not in agricultural use. Evidence shows the rest of this site consisting of Grade 3 agricultural land but there is no differentiation between Grades 3a and 3b. Further assessment would be required to establish the proportion of Grade 3a BMV. Where possible, any development on this site should be located to reduce the loss of BMV. If the greenfield part of the site were classed as BMV agricultural land after further assessment, given the size of the site, development would lead to a minor loss only.
5. Lead to the sterilisation of viable mineral resources? If	This site is not located within a designated Minerals Safeguarding Area. As such, development would be unlikely to lead to the sterilisation of known, potentially viable mineral resources.

so, is there potential to extract the mineral resource as part of the development?	
6. Support the provision of sustainable waste management facilities and include measures to help reduce the amount of waste generated by development through integrated recycling infrastructure?	This is a reasonably large site and there are no known reasons why sustainable waste management facilities and integrated recycling infrastructure could not be incorporated successfully into the layout and design of development. The Salisbury Household Recycling Centre is located at Churchfields Industrial Estate which is not in close proximity to this site. The site is not located within, or likely to affect a designated safeguarding zone associated with an active waste management facility, or allocated Waste Site Allocation.
Assessment outcome (on balance): Moderate (significant) adverse effect	
Summary of SA Objective 2 • Most of this site is greenfield, being a mixture of arable and open pasture/downland where there would be no opportunities to maximise reuse of PDL. • This site appears not to have been developed before - therefore it is unlikely to be significantly contaminated but further assessment may be required. • The Park & Ride and caravan business sites are not in agricultural use. Evidence shows the rest of this site consisting of Grade 3 agricultural land. • Development of this site may not result in particularly high densities given the location of the Little Woodbury Ancient Settlement and the extent of landscape mitigation that may be required. • This site is not located within a designated Minerals Safeguarding Area. • Overall, a moderate adverse effect is considered likely against this objective, given the size of the site and likely scale of loss of greenfield, agricultural land.	
SA objective 3 - Use and manage water resources in a sustainable manner **Decision-Aiding Questions. Will the development site…**	
1. Protect surface, ground and drinking water quantity/quality?	This site is not covered by any Source Protection Zones or Drinking Water Safeguard Zones. It is covered by a Drinking Water Protected Area. Drinking Water Protected Areas (Surface Water) are, within the Water Framework Directive, where raw water is abstracted from rivers and reservoirs. Raw water needs to be protected to ensure that it is not polluted which could lead to additional purification treatment. To do this water companies and the Environment Agency identify raw water sources that are 'at risk' of deterioration which would result in the need for additional treatment. These zones are areas where the land use is causing pollution of the raw water. Action is targeted in these zones to address pollution so that extra treatment of raw water can be avoided. Consultation with the Environment Agency will be required. In line with the provisions of local planning policy and the Water Framework Directive, the development of this site will need to make suitable provision to protect and, where appropriate, improve local surface, ground and potable drinking water quality – this includes ensuring that enough buffer zones are located adjacent to watercourses and ensuring that runoff does not enter these watercourses. Consideration should be given to the inclusion of Sustainable Drainage Systems to control the risk of surface water flooding from impermeable surfaces.
2. Direct development to sites where adequate water supply, foul drainage, sewage treatment facilities and surface water drainage is available?	This site falls within the catchment area supplied by Wessex Water. With regard to water supply, it is likely that moderate off-site infrastructure reinforcement would be required. The site is within an area where water abstraction licences will limit ability to provide this site with a potable supply of water, which will require further investigation into the potential for delivering water neutrality. The area covered by Wessex Water has been classed by the Environment Agency as 'seriously water stressed'. Investigations and agreement with Wessex Water's regulators and mitigation measures are likely to be implemented over a long lead in time (~10 years). Significant development in the Salisbury area is likely to trigger the need for new mains and service reservoirs to transport potable water from elsewhere within Wessex Water's network to satisfy demand. It is unlikely that Wessex Water would be able to provide available capacity before 2030.

	With regard to foul water network capacity, it is likely that moderate off-site infrastructure reinforcement would be required. Wessex Water's AMP7 growth scheme has been reprioritised, and therefore improvements to sewage treatment infrastructure are highly likely to be required to support development at Salisbury. Likely AMP8 phosphorus driver (by 2030), which can be aligned with capacity upgrades at the Water Recycling Centre. Significant water and wastewater infrastructure crosses the site.
Assessment outcome (on balance): Moderate (significant) adverse effect	
Summary of SA Objective 3 • The site is covered by a Drinking Water Protected Area which are where raw water is abstracted from rivers and reservoirs. • Development of the site would need to make necessary provision to protect from harm or pollution to any ground, surface or drinking water. • The area covered by Wessex Water has been classed by the Environment Agency as 'seriously water stressed'. Significant new development in Salisbury would require investigations and agreement with Wessex Water's regulators and mitigation measures are likely to take time, and unlikely to deliver capacity before 2030. • With regard to water supply, it is likely that moderate off-site infrastructure reinforcement would be required. • With regard to foul water network capacity, it is likely that moderate off-site infrastructure reinforcement would be required. • Significant water and wastewater infrastructure crosses the site. • Overall, given the increased demand on water resources, sewage treatment capacity and the location of the Drinking Water Protected Area, a moderate adverse effect is likely.	
SA objective 4 - Improve air quality and reduce all sources of environmental pollution **Decision-Aiding Questions. Will the development site…**	
1. Minimise and, where possible, improve on unacceptable levels of noise, light pollution, odour, and vibration?	Development of this large site will inevitably increase levels of environmental pollution, including noise, light and vibration – both during construction and operational phases. Road traffic noise will need to be assessed and mitigated. Given the size of the site this is unlikely to have a significant impact on number of dwellings. Noise impacts from the hospital site and Park and Ride would need to be assessed and mitigated against. This may result in a reduction in the number of dwellings. Road traffic noise assessed and mitigated against in accordance with BS8233:2014. Hospital and park and ride noise impacts assessed in accordance with BS4142:2019.
2. Reduce impacts on and work towards improving and locating sensitive development away from areas likely to experience poorer air quality due to high levels of traffic and poor air dispersal?	Salisbury has three Air Quality Management Areas (AQMAs) in respect of the nitrogen dioxide annual mean objective. Exceedances exist on A36, A30 and at several hotspots in the city centre. Significant traffic management measures are needed to remove levels of traffic from the A36 in particular. If site allocations are made in the LPR, CIL/S106 contributions will be required to enable the council to take actions to enable the revocation of the AQMAs. This site connects with the Harnham Gyratory which is congested, and further development has the potential to worsen this situation. A wider view is required of the network capacity and the effects this will have on air quality on Downton Road, and in particular on Harnham Road. The cumulative effects of proposed development on Harnham Road, Downton Road and existing AQMAs needs to be modelled and assessed.
3. Lie within a consultation risk zone for a major hazard site or hazardous installation?	This site does not lie within a consultation risk zone for a major hazard site or hazardous installation.
Assessment outcome (on balance): Moderate (significant) adverse effect	
Summary of SA Objective 4 • Development of this site will inevitably increase levels of environmental pollution, including noise, light and vibration – both during construction and operational phases. • Road traffic noise will need to be assessed and mitigated but given the size of the site this is unlikely to have a significant impact on number of dwellings.	

• Noise impacts from the hospital site and Park and Ride would need to be assessed and mitigated. • This site connects with the Harnham Gyratory which is congested, and further development has the potential to worsen this situation. • A wider view is required of network capacity – cumulative effects of proposed development on Harnham Road, Downton Road and existing AQMAs needs to be modelled and assessed. • Overall, given the size of the site and current situation with road network capacity and congestion in Salisbury, and this site connecting with the Harnham Gyratory, a moderate adverse effect is considered likely.	
SA objective 5 - Minimise our impacts on climate change (mitigation) and reduce our vulnerability to future climate change effects (adaptation) **Decision-Aiding Questions. Will the development site…**	
1. Maximise the creation and utilisation of renewable energy opportunities, including low carbon community infrastructure such as district heating?	A site of this size has the potential to produce greenhouse gases through the construction and occupation of the development. However, mitigation measures can be applied within this objective and across the whole framework to reduce emissions. Some examples include building energy efficient buildings, generating on site renewable energy and delivering sustainable transport. It may be possible for a development of this scale to include renewable energy generation, both within buildings and in areas of open space. Low carbon community infrastructure such as district heating could also be incorporated. There is no existing district heating network for this site to link into. To help to increase the use and supply of renewable and low carbon energy and heat from this site, there will need to be a positive strategy for energy from these sources from developers, that maximises the potential for suitable development, considers identifying suitable areas for renewable and low carbon energy sources and identifies opportunities for development to draw its energy supply from decentralised, renewable or low carbon energy supply systems and for co-locating potential heat customers and suppliers.
2. Be located within Flood Zones 2 or 3? If so, are there alternative sites in the area within Flood Zone 1 that can be allocated in preference to developing land in Flood Zones 2 or 3?	The whole site is in Flood Zone 1. This means that each year, this land has less than 0.1% chance of flooding from rivers or the sea. The closest watercourse to the site is approximately 0.5km east.
3. Minimise vulnerability to surface water flooding and other sources of flooding, without increasing flood risk elsewhere?	The site is not considered vulnerable to surface water or groundwater flooding. Cumulative impacts have been scored low. The site will require a Flood Risk Assessment to ensure there is no flood risk to site and that development of this site won't exacerbate Flood Risk elsewhere.
4. Promote and deliver resilient development that is capable of adapting to the predicted effects of climate change, including increasing temperatures and rainfall, through design e.g. rainwater harvesting, Sustainable	Plans for developing this site should take a proactive approach to mitigating and adapting to climate change, considering the long-term implications for flood risk, water supply, biodiversity and landscapes, and the risk of overheating from rising temperatures. It is considered that any future development of this site could incorporate appropriate measures to adapt to the predicted future impacts of climate change. The location, layout and design of any new development should be planned to avoid increased vulnerability to the range of impacts predicted to arise from climate change, including flood risk, water supply and changes to biodiversity and landscape. This site is located more than 1km from the town centre, which could inhibit active travel to the town centre and ease of access to public transport. It is anticipated that Wiltshire will experience hotter summers, milder winters, increased periods without rain, increased intensity in rainfall and more extreme weather events. Development would need to include adaptation measures such as designing to prevent overheating, heat resistant landscaping, more resilient foundations, drought resistant planting and for generally more resilient buildings and spaces (general design and robust materials). The size of this site will allow for the provision of areas of open space, but much of what is currently greenfield agricultural land will be developed. Enough land would need to be set aside for robust surface water management, to include comprehensive surface water drainage measures (including SuDS) that result in run-off rates equalling or bettering current greenfield infiltration rates.

Drainage Systems, permeable paving etc?	
Assessment outcome (on balance): Minor adverse effect	
Summary of SA Objective 5 • The site is in Flood Zone 1. • Flood risk could be exacerbated by climate change. Although development could avoid risk, it may worsen the risk elsewhere. • It would be possible for a development of this scale to include renewable energy generation, both within buildings and in areas of open space, and it is considered that any future development could incorporate appropriate measures to adapt to the predicted future impacts of climate change. • Development of this site has the potential to significantly increase greenhouse gas emissions due to emissions generated through the construction and occupation of the development. These emissions could be reduced through the design and layout of the site, by ensuring high levels of energy efficiency in all new buildings to reduce energy use, through mixed-use development that can reduce the need to travel and by ensuring as much choice and access as possible to efficient and reliable sustainable modes of transport. • Overall, although future development is likely to increase emissions, it is thought that there are opportunities to support resilient development, which supplies energy efficient buildings and provides investment in renewable energy. However, given that any development on greenfield land has the potential to worsen flood risk elsewhere, a minor adverse effect is likely.	
SA objective 6 - Increase the proportion of energy generated by renewable and low carbon sources of energy **Decision-Aiding Questions. Will the development site…**	
1. Support the development of renewable and low carbon sources of energy?	This site is one of the larger sites in Salisbury and so presents opportunities to support energy generation from renewable and low carbon sources. To help to increase the use and supply of renewable and low carbon energy and heat from this site, there will need to be a positive strategy for energy from these sources from developers, that: • maximises the potential for suitable development. • considers identifying suitable areas for renewable and low carbon energy sources; and • identifies opportunities for development to draw its energy supply from decentralised, renewable, or low carbon energy supply systems and for co-locating potential heat customers and suppliers.
2. Be capable of connecting to the local Grid without the need for further investment?	The electricity infrastructure is constrained across much of Wiltshire. The Grid Supply Points in Wiltshire, located in Minety and Melksham are both constrained. The Bulk Supply Points across Wiltshire are also constrained. Due to the uptake of low carbon technology, and the move towards net zero, the Climate Change Committee have estimated that energy demand could almost treble by 2050. This increased pressure on the system is something SSEN, as Distribution Systems Operator, is working on to manage new system capacity. Solutions may include flexible connections, renewable energy, and further investment to reinforce the current infrastructure. Early engagement with SSEN may be required to discuss connections issues and new solutions may be required. This is one of the larger sites in Salisbury, meaning energy demand will be high. Further evidence would be required to understand whether investment in the grid would be required for a site of this size in Salisbury which may entail significant costs. According to SSEN's generation availability map, the closest substation in Salisbury is constrained, therefore could potentially struggle to withstand additional energy generation connections to the grid without reinforcement works, if the site were to produce its own energy. According to SSEN's Network Capacity (demand) Map, the closest substation in Salisbury is also constrained, therefore could potentially struggle to withstand further significant demand. Further conversation with SSEN would be required to ensure connectivity to the grid. It is unknown how the site would be bought forward therefore further evidence would be required to understand whether investment in the grid would be required for a site of this size in Salisbury. If the site was able to support its own renewable energy, then the site would be less likely to depend on the grid.
3. Create economic and employment opportunities in sustainable green technologies?	It is considered that a site of this size could enable economic and employment opportunities in sustainable green technologies. There are parts of the site that could be suitable for renewable and low carbon energy sources and supporting infrastructure. And possibilities for development to draw its energy supply from decentralised, renewable or low carbon energy supply systems onsite and for co-locating potential heat customers and suppliers. However, it is more likely that undeveloped areas of the site would be used for open space, green infrastructure, and biodiversity net gain.

4. Deliver high-quality development that maximises the use of sustainable construction materials?	It is considered that development of this site would be able to deliver a high-quality development that makes maximum use of sustainable construction materials throughout the development.
5. Deliver energy efficient development that exceeds the minimum requirements set by Building Regulations?	It is considered that development of this site would be able to deliver an energy efficient development that exceeds minimum requirements set by Building Regs. New development should also consider incorporating EV charging points into site design and into individual dwelling design, where possible. However, this will need to be factored into the increased demand the site will have on the existing infrastructure.
Assessment outcome (on balance): Neutral effect	
Summary of SA Objective 6 • There are no known details of future development schemes but there are opportunities for a site of this size to support energy generation from renewable and low carbon sources and create economic and employment opportunities in sustainable green technologies. • There will need to be a positive strategy for energy from these sources from developers and there are parts of the site that could be suitable for renewable and low carbon energy sources and supporting infrastructure. However, it is thought that undeveloped areas of the site may be used for different priorities. • New developments should consider incorporating EV charging points, which will encourage the use of more sustainable modes of transport but will increase the energy demand of the site. • It is considered that the current energy infrastructure would be under great pressure with the increased demand of this site. However further evidence is required to confirm this. As this is a large site the energy demand would be significantly higher than a smaller site. • If the site were to be bought forward with its own self-supporting local network through renewable energy generation, these costs could be significantly less. • Overall, given the opportunity for future renewable energy generation, but considering the increase in demand this development would create and the costs associated with a connection, a neutral effect is considered likely against this objective.	
SA objective 7 - Protect, maintain and enhance the historic environment **Decision-Aiding Questions. Will the development site…**	
1. Conserve and enhance World Heritage Sites, Scheduled Monuments, Listed Buildings, the character and appearance of Conservation Areas, Historic Parks & Gardens, sites of archaeological interest and, where appropriate, undesignated heritage assets and their settings?	Development of the site would impact on Scheduled Monument Woodbury hillfort and settlement, a scheduled area and a former chalk pit. The site is close to Scheduled Monument and its contribution to the setting requires further assessment. Impact on scheduled monument likely to be a constraint - the usual presumption would be in favour of preservation in situ. Contribution to significance requires assessment before potential for mitigation or impact on capacity can be considered. However, preservation of scheduled monument in situ is likely to preclude development in that part of the site. There is significant archaeological interest contained on the site in the form of the Scheduled Monument – Woodbury Ancient Villages (NHL: 1005652) which covers most of the site. Also, of high value are Little Woodbury Iron Age settlement and undated ditch and gullies and 28 undated post holes (medium value). The site is within 100m buffer of several high value features including early Bronze Age graves and Pits and ditches associated with Woodbury Ancient Villages. Given the coverage of a large portion of the site by a Scheduled Monument, no mitigation is proposed other than avoidance. Scheduled Monument Consent would be required for any ground disturbance within the site. Advice from Historic England has been received relating to subsoil palaeolithic archaeological remains of national significance, sitting notably between Britford Park & Ride and Salisbury District Hospital. Although undesignated this means that much of the site, apart from the Park & Ride and Quarry, should not be considered for development. The historic landscape of the site is of low value, therefore no mitigation strategy identified at this stage.

2. Maintain and enhance the character and distinctiveness of settlements through high-quality and appropriate design, taking into account, where necessary, the management objectives of Conservation Areas?	Some parts of the site would have a lesser impact on the historic environment than other parts, these are the former chalk pit area and Park & Ride site. Other parts of the site would have more of a significant impact, however the main area encompassing the SM would have the most significant impact and therefore this area should not be developed. Any development should be well designed to maintain and enhance the character and distinctiveness of the area.
Assessment outcome (on balance): Moderate (significant) adverse effect	
Summary of SA Objective 7 • Development of the site would impact on Scheduled Monument Woodbury hillfort and settlement, a scheduled area and a former chalk pit. • Some parts of the site would have a lesser impact on the historic environment than other parts. Other parts of the site would have more of a significant impact, however the main area encompassing the Scheduled Monument would have the most significant impact and therefore this area should not be developed. • There is significant archaeological interest contained on the site in the form of the Schedule Monument – Woodbury Ancient Villages, Little Woodbury Iron Age settlement and undated ditch and gullies. Following the application of suitable mitigation strategies, the potential for significant adverse archaeological effects is high. • Advice from Historic England has been received relating to subsoil palaeolithic archaeological remains of national significance, sitting notably between Britford Park & Ride and Salisbury District Hospital. Although undesignated this means that much of the site, apart from the Park & Ride and Quarry, should not be considered for development. • The potential for significant adverse historic landscape effects is very low. • It is recommended that development only takes place in the eastern part of the site away from the areas of heritage and archaeological interest. • Overall, a moderate adverse effect is considered likely against this objective.	
SA objective 8 - Conserve and enhance the character and quality of rural and urban landscapes, maintaining and strengthening local distinctiveness and sense of place. Decision-Aiding Questions. Will the development site…	
1. Minimise impact on and, where appropriate, conserve and enhance nationally designated landscapes e.g. National Parks and AONBs and their settings?	The Cranborne Chase AONB is approximately 1.5km to the southwest of this site and the New Forest National Park is approximately 8.5km to the southeast. Significant impacts on nationally designated landscapes from development are not anticipated.
2. Minimise impact on, and enhance, locally valued landscapes through high-quality, inclusive design of buildings and the public realm?	The site lies to the southeast of Salisbury, between residential suburbs at Rowbarrow and Salisbury District Hospital. The site is on gently sloping, undulating landform. The site is predominantly comprised of two medium-sized fields, with the Britford Park and Ride site in the northeast of the site. The site is influenced by adjacent development and hospital buildings, to the north and south respectively. The fields are bound by a combination of hedgerows, grass verges and tree boundaries. The site forms part of a relatively ordinary landscape between the two river valleys. It is part of a simple rural landscape with some distinctive vegetation features that contribute to separation from existing settlement areas and the rural approach to Salisbury. The site is in proximity to Cranborne Chase AONB and contains a variety of public rights of way and permissive walking routes. The landscape features are in generally good to moderate condition and there is moderate scenic quality attributed to the site and the surrounding valley landscape. Overall, the site is of generally medium landscape sensitivity to development, with higher sensitivity to the east considering the setting of Salisbury and rural approach along the A338 from the south. The site has generally medium capacity to accommodate development.

	Potential significant adverse effects • Potential for built form to be intrusive in the rural landscape between settlement areas and on rising valley slopes. • Potential loss of hedgerows and tree belts that provide linking features through the landscape and contribute to screening of existing built form. • Potential changes to the character of the rural, settlement edge landscape that provides a transition to the river valley, as experienced by users of public rights of way and permissive routes within and around the site. **Scope for mitigation** • Avoid development that would break the treed skyline and stand out in the approach to Salisbury from the south. • Retain hedgerows and trees as part of a mature landscape framework, ensuring appropriate buffers to development and maintaining treed skylines. • Retain footpath links through the site as part of a wider network of routes connecting between the AONB to the south, River Avon to the north and into Salisbury city centre.
3. Protect and enhance rights of way, public open space and common land?	There is no public open space or common land within this site. Public byways run along farm access tracks that are bound by hedgerows, along the south and west site boundaries. There is a public footpath across the middle of the site and a number of permitted paths that criss-cross the site and link across Odstock Road to join with the Avon Valley Path long distance route to the west. There are significant opportunities to create new rights of way on site linking to the wider network, along with significant areas of public open space.
Assessment outcome (on balance): Minor adverse effect	
Summary of SA Objective 8 • Cranborne Chase AONB is approximately 1.5km to the southwest of this site and the New Forest National Park is approximately 8.5km to the southeast. • The site is predominantly comprised of two medium-sized fields, with the Britford Park and Ride site in the northeast of the site. The site is influenced by adjacent settlement and hospital buildings, to the north and south respectively. • It forms part of a relatively ordinary landscape between the two river valleys. It is part of a simple rural landscape with some distinctive vegetation features that contribute to separation from existing settlement areas and the rural approach to Salisbury. • It is considered that the site is of generally medium landscape sensitivity to development, with higher sensitivity to the east considering the setting of Salisbury and rural approach along the A338 from the south. The site has generally medium capacity to accommodate development. • There are significant opportunities to create new rights of way on site linking to the wider network, along with significant areas of public open space. • Overall, a minor adverse effect is considered likely against this objective.	
SA objective 9 - Provide everyone with the opportunity to live in good quality, affordable housing, and ensure an appropriate mix of dwelling sizes, types and tenures **Decision-Aiding Questions. Will the development site…**	
1. Provide an appropriate supply of affordable housing?	The record of delivery of homes in the city has been exceeding delivery expectations in more recent years, although overall delivery of housing at Salisbury has been below WCS planned rates. Affordable housing delivery has struggled to achieve target rates of 40%. Notwithstanding any mitigation that may be required which results in a reduced developable area, the development range for this site means that it has potential to deliver a significant number of affordable homes. This could contribute, either alone or in combination with other sites, to the delivery of affordable housing at Salisbury.
2. Support the provision of a range of house types and sizes to meet the needs of all sectors of the community?	An area in the eastern part of the site is on ground steeper than 1:20 gradient but this is unlikely to significantly affect the developable area of the site. Should this large site be developed for residential uses, and notwithstanding any mitigation that may be required which results in a reduced developable area, it has the potential to provide for a wide range of housing needs and types. The site has potential to deliver a range of high-quality, sustainable homes of different types and tenures, which would be beneficial to addressing identified local housing needs.
Assessment outcome (on balance): Major (significant) positive effect	

Summary of SA Objective 9 • Notwithstanding any mitigation that may be required which results in a reduced developable area, this large site could deliver a significant proportion of affordable housing as part of a housing development. • The site would be likely to support a wide range of house types, tenures and sizes to meet different needs. • Overall, a major positive effect is considered likely for this objective.	
SA objective 10 - Reduce poverty and deprivation and promote more inclusive communities with better services and facilities **Decision-Aiding Questions. Will the development site…**	
1. Maximise opportunities for affordable homes and job creation within the most deprived areas?	This site is positioned within a prosperous area in accordance with the IMD 2019. High Road forms the potential access route for this site and is approx. 1.4km from the most deprived area in Salisbury. As a result, while development at this site would not supply housing and jobs in an area directly at risk of deprivation, it could lead to some social benefits through the creation of opportunities near a neighbourhood experiencing higher levels of deprivation. Considering the potential to deliver up to 500 homes of all types and tenures, the site could deliver a high number of affordable housing in meeting the needs of those on low incomes or who cannot afford to buy their own home. Overall, there would be significant social and economic benefits for the Salisbury area through housing provision, short-term construction jobs and a larger workforce for local businesses.
2. Be accessible to educational, health, amenity greenspace, community and town centre facilities which are able to cope with the additional demand?	Salisbury city centre is situated approximately 1.7km to the north-west of this site. The site has some accessibility to the city centre, and benefits from existing public transport links in close proximity to the site. Development at this site should look to promote sustainable transport measures to improve accessibility to the city centre, particularly in creating opportunities for walking and cycling to the city centre. A development of this size would need to take opportunities to incorporate, and connect to existing, sufficient public open space and amenity greenspace, including the River Avon and nearby County Wildlife Sites to encourage mental health benefits through development. Development at this site could generate the need for 44-65 early years places, 110-155 primary school places and 78-110 additional secondary places. To meet early years needs a site and financial contributions would be required for a new onsite nursery. Primary provision to meet needs arising from this site could be incorporated into the emerging Netherhampton Road site. A new primary school onsite could be required if the school at Netherhampton Road was not able to support needs arising from this site. The site falls into the secondary school catchment for the Laverstock campus schools, which are at or nearing full capacity. Expansion of these schools is constrained by planning and highways concerns. Expansion to Sarum Academy is possible, but there would be accessibility issues from this site. S106 contributions and a safe walking route would be required as part of housing development at this site. This site is well connected to existing health services in Salisbury. Salisbury District Hospital is approx. 0.4km to the south of the site and Three Chequers Surgery is approx.1.6km to the north west of the site. GP provision in Salisbury was forecast as being subject to a positive capacity gap by 2026, however the closure of one branch surgery in 2020 to relocate services has led to issues. Negative premises capacity gaps are therefore apparent within the primary care network. There is a planned extension to the hospital. Expanded services are to be offered by Porton and Winterslow branch surgeries following this the closure of the Wilton branch. As a result, while there may be some negative effects on the capacity of individual surgeries, the location of development is not considered to affect the delivery of health services in the city. Financial contributions are to be sought through development to ensure new residents have access to healthcare facilities, resulting in negative impacts on health provision.
3. Promote/create public spaces and community facilities that support public health, civic, cultural, recreational and community functions?	The medium scale of this site suggests that development could be capable of delivering formal and informal public space onsite and there may be some opportunities for a mixed-use scheme on this site, which incorporates community uses. There are opportunities to improve and enhance public rights of way: BRIT8, BRIT17 and BRIT16.

4. Reduce the adverse impacts associated with rural isolation, including through access to affordable local services for those living in rural areas without access to a car?	Development of this site in Salisbury could make a contribution to the reduction of rural social isolation and positive effects are unlikely to lead to a significant reduction, as new development will be primarily serving Salisbury. Additionally, new development could provide a good level of affordable housing for those people living in surrounding rural areas who cannot afford rural house prices and there could be new facilities onsite that could serve rural residents north of Salisbury. Public transport services will need to be extended to serve this new development and this could also benefit people in rural areas.
Assessment outcome (on balance): Major (significant) positive effect	
Summary of SA Objective 10 • Development at this site would be close to a more deprived area and positive social effects in the local area are likely as a result of development. • Site is likely to be able to provide a significant number of affordable homes as part of a development. • Reasonable accessibility to the city centre, but opportunities to enhance sustainable transport modes should be pursued. • Amenity greenspace could be incorporated into a scheme of this size. • Early years, primary and secondary schooling provision could be met through new onsite provision or through financial contributions, but accessibility issues in relation to secondary provision would need to be overcome. • The site is well connected to existing health provision and financial contributions to increase capacity of existing GP surgeries would be required. • The site could go some way to helping support local services and facilities but would be unlikely to be of a scale that would require onsite provision of community facilities. Contributions for offsite provision should be sought where appropriate. • Overall, a major significant positive effect is likely.	
SA objective 11 - Reduce the need to travel and promote more sustainable transport choices **Decision-Aiding Questions. Will the development site…**	
1. Promote mixed-use developments, in accessible locations, that reduce the need to travel and reduce reliance on the private car?	The site is large enough to incorporate a mixed-use development that could help reduce the need to travel. The site has good bus accessibility given proximity of the Park & Ride. **<u>Accessibility by Mode</u>** Site 7 appears to encompass Britford Park and Ride, the loss of which would severely implicate the sustainability of the whole of the East Harnham 'node' of Salisbury. In this regard, the delivery of this site, and indeed site 6, can only be considered acceptable with the retention of the Park and Ride facility. Should it be shown that the P&R facility has limited patronage, with this being a reason for closure and development, then the patronage may be bolstered with a reassessment of Town Centre Parking through the Transport Strategy. Discussions with the land promoter has concluded that the P&R will be retained, as per its commercial lease agreement, however it is clear that the eventual allocation may include the facility and hence a site-specific policy will be necessary to ensure its functional retention.
2. Provide suitable access and not significantly exacerbate issues of local transport capacity?	The retention of the P&R is considered necessary to support local sustainability. In this regard, any access should be delivered so that it does not prejudice the operation of the facility and provides improvements wherever necessary. Should both sites 6 and 7 come forward, then these should be accommodated by a single 4 arm signalised junction with bus priority. Access through to the Hospital may be feasible for bus use and possibly service vehicles (although this may not be ideal) and would generate increased accessibility. The same may apply to achieving car access, thereby removing trips from Odstock Road and balancing the impact of the Hospital site across two highway corridors to the betterment of wider transport circulation.

	Local Constraints Congestion at the north-western end of Odstock Road/Downton Road. High gradients. **Site Specific Mitigation** Retention of the Park and Ride. Provide bus link (minimum) to hospital providing this is not subject to ransom. **Necessary Strategic Mitigation** Delivery of the Salisbury Transport Strategy and addressment of congestion at the norther end of Downton Road and Odstock Road.
3. Make efficient use of existing transport infrastructure and promote investment in sustainable transport options, including Active Travel?	**Pedestrian/Cycle:** The site shares the same walking and cycling opportunities as Site 6, with additional access opportunities linking to Odstock Road via Salisbury Hospital. Whilst Odstock Road provides an alternative route into the Town Centre, its high gradients are prejudicial to ease of movement however it is subject to measures in the current transport strategy to improve walking and cycling infrastructure; a 1m on road cycle lane on Odstock Road plus a 3m shared footway cycleway on the opposing side (the side of the site 7) has been implemented. With regards to access along the A338, site 7 is the same as site 6 and hence: *'The A338 has a continuous footway and for much of its length is segregated from the carriageway by a verge and is hence segregated from the carriageway improving its attractiveness. The town centre and Rail Station is 3-3.5km from the site and whilst too far for walking is considered accessible by cycle which is accommodate by necessary infrastructure for much of the route.'* **Bus:** The site encompasses Britford Park and Ride and may achieve good access to the hospital. Linking the hospital to Downton Road and the P&R is considered of strategic importance which may facilitate enhancements of the Hospital site to the benefit of wider community sustainability. **Rail:** [Same as site 6] *'The rail station is approximately 3.5km from the site and therefore not walkable. However, given the excellent accessibility by bus, a connected service would be likely to improve rail patronage. The Station may also be considered accessible by cycle, however gradients on the return journey may present a barrier.'* **Service Vehicles:** Site access would be achieved from Downton Road and would need to be designed to accommodate both buses and the general needs of the site, including refuse collection. Downton Road itself is a strategic route into Salisbury and hence provides adequate geometry and capacity needs for the servicing of the site. It may also be considered feasible to access via the hospital site onto Odstock Road, but this will need to be considered in the context of the service demands of the hospital site as a priority. **Car:** There are local congestion points that could be addressed through condition or works. These locations are typically at Harnham Gyratory and at the northern end of Odstock Road and it is considered that a modelling exercise is undertaken to determine possible solutions to these problems. A brief consideration of the network suggests that Rowbarrow provides a rat-run link between the networks of Odstock Road and Downton Road and consideration of its junction operation at both ends may present betterment further into Salisbury; i.e., through direct consideration of the rat-run function and re-prioritising its use to better accommodate this and redirect other traffic routing.
Assessment outcome (on balance): Moderate (significant) adverse effect	

Summary of SA Objective 11 • The site is large enough to incorporate a mixed-use development that could help reduce the need to travel. • The site has good bus accessibility given proximity of the Park & Ride. • The retention of the P&R is considered necessary to support local sustainability. In this regard, any access should be delivered so that it does not prejudice the operation of the facility and provides improvements wherever necessary. • Access through to the Hospital may be feasible for bus use and possibly service vehicles (although this may not be ideal) and would generate increased accessibility. The same may apply to achieving car access, thereby removing trips from Odstock Road and balancing the impact of the Hospital site across two highway corridors to the betterment of wider transport circulation. • There are local congestion points that could be addressed through condition or works. These locations are typically at Harnham Gyratory and at the northern end of Odstock Road and it is considered that a modelling exercise is undertaken to determine possible solutions to these problems. • Overall, a moderate adverse effect is considered likely against this objective.	
SA objective 12 - Encourage a vibrant and diversified economy and provide for long-term sustainable economic growth **Decision-Aiding Questions. Will the development site…**	
1. Support the vitality and viability of town centres (proximity to town centres, built up areas, station hub)?	Salisbury city centre is situated approximately 1.7km to the north-west of this site. the site is 2.6km away from the train station. The site has some accessibility to the city centre, and benefits from existing public transport links in close proximity to the site. The location and size of the site suggests that it could have positive effects in supporting the city centre.
2. Provide a variety of employment land to meet all needs, including those for higher skilled employment uses that are (or can be made) easily accessible by sustainable transport including active travel?	The site benefits from access to the A338 (Downton Road) in addition to reasonable connectivity to the city centre. This suggests that the site may be attractive to higher skilled employment uses in a location where employment demand is apparent. The River Avon; Southampton Road Retail Park and Principal Employment Area; and Bourne Retail Park approx. 1.1km to the north of the site. This site may be able to meet a range of needs for different employment uses. The location of the site suggests that it would be less likely to support the growth of the life science and defence industries which are buoyant to the north of Salisbury. Promotion of active travel choices for commuters to and from the site should form a part of any development to overcome potential reliance on private cars.
3. Contribute to the provision of infrastructure that will help to promote economic growth, including opportunities to maximise the generation and use of renewable energy and low-carbon sources of energy?	This is a large sized site that may be able to deliver employment alongside housing and associated infrastructure as part of a mixed-use scheme. Alternatively, the site could bring forward a range of employment land in meeting different needs, alongside associated infrastructure. This is likely to have benefits for the local economy and for economic growth. There may be opportunities to consider onsite energy generation and for the site to support low carbon sources. To help to increase the use and supply of renewable and low carbon energy and heat from this site, there will need to be a positive strategy for energy from these sources that maximises the potential for suitable development, considers identifying suitable areas for renewable and low carbon energy sources and identifies opportunities for development to draw its energy supply from decentralised, renewable or low carbon energy supply systems and for co-locating potential heat customers and suppliers.
4. Promote a balance between residential and employment	Introducing a mixed-use development to this site may be possible, however development at the site would be capable of placing jobs and homes in close proximity. This would help to reduce the need to travel to work.

development to help reduce travel to work distances?	
Assessment outcome (on balance): Major (significant) positive effect	
Summary of SA Objective 12 • This is a large site that is reasonably connected to the city centre. • Benefits from access to A338 and close proximity to existing employment development. • The site is capable of meeting wide ranging employment needs and would lend itself to mixed-use development. • Overall, a major significant positive effect is likely.	

Site Number and SHELAA ref(s): Site 8 (SHELAA site 3421) **Site name:** Land adjacent to A354, south of Harnham **Site size:** 22.0 ha **Site capacity:** approximate range 550 - 770 dwellings **Site description:** A large site in arable use located on sloping ground adjacent to Harnham Hill residential areas and Lime Kiln Way County Wildlife Site. The A354 is adjacent to the site boundary in the west. Footpath BRIT9 runs through the site north-south and Byway SALS99 runs along the southern boundary.	
SA objective 1 - Protect and enhance all biodiversity and geological features and avoid irreversible losses **Decision-Aiding Questions. Will the development site…**	
1. Avoid potential adverse impacts of development on local biodiversity and geodiversity?	The site currently comprises arable farmland with most boundaries marked by hedgerows. Tree belts mark the north-western boundary. The hedgerow along the southern boundary is a double hedgerow either side of a lane which is shown on the 1880-1930 historical maps. In addition, the entire site is bordered by a 15-20m wide rough grassland strip which has high potential for nationally scarce / rare arable weeds. There is potential for foraging bats along all boundaries. The lane along the southern boundary also has high potential for bats due to the sheltering effect of the double hedgerow. Surveys will be needed. Other wildlife which may use the site include reptiles, badgers, and breeding birds. In addition, there are records of scarce / rare arable weeds in the area. Good scope for mitigation and enhancement at this site. An essential pre-requisite will be retention of the perimeter habitat (tree belt / hedgerow / grassland) creating minimal breaches for access. Bat surveys around the perimeter of the site will also need to determine whether bats are crossing the site where it is constricted in the middle and design mitigation accordingly. Protection, maintenance, and enhancement should be provided for habitats such as hedgerows, trees and water features within and along the boundaries of the site alongside other ecologically valuable habitat/features. A minimum of 10% net gain for biodiversity is required within individual sites (as per latest biodiversity metric) and the overall layout and design of this site should ensure that habitat creation provides connectivity to adjacent or nearby habitat areas.
2. Protect and enhance designated and non-designated sites, priority species and habitats and protected species?	Mitigation strategy required for River Avon Special Area of Conservation (SAC) (Phosphate) and New Forest Special Protection Are (SPA) (recreational pressure). Also, the mitigation strategy for Salisbury Plain SPA needs to be reviewed in light of latest monitoring. The location has implications for designated sites. There will be a need to offset in-combination effects of recreational pressure on the two local County Wildlife Sites (CWS). Lime Kiln Chalk CWS, a publicly accessible grassland site owned by Salisbury City Council, lies immediately adjacent to the site. Harnham Slope CWS would also be vulnerable to increased recreational pressure as it lies 600m away and can be accessed directly by a public right of way. There is potential for foraging bats along all boundaries due to the 15-20m combined hedgerow / grassland borders while other wildlife may include reptiles, badgers, and breeding birds.

	Development of the site has the potential to increase recreational pressure upon identified protected species, habitats, and designated/non-designated biodiversity features in the local area and this must be assessed and mitigated accordingly.
3. Ensure that all new developments protect Local Geological Sites (LGSs) from development?	The development of the site would be unlikely to lead to impacts on designated Local Geological Sites (LGS). There are no LGS within or in close proximity to this site.
4. Aid in the delivery of a network of multifunctional Green Infrastructure?	Green and blue infrastructure (GBI) incorporates a wide range of natural green and blue assets ranging from water courses, rights of way and farmland to woodland, hedgerows, street trees. Embedding GBI into well-designed built development (buildings, streets, neighbourhoods, and strategic connectivity) can help enhance the built and natural environment, facilitate biodiversity net gain, and help communities and wildlife become more resilient to climate change. On site features that could aid the delivery of a strategic network of GBI include, for example: • Hedgerow boundaries and tree belts alongside suitable buffers to ecological features such as hedgerows • Double hedgerow along southern boundary • Retention of the perimeter habitat (tree belt / hedgerow / grassland) creating minimal breaches for access In accordance with local plan policy and planning guidance, the development of the site would be capable of delivering multifunctional Green Infrastructure that will protect and enhance existing biodiversity features and species and allow for biodiversity gain.
Assessment outcome (on balance): Minor adverse effect	
Summary of SA Objective 1 • The site currently comprises arable farmland with most boundaries marked by hedgerows. Tree belts mark the north-western boundary. • Potential for foraging bats along all boundaries. The lane along southern boundary also has high potential for bats due to the sheltering effect of the double hedgerow. Surveys will be needed. • Other wildlife which may use the site include reptiles, badgers, and breeding birds. In addition, there are records of scarce / rare arable weeds in the area. Surveys will be required. • While the ecological value of the site itself is low, the location of the development has implications for designated sites. There will be a need to offset in-combination effects of recreational pressure on the two local County Wildlife Sites. • An essential pre-requisite will be retention of the perimeter habitat (tree belt / hedgerow / grassland). Bat surveys around the perimeter of the site will also need to determine whether bats are crossing the site where it is constricted in the middle and design mitigation accordingly. • Overall, a minor adverse effect is considered likely against this objective.	
SA objective 2 - Ensure efficient and effective use of land and the use of suitably located previously developed land and buildings **Decision-Aiding Questions. Will the development site…**	
1. Ensure development maximises the efficient use of land?	The location of this site may not result in particularly high densities given its location on higher ground above Salisbury and the extent of landscape mitigation that may be required as a result.
2. Maximise the reuse of Previously Developed Land?	This site consists entirely of agricultural land and therefore there are no opportunities to maximise the reuse of PDL.
3. Encourage remediation of contaminated land? If so, would this lead to	This site is located on greenfield, agricultural land which appears not to have been developed before - therefore it is unlikely to be significantly contaminated. Based on available evidence, it is considered unlikely that remediation measures would be required in order to facilitate development. If subsequent evidence becomes available which suggests that there may be land contamination, an assessment would be required as part of any future planning application to establish a remediation and mitigation strategy.

issues of viability and deliverability?	
4. Result in the permanent loss of the Best and Most Versatile Agricultural land (Grades 1, 2, 3a)?	Evidence shows this site consisting almost entirely of Grade 3 agricultural land but there is no differentiation between Grades 3a and 3b. Further assessment would be required to establish the proportion of Grade 3a BMV. Where possible, any development on this site should be located to reduce the loss of BMV. If this site were classed as BMV agricultural land after further assessment, given the size of the site, development would likely lead to a significant loss.
5. Lead to the sterilisation of viable mineral resources? If so, is there potential to extract the mineral resource as part of the development?	This site is not located within a designated Minerals Safeguarding Area. As such, development would be unlikely to lead to the sterilisation of known, potentially viable mineral resources.
6. Support the provision of sustainable waste management facilities and include measures to help reduce the amount of waste generated by development through integrated recycling infrastructure?	This is a reasonably large site and there are no known reasons why sustainable waste management facilities and integrated recycling infrastructure could not be incorporated successfully into the layout and design of development. The Salisbury Household Recycling Centre is located at Churchfields Industrial Estate which is not in close proximity to this site. The site is not located within, or likely to affect a designated safeguarding zone associated with an active waste management facility, or allocated Waste Site Allocation.
Assessment outcome (on balance): Moderate (significant) adverse effect	
Summary of SA Objective 2 • This is a relatively large greenfield site, in arable use and consisting almost entirely of Grade 3 agricultural land. • This site appears not to have been developed before - therefore it is unlikely to be significantly contaminated but further assessment may be required. • There is no PDL. • The location of this site may not result in particularly high densities given its location on higher ground above Salisbury and the extent of landscape mitigation that may be required as a result. • This site is not located within a designated Minerals Safeguarding Area. • Overall, a moderate adverse effect is considered likely against this objective given the size of the site, lack of PDL and extent of landscape mitigation that may be required.	
SA objective 3 - Use and manage water resources in a sustainable manner **Decision-Aiding Questions. Will the development site…**	
1. Protect surface, ground and drinking water quantity/quality?	This site is not covered by any Source Protection Zones or Drinking Water Safeguard Zones. It is partly covered by a Drinking Water Protected Area (less than 5%). Drinking Water Protected Areas (Surface Water) are, within the Water Framework Directive, where raw water is abstracted from rivers and reservoirs. Raw water needs to be protected to ensure that it is not polluted which could lead to additional purification treatment. To do this water companies and the Environment Agency identify raw water sources that are 'at risk' of deterioration which would result in the need for additional treatment. These zones are areas where the land use is causing pollution of the raw water. Action is targeted in these zones to address pollution so that extra treatment of raw water can be avoided. Consultation with the Environment Agency will be required.

	In line with the provisions of local planning policy and the Water Framework Directive, the development of this site will need to make suitable provision to protect and, where appropriate, improve local surface, ground, and potable drinking water quality – this includes ensuring that enough buffer zones are located adjacent to watercourses and ensuring that runoff does not enter these watercourses. Consideration should be given to the inclusion of Sustainable Drainage Systems to control the risk of surface water flooding from impermeable surfaces.
2. Direct development to sites where adequate water supply, foul drainage, sewage treatment facilities and surface water drainage is available?	This site falls within the catchment area supplied by Wessex Water. With regard to water supply, it is likely that moderate off-site infrastructure reinforcement would be required. The site is within an area where water abstraction licences will limit ability to provide this site with a potable supply of water, which will require further investigation into the potential for delivering water neutrality. The area covered by Wessex Water has been classed by the Environment Agency as 'seriously water stressed'. Investigations and agreement with Wessex Water's regulators and mitigation measures are likely to be implemented over a long lead in time (~10 years). Significant development in the Salisbury area is likely to trigger the need for new mains and service reservoirs to transport potable water from elsewhere within Wessex Water's network to satisfy demand. It is unlikely that Wessex Water would be able to provide available capacity before 2030. With regard to foul water network capacity, it is likely that moderate off-site infrastructure reinforcement would be required. Wessex Water's AMP7 growth scheme has been reprioritised, and therefore improvements to sewage treatment infrastructure are highly likely to be required to support development at Salisbury. Likely AMP8 phosphorus driver (by 2030), which can be aligned with capacity upgrades at the Water Recycling Centre.
Assessment outcome (on balance): Moderate (significant) adverse effect	
Summary of SA Objective 3 • The site is approximately 5% covered by a Drinking Water Protected Area. • Development of the site would need to make necessary provision to protect from harm or pollution to any ground, surface or drinking water. • The area covered by Wessex Water has been classed by the Environment Agency as 'seriously water stressed'. Significant new development in Salisbury would require investigations and agreement with Wessex Water's regulators and mitigation measures are likely to take time, and unlikely to deliver capacity before 2030. • With regard to water supply, it is likely that moderate off-site infrastructure reinforcement would be required. • Significant water infrastructure crosses the site. • With regard to foul water network capacity, it is likely that moderate off-site infrastructure reinforcement would be required. • Overall, given the increased demand on water infrastructure and sewage treatment capacity a moderate adverse effect is likely.	
SA objective 4 - Improve air quality and reduce all sources of environmental pollution **Decision-Aiding Questions. Will the development site…**	
1. Minimise and, where possible, improve on unacceptable levels of noise, light pollution, odour, and vibration?	Development of this large site will inevitably increase levels of environmental pollution, including noise, light and vibration – both during construction and operational phases. The site is on the southern edge of Salisbury on higher ground, although it will already be affected somewhat by residential development to the north. Road traffic noise from the A354 will need to be assessed and mitigated against to meet levels recommended in BS8233:2014. However, given the size of the site this is unlikely to have a significant impact on number of dwellings, should the site be proposed for residential uses.
2. Reduce impacts on and work towards improving and locating sensitive development away from areas likely to experience poorer air quality due to high levels of traffic and poor air dispersal?	Salisbury has three Air Quality Management Areas (AQMAs) in respect of the nitrogen dioxide annual mean objective. Exceedances exist on A36, A30 and at several hotspots in the city centre. Significant traffic management measures are needed to remove levels of traffic from the A36 in particular. If site allocations are made in the LPR, CIL/S106 contributions will be required to enable the council to take actions to enable the revocation of the AQMAs. This site connects with the Harnham Gyratory which is congested, and further development has the potential to worsen this situation. A wider view is required of the network capacity and the effects this will have on air quality on Downton Road, and in particular on Harnham Road. The cumulative effects of proposed development on Harnham Road, Downton Road and existing AQMAs needs to be modelled and assessed.

3. Lie within a consultation risk zone for a major hazard site or hazardous installation?	This site does not lie within a consultation risk zone for a major hazard site or hazardous installation.
Assessment outcome (on balance): Moderate (significant) adverse effect	
Summary of SA Objective 4 • Development of this site will inevitably increase levels of environmental pollution, including noise, light and vibration – both during construction and operational phases. • Road traffic noise from the A354 will need to be assessed and mitigated however, given the size of the site, this is unlikely to have a significant impact on number of dwellings, should the site be proposed for residential uses. • This site connects with the Harnham Gyratory which is congested, and further development has the potential to worsen this situation. • A wider view is required of network capacity – cumulative effects of proposed development on Harnham Road, Downton Road and existing AQMAs needs to be modelled and assessed. • Overall, given the size of the site and current situation with road network capacity and congestion in Salisbury, and this site connecting with the Harnham Gyratory, a moderate adverse effect is considered likely.	
SA objective 5 - Minimise our impacts on climate change (mitigation) and reduce our vulnerability to future climate change effects (adaptation) **Decision-Aiding Questions. Will the development site…**	
1. Maximise the creation and utilisation of renewable energy opportunities, including low carbon community infrastructure such as district heating?	A site of this size has the potential to produce greenhouse gases through the construction and occupation of the development. However, mitigation measures can be applied within this objective and across the whole framework to reduce emissions. Some examples include building energy efficient buildings, generating on site renewable energy and delivering sustainable transport. It may be possible for a development of this scale to include renewable energy generation, both within buildings and in areas of open space. Low carbon community infrastructure such as district heating could also be incorporated. There is no existing district heating network for this site to link into. To help to increase the use and supply of renewable and low carbon energy and heat from this site, there will need to be a positive strategy for energy from these sources from developers, that maximises the potential for suitable development, considers identifying suitable areas for renewable and low carbon energy sources and identifies opportunities for development to draw its energy supply from decentralised, renewable or low carbon energy supply systems and for co-locating potential heat customers and suppliers.
2. Be located within Flood Zones 2 or 3? If so, are there alternative sites in the area within Flood Zone 1 that can be allocated in preference to developing land in Flood Zones 2 or 3?	The whole site is in Flood Zone 1. This means that each year, this land has less than 0.1% chance of flooding from rivers or the sea. The closest watercourse to the site is a distributary of the River Avon which runs in a west-east direction, more than 1 km to the north of the site.
3. Minimise vulnerability to surface water flooding and other sources of flooding, without increasing flood risk elsewhere?	The site is not considered vulnerable to surface water flooding or vulnerable to high groundwater levels. Cumulative impacts have been scored low. The site will require a Flood Risk Assessment to ensure there is no flood risk to site and that development of this site won't exacerbate Flood Risk elsewhere.

4. Promote and deliver resilient development that is capable of adapting to the predicted effects of climate change, including increasing temperatures and rainfall, through design e.g. rainwater harvesting, Sustainable Drainage Systems, permeable paving etc?	Plans for developing this site should take a proactive approach to mitigating and adapting to climate change, considering the long-term implications for flood risk, water supply, biodiversity and landscapes, and the risk of overheating from rising temperatures. It is considered that any future development of this site could incorporate appropriate measures to adapt to the predicted future impacts of climate change. The location, layout and design of any new development should be planned to avoid increased vulnerability to the range of impacts predicted to arise from climate change, including flood risk, water supply and changes to biodiversity and landscape. This site is located more than 1km from the town centre, which could inhibit active travel to the town centre and ease of access to public transport. It is anticipated that Wiltshire will experience hotter summers, milder winters, increased periods without rain, increased intensity in rainfall and more extreme weather events. Development would need to include adaptation measures such as designing to prevent overheating, heat resistant landscaping, more resilient foundations, drought resistant planting and for generally more resilient buildings and spaces (general design and robust materials). The size of this site will allow for the provision of areas of open space, but much of what is currently greenfield agricultural land will be developed. Enough land would need to be set aside for robust surface water management, to include comprehensive surface water drainage measures (including SuDS) that result in run-off rates equalling or bettering current greenfield infiltration rates.
Assessment outcome (on balance): Minor adverse effect	
Summary of SA Objective 5 • The whole of this site is in Flood Zone 1. • Flood risk could be exacerbated by climate change. Although development could avoid risk, it may worsen the risk elsewhere. • It would be possible for a development of this scale to include renewable energy generation, both within buildings and in areas of open space, and it is considered that any future development could incorporate appropriate measures to adapt to the predicted future impacts of climate change. • Development of this site has the potential to significantly increase greenhouse gas emissions due to emissions generated through the construction and occupation of the development. These emissions could be reduced through the design and layout of the site, by ensuring high levels of energy efficiency in all new buildings to reduce energy use, through mixed-use development that can reduce the need to travel and by ensuring as much choice and access as possible to efficient and reliable sustainable modes of transport. • Overall, although future development is likely to increase emissions, it is thought that there are opportunities to support resilient development, which supplies energy efficient buildings and provides investment in renewable energy. However, given that any development on greenfield land has the potential to worsen flood risk elsewhere, a minor adverse effect is likely.	
SA objective 6 - Increase the proportion of energy generated by renewable and low carbon sources of energy **Decision-Aiding Questions. Will the development site…**	
1. Support the development of renewable and low carbon sources of energy?	This site is one of the larger sites in Salisbury and so presents opportunities to support energy generation from renewable and low carbon sources. To help to increase the use and supply of renewable and low carbon energy and heat from this site, there will need to be a positive strategy for energy from these sources from developers, that: • maximises the potential for suitable development. • considers identifying suitable areas for renewable and low carbon energy sources; and • identifies opportunities for development to draw its energy supply from decentralised, renewable, or low carbon energy supply systems and for co-locating potential heat customers and suppliers.
2. Be capable of connecting to the local Grid without the need for further investment?	The electricity infrastructure is constrained across much of Wiltshire. The Grid Supply Points in Wiltshire, located in Minety and Melksham are both constrained. The Bulk Supply Points across Wiltshire are also constrained. Due to the uptake of low carbon technology, and the move towards net zero, the Climate Change Committee have estimated that energy demand could almost treble by 2050. This increased pressure on the system is something SSEN, as Distribution Systems Operator, is working on to manage new system capacity. Solutions may include flexible connections, renewable energy, and further investment to reinforce the current infrastructure. Early engagement with SSEN may be required to discuss connections issues and new solutions may be required. This is one of the larger sites in Salisbury, meaning energy demand will be high. Further evidence would be required to understand whether investment in the grid would be required for a site of this size in Salisbury which may entail significant costs. According to SSEN's generation availability map, the closest substation in Salisbury is constrained, therefore could potentially struggle to withstand additional energy generation connections to the grid without reinforcement work, if the site were to produce

	its own energy. According to SSEN's Network Capacity (demand) Map, the closest substation in Salisbury is also constrained, therefore could potentially struggle to withstand further significant demand. Further conversation with SSEN would be required to ensure connectivity to the grid. It is unknown how the site would be bought forward therefore further evidence would be required to understand whether investment in the grid would be required for a site of this size in Salisbury. If the site was able to support its own renewable energy, then the site would be less likely to depend on the grid.
3. Create economic and employment opportunities in sustainable green technologies?	It is considered that a site of this size could enable economic and employment opportunities in sustainable green technologies. There are parts of the site that could be suitable for renewable and low carbon energy sources and supporting infrastructure. And possibilities for development to draw its energy supply from decentralised, renewable or low carbon energy supply systems onsite and for co-locating potential heat customers and suppliers. However, it is more likely that undeveloped areas of the site would be used for open space, green infrastructure, and biodiversity net gain.
4. Deliver high-quality development that maximises the use of sustainable construction materials?	It is considered that development of this site would be able to deliver a high-quality development that makes maximum use of sustainable construction materials throughout the development.
5. Deliver energy efficient development that exceeds the minimum requirements set by Building Regulations?	It is considered that development of this site would be able to deliver an energy efficient development that exceeds minimum requirements set by Building Regs. New development should also consider incorporating EV charging points into site design and also into individual dwelling design, where possible. However, this will need to be factored into the increased demand the site will have on the existing infrastructure.
Assessment outcome (on balance): Neutral effect	
Summary of SA Objective 6 • There are no known details of future development schemes but there are opportunities for a site of this size to support energy generation from renewable and low carbon sources and create economic and employment opportunities in sustainable green technologies. • There will need to be a positive strategy for energy from these sources from developers and there are parts of the site that could be suitable for renewable and low carbon energy sources and supporting infrastructure. However, it is thought that undeveloped areas of the site may be used for different priorities. • New developments should consider incorporating EV charging points, which will encourage the use of more sustainable modes of transport but will increase the energy demand of the site. • It is considered that the current energy infrastructure would be under great pressure with the increased demand of this site. However further evidence is required to confirm this. As this is a large site the energy demand would be significantly higher than a smaller site. • If the site were to be bought forward with its own self-supporting local network through renewable energy generation, these costs could be significantly less. • Overall, given the opportunity for future renewable energy generation, but considering the increase in demand this development would create and the costs associated with a connection, a neutral effect is considered likely against this objective.	
SA objective 7 - Protect, maintain and enhance the historic environment **Decision-Aiding Questions. Will the development site…**	
1. Conserve and enhance World Heritage Sites, Scheduled Monuments, Listed Buildings, the character and appearance of	The site is close to Scheduled Monument Woodbury hillfort and settlement and the contribution to the setting requires further assessment. Site likely to have archaeological interest. Contribution to significance requires assessment before potential for mitigation or impact on capacity can be considered. The site is within the 100m buffer of Scheduled Monument - Woodbury Ancient Villages (NHL: 1005652). The site spreads into the eastern buffer area which is of high value. There are several high value features on site, including a series of late prehistoric to Roman ditches spreading into the eastern site area, possibly associated with the Iron Age hillfort and hundreds of undated pits (medium to high value). The site is within the 100m buffer of Bronze Age round barrow and an early Bronze Age cremation burial site ring ditch. Following further investigation, mitigation could include avoidance of high value archaeological remains where preservation in situ is likely

Conservation Areas, Historic Parks & Gardens, sites of archaeological interest and, where appropriate, undesignated heritage assets and their settings?	to be required, particularly in the eastern area of the site. Should preservation be part of a mitigation strategy, opportunities to interpret and enhance understanding and / or improve land management regimes could be taken forward. Also, in the western site area, mitigation strategy could include preservation by record where preservation in situ is not required. Consider opportunities to enhance the understanding and setting of the Scheduled Monuments. The historic Landscape of the site is of low value, therefore no mitigation strategy identified at this stage.
2. Maintain and enhance the character and distinctiveness of settlements through high-quality and appropriate design, taking into account, where necessary, the management objectives of Conservation Areas?	The site is close to Scheduled Monument Woodbury hillfort and settlement. The contribution to the setting requires further assessment. Site likely to have archaeological interest. Contribution to significance requires assessment before potential for mitigation or impact on capacity can be considered. Any development should be well designed to maintain and enhance the character and distinctiveness of the area.
Assessment outcome (on balance): Moderate (significant) adverse effect	
Summary of SA Objective 7 • The site is close to Scheduled Monument Woodbury hillfort and settlement and the contribution to the setting requires further assessment. • The site is within the 100m buffer of Scheduled Monument- Woodbury Ancient Villages (NHL: 1005652) and it spreads into the eastern buffer area which is of high value. There are several high value features on site. Following the application of suitable mitigation strategies, the potential for significant adverse archaeological effects is moderate. • The potential for significant adverse historic landscape effects is very low. • Overall, a moderate adverse effect is considered likely against this objective.	
SA objective 8 - Conserve and enhance the character and quality of rural and urban landscapes, maintaining and strengthening local distinctiveness and sense of place. Decision-Aiding Questions. Will the development site…	
1. Minimise impact on and, where appropriate, conserve and enhance nationally designated landscapes e.g. National Parks and AONBs and their settings?	Cranborne Chase AONB is approximately 2km to the south of this site and the New Forest National Park is approximately 10km to the southeast. Significant impacts on nationally designated landscapes from development are not anticipated.
2. Minimise impact on, and enhance, locally valued landscapes through high-quality,	The site lies to the south of Salisbury, on the southern edge of the suburbs of Harnham. The site is on gently sloping landform that rises from approximately 75m AOD in the southwest of the site to approximately 100m AOD in the northeast of the site. Landform continues to slope down to the south of the site, towards the valley of the River Ebble on the edge of Cranborne Chase AONB. The site comprises a large, linear arable field that is defined by strong hedgerow and tree boundaries to the north, south and west. The east site boundary is an open edge, transecting the field.

inclusive design of buildings and the public realm?	The site forms part of a relatively ordinary landscape on the edge of the settlement. It is in proximity to Cranborne Chase AONB and is connected by a variety of public rights of way and permissive walking routes. The landscape features are in generally good to moderate condition and there is moderate scenic quality attributed to the site and the surrounding landscape. It is a simple rural landscape with some distinctive vegetation features that contribute to separation from existing settlement areas. Overall, it is considered that the site is of generally medium landscape sensitivity to development, with higher sensitivity attributed to the distinctive vegetation boundaries including along the Avon Valley Path along the southern site boundary. The site has generally medium capacity to accommodate development. **Potential significant adverse effects** • Potential for built form to be intrusive in the rural landscape on rising slopes to the existing settlement edge. • Potential loss of hedgerows and tree belts that provide linking features through the landscape and contribute to screening and integration of the existing settlement edge. • Potential reduction of scenic quality, as experienced by users of the various public routes including the Avon Valley Path long distance route. **Scope for mitigation** • Avoid development that would break the treed skyline and stand out on the approach to Salisbury from the south. • Retain hedgerows and trees as part of a mature landscape framework. • Retain footpath links through the site as part of a wider network of routes connecting between Salisbury and the AONB to the south of the site.
3. Protect and enhance rights of way, public open space and common land?	There is no public open space or common land within this site. A public byway and part of the Avon Valley Path long distance route pass along a farm access track, forming the southern boundary of the site. The route is enclosed by hedgerows and there are permissive footpaths linking north into the adjacent residential area, around the edge of the site and through scrubland to the northeast of the site, across Odstock Road. The Avon Valley Path links south of the site, to the River Ebble and the edge of Cranborne Chase AONB. Footpath links through the site should be retained as part of a wider network of routes connecting between Salisbury and the AONB to the south of the site.
Assessment outcome (on balance): Minor adverse effect	
Summary of SA Objective 8 • Cranborne Chase AONB is approximately 2km to the south of this site and the New Forest National Park is approximately 10km to the southeast. No significant effects are considered likely on these designations. • The site comprises a large, linear arable field that is defined by strong hedgerow and tree boundaries to the north, south and west. The east site boundary is an open edge, transecting the field. • The site forms part of a relatively ordinary landscape on the edge of the settlement. • The landscape features are in generally good to moderate condition and there is moderate scenic quality attributed to the site and the surrounding landscape. It is a simple rural landscape with some distinctive vegetation features that contribute to separation from existing settlement areas. • It is considered that the site is of generally medium landscape sensitivity to development, with higher sensitivity attributed to the distinctive vegetation boundaries including along the Avon Valley Path along the southern site boundary. The site has generally medium capacity to accommodate development. • Overall, a minor adverse effect is likely against this objective.	
SA objective 9 - Provide everyone with the opportunity to live in good quality, affordable housing, and ensure an appropriate mix of dwelling sizes, types and tenures **Decision-Aiding Questions. Will the development site…**	
1. Provide an appropriate supply of affordable housing?	The record of delivery of homes in the city has been exceeding delivery expectations in more recent years, although overall delivery of housing at Salisbury has been below WCS planned rates. Affordable housing delivery has struggled to achieve target rates of 40%. The topography of the site may limit the developable area and number of dwellings that could be delivered. Notwithstanding any mitigation that may be required which results in a reduced developable area, the development range for this site means that it has potential to deliver a significant number of affordable homes. This could contribute, either alone or in combination with other sites, to the delivery of affordable housing at Salisbury.
2. Support the provision of a range of	The majority of the site is on ground steeper than 1:20 gradient, which may limit the developable area and number of dwellings that could be delivered. Should this large site be developed for residential uses, and notwithstanding any mitigation that may be required which results in a reduced developable area, it has the potential to provide

house types and sizes to meet the needs of all sectors of the community?	for a wide range of housing needs and types. The site has potential to deliver a range of high-quality, sustainable homes of different types and tenures, which would be beneficial to addressing identified local housing needs.
Assessment outcome (on balance): Major (significant) positive effect	
Summary of SA Objective 9 • The topography of the site may limit the developable area and number of dwellings that could be delivered. • Notwithstanding any mitigation that may be required which results in a reduced developable area, this large site may be capable of delivering a significant amount of affordable housing as part of a housing development. • Housing development would contribute to meeting housing needs and have social benefits. • The site would be likely to support a wide range of house types, tenures and sizes to meet different needs. • Overall, a major positive effect is likely for Objective 9.	
SA objective 10 - Reduce poverty and deprivation and promote more inclusive communities with better services and facilities **Decision-Aiding Questions. Will the development site…**	
1. Maximise opportunities for affordable homes and job creation within the most deprived areas?	The IMD 2019 identifies this site as being situated in a less deprived area, therefore development would not take place in a more deprived area and would be unlikely to result in social benefits in an area most in need. The site is considered able to deliver a good level of affordable housing in meeting the needs of those on low incomes or who cannot afford to buy their own home. Overall, there would be significant social and economic benefits for the Salisbury area through housing provision, short-term construction jobs and a larger workforce for local businesses.
2. Be accessible to educational, health, amenity greenspace, community and town centre facilities which are able to cope with the additional demand?	Salisbury city centre is situated approximately 1.7km to the north of the site. This site has some accessibility to the city centre, and benefits from existing public transport links in close proximity to the site. Development at this site should look to promote sustainable transport measures to improve accessibility to the City Centre, particularly in creating opportunities for walking and cycling to the city centre from all parts of the site. A development of this size would need to take opportunities to incorporate, and connect to existing, sufficient public open space and amenity greenspace, including the River Avon and nearby County Wildlife Sites to encourage mental health benefits through development. Development at this site could generate the need for 72-100 early years places, 170-239 primary school places and 121-169 additional secondary places. To meet early years needs a site and financial contributions would be required for a new onsite nursery. Primary provision to meet needs arising from this site could be incorporated into the emerging Netherhampton Road site. A new primary school onsite could be required if the school at Netherhampton Road was not able to support needs arising from this site. The site falls into the secondary school catchment for the Laverstock campus schools, which are at or nearing full capacity. Expansion of these schools is constrained by planning and highways concerns. Expansion to Sarum Academy is possible, but there would be accessibility issues from this site. S106 contributions and a safe walking route would be required as part of housing development at this site. This site has some connectivity to existing health services in Salisbury and benefits from public transport services to the hospital. Salisbury District Hospital is approx. 1km to the east of the site and Three Chequers Surgery and Harcourt Medical Centre are approx. 2km to the north of the site. GP provision in Salisbury was forecast as being subject to a positive capacity gap by 2026, however the closure of one branch surgery in 2020 to relocate services has led to issues. Negative premises capacity gaps are therefore apparent within the primary care network. There is a planned extension to the hospital. Expanded services are to be offered by Porton and Winterslow branch surgeries following this the closure of the Wilton branch. As a result, while there may be some negative effects on the capacity of individual surgeries, the location of development is not considered to affect the delivery of health services in the city. Financial contributions are to be sought through development to ensure new residents have access to healthcare facilities, resulting in negative impacts on health provision.
3. Promote/create public spaces and community facilities	The larger scale of this site suggests that development could be capable of delivering formal and informal public space onsite as well as community uses. Where the delivery of community facilities onsite isn't deemed possible, opportunities should be taken to ensure the improvement/expansion of existing provision. There are opportunities to improve and enhance public rights of way: BRIT17, SALS18 and SALS99.

that support public health, civic, cultural, recreational and community functions?	
4. Reduce the adverse impacts associated with rural isolation, including through access to affordable local services for those living in rural areas without access to a car?	Development of this site in Salisbury could make a contribution to the reduction of rural social isolation and positive effects are unlikely to lead to a vast reduction, as new development will be primarily serving Salisbury. Additionally, new development could provide a good level of affordable housing for those people living in surrounding rural areas who cannot afford rural house prices and there could be new facilities onsite that could serve rural residents north of Salisbury. Public transport services will need to be extended to serve this new development and this could also benefit people in rural areas.
Assessment outcome (on balance): Moderate (significant) positive effect	
Summary of SA Objective 10 • Development at this site would not be directing new homes in a location subject to higher levels of deprivation. • The topography of the site limits the potential for a high level of development and reduces the quantum that this site would be able to support. Nonetheless, the site would be capable of supporting some development. • Site is likely to be able to provide some affordable homes as part of a development. • Reasonable accessibility to the city centre, but opportunities to enhance sustainable transport modes should be pursued. • Amenity greenspace could be incorporated into a scheme of this size. • Early years, primary and secondary schooling provision could be met by new onsite provision or through financial contributions, but accessibility issues in relation to secondary provision would need to be overcome. • The site is well connected to existing health provision and financial contributions to increase capacity of existing GP surgeries would be required. • The site could go some way to helping support local services and facilities but would be unlikely to be of a scale that would require onsite provision of community facilities. Contributions for offsite provision should be sought where appropriate. • Overall, a moderate significant positive effect is likely.	
SA objective 11 - Reduce the need to travel and promote more sustainable transport choices **Decision-Aiding Questions. Will the development site…**	
1. Promote mixed-use developments, in accessible locations, that reduce the need to travel and reduce reliance on the private car?	The site is large enough to incorporate a mixed-use development that could help reduce the need to travel. **<u>Accessibility by Mode</u>** The land illustrated in the proposals abuts a recreational area that may be served from Falconsway. Access from this residential street includes a maintenance access of a very high gradient and hence access via Falconsway and across the green has been discounted.
2. Provide suitable access and not significantly exacerbate issues of local transport capacity?	The stretch of A354 that can accommodate a direct access to the site is short and heavily landscaped and subject to changing gradients affecting visibility. Delivery of a suitable junction would need to be traffic light controlled, due to lack of land on the opposing side of carriageway to deliver a roundabout; whilst being smaller than a roundabout a traffic signal junction would result in significant loss of mature hedgerow and trees and may still not be achievable due to gradients.

	Local Constraints Gradients traversed by steps, thereby prejudicing against the old, infirm, disabled and cyclists. Difficult delivery of access junction. Poor ped/cycle accessibility and poor public transport accessibility. **Site Specific Mitigation** A354 footway extension. Enhanced Bus Service provision, including a bus only link to Andrews Way if this is feasible. Access delivery. **Necessary Strategic Mitigation** Delivery of Salisbury Transport Strategy, with a focus on walking and cycling links and enhancements to Harnham Gyratory.
3. Make efficient use of existing transport infrastructure and promote investment in sustainable transport options, including Active Travel?	**Pedestrian/Cycle:** The site is served by Brit 9/SALS18 public right of way to the A354. At the A354, the public right of way descends a number of steps to the carriageway, where a waiting platform is afforded limited visibility to a crossing point for an elevated footway on the opposing side served by steps. From this elevated footway, further steps rise to Bouverie Avenue from which the town centre may be accessed via quiet residential streets and the Town Path crossing the river Avon. Alternative pedestrian access may be achieved along the A354 via the elevated footway; however, this terminates short of the site and would require extending, which would impact upon road alignment and width. The Town Centre and Railway Station are approximately 3000m from the site and thus too far to walk. With regards to cycling, significant gradients present a barrier along with steps serving the public right of way network, however the distances are traversable. **Bus:** Due to the difficulties of pedestrian and cycle connections, accessing bus stops beyond those on the A354 have been discounted. Accessing stops on the A354 will need addressing, due to footways stopping short of the site (see above). The stops closest to the site serve the 29 and R14, which allow for an hourly service to Salisbury, but do not mitigate the lack of sufficient footway/cycleway access resulting in a car dominated development. In order to address this bus insufficiency, a bus only link through the public open space (POS) serving Andrews Way would allow a bus to circulate from Andrews Way, into the site and return to theA354. This would significantly enhance accessibility but may not be achievable until the landowner of the POS is identified. **Rail:** The rail station is beyond 3000m with access for cycles, pedestrians and buses considered difficult. **Service Vehicles:** If a car sufficient access can be achieved from the A354, this should accommodate service vehicles. It should however be noted that a further emergency access or secondary access will be necessary. **Car:** The stretch of A354 that can accommodate a direct access to the site is short and heavily landscaped and subject to changing gradients affecting visibility. Delivery of a suitable junction would need to be traffic light controlled, due to lack of land on the opposing side of carriageway to deliver a roundabout; whilst being smaller than a roundabout a traffic signal junction would result in significant loss of mature hedgerow and trees and may still not be achievable due to gradients. Given the scale of development, the site will require a further secondary access and the Highway Authority are unsure where this could be achieved alongside the principal access due to site frontage constraints.

	Notwithstanding the above, it is noted that site 9 could be delivered in conjunction with site 8 and hence a roundabout access may be achievable to serve both site; site would still require an additional second access.
Assessment outcome (on balance): Moderate (significant) adverse effect	
Summary of SA Objective 11 • The site is large enough to incorporate a mixed-use development that could help reduce the need to travel. • The stretch of A354 that can accommodate a direct access to the site is short and heavily landscaped and subject to changing gradients affecting visibility. Delivery of a suitable junction would need to be traffic light controlled. • The site has gradients traversed by steps, thereby prejudicing against the old, infirm, disabled and cyclists. Difficult delivery of access junction. Poor ped/cycle accessibility and poor public transport accessibility. • It is noted that site 9 could be delivered in conjunction with site 8 and hence a roundabout access may be achievable to serve both sites. • Overall, a moderate adverse effect is considered likely against this objective.	
SA objective 12 - Encourage a vibrant and diversified economy and provide for long-term sustainable economic growth **Decision-Aiding Questions. Will the development site…**	
1. Support the vitality and viability of town centres (proximity to town centres, built up areas, station hub)?	Salisbury city centre is situated approximately 1.7km to the north of the site. The site is 2km away from the train station. This site has some accessibility to the city centre, and benefits from existing public transport links in close proximity to the site. The location and size of the site suggests that it could have positive effects in supporting the city centre.
2. Provide a variety of employment land to meet all needs, including those for higher skilled employment uses that are (or can be made) easily accessible by sustainable transport including active travel?	The site benefits from access to the A354 (Salisbury Road) in addition to reasonable connectivity to the city centre. This suggests that the site may be attractive to higher skilled employment uses. Southampton Road Retail Park and Principal Employment Area; and Bourne Retail Park approx. 1.7km to the north-east of the site, while Churchfields Industrial Estate is approx. 1.5km to the north-west. This site may be able to meet different needs for employment uses in a location where employment land is in demand. The location of the site suggests that it would be less likely to support the growth of the life science and defence industries which are buoyant to the north of Salisbury. Promotion of active travel choices for commuters to and from the site should form a part of any development to overcome potential reliance on private cars.
3. Contribute to the provision of infrastructure that will help to promote economic growth, including opportunities to maximise the generation and use of renewable energy and low-carbon sources of energy?	This is a large sized site that is subject to some topographical constraints, reducing the developable area. However, it may be able to deliver some employment alongside housing and associated infrastructure as part of a mixed-use scheme. But it would be difficult for an employment development to meet a wide range of needs. As a result, there remains some potential for benefits for the local economy and for economic growth. There may be opportunities to consider onsite energy generation and for the site to support low carbon sources. To help to increase the use and supply of renewable and low carbon energy and heat from this site, there will need to be a positive strategy for energy from these sources that maximises the potential for suitable development, considers identifying suitable areas for renewable and low carbon energy sources and identifies opportunities for development to draw its energy supply from decentralised, renewable or low carbon energy supply systems and for co-locating potential heat customers and suppliers.

4. Promote a balance between residential and employment development to help reduce travel to work distances?	Introducing an element of mixed-use development to this site may be possible, however development at the site would be capable of placing jobs and homes in close proximity. This would help to reduce the need to travel to work.
Assessment outcome (on balance): Minor positive effect	
Summary of SA Objective 12 • This is a large site that is reasonably connected to the city centre. • Benefits from access to A354 and close proximity to existing residential development. • The topography of the site limits the potential for a high level of development and reduces the scale and types of development that this site would be able to support. • Nonetheless, the site would be capable of supporting some development. • The site is capable of meeting some employment needs and would lend itself to a small mixed-use development. • Overall, a minor positive effect is likely.	

Site Number and SHELAA ref(s): Site 9 (SHELAA sites 3690, 3691 and 3215) **Site name:** Land west of Coombe Road **Site size:** 39.73 ha **Site capacity:** approximate range 993 – 1,392 dwellings **Site description:** The site is situated to the south of Salisbury/Harnham, on land with variable topography, including some areas exposed in the landscape and rising towards Harnham Slope in the north. The site is formed of three field parcels, some of which is currently in agricultural use with some areas of scrub and a small, wooded area. The site is delineated by tree and hedgerow boundaries, and overhead cable cross part of the site. Part of the site borders the A354 main road (Coombe Road) and a number of public rights of way border the site. Surrounding land is characterised by further agricultural land to the south and west, and the Slope and former chalk pit to the north. The West Harnham Chalk Pit is the subject of a Site of Special Scientific Interest (SSSI) designation, Harnham Slope is designated as a County Wildlife Site, and a Tree Protection Order is placed on trees at Harnham Slope, adjoining the northern edge of the site.	
SA objective 1 - Protect and enhance all biodiversity and geological features and avoid irreversible losses **Decision-Aiding Questions. Will the development site…**	
1. Avoid potential adverse impacts of development on local biodiversity and geodiversity?	The site appears to be largely arable with hedgerow boundaries and occasional trees, some hedgerows providing connectivity off site. Some sections of the site are grassland of unknown ecological value. There appears to be a small amount of deciduous woodland near the southern boundary while species rich/ancient hedgerow is located on far side of Old Shaftesbury Drove. Old Shaftesbury Drove likely to be a habitat corridor for movement of mammals such as bats and other wildlife. The site lies immediately adjacent to Harnham Slope County Wildlife Site (CWS) where there is potential for dormice. Development should reduce indirect effects on Harnham Slope CWS through suitable buffer including sizable suitable alternative natural greenspace (SANG) on site to reduce density of recreational pressure and avoid creation of informal access routes (from back gardens or otherwise) into the woodland. The creation of a significant visual barrier of native planting (10m wide) adjacent to the Drove would maintain seclusion for wildlife from new dwellings. Protection, maintenance and enhancement should be provided for habitats such as hedgerows, trees and water features within and along the boundaries of the site alongside other ecologically valuable habitat/features. A minimum of 10% net gain for biodiversity is required within individual sites (as per latest biodiversity metric) and the overall layout and design of this site should ensure that habitat creation provides connectivity to adjacent or nearby habitat areas.
2. Protect and enhance designated and non-designated sites,	The site lies within 13.8km of the New Forest protected sites and within River Avon Special Area of Conservation (SAC) catchment. Mitigation will be a statutory requirement. There will be a need to demonstrate compliance with mitigation strategies for European protected sites. Suitable alternative natural greenspace (SANG) required for New Forest protected sites and phosphorus neutrality for River Avon SAC.

priority species and habitats and protected species?	The site lies immediately adjacent to Harnham Slope CWS. In terms of priority habitat, a small amount of deciduous woodland lies near the southern boundary while species rich/ancient hedgerow sits on the far side of Old Shaftesbury Drove which would be vulnerable to indirect effects of urbanisation. The value of the grassland on site is unknown. There is potential for dormice in Old Harnham Slope CWS while Old Shaftesbury Drove is likely to be a habitat corridor for movement of mammals such as bats and other wildlife. Development should factor in the creation of a significant visual barrier of native planting (10m wide) adjacent to the Drove to maintain seclusion for wildlife from new dwellings. Buffers and SANG will significantly reduce the site's housing capacity. Development of the site has the potential to increase recreational pressure upon identified protected species, habitats, and designated/non-designated biodiversity features in the local area and this must be assessed and mitigated accordingly.
3. Ensure that all new developments protect Local Geological Sites (LGSs) from development?	The site lies immediately adjacent to Harnham Chalk pit SSSI (geological).
4. Aid in the delivery of a network of multifunctional Green Infrastructure?	Green and blue infrastructure (GBI) incorporates a wide range of natural green and blue assets ranging from water courses, rights of way and farmland to woodland, hedgerows, street trees. Embedding GBI into well-designed built development (buildings, streets, neighbourhoods, and strategic connectivity) can help enhance the built and natural environment, facilitate biodiversity net gain, and help communities and wildlife become more resilient to climate change. On site features that could aid the delivery of a strategic network of GBI include, for example: • Deciduous woodland near the southern boundary and species rich/ancient hedgerow located on far side of Old Shaftesbury Drove • On site buffers and suitable alternative natural greenspace (SANG) for Harnham Slope CWS and New Forest protected sites In line with national policy, local plan policy and standard advice from relevant bodies, the development of the site should conserve and enhance green infrastructure and holds the potential to make suitable provision for buffers at recognised water course/green corridors.
Assessment outcome (on balance): Minor adverse effect	
Summary of SA Objective 1 • The site appears to be largely arable with hedgerow boundaries and occasional trees. There appears to be a small amount of deciduous woodland near the southern boundary while species rich/ancient hedgerow is located on far side of Old Shaftesbury Drove. • The site lies immediately adjacent to Harnham Slope County Wildlife site (CWS). Development should reduce indirect effects on Harnham Slope CWS through suitable buffer including sizable suitable alternative natural greenspace (SANG) on site to reduce density of recreational pressure and avoid creation of informal access routes (from back gardens or otherwise) into the woodland. • The site lies within 13.8km of the New Forest protected sites and within River Avon Special Area of Conservation (SAC) catchment. Mitigation will be a statutory requirement. • There is potential for dormice in Old Harnham Slope CWS while Old Shaftesbury Drove is likely to be a habitat corridor for movement of mammals such as bats and other wildlife. Development should factor in the creation of a significant visual barrier of native planting (10m wide) adjacent to the Drove to maintain seclusion for wildlife from new dwellings. • Buffers and SANG will significantly reduce the site's housing capacity. • The site lies immediately adjacent to Harnham Chalk pit SSSI (geological). • A minimum of 10% net gain for biodiversity is required within individual sites (as per latest biodiversity metric) and the overall layout and design of this site should ensure that habitat creation provides connectivity to adjacent or nearby habitat areas. • Overall, a minor adverse effect is considered likely against this objective.	
SA objective 2 - Ensure efficient and effective use of land and the use of suitably located previously developed land and buildings **Decision-Aiding Questions. Will the development site…**	

1. Ensure development maximises the efficient use of land?	The location of this site may not result in particularly high densities given its location on higher ground above Salisbury and the extent of landscape mitigation that may be required as a result. The site is also not adjacent to any existing residential or other development.
2. Maximise the reuse of Previously Developed Land?	This site consists almost entirely of agricultural and greenfield land and therefore there are no or few opportunities to maximise the reuse of PDL.
3. Encourage remediation of contaminated land? If so, would this lead to issues of viability and deliverability?	This site is located on greenfield, mostly agricultural land which appears not to have been developed before. Significant land contamination would appear to be unlikely. But further investigation would be needed. If subsequent evidence becomes available which suggests that there may be land contamination, an assessment would be required as part of any future planning application to establish a remediation and mitigation strategy.
4. Result in the permanent loss of the Best and Most Versatile Agricultural land (Grades 1, 2, 3a)?	Evidence shows this site as consisting almost entirely of Grade 3 agricultural land but there is no differentiation between Grades 3a and 3b. Further assessment would be required to establish the proportion of Grade 3a BMV. Where possible, any development on this site should be located to reduce the loss of BMV. Development would be likely to lead to a significant loss of Grade 3 agricultural land.
5. Lead to the sterilisation of viable mineral resources? If so, is there potential to extract the mineral resource as part of the development?	This site is not located within a designated Minerals Safeguarding Area. As such, development would be unlikely to lead to the sterilisation of known, potentially viable mineral resources.
6. Support the provision of sustainable waste management facilities and include measures to help reduce the amount of waste generated by development through integrated recycling infrastructure?	This is a reasonably large site and there are no known reasons why sustainable waste management facilities and integrated recycling infrastructure could not be incorporated successfully into the layout and design of development. The site is not located within, or likely to affect a designated safeguarding zone associated with an active waste management facility, or allocated Waste Site Allocation.
Assessment outcome (on balance): Moderate (significant) adverse effect	
Summary of SA Objective 2 • It is considered that development of this site may not result in particularly high densities given its location on higher ground above Salisbury and the extent of landscape mitigation that may be required as a result • There are no or few opportunities to reuse Previously Developed Land • Land contamination is considered unlikely to be a significant issue but a more detailed assessment of the site would be required prior to any development coming forward • Development of this site would likely lead to a significant, permanent loss of Grade 3 quality agricultural land	

• The site is not located within a designated Mineral Safeguarding Area • The site is not located within, or likely to affect a designated safeguarding zone associated with an active waste management facility, or allocated Waste Site Allocation • Overall, a moderate adverse effect is considered most likely against this objective	
SA objective 3 - Use and manage water resources in a sustainable manner **Decision-Aiding Questions. Will the development site…**	
1. Protect surface, ground and drinking water quantity/quality?	The site is not covered by a Source Protection Zone, Drinking Water Protected Area or Drinking Water Protected Safeguard Zone. In line with the provisions of local planning policy and the Water Framework Directive, the development of this site will need to make suitable provision to protect and, where appropriate, improve local surface, ground and potable drinking water quality – this includes ensuring that enough buffer zones are located adjacent to watercourses and ensuring that runoff does not enter these watercourses. Consideration should be given to the inclusion of Sustainable Drainage Systems to control the risk of surface water flooding from impermeable surfaces.
2. Direct development to sites where adequate water supply, foul drainage, sewage treatment facilities and surface water drainage is available?	This site falls within the catchment area supplied by Wessex Water. With regard to water supply, it is likely that significant off-site infrastructure reinforcement would be required. The site is within an area where water abstraction licences will limit ability to provide this site with a potable supply of water, which will require further investigation into the potential for delivering water neutrality. The area covered by Wessex Water has been classed by the Environment Agency as 'seriously water stressed'. Investigations and agreement with Wessex Water's regulators and mitigation measures are likely to be implemented over a long lead in time (~10 years). Significant development in the Salisbury area is likely to trigger the need for new mains and service reservoirs to transport potable water from elsewhere within Wessex Water's network to satisfy demand. It is unlikely that Wessex Water would be able to provide available capacity before 2030. With regard to foul water network capacity, it is likely that significant off-site infrastructure reinforcement would be required. Wessex Water's AMP7 growth scheme has been reprioritised, and therefore improvements to sewage treatment infrastructure are highly likely to be required to support development at Salisbury. Likely AMP8 phosphorus driver (by 2030), which can be aligned with capacity upgrades at the Water Recycling Centre. With regards to the impacts of surface water discharges, stringent policy criteria would be required to address potential cumulative impacts of development. Any development should follow the surface water hierarchy: 1. into the ground (infiltration); 2. to a surface water body; 3. to a surface water sewer, highway drain, or another drainage system; 4. to a combined sewer. Where infiltration is not a viable option then flows being released from the site would need a controlled discharge and to be agreed with the council on a site by site basis. Flows from greenfield sites should aim for 20% betterment over pre-developed discharge rates.
Assessment outcome (on balance): Moderate (significant) adverse effect	
Summary of SA Objective 3 • The site is not covered by a Source Protection Zone, Drinking Water Protected Area or Drinking Water Protected Safeguard Zone. • Development of the site would need to make necessary provision to protect from harm or pollution to any ground, surface or drinking water. • The area covered by Wessex Water has been classed by the Environment Agency as 'seriously water stressed'. Significant new development in Salisbury would require investigations and agreement with Wessex Water's regulators and mitigation measures are likely to take time, and unlikely to deliver capacity before 2030. • With regard to water supply, It is likely that significant off-site infrastructure reinforcement would be required. • With regard to foul water network capacity, it is likely that significant off-site infrastructure reinforcement would be required. • With regards to the impacts of surface water discharges, stringent policy criteria would be required to address potential cumulative impacts of development. • Overall, given the increased demands on infrastructure, a moderate adverse effect is likely.	
SA objective 4 - Improve air quality and reduce all sources of environmental pollution **Decision-Aiding Questions. Will the development site…**	
1. Minimise and, where possible, improve on unacceptable levels of noise, light pollution, odour, and vibration?	Development of this site will inevitably increase levels of environmental pollution, including noise, light and vibration – both during construction and operational phases. New transport infrastructure will also be needed, which is likely to increase levels of noise, light and vibration.

	Road traffic noise from the nearby Blandford Road will need to be assessed through a noise impact assessment and mitigated against. There is also a scrap metal dealership on the site perimeter and activities relating to this use also have potential to create adverse noise, which would require assessment. Harnham Trading Estate is located to the north and may also give rise to noise and odour considerations.
2. Reduce impacts on and work towards improving and locating sensitive development away from areas likely to experience poorer air quality due to high levels of traffic and poor air dispersal?	Salisbury has three Air Quality Management Areas (AQMAs) in respect of the nitrogen dioxide annual mean objective. Exceedances exist on A36, A30 and at several hotspots in the city centre. Significant traffic management measures are needed to remove levels of traffic, from the A36 in particular. If site allocations are made in the LPR, CIL/S106 contributions will be required to enable the council to take actions to enable the revocation of the AQMAs. This site connects with the Harnham Gyratory which is congested, and further development has the potential to worsen this situation. A wider view is required of the network capacity and the effects this will have on air quality on Downton Road, and in particular on Harnham Road. The cumulative effects of proposed development on Harnham Road, Downton Road and existing AQMAs needs to be modelled and assessed.
3. Lie within a consultation risk zone for a major hazard site or hazardous installation?	This site does not lie within a consultation risk zone for a major hazard site or hazardous installation.
Assessment outcome (on balance): Moderate (significant) adverse effect	
Summary of SA Objective 4 • Development of this site will inevitably increase levels of environmental pollution, including noise, light and vibration – both during construction and operational phases. • Road traffic, the Harnham Trading Estate, and nearby scrap metal dealership have potential to give rise to adverse noise impacts which would require noise impact assessment. • This site connects with the Harnham Gyratory which is congested, and further development has the potential to worsen this situation. • A wider view is required of network capacity – cumulative effects of proposed development on Harnham Road, Downton Road and existing AQMAs needs to be modelled and assessed. • On the balance of the evidence available, a moderate adverse effect is likely.	
SA objective 5 - Minimise our impacts on climate change (mitigation) and reduce our vulnerability to future climate change effects (adaptation) **Decision-Aiding Questions. Will the development site…**	
1. Maximise the creation and utilisation of renewable energy opportunities, including low carbon community infrastructure such as district heating?	A site of this size has the potential to produce greenhouse gases through the construction and occupation of the development. However, mitigation measures can be applied within this objective and across the whole framework to reduce emissions. Some examples include building energy efficient buildings, generating on site renewable energy and delivering sustainable transport. It may be possible for a development of this scale to include renewable energy generation, both within buildings and in areas of open space. Low carbon community infrastructure such as district heating could also be incorporated. There is no existing district heating network for this site to link into. To help to increase the use and supply of renewable and low carbon energy and heat from this site, there will need to be a positive strategy for energy from these sources from developers, that maximises the potential for suitable development, considers identifying suitable areas for renewable and low carbon energy sources and identifies opportunities for development to draw its energy supply from decentralised, renewable or low carbon energy supply systems and for co-locating potential heat customers and suppliers.
2. Be located within Flood Zones 2 or 3? If so, are there alternative sites in the area within Flood Zone 1 that can be allocated in	The whole site is in Flood Zone 1. This means that each year, this land has less than 0.1% chance of flooding from rivers or the sea. There are no significant watercourses close to the site.

preference to developing land in Flood Zones 2 or 3?	
3. Minimise vulnerability to surface water flooding and other sources of flooding, without increasing flood risk elsewhere?	There is a very small area of low groundwater risk in the south of the site. This means groundwater levels are between 0.5 and 5m below the ground surface. Groundwater levels could impact infiltration techniques, drainage, construction activities and flood risk, therefore site-specific groundwater investigations will be required. Cumulative impacts have been scored high. There is no known existing surface water flooding risk on the site. More stringent policy with regards the control of surface water discharges from new development is required. The site will require a Flood Risk Assessment to ensure there is no flood risk to site and that development of this site won't exacerbate Flood Risk elsewhere.
4. Promote and deliver resilient development that is capable of adapting to the predicted effects of climate change, including increasing temperatures and rainfall, through design e.g. rainwater harvesting, Sustainable Drainage Systems, permeable paving etc?	Plans for developing this site should take a proactive approach to mitigating and adapting to climate change, considering the long-term implications for flood risk, water supply, biodiversity and landscapes, and the risk of overheating from rising temperatures. It is considered that any future development of this site could incorporate appropriate measures to adapt to the predicted future impacts of climate change. The location, layout and design of any new development should be planned to avoid increased vulnerability to the range of impacts predicted to arise from climate change, including flood risk, water supply and changes to biodiversity and landscape. This site is located more than 1km from the town centre, which could inhibit active travel to the town centre and ease of access to public transport. It is anticipated that Wiltshire will experience hotter summers, milder winters, increased periods without rain, increased intensity in rainfall and more extreme weather events. Development would need to include adaptation measures such as designing to prevent overheating, heat resistant landscaping, more resilient foundations, drought resistant planting and for generally more resilient buildings and spaces (general design and robust materials). The size of this site will allow for the provision of areas of open space, but much of what is currently greenfield agricultural land will be developed. Enough land would need to be set aside for robust surface water management, to include comprehensive surface water drainage measures (including SuDS) that result in run-off rates equalling or bettering current greenfield infiltration rates. Minimal impact from groundwater levels allows for increased opportunity to use SUDs features.
Assessment outcome (on balance): Minor adverse effect	
Summary of SA Objective 5 • The whole of this site is in Flood Zone 1. • Flood risk could be exacerbated by climate change. Although development could avoid risk, it may worsen the risk elsewhere. • There is a low groundwater risk across a small area of the site. • It would be possible for a development of this scale to include renewable energy generation, both within buildings and in areas of open space, and it is considered that any future development could incorporate appropriate measures to adapt to the predicted future impacts of climate change. • Cumulative impacts have been scored high. More stringent policy with regards the control of surface water discharges from new development is required. • Development of this site has the potential to significantly increase greenhouse gas emissions due to emissions generated through the construction and occupation of the development. These emissions could be reduced through the design and layout of the site, by ensuring high levels of energy efficiency in all new buildings to reduce energy use, through mixed-use development that can reduce the need to travel and by ensuring as much choice and access as possible to efficient and reliable sustainable modes of transport. • Overall, although future development is likely to increase emissions, it is thought that there are opportunities to support resilient development, which supplies energy efficient buildings and provides investment in renewable energy. However, given that any development on greenfield land has the potential to worsen flood risk elsewhere, a minor adverse effect is likely.	
SA objective 6 - Increase the proportion of energy generated by renewable and low carbon sources of energy **Decision-Aiding Questions. Will the development site…**	
1. Support the development of renewable and low	This site is one of the larger sites in Salisbury and so presents opportunities to support energy generation from renewable and low carbon sources. To help to increase the use and supply of renewable and low carbon energy and heat from this site, there will need to be a positive strategy for energy from these sources from developers, that: • maximises the potential for suitable development.

carbon sources of energy?	• considers identifying suitable areas for renewable and low carbon energy sources; and • identifies opportunities for development to draw its energy supply from decentralised, renewable or low carbon energy supply systems and for co-locating potential heat customers and suppliers.
2. Be capable of connecting to the local Grid without the need for further investment?	The electricity infrastructure is constrained across much of Wiltshire. The Grid Supply Points in Wiltshire, located in Minety and Melksham are both constrained. The Bulk Supply Points across Wiltshire are also constrained. Due to the uptake of low carbon technology, and the move towards net zero, the Climate Change Committee have estimated that energy demand could almost treble by 2050. This increased pressure on the system is something SSEN, as Distribution Systems Operator, is working on to manage new system capacity. Solutions may include flexible connections, renewable energy, and further investment to reinforce the current infrastructure. Early engagement with SSEN may be required to discuss connections issues and new solutions may be required. This is one of the larger sites in Salisbury, meaning energy demand will be high. Further evidence would be required to understand whether investment in the grid would be required for a site of this size in Salisbury which may entail significant costs. According to SSEN's generation availability map, the closest substation in Salisbury is constrained, therefore could potentially struggle to withstand additional energy generation connections to the grid without reinforcement works, if the site were to produce its own energy. According to SSEN's Network Capacity (demand) Map, the closest substation in Salisbury is also constrained, therefore could potentially struggle to withstand further significant demand. Further conversation with SSEN would be required to ensure connectivity to the grid. It is unknown how the site would be bought forward therefore further evidence would be required to understand whether investment in the grid would be required for a site of this size in Salisbury. If the site was able to support its own renewable energy, then the site would be less likely to depend on the grid.
3. Create economic and employment opportunities in sustainable green technologies?	It is considered that a site of this size could enable economic and employment opportunities in sustainable green technologies. There are parts of the site that could be suitable for renewable and low carbon energy sources and supporting infrastructure. And possibilities for development to draw its energy supply from decentralised, renewable or low carbon energy supply systems onsite and for co-locating potential heat customers and suppliers. However, it is more likely that undeveloped areas of the site would be used for open space, green infrastructure, and biodiversity net gain.
4. Deliver high-quality development that maximises the use of sustainable construction materials?	It is considered that development of this site would be able to deliver a high-quality development that makes maximum use of sustainable construction materials throughout the development.
5. Deliver energy efficient development that exceeds the minimum requirements set by Building Regulations?	It is considered that development of this site would be able to deliver an energy efficient development that exceeds minimum requirements set by Building Regs. New development should also consider incorporating EV charging points into site design and into individual dwelling design, where possible. However, this will need to be factored into the increased demand the site will have on the existing infrastructure.
Assessment outcome (on balance): Neutral effect	
Summary of SA Objective 6 • There are no known details of future development schemes but there are opportunities for a site of this size to support energy generation from renewable and low carbon sources and create economic and employment opportunities in sustainable green technologies. • There will need to be a positive strategy for energy from these sources from developers and there are parts of the site that could be suitable for renewable and low carbon energy sources and supporting infrastructure. However, it is thought that undeveloped areas of the site may be used for different priorities. • New developments should consider incorporating EV charging points, which will encourage the use of more sustainable modes of transport but will increase the energy demand of the site. • It is considered that the current energy infrastructure would be under great pressure with the increased demand of this site. However further evidence is required to confirm this. As this is a large site the energy demand would be significantly higher than a smaller site.	

• If the site were to be bought forward with its own self-supporting local network through renewable energy generation, these costs could be significantly less. • Overall, given the opportunity for future renewable energy generation, but considering the increase in demand this development would create and the costs associated with a connection, a neutral effect is considered likely against this objective.	
SA objective 7 - Protect, maintain and enhance the historic environment **Decision-Aiding Questions. Will the development site…**	
1. Conserve and enhance World Heritage Sites, Scheduled Monuments, Listed Buildings, the character and appearance of Conservation Areas, Historic Parks & Gardens, sites of archaeological interest and, where appropriate, undesignated heritage assets and their settings?	There are no designated conservation assets affected. The site is also within the 100m buffer of several medium value features, including ditches of an unknown date were identified just west of site. Ditches of unknown date may indicate similar as yet unknown remains extend into the site, which has not yet been subject to archaeological investigation. Overall, the site may be constrained by archaeology. Further investigation will be needed during a planning application process to identify the presence and significance of as yet unknown archaeological remains across the site. Following further investigation, mitigation could include avoidance of high value archaeological remains where preservation in situ is likely to be required. Mitigation strategy could also include preservation by record where relevant. Following the application of suitable mitigation strategies, the potential for significant adverse archaeological effects is moderate. The site is characterised as 21st century field, created from former post-medieval downland, not certain how legible former landscape is which is of very low historic landscape sensitivity. The site comprises part of a wider network of weak continuity, where landscape character has been subject to change. Overall, the site is not heavily constrained by historic landscape character. No mitigation proposed at this stage. The potential for significant adverse historic landscape effects is very low.
2. Maintain and enhance the character and distinctiveness of settlements through high-quality and appropriate design, taking into account, where necessary, the management objectives of Conservation Areas?	In accordance with national policy/local policy, the development of the site for housing could deliver housing that maintains and enhances the distinctiveness of settlements through high quality design. No details of any potential future development scheme or design and layout are currently known. Development of the site would have the potential to appropriately protect and enhance designated heritage assets according to their significance. The site is not located near to a conservation area. It is considered that development has the potential for appropriate mitigation measures to safeguard the historic environment of the site and its immediate surroundings.
Assessment outcome (on balance): Minor adverse effect	
Summary of SA Objective 7 • There are no designated heritage / conservation assets affected. • The potential for significant adverse archaeological effects is moderate. • The potential for significant adverse historic landscape effects is very low. • The site is not located near to a conservation area. • Overall, minor adverse effects are likely.	
SA objective 8 - Conserve and enhance the character and quality of rural and urban landscapes, maintaining and strengthening local distinctiveness and sense of place. **Decision-Aiding Questions. Will the development site…**	

1. Minimise impact on and, where appropriate, conserve and enhance nationally designated landscapes e.g. National Parks and AONBs and their settings?	The Cranborne Chase AONB sits approximately 1.5km to the west of the site while the New Forest National Park lies approximately 10km to the southeast. Significant impacts on nationally designated landscapes from development are not anticipated.
2. Minimise impact on, and enhance, locally valued landscapes through high-quality, inclusive design of buildings and the public realm?	The site lies to the south of Salisbury, to the southwest of the suburbs of Harnham. The site adjoins land allocated for residential development, to the west of the site. It is on sloping landform that forms part of the rolling chalk hills that form the backdrop to existing residential areas to the south of Salisbury. Landform slopes down steeply through Harnham Slope to the north of the site and continues to slope gently through the residential area down to the valley of the River Nadder. To the south of the site the landform continues to slope down towards the valley of the River Ebble on the edge of Cranborne Chase AONB. The site comprises a mix of arable and rough grassland fields, scattered shrubs and small copse of trees towards the south. Boundaries include a mix of grass verge and hedgerow with occasional trees. The northeast site boundary is formed by the edge of woodland on the Harnham Slope. West Harnham Chalk Pit is a small nature reserve to the north of the site, which is enclosed by tree and shrub boundaries. The wooded Harnham Slope is a distinctive local feature. There are a small number of properties towards the southern boundary of the site, including residential properties and business premises comprising several sheds/barns/container units. This built form is generally contained by trees and shrubs. The existing settlement edge is well-integrated and largely screened by mature tree and woodland boundaries that contribute to the sense of separation of the site from the settlement. The site is located on prominent, rising landform that frames the south of Salisbury. It is in proximity to Cranborne Chase AONB and is connected by a variety of public rights of way and permissive walking routes. The site itself comprises of relatively ordinary components that contribute to a moderate to good strength of place associated with the chalk hills rising to the south of Salisbury. It is part of a landscape that is in generally good condition and of moderate scenic value, which may alter through changing land uses associated with development. There are occasional intrusive elements in the local landscape including pylons and commercial units. Overall, it is considered that the site is of generally medium landscape sensitivity to development, due to its location on the open, chalk slopes to the south of Salisbury with higher sensitivity attributed to the distinctive vegetation boundaries particularly along the Avon Valley Path. The site has generally medium capacity to accommodate development. Potential for significant adverse effects include the following: • Potential for built form to be intrusive in the rural landscape on rising slopes to the south of the existing settlement. • Potential loss of hedgerows and tree belts that provide linking features through the landscape and contribute to screening and integration of the existing settlement edge. • Potential reduction of scenic quality, as experienced by users of the various public routes including the Avon Valley Path long distance route. Scope for mitigation includes the following: • Avoid development that would break the skyline and stand out on the rising landform on the approach to Salisbury from the southwest. • Retain hedgerows and trees as part of a mature landscape framework. • Retain footpath links through the site as part of a wider network of routes connecting between Salisbury and the AONB to the south of the site.
3. Protect and enhance rights of way, public	Old Shaftsbury Drove is a narrow country lane and public byway towards the southern site boundary. This links into the Avon Valley Path long distance route at the southeast corner of the site. Several public footpaths connect north into the settlement and south towards Cranborne Chase AONB from the byway. The Avon Valley Path links south of the site, to the River Ebble and the edge of Cranborne Chase AONB. There is no public open space or common land within this site.

open space and common land?	
Assessment outcome (on balance): Moderate (significant) adverse effect	
Summary of SA Objective 8 • The Cranborne Chase AONB sits approximately 1.5km to the west of the site while the New Forest National Park lies approximately 10km to the southeast. • The site is on sloping landform that forms part of the rolling chalk hills that form the backdrop to existing residential areas to the south of Salisbury. • The site comprises a mix of arable and rough grassland fields, scattered shrubs and small copse of trees towards the south. Boundaries include a mix of grass verge and hedgerow with occasional trees. The northeast site boundary is formed by the edge of woodland on the Harnham Slope. West Harnham Chalk Pit is a small nature reserve to the north of the site, which is enclosed by tree and shrub boundaries. The wooded Harnham Slope is a distinctive local feature. • Several public footpaths either run through or border the site. Opportunities should be sought to incorporate public footpaths as part of proposed development, to maintain links through the rural landscape. • It is part of a landscape that is in generally good condition and of moderate scenic value, which may alter through changing land uses associated with allocated development sites. There are occasional intrusive elements in the local landscape including pylons and commercial units. • It is considered that the site is of generally medium landscape sensitivity to development, due to its location on the open, chalk slopes to the south of Salisbury with higher sensitivity attributed to the distinctive vegetation boundaries particularly along the Avon Valley Path. The site has generally medium capacity to accommodate development. • Overall, development of this site is considered likely to have a moderate adverse effect on this SA objective.	
SA objective 9 - Provide everyone with the opportunity to live in good quality, affordable housing, and ensure an appropriate mix of dwelling sizes, types and tenures **Decision-Aiding Questions. Will the development site…**	
1. Provide an appropriate supply of affordable housing?	The record of delivery of homes in the city has been exceeding delivery expectations in more recent years, although overall delivery of housing at Salisbury has been below WCS planned rates. Affordable housing delivery has struggled to achieve target rates of 40%. The topography of the site may limit the developable area and number of dwellings that could be delivered. Notwithstanding any mitigation that may be required which results in a reduced developable area, the development range for this site means that it has potential to deliver a significant number of affordable homes. This could contribute, either alone or in combination with other sites, to the delivery of affordable housing at Salisbury.
2. Support the provision of a range of house types and sizes to meet the needs of all sectors of the community?	The topography of the site may limit the developable area and number of dwellings that could be delivered. Should this large site be developed for residential uses, and notwithstanding any mitigation that may be required which results in a reduced developable area, it has the potential to provide for a wide range of housing needs and types. The site has potential to deliver a range of high-quality, sustainable homes of different types and tenures, which would be beneficial to addressing identified local housing needs.
Assessment outcome (on balance): Major (significant) positive effect	
Summary of SA Objective 9 • The topography of the site may limit the developable area and number of dwellings that could be delivered. • Notwithstanding any mitigation that may be required which results in a reduced developable area, this large site is capable of bringing forward a significant amount of affordable housing as part of a housing development. • The site would be likely to support a wide range of house types, tenures and sizes to meet different needs. • Overall, a major positive effect is considered likely against this objective.	
SA objective 10 - Reduce poverty and deprivation and promote more inclusive communities with better services and facilities **Decision-Aiding Questions. Will the development site…**	
1. Maximise opportunities for affordable homes and	The IMD 2019 identifies this site as being situated in a reasonably deprived area, therefore development would not take place in a more deprived area and would be unlikely to result in social benefits in an area most in need. The site is considered able to deliver up to 1392 homes, suggesting it could deliver a very good level of affordable housing.

job creation within the most deprived areas?	There would be significant social and economic benefits for the Salisbury area through housing provision, short-term construction jobs and a larger workforce for local businesses.
2. Be accessible to educational, health, amenity greenspace, community and town centre facilities which are able to cope with the additional demand?	Salisbury city centre is situated approximately 1.8km to the north of the site. This site has some accessibility to the city centre, and benefits from existing public transport links in close proximity to the site. Development at this site should look to promote sustainable transport measures to improve accessibility to the City Centre, particularly in creating opportunities for walking and cycling from all parts of the site. A development of this size would need to take opportunities to incorporate, and connect to existing, sufficient public open space and amenity greenspace, including the River Avon and nearby County Wildlife Sites to encourage mental health benefits through development. Development at this site could generate the need for 129-181 early years places, 308-432 primary school places and 218-306 additional secondary places. A new 2FE primary school would be required to meet primary needs. This could support 60 early years places. A further two 80-100 place full day care nurseries would also be required to meet early years needs in full. The site falls into the secondary school catchment for the Laverstock campus schools, which are at or nearing full capacity. Expansion of these schools is constrained by planning and highways concerns. Expansion to Sarum Academy is possible, but there would be accessibility issues from this site. S106 contributions and a safe walking route would be required as part of housing development at this site. Salisbury District Hospital is approx. 2km to the east of the site and Three Chequers Surgery and Harcourt Medical Centre are approx. 2km to the north of the site. GP provision in Salisbury was forecast as being subject to a positive capacity gap by 2026, however the closure of one branch surgery in 2020 to relocate services has led to issues. Negative premises capacity gaps are therefore apparent within the primary care network. There is a planned extension to the hospital. Expanded services are to be offered by Porton and Winterslow branch surgeries following this the closure of the Wilton branch. As a result, while there may be some negative effects on the capacity of individual surgeries, the location of development is not considered to affect the delivery of health services in the city. Financial contributions are to be sought through development to ensure new residents have access to healthcare facilities, resulting in negative impacts on health provision.
3. Promote/create public spaces and community facilities that support public health, civic, cultural, recreational and community functions?	The large scale of this site suggests that development could be capable of delivering formal and informal public space onsite as well as community uses. Where the delivery of community facilities onsite isn't deemed possible, opportunities should be taken to ensure the improvement/expansion of existing provision. There are opportunities to improve and enhance public right of way SALS15.
4. Reduce the adverse impacts associated with rural isolation, including through access to affordable local services for those living in rural areas without access to a car?	Development of this site in Salisbury could make a contribution to the reduction of rural social isolation and positive effects are unlikely to lead to a vast reduction, as new development will be primarily serving Salisbury. Additionally, new development could provide a good level of affordable housing for those people living in surrounding rural areas who cannot afford rural house prices and there could be new facilities onsite that could serve rural residents north of Salisbury. Public transport services will need to be extended to serve this new development and this could also benefit people in rural areas.
Assessment outcome (on balance): Moderate (significant) positive effect	
Summary of SA Objective 10 • Development at this site would not be directing new homes in a location subject to higher levels of deprivation. • Site is likely to be able to provide a very good level of affordable homes as part of a development. • Reasonable accessibility to the city centre, but opportunities to enhance sustainable transport modes should be pursued. • Amenity greenspace could be incorporated into a scheme of this size. • Early years, primary and secondary schooling provision could be met new onsite provision or through financial contributions to expand existing facilities, but accessibility issues in relation to secondary provision would need to be overcome.	

• The site is reasonably well connected to existing health provision and financial contributions to increase capacity of existing GP surgeries would be required. • The site could go some way to helping support local services and facilities but would be unlikely to be of a scale that would require onsite provision of community facilities. Contributions for offsite provision should be sought where appropriate. • Overall, a moderate significant positive effect is likely.	
SA objective 11 - Reduce the need to travel and promote more sustainable transport choices **Decision-Aiding Questions. Will the development site…**	
1. Promote mixed-use developments, in accessible locations, that reduce the need to travel and reduce reliance on the private car?	Given the size of this site, it may be possible for a mixed-use development to be achieved that could help reduce the need to travel, to include residential and some employment opportunities, retail, education and community amenity. **Accessibility by Mode** Given the potential access from the A354, site 9 shares many of the same opportunities/inadequacies as site 8 and many of the comments will be shared.
2. Provide suitable access and not significantly exacerbate issues of local transport capacity?	Unlike site 8, site 9 has sufficient site frontage to achieve a suitable vehicular access for the preferred smaller site, although this will result in the loss of hedgerows. Delivery of an access to serve the larger site is feasible, although this is likely to be in the form of an offset roundabout and a further secondary access elsewhere; this is required for emergency purposes. However, as stated in the assessment for Site 8, should both sites 8 and 9 come forward at the same time then a central roundabout may be delivered to serve both sites. **Local Constraints** Significant deficiencies in walking and cycling infrastructure from the site and poorly located bus access. **Site Specific Mitigation** Improvements to walking and cycling infrastructure, although this may not be achievable within highway limits. **Necessary Strategic Mitigation** Delivery of Salisbury Transport Strategy, with a focus on walking and cycling links and enhancements to Harnham Gyratory.
3. Make efficient use of existing transport infrastructure and promote investment in sustainable transport options, including Active Travel?	**Pedestrian/Cycle:** The site may be served by either the Old Blandford Road or the A354. Old Blandford Road has a very short section of segregated footpath which commences 170 metres from a potential site access, it then terminates 30 metres later, with a further 'ghost' footway (painted line) accommodating pedestrians for a further 250m before a segregated path is provided. An alternative route is provided by Shaftesbury Drove/SALS17 and whilst this is a much quieter trafficked route, being urbanised for only a small section, this still leaves 150m of 'ghost' footway to navigate. The A354 is similarly poor, with no footway provision for 300m from the site. The provided footway extends along the road, being raised for much of its length. Further along its length, steps rise to Bouverie Avenue from which the town centre may be accessed via quiet residential streets and also the Town Path crossing the river Avon. The A354 provides an alternative but heavily trafficked route. The Town Centre and Railway Station are approximately 3000m from the site and thus too far to walk. With regards to cycling, significant gradients present a barrier along with steps serving the public right of way network, however the distances are traversable.

	Bus: The nearest bus stops serve the 20 and 29 bus services, although these are beyond 400m walking distance. Additional high specification stops closer to the site will need to be provided. **Rail:** The rail station is beyond walkable distance with insufficient infrastructure to accommodate bicycles or bus. **Service Vehicles:** If a car sufficient access can be achieved from the A354, this should accommodate service vehicles. It should however be noted that a further emergency access or secondary access will be necessary for both the preferred element and the much larger site; the emergency access for the smaller site may utilise a widened cycleway access, rather than a fully-fledged vehicle access. **Car:** Unlike site 8, site 9 has sufficient site frontage to achieve a suitable vehicular access for the preferred smaller site, although this will result in the loss of hedgerows. Delivery of an access to serve the larger site is feasible, although this is likely to be in the form of an offset roundabout and a further secondary access elsewhere; this is required for emergency purposes. However, as stated in the assessment for Site 8, should both sites 8 and 9 come forward at the same time then a central roundabout may be delivered to serve both sites.
Assessment outcome (on balance): Moderate (significant) adverse effect	
Summary of SA Objective 11 • Given the size of this site, it may be possible for a mixed-use development to be achieved that could help reduce the need to travel • Given the potential access from the A354, this site shares many of the same opportunities/inadequacies as site 8 • The site has sufficient site frontage to achieve a suitable vehicular access for the preferred smaller site; delivery of an access to serve the larger site is feasible, although this is likely to be in the form of an offset roundabout • Significant deficiencies in walking and cycling infrastructure from the site and poorly located bus access • Overall, a moderate adverse effect is considered most likely against this objective.	
SA objective 12 - Encourage a vibrant and diversified economy and provide for long-term sustainable economic growth **Decision-Aiding Questions. Will the development site…**	
1. Support the vitality and viability of town centres (proximity to town centres, built up areas, station hub)?	Salisbury city centre is situated approximately 1.8km to the north of the site. the train station is 1.6km away from the site. This site has some accessibility to the city centre, including existing public transport links in close proximity to the site along Salisbury Road. The location and size of the site suggests that development could have benefits of supporting the city centre.
2. Provide a variety of employment land to meet all needs, including those for higher skilled employment uses that are (or can be made) easily accessible by sustainable transport including active travel?	The site benefits from access to the A354 (Salisbury Road) in addition to reasonable connectivity to the city centre. This suggests that the site may be attractive to higher skilled employment uses. Southampton Road Retail Park and Principal Employment Area; and Bourne Retail Park approx. 2.5km to the north-east of the site, while Churchfields Industrial Estate is approx. 1.2km to the north. This site may be able to meet different needs for employment uses in a location where employment land is in demand. The location of the site suggests that it would be less likely to support the growth of the life science and defence industries which are buoyant to the north of Salisbury. Promotion of active travel choices for commuters to and from the site should form a part of any development to overcome potential reliance on private cars.
3. Contribute to the provision of	This is a large sized site that is subject to some topographical constraints, potentially reducing the developable area. However, it may be able to deliver some employment alongside housing and associated infrastructure as part of a mixed-use scheme. But it would be difficult for an employment development to meet a wide

infrastructure that will help to promote economic growth, including opportunities to maximise the generation and use of renewable energy and low-carbon sources of energy?	range of needs. As a result, there remains some potential for benefits for the local economy and for economic growth through new employment land or improvements to local infrastructure. There may be opportunities to consider onsite energy generation and for the site to support low carbon sources. To help to increase the use and supply of renewable and low carbon energy and heat from this site, there will need to be a positive strategy for energy from these sources that maximises the potential for suitable development, considers identifying suitable areas for renewable and low carbon energy sources and identifies opportunities for development to draw its energy supply from decentralised, renewable or low carbon energy supply systems and for co-locating potential heat customers and suppliers.
4. Promote a balance between residential and employment development to help reduce travel to work distances?	Introducing an element of mixed-use development to this site is likely to be possible, however development at the site would be capable of placing jobs and homes in close proximity, reducing the need to travel to work. Accessibility and connectivity could be an issue that would need to be addressed through any development.
Assessment outcome (on balance): Moderate (significant) positive effect	
Summary of SA Objective 12 • This is a large site that is reasonably connected to the city centre. • Benefits from access to A354 and close proximity to existing residential development. • The topography of the site limits the potential for a high level of development and reduces the scale and types of development that this site would be able to support. • Nonetheless, the site would be capable of supporting a good amount of development. • The site is capable of meeting a good level of employment needs and would lend itself to a small mixed-use development. • Overall, a moderate significant positive effect is likely.	

Site Number and SHELAA ref(s): Site 10 (SHELAA sites 3716 and 3465) **Site name:** Land at Netherhampton Road Garden Centre **Site size:** 18.59 ha **Site capacity:** approximate range 464 – 651 dwellings **Site description:** The site is broadly rectangular and situated on the western edge of Harnham/Salisbury, on land to the south of Netherhampton Road. Part of the site is currently occupied by the In-Excess Garden Centre, with the remainder of the site to the rear comprising agricultural land. To the west lies the Salisbury and South Wilts Golf Course, and north of Netherhampton Road to the west is the village of Netherhampton, which is covered by a Conservation Area. To the east is land allocated for development through the Wiltshire Housing Allocations Plan, and the Salisbury Cattle Market and auction house. To the south, near the ridge, is the Salisbury Racecourse, beyond which lies the Cranborne Chase and West Wiltshire Downs AONB. The western edge of the site is bordered by a public right of way.	
SA objective 1 - Protect and enhance all biodiversity and geological features and avoid irreversible losses **Decision-Aiding Questions. Will the development site…**	
1. Avoid potential adverse impacts of development on local biodiversity and geodiversity?	The site, on a rising slope south from the valley of the River Nadder, comprises of a single rectangular arable field bound by a combination of grass verges and low hedgerows to the east and south and by hedgerow with trees to the north and west. A garden centre sits in the north of the site. It forms part of large-scale arable landscape on the chalk slopes that rise to the south of Salisbury. Priority habitat, notably hedgerow and trees along the site boundaries, have good habitat potential. These features are vulnerable to the effects of urbanisation. Buffers (circa 20metres along western edge) should be provided to ensure mature trees and hedgerow survive their full life expectancy.

	Protection, maintenance, and enhancement should be provided for habitats such as hedgerows, trees and water features within and along the boundaries of the site alongside other ecologically valuable habitat/features. A minimum of 10% net gain for biodiversity is required within individual sites (as per latest biodiversity metric) and the overall layout and design of this site should ensure that habitat creation provides connectivity to adjacent or nearby habitat areas.
2. Protect and enhance designated and non-designated sites, priority species and habitats and protected species?	This site lies within 13.8km of the New Forest protected sites and within River Avon Special Area of Conservation (SAC) catchment. Mitigation will be a statutory requirement. Compliance will be required to the mitigation strategies for the European protected sites. This includes on site suitable alternative natural greenspace (SANG) required for New Forest protected sites and phosphorus neutrality for River Avon SAC. On site priority habitat includes hedgerow with trees along western boundary, this boundary having very good habitat potential, vulnerable to indirect effects of urbanisation. Boundary hedgerows are likely to be flight lines for bats. The ecological value, and potential for priority habitat, is uncertain for the garden centre site. This may require mitigation to protect valuable habitat. Development of the site has the potential to increase recreational pressure upon identified protected species, habitats, and designated/non-designated biodiversity features in the local area and this must be assessed and mitigated accordingly.
3. Ensure that all new developments protect Local Geological Sites (LGSs) from development?	The development of the site would be unlikely to lead to impacts on designated Local Geological Sites (LGS). There are no LGS within or in close proximity to this site.
4. Aid in the delivery of a network of multifunctional Green Infrastructure?	Green and blue infrastructure (GBI) incorporates a wide range of natural green and blue assets ranging from water courses, rights of way and farmland to woodland, hedgerows, street trees. Embedding GBI into well-designed built development (buildings, streets, neighbourhoods, and strategic connectivity) can help enhance the built and natural environment, facilitate biodiversity net gain, and help communities and wildlife become more resilient to climate change. On site features that could aid the delivery of a strategic network of GBI include, for example: • Retention of hedgerows and trees as green corridors with associated buffers. • The provision of suitable alternative natural greenspace (SANG). In line with national policy, local plan policy and standard advice from relevant bodies, the development of the site should conserve and enhance green infrastructure and holds the potential to make suitable provision for buffers at recognised water course/green corridors.
Assessment outcome (on balance): Minor adverse effect	

Summary of SA Objective 1

- The site comprises of a single rectangular arable field bound by a combination of grass verges and low hedgerows to the east and south and by hedgerow with trees to the north and west. A garden centre sits in the north of the site.
- Priority habitat, notably hedgerow and trees along the site boundaries, have good habitat potential. These features are vulnerable to the effects of urbanisation. Buffers (circa 20metres along western edge) should be provided to ensure mature trees and hedgerow survive their full life expectancy.
- This site lies within 13.8km of the New Forest protected sites and within River Avon Special Area of Conservation (SAC) catchment. Mitigation will be a statutory requirement. Compliance will be required to the mitigation strategies for the European protected sites. This includes on site suitable alternative natural greenspace (SANG) required for New Forest protected sites and phosphorus neutrality for River Avon SAC.
- On site suitable alternative natural greenspace is essential and an adequate buffer must be provided to boundary hedgerows, substantial on the western side. Both will reduce housing capacity.
- Scope for integrated green and blue infrastructure (GBI) include opportunities presented by the retention of hedgerow boundaries and trees alongside the provision of SANG. The development of the site should conserve and enhance GBI.
- A minimum of 10% net gain for biodiversity is required within individual sites (as per latest biodiversity metric) and the overall layout and design of this site should ensure that habitat creation provides connectivity to adjacent or nearby habitat areas.
- Overall, a minor adverse effect is considered likely against this objective.

SA objective 2 - Ensure efficient and effective use of land and the use of suitably located previously developed land and buildings Decision-Aiding Questions. Will the development site…	
1. Ensure development maximises the efficient use of land?	Development of this site could maximise the efficient use of land. However, the majority of the site is within open countryside and not adjacent to any other existing residential development. Higher densities could possibly be achieved on the previously developed garden centre part of the site, next to the A3094.
2. Maximise the reuse of Previously Developed Land?	Most of this site consists of agricultural land which is not previously developed. A small part of the site consists of previously developed land at Salisbury Garden Centre.
3. Encourage remediation of contaminated land? If so, would this lead to issues of viability and deliverability?	This site is mostly greenfield, agricultural land which appears not to have been developed before. Significant land contamination would appear to be unlikely, therefore. But further investigation would be needed. There is more likelihood of some contamination in the north of the site with the current land uses and with the adjacent livestock market. If subsequent evidence becomes available which suggests that there may be land contamination, an assessment would be required as part of any future planning application to establish a remediation and mitigation strategy.
4. Result in the permanent loss of the Best and Most Versatile Agricultural land (Grades 1, 2, 3a)?	Evidence shows this site as consisting entirely of Grade 3 agricultural land but there is no differentiation between Grades 3a and 3b. Further assessment would be required to establish the proportion of Grade 3a BMV. Where possible, any development on this site should be located to reduce the loss of BMV. Development would be likely to lead to a significant loss of Grade 3 agricultural land.
5. Lead to the sterilisation of viable mineral resources? If so, is there potential to extract the mineral resource as part of the development?	This site is not located within a designated Minerals Safeguarding Area. As such, development would be unlikely to lead to the sterilisation of known, potentially viable mineral resources.
6. Support the provision of sustainable waste management facilities and include measures to help reduce the amount of waste generated by development through integrated recycling infrastructure?	This is a reasonably large site and there are no known reasons why sustainable waste management facilities and integrated recycling infrastructure could not be incorporated successfully into the layout and design of development. The site is not located within, or likely to affect a designated safeguarding zone associated with an active waste management facility, or allocated Waste Site Allocation.
Assessment outcome (on balance): Minor adverse effect	
Summary of SA Objective 2 • Development of this site could maximise the efficient use of land. However, the majority of the site is within open countryside and not adjacent to any other existing residential development. Higher densities could possibly be achieved on the previously developed garden centre part of the site, next to the A3094 • A small part of the site consists of previously developed land at Salisbury Garden Centre and therefore there are some opportunities to maximise PDL	

• Land contamination is considered unlikely to be a significant issue but a more detailed assessment of the site would be required prior to any development coming forward • Development of this site would likely lead to a significant, permanent loss of Grade 3 quality agricultural land • The site is not located within a designated Mineral Safeguarding Area • The site is not located within, or likely to affect a designated safeguarding zone associated with an active waste management facility, or allocated Waste Site Allocation • Overall, a minor adverse effect is considered most likely against this objective as there are opportunities to develop previously developed land	
SA objective 3 - Use and manage water resources in a sustainable manner **Decision-Aiding Questions. Will the development site…**	
1. Protect surface, ground and drinking water quantity/quality?	The site is not covered by a Source Protection Zone, Drinking Water Protected Area or Drinking Water Protected Safeguard Zone. In line with the provisions of local planning policy and the Water Framework Directive, the development of this site will need to make suitable provision to protect and, where appropriate, improve local surface, ground and potable drinking water quality – this includes ensuring that enough buffer zones are located adjacent to watercourses and ensuring that runoff does not enter these watercourses. Consideration should be given to the inclusion of Sustainable Drainage Systems to control the risk of surface water flooding from impermeable surfaces.
2. Direct development to sites where adequate water supply, foul drainage, sewage treatment facilities and surface water drainage is available?	This site falls within the catchment area supplied by Wessex Water. With regard to water supply, it is likely that moderate off-site infrastructure reinforcement would be required. The site is within an area where water abstraction licences will limit ability to provide this site with a potable supply of water, which will require further investigation into the potential for delivering water neutrality. The area covered by Wessex Water has been classed by the Environment Agency as 'seriously water stressed'. Investigations and agreement with Wessex Water's regulators and mitigation measures are likely to be implemented over a long lead in time (~10 years). Significant development in the Salisbury area is likely to trigger the need for new mains and service reservoirs to transport potable water from elsewhere within Wessex Water's network to satisfy demand. It is unlikely that Wessex Water would be able to provide available capacity before 2030. With regard to foul water network capacity, It is likely that moderate off-site infrastructure reinforcement would be required. Wessex Water's AMP7 growth scheme has been reprioritised, and therefore improvements to sewage treatment infrastructure are highly likely to be required to support development at Salisbury. Likely AMP8 phosphorus driver (by 2030), which can be aligned with capacity upgrades at the Water Recycling Centre. With regards to the impacts of surface water discharges, stringent policy criteria would be required to address potential cumulative impacts of development. Any development should follow the surface water hierarchy: 1. into the ground (infiltration); 2. to a surface water body; 3. to a surface water sewer, highway drain, or another drainage system; 4. to a combined sewer. Where infiltration is not a viable option then flows being released from the site would need a controlled discharge and to be agreed with the council on a site-by-site basis. Flows from greenfield sites should aim for 20% betterment over pre-developed discharge rates.
Assessment outcome (on balance): Moderate (significant) adverse effect	
Summary of SA Objective 3 • The site is not covered by a Source Protection Zone, Drinking Water Protected Area or Drinking Water Protected Safeguard Zone. • Development of the site would need to make necessary provision to protect from harm or pollution to any ground, surface or drinking water. • The area covered by Wessex Water has been classed by the Environment Agency as 'seriously water stressed'. Significant new development in Salisbury would require investigations and agreement with Wessex Water's regulators and mitigation measures are likely to take time, and unlikely to deliver capacity before 2030. • With regard to water supply, it is likely that moderate off-site infrastructure reinforcement would be required. • With regard to foul water network capacity, it is likely that moderate off-site infrastructure reinforcement would be required. • With regards to the impacts of surface water discharges, stringent policy criteria would be required to address potential cumulative impacts of development. • Overall, given the increased demand on infrastructure a moderate adverse effect is likely.	
SA objective 4 - Improve air quality and reduce all sources of environmental pollution **Decision-Aiding Questions. Will the development site…**	
1. Minimise and, where possible, improve on unacceptable levels of	Development of this site will inevitably increase levels of environmental pollution, including noise, light and vibration – both during construction and operational phases. New transport infrastructure will also be needed, which is likely to increase levels of noise, light and vibration.

noise, light pollution, odour, and vibration?	Several potential sources of noise could affect this site. These include the neighbouring livestock market from motorcycle/HGV training to the unloading of livestock for market, and occasional use as a drive-in theatre. The garden centre is likely to have regular deliveries and could also be a source of noise. The nearby Salisbury and South Wilts Golf Club would be a source of early morning machinery noise due to green keeping business requirements. The golf course club house may also have functions that include music, and this could adversely impact at residential properties nearby. Road traffic noise from Netherhampton Road would also be a consideration. A noise impact assessment would be required to fully assess any implications of noise on future development proposals. The nearby livestock market is a potential source of odour, and an odour impact assessment would be required to fully assess any implications on future development proposals.
2. Reduce impacts on and work towards improving and locating sensitive development away from areas likely to experience poorer air quality due to high levels of traffic and poor air dispersal?	Salisbury has three Air Quality Management Areas (AQMAs) in respect of the nitrogen dioxide annual mean objective. Exceedances exist on A36, A30 and at several hotspots in the city centre. Significant traffic management measures are needed to remove levels of traffic, from the A36 in particular. If site allocations are made in the LPR, CIL/S106 contributions will be required to enable the council to take actions to enable the revocation of the AQMAs. This site connects with the Harnham Gyratory which is congested, and further development has the potential to worsen this situation. A wider view is required of the network capacity and the effects this will have on air quality on Downton Road, and in particular on Harnham Road. The cumulative effects of proposed development on Harnham Road, Downton Road and existing AQMAs needs to be modelled and assessed.
3. Lie within a consultation risk zone for a major hazard site or hazardous installation?	This site does not lie within a consultation risk zone for a major hazard site or hazardous installation.
Assessment outcome (on balance): Moderate (significant) adverse effect	
Summary of SA Objective 4 • Development of this site will inevitably increase levels of environmental pollution, including noise, light and vibration – both during construction and operational phases. • Noise impacts from a range of different sources (Netherhampton Road, the livestock market and the golf club) would require noise impact assessment. • Odour impacts from the livestock market would require our impact assessment. • The site connects with the Harnham Gyratory which is congested, and further development has the potential to worsen this situation. • A wider view is required of network capacity – cumulative effects of proposed development on Harnham Road, Downton Road and existing AQMAs would need to be modelled and assessed. • On the balance of the evidence available, a moderate adverse effect is likely.	
SA objective 5 - Minimise our impacts on climate change (mitigation) and reduce our vulnerability to future climate change effects (adaptation) **Decision-Aiding Questions. Will the development site…**	
1. Maximise the creation and utilisation of renewable energy opportunities, including low carbon community infrastructure such as district heating?	A site of this size has the potential to produce greenhouse gases through the construction and occupation of the development. However, mitigation measures can be applied within this objective and across the whole framework to reduce emissions. Some examples include building energy efficient buildings, generating on site renewable energy and delivering sustainable transport. It may be possible for a development of this scale to include renewable energy generation, both within buildings and in areas of open space. Low carbon community infrastructure such as district heating could also be incorporated. There is no existing district heating network for this site to link into. To help to increase the use and supply of renewable and low carbon energy and heat from this site, there will need to be a positive strategy for energy from these sources from developers, that maximises the potential for suitable development, considers identifying suitable areas for renewable and low carbon energy sources and identifies opportunities for development to draw its energy supply from decentralised, renewable or low carbon energy supply systems and for co-locating potential heat customers and suppliers.

2. Be located within Flood Zones 2 or 3? If so, are there alternative sites in the area within Flood Zone 1 that can be allocated in preference to developing land in Flood Zones 2 or 3?	The whole site is in Flood Zone 1. This means that each year, this land has less than 0.1% chance of flooding from rivers or the sea. There are no significant watercourses close to the site. There is a watercourse to the Northwest of the site across from Netherhampton road which could potentially be utilised.
3. Minimise vulnerability to surface water flooding and other sources of flooding, without increasing flood risk elsewhere?	There is a low groundwater risk across most of the site. This means groundwater levels are between 0.5 and 5m below the ground surface. There is a medium groundwater risk across a small area in the north of the site. This means groundwater levels are between 0.25 and 0.5m below the ground surface. There is a very small area of high groundwater risk at the very northern edge of the site. Groundwater levels could impact infiltration techniques, drainage, construction activities and flood risk, therefore site-specific groundwater investigations will be required. There is a low risk of surface water flooding on 5% of the site and a medium risk of surface water flooding on 3% of the site. There is a high risk of surface water flooding on 2% of the site. Cumulative impacts have been scored high. More stringent policy with regards the control of surface water discharges from new development is required. The site will require a Flood Risk Assessment to ensure there is no flood risk to site and that development of this site won't exacerbate Flood Risk elsewhere.
4. Promote and deliver resilient development that is capable of adapting to the predicted effects of climate change, including increasing temperatures and rainfall, through design e.g. rainwater harvesting, Sustainable Drainage Systems, permeable paving etc?	Plans for developing this site should take a proactive approach to mitigating and adapting to climate change, considering the long-term implications for flood risk, water supply, biodiversity and landscapes, and the risk of overheating from rising temperatures. It is considered that any future development of this site could incorporate appropriate measures to adapt to the predicted future impacts of climate change. The location, layout and design of any new development should be planned to avoid increased vulnerability to the range of impacts predicted to arise from climate change, including flood risk, water supply and changes to biodiversity and landscape. This site is located more than 1km from the town centre, which could inhibit active travel to the town centre and ease of access to public transport. It is anticipated that Wiltshire will experience hotter summers, milder winters, increased periods without rain, increased intensity in rainfall and more extreme weather events. Development would need to include adaptation measures such as designing to prevent overheating, heat resistant landscaping, more resilient foundations, drought resistant planting and for generally more resilient buildings and spaces (general design and robust materials). The size of this site will allow for the provision of areas of open space, but much of what is currently greenfield agricultural land will be developed. Enough land would need to be set aside for robust surface water management, to include comprehensive surface water drainage measures (including SuDS) that result in run-off rates equalling or bettering current greenfield infiltration rates. The use of some types of SuDS maybe be inhibited by high groundwater levels.
Assessment outcome (on balance): Moderate (significant) adverse effect	
Summary of SA Objective 5 • The whole of this site is in Flood Zone 1. • Flood risk could be exacerbated by climate change. Although development could avoid risk, it may worsen the risk elsewhere. • There is a low groundwater risk across most of the site. Groundwater levels could impact infiltration techniques, drainage, construction activities and flood risk, therefore site-specific groundwater investigations will be required. • It would be possible for a development of this scale to include renewable energy generation, both within buildings and in areas of open space, and it is considered that any future development could incorporate appropriate measures to adapt to the predicted future impacts of climate change. • Cumulative impacts have been scored high. More stringent policy with regards the control of surface water discharges from new development is required.	

• Development of this site has the potential to significantly increase greenhouse gas emissions due to emissions generated through the construction and occupation of the development. These emissions could be reduced through the design and layout of the site, by ensuring high levels of energy efficiency in all new buildings to reduce energy use, through mixed-use development that can reduce the need to travel and by ensuring as much choice and access as possible to efficient and reliable sustainable modes of transport. • Overall, although future development is likely to increase emissions, it is thought that there are opportunities to support resilient development, which supplies energy efficient buildings and provides investment in renewable energy. However, given the high groundwater levels and development on greenfield land has the potential to worsen flood risk elsewhere, a moderate adverse effect is likely.	
SA objective 6 - Increase the proportion of energy generated by renewable and low carbon sources of energy **Decision-Aiding Questions. Will the development site…**	
1. Support the development of renewable and low carbon sources of energy?	This site is one of the larger sites in Salisbury and so presents opportunities to support energy generation from renewable and low carbon sources. To help to increase the use and supply of renewable and low carbon energy and heat from this site, there will need to be a positive strategy for energy from these sources from developers, that: • maximises the potential for suitable development. • considers identifying suitable areas for renewable and low carbon energy sources; and • identifies opportunities for development to draw its energy supply from decentralised, renewable, or low carbon energy supply systems and for co-locating potential heat customers and suppliers.
2. Be capable of connecting to the local Grid without the need for further investment?	The electricity infrastructure is constrained across much of Wiltshire. The Grid Supply Points in Wiltshire, located in Minety and Melksham are both constrained. The Bulk Supply Points across Wiltshire are also constrained. Due to the uptake of low carbon technology, and the move towards net zero, the Climate Change Committee have estimated that energy demand could almost treble by 2050. This increased pressure on the system is something SSEN, as Distribution Systems Operator, is working on to manage new system capacity. Solutions may include flexible connections, renewable energy, and further investment to reinforce the current infrastructure. Early engagement with SSEN may be required to discuss connections issues and new solutions may be required. This is one of the larger sites in Salisbury, meaning energy demand will be high. Further evidence would be required to understand whether investment in the grid would be required for a site of this size in Salisbury which may entail significant costs. According to SSEN's generation availability map, the closest substation in Salisbury is constrained, therefore could potentially struggle to withstand additional energy generation connections to the grid without reinforcement works, if the site were to produce its own energy. According to SSEN's Network Capacity (demand) Map, the closest substation in Salisbury is also constrained, therefore could potentially struggle to withstand further significant demand. Further conversation with SSEN would be required to ensure connectivity to the grid. It is unknown how the site would be bought forward therefore further evidence would be required to understand whether investment in the grid would be required for a site of this size in Salisbury. If the site was able to support its own renewable energy, then the site would be less likely to depend on the grid.
3. Create economic and employment opportunities in sustainable green technologies?	It is considered that a site of this size could enable economic and employment opportunities in sustainable green technologies. There are parts of the site that could be suitable for renewable and low carbon energy sources and supporting infrastructure. And possibilities for development to draw its energy supply from decentralised, renewable or low carbon energy supply systems onsite and for co-locating potential heat customers and suppliers. However, it is more likely that undeveloped areas of the site would be used for open space, green infrastructure, and biodiversity net gain.

4. Deliver high-quality development that maximises the use of sustainable construction materials?	It is considered that development of this site would be able to deliver a high-quality development that makes maximum use of sustainable construction materials throughout the development.
5. Deliver energy efficient development that exceeds the minimum requirements set by Building Regulations?	It is considered that development of this site would be able to deliver an energy efficient development that exceeds minimum requirements set by Building Regs. New development should also consider incorporating EV charging points into site design and into individual dwelling design, where possible. However, this will need to be factored into the increased demand the site will have on the existing infrastructure.
Assessment outcome (on balance): Neutral effect	
Summary of SA Objective 6 • There are no known details of future development schemes but there are opportunities for a site of this size to support energy generation from renewable and low carbon sources and create economic and employment opportunities in sustainable green technologies. • There will need to be a positive strategy for energy from these sources from developers and there are parts of the site that could be suitable for renewable and low carbon energy sources and supporting infrastructure. However, it is thought that undeveloped areas of the site may be used for different priorities. • New developments should consider incorporating EV charging points, which will encourage the use of more sustainable modes of transport but will increase the energy demand of the site. • It is considered that the current energy infrastructure would be under great pressure with the increased demand of this site. However further evidence is required to confirm this. As this is a large site the energy demand would be significantly higher than a smaller site. • If the site were to be bought forward with its own self-supporting local network through renewable energy generation, these costs could be significantly less. • Overall, given the opportunity for future renewable energy generation, but considering the increase in demand this development would create and the costs associated with a connection, a neutral effect is considered likely against this objective.	
SA objective 7 - Protect, maintain and enhance the historic environment **Decision-Aiding Questions. Will the development site…**	
1. Conserve and enhance World Heritage Sites, Scheduled Monuments, Listed Buildings, the character and appearance of Conservation Areas, Historic Parks & Gardens, sites of archaeological interest and, where appropriate, undesignated heritage assets and their settings?	The site may have some possible impact on setting of Salisbury medieval city, with views to and from spire and Salisbury and Netherhampton Conservation Areas. Previous setting study has advised development to be restricted on higher levels to avoid impact on views to and from medieval city and spire. Site is lower than adjacent area, but assessment is required, and mitigation may restrict development on site. Previous setting study advised development to be restricted on higher levels to avoid impact on views to/from medieval city and spire. Mitigation may restrict development on site. The frontage of the site is within setting of Salisbury medieval city where development risks increasing perception of coalescence between Salisbury and Netherhampton. The site is lower than adjacent area, but assessment is required, and mitigation may restrict development on site. The site includes various archaeological features of high and medium value, including an extensive field system of unknown date extending within and surrounding site and Prehistoric ditch and aligned postholes of high value, post-medieval double ditch/trackway of moderate value and Prehistoric worked flint findspot in site of low value. The site is also within the 100m buffer of several more low-value features, including a post-medieval former chalk pit north of the site. Overall, the site is heavily constrained by archaeology. Further investigation will be needed during a planning application process to identify the presence and significance of yet unknown archaeological remains across the site. Should preservation be part of a mitigation strategy, opportunities to interpret and enhance understanding and / or improve land management regimes could be taken forward. Following further investigation, mitigation could include avoidance of high value archaeological remains where preservation in situ is likely to be required. Mitigation strategy could also include preservation by record where relevant. Following the application of suitable mitigation strategies, the potential for significant adverse archaeological effects is high.

	The majority of the site is characterised as 21st century field, created from former post-medieval downland, not certain how legible former landscape is which is of very low historic landscape sensitivity. The northern edge of site is characterised as modern woodland, created in the area of a former post-medieval chalk quarry, elements of which are still legible again of very low historic landscape sensitivity. The site comprises part of a wider network of weak continuity, where landscape character has been subject to change. Overall, the site is not heavily constrained by historic landscape character. Unlikely mitigation will be required. If required, mitigation could include incorporation of surviving historic landscape elements, such as elements of the post-medieval quarry, within future development. Following the application of suitable mitigation strategies (if required), the potential for significant adverse historic landscape effects is very low.
2. Maintain and enhance the character and distinctiveness of settlements through high-quality and appropriate design, taking into account, where necessary, the management objectives of Conservation Areas?	In accordance with national policy/local policy, the development of the site for housing could deliver housing that maintains and enhances the distinctiveness of settlements through high quality design. No details of any potential future development scheme or design and layout are currently known. Development of the site would have the potential to appropriately protect and enhance designated heritage assets according to their significance. The site is located near to Salisbury and Netherhampton Conservation Areas. It is considered that development could have the potential for appropriate mitigation measures to safeguard the historic environment of the site and its immediate surroundings, however there is an increasing perception of coalescence between Salisbury and Netherhampton.
Assessment outcome (on balance): Moderate adverse (significant) effect	
Summary of SA Objective 7 • The site may have some possible impact on setting of Salisbury medieval city, with views to and from spire and Salisbury and Netherhampton Conservation Areas. • Previous setting study has advised development to be restricted on higher levels to avoid impact on views to and from medieval city and spire. • The frontage of the site is within setting of Salisbury City where development risks increasing perception of coalescence between Salisbury and Netherhampton. • Mitigation may restrict development on site. • The potential for significant adverse archaeological effects is high. • The potential for significant adverse historic landscape effects is very low. • The site is located near to a conservation area. • Overall, a moderate adverse effect is considered likely against this objective.	
SA objective 8 - Conserve and enhance the character and quality of rural and urban landscapes, maintaining and strengthening local distinctiveness and sense of place. Decision-Aiding Questions. Will the development site…	
1. Minimise impact on and, where appropriate, conserve and enhance nationally designated landscapes e.g. National Parks and AONBs and their settings?	The Cranborne Chase AONB sits approximately 1km to the west of the site while Wilton House (Grade I) and its associated Registered Park and Garden lies approximately 1.1km to the northwest. Development will need to be sensitive to these designated landscapes.
2. Minimise impact on, and enhance, locally	The site lies to the west of Salisbury, to the west of West Harnham, south of Netherhampton Road (A3094). The site is in proximity to the west of land allocated for residential development, between the site and existing settlement edge. It is located on gentle slopes, rising south from the valley of the River Nadder, towards the ridgeline

valued landscapes through high-quality, inclusive design of buildings and the public realm?	that forms the edge of Cranborne Chase AONB. The site largely comprises of a single, rectangular arable field, which is bound by a combination of grass verges and low hedgerows to the east and south, and by hedgerow with trees to the north and west. A garden centre is located on the northern part of the site. The site forms part of large-scale arable landscape on the chalk slopes that rise to the south of Salisbury. The site forms part of the rural landscape that contains some small-scale commercial land uses, separated from the main settlement to the east. The existing western residential edge of Salisbury is generally well-integrated and contained by tree boundaries. Development of land that is allocated through the Wiltshire Housing Site Allocations Plan (Land at Netherhampton Road) to the east of the site would expand the existing settlement edge west along the A3094, bringing the site in closer proximity to the built edge of the settlement. Salisbury Cathedral is a prominent landmark on the settlement approach along the A3094. The site is of variable topography which is located on prominent, rising landform that frames the south of Salisbury. It is in proximity to Cranborne Chase AONB and is connected by a variety of public rights of way and permissive walking routes. The site itself comprises of relatively ordinary components that contribute to a moderate to good strength of place associated with the chalk hills rising to the south of Salisbury. It is part of a landscape that is in generally good condition and of moderate scenic value, which may alter through changing land uses associated with allocated development sites. There are occasional intrusive elements in the local landscape including pylons and commercial units. Overall, it is considered that the site is of generally medium landscape sensitivity to development, due to its location on the open, chalk slopes to the south of Salisbury. The site has generally medium capacity to accommodate development. Potential for significant adverse effects include the following: • Potential for built form to be intrusive in the rural landscape on rising slopes to the south and west of the existing settlement. • Potential loss of hedgerows and tree belts that provide linking features through the landscape and contribute to screening and integration of the existing settlement edge. • Potential reduction of scenic quality, as experienced by users of the various public routes including the Avon Valley Path long distance route. Scope for mitigation includes the following: • Avoid development that would break the skyline and stand out on the rising landform on the approach to Salisbury from the west. • Retain hedgerows and trees as part of a mature landscape framework. • Retain footpath links through the site as part of a wider network of routes connecting between Salisbury and the AONB to the south of the site.
3. Protect and enhance rights of way, public open space and common land?	A public footpath passes along the west site boundary, following the line of the former Roman Road, that links from the west of Salisbury into the AONB. There is no public open space or common land within this site.
Assessment outcome (on balance): Moderate (significant) adverse effect	
Summary of SA Objective 8 • The Cranborne Chase AONB sits approximately 1km to the west of the site while the Wilton House (Grade I) and its associated Registered Park and Garden lies approximately 1.1km to the northwest. • It is located on gentle slopes, rising south from the valley of the River Nadder, towards the ridgeline that forms the edge of Cranborne Chase AONB. • The site largely comprises of a single, rectangular arable field, which is bound by a combination of grass verges and low hedgerows to the east and south, and by hedgerow with trees to the north and west. A garden centre sits in the northern part of the site. • Development on allocated land to the east of the site would expand the existing settlement edge west along the A3094, closer to this site. • The site is located on prominent, rising landform that frames the south of Salisbury.	

• The site itself comprises of relatively ordinary components that contribute to a moderate to good strength of place associated with the chalk hills rising to the south of Salisbury. It is part of a landscape that is in generally good condition and of moderate scenic value, which may alter through changing land uses associated with development of the nearby allocated site. • It is considered that the site is of generally medium landscape sensitivity to development, due to its location on the open, chalk slopes to the south of Salisbury. The site has generally medium capacity to accommodate development. • A public footpath passes along the west site boundary, following the line of the former Roman Road, that links from the west of Salisbury into the AONB. • Overall, a moderate adverse effect is considered likely against this objective.	
SA objective 9 - Provide everyone with the opportunity to live in good quality, affordable housing, and ensure an appropriate mix of dwelling sizes, types and tenures **Decision-Aiding Questions. Will the development site…**	
1. Provide an appropriate supply of affordable housing?	The record of delivery of homes in the city has been exceeding delivery expectations in more recent years, although overall delivery of housing at Salisbury has been below WCS planned rates. Affordable housing delivery has struggled to achieve target rates of 40%. The topography of the site may limit the developable area and number of dwellings that could be delivered. Notwithstanding any mitigation that may be required which results in a reduced developable area, the development range for this site means that it has potential to deliver a significant number of affordable homes. This could contribute, either alone or in combination with other sites, to the delivery of affordable housing at Salisbury.
2. Support the provision of a range of house types and sizes to meet the needs of all sectors of the community?	The topography of the site may limit the developable area and number of dwellings that could be delivered. Should this large site be developed for residential uses, and notwithstanding any mitigation that may be required which results in a reduced developable area, it has the potential to provide for a wide range of housing needs and types. The site has potential to deliver a range of high-quality, sustainable homes of different types and tenures, which would be beneficial to addressing identified local housing needs.
Assessment outcome (on balance): Major (significant) positive effect	
Summary of SA Objective 9 • The topography of the site may limit the developable area and number of dwellings that could be delivered. • Notwithstanding any mitigation that may be required which results in a reduced developable area, this large site is capable of bringing forward a significant amount of affordable housing as part of a housing development. • The site would be likely to support a wide range of house types, tenures and sizes to meet different needs. • Overall, a major positive effect is considered likely against this objective.	
SA objective 10 - Reduce poverty and deprivation and promote more inclusive communities with better services and facilities **Decision-Aiding Questions. Will the development site…**	
1. Maximise opportunities for affordable homes and job creation within the most deprived areas?	The IMD 2019 identifies this site as being situated in a reasonably deprived area, therefore development would not take place in a more deprived area and would be unlikely to result in social benefits in an area most in need. The site is considered able to deliver up to 651 homes, suggesting it could deliver a good level of affordable housing. There would be significant social and economic benefits for the Salisbury area through housing provision, short-term construction jobs and a larger workforce for local businesses.
2. Be accessible to educational, health, amenity greenspace, community and town centre facilities which are able to cope with the additional demand?	Salisbury city centre is situated approximately 2.7km to the north-east of the site. the site is subject to poor connectivity to the city centre and lacks good transport connectivity. A development of this size could be capable of bringing forward new sustainable transport connections to support development. A development of this size would need to take opportunities to incorporate, and connect to existing, sufficient public open space and amenity greenspace, including the River Avon and nearby County Wildlife Sites to encourage mental health benefits through development. Development at this site could generate the need for 60-85 early years places, 144-202 primary school places and 102-143 additional secondary places. Land and monies would be required to support a new onsite nursery. Financial contributions would be required to provide further primary school places in the emerging school at Netherhampton Road. The site falls into the secondary school catchment for the Laverstock campus schools, which are at or nearing full capacity. Expansion of these schools is constrained by planning and highways concerns. Expansion to Sarum Academy is possible, but there would be accessibility issues from this site. S106 contributions and a safe walking route would be required as part of housing development at this site.

	Salisbury District Hospital is approx. 3.7km to the east of the site and Salisbury Medical Practice is approx. 2.3km to the north of the site. GP provision in Salisbury was forecast as being subject to a positive capacity gap by 2026, however the closure of one branch surgery in 2020 to relocate services has led to issues. Negative premises capacity gaps are therefore apparent within the primary care network. There is a planned extension to the hospital. Expanded services are to be offered by Porton and Winterslow branch surgeries following this the closure of the Wilton branch. As a result, while there may be some negative effects on the capacity of individual surgeries, the location of development is not considered to affect the delivery of health services in the city. Financial contributions are to be sought through development to ensure new residents have access to healthcare facilities, resulting in negative impacts on health provision.
3. Promote/create public spaces and community facilities that support public health, civic, cultural, recreational and community functions?	The large scale of this site suggests that development could be capable of delivering formal and informal public space onsite as well as community uses. Where the delivery of community facilities onsite isn't deemed possible, opportunities should be taken to ensure the improvement/expansion of existing provision. There are opportunities to improve and enhance public right of way NHAM2.
4. Reduce the adverse impacts associated with rural isolation, including through access to affordable local services for those living in rural areas without access to a car?	Development of this site in Salisbury could make a contribution to the reduction of rural social isolation and positive effects are unlikely to lead to a vast reduction, as new development will be primarily serving Salisbury and potentially Wilton. Additionally, new development could provide a good level of affordable housing for those people living in surrounding rural areas who cannot afford rural house prices and there could be new facilities onsite that could serve rural residents north of Salisbury. Public transport services will need to be extended to serve this new development and this could also benefit people in rural areas.
Assessment outcome (on balance): Minor positive effect	
Summary of SA Objective 10 • Development at this site would not be directing new homes in a location subject to higher levels of deprivation. • Site is likely to be able to provide a good level of affordable homes as part of a development. • Poor accessibility to the city centre, but opportunities to enhance sustainable transport modes should be pursued. • Amenity greenspace could be incorporated into a scheme of this size. • Early years, primary and secondary schooling provision could be met through new onsite provision or through financial contributions to expand emerging facilities, but accessibility issues in relation to secondary provision would need to be overcome. • The site is poorly related to existing health provision and financial contributions to increase capacity of existing GP surgeries would be required. • The site could go some way to helping support local services and facilities but would be unlikely to be of a scale that would require onsite provision of community facilities. Contributions for offsite provision should be sought where appropriate. • Overall, a minor positive effect is likely.	
SA objective 11 - Reduce the need to travel and promote more sustainable transport choices **Decision-Aiding Questions. Will the development site…**	
1. Promote mixed-use developments, in accessible locations, that reduce the need to travel and reduce	Given the size of this site, it may be possible for a mixed-use development to be achieved that could help reduce the need to travel, to include residential and some employment opportunities, retail, education and community amenity. **Accessibility by Mode**

<table>
<tr><td>reliance on the private car?</td><td>The large development site to the east of site 10 has been recently assessed against the Core Strategy through the planning process. The site is for 640 dwellings and 2ha of employment, a primary school and a 10ha country park and whilst it received a favourable decision, this was against significant contributions to bus service uplift and the Salisbury Transport Strategy, with the aim of mitigating its relative unsustainability to the Town Centre and local retail etc.</td></tr>
<tr><td>2. Provide suitable access and not significantly exacerbate issues of local transport capacity?</td><td>Suitable access is possible. Netherhampton is wide, with a high capacity and already serves commercial land uses.

The site to the east found that Park Wall junction was within capacity in 2026 with the development, but with the addition of Site 10 this is very likely to tip over and require a full capacity enhancement; this is particularly difficult the constraints of locally listed walls etc. Netherhampton Road/Home Farm Junction to the west of the site was shown to exceed capacity in 2026 without development and again Site 10 would make this situation worse. Harnham Road Gyratory and Exter Street Roundabout were also shown to exceed capacity, although these are highlighted in the Salisbury Transport Strategy for improvements.

In addition to the direct impacts of car traffic, the additional flows on the network arising from the Local Plan Review would be likely to result in additional rat running without mitigation. In this regard, in addition to addressing the capacity needs of the named junctions, a scheme of works will also be necessary through Quidhampton to reduce the priority of through traffic and enhance walking and cycling.

<u>Local Constraints</u>

Significant walking distance to all established destinations, save for the ‘to be established’ primary school, limited cycle infrastructure, limited opportunity to access a serviced bus stop and a series of congestion points.

<u>Site Specific Mitigation</u>

Where possible:

Cycle infrastructure enhancement to the City Centre

Enhancement to Park Wall and Home Farm junctions

<u>Necessary Strategic Mitigation</u>

Contributions to bus service provision to offset car trip generation, even if not serving the site.

Quidhampton scheme of works to reduce car priority

Delivery of Harnham Gyratory and Exeter Street roundabout enhancements

Contribution to Salisbury Transport Strategy</td></tr>
<tr><td>3. Make efficient use of existing transport infrastructure and promote investment in sustainable transport</td><td>Pedestrian/Cycle: Given that the site to the east has been assessed through planning and it is known that the sites are 500+m apart, with no chance of direct connection, we can add 500m minimum to the walking and cycling distances given in the submitted Transport Assessment. The results are as follows:

<table><tr><td>Facility</td><td>Location</td><td>Distance</td></tr><tr><td>Bus stop</td><td>Netherhampton Road</td><td>500m min</td></tr></table></td></tr>
</table>

options, including Active Travel?

Primary School (land committed at planning)	Netherhampton Road	500m min
Secondary School	Westwood Road	5km
Shop	Netherhampton Road	1.6km
Supermarket	The Maltings	3.4km
Medical Centre	Cranebridge Road	3.2km
Salisbury City Centre		3.2km
Salisbury Railway Station	South-Western Road	3.2km

Of the distances expressed, only the primary school is within an 'acceptable' walking distance, with all others beyond the preferred maximum; it should also be noted that the primary school is a planning commitment for land and funding only and not an established school.

Whilst the destinations listed may be within a reasonable cycling distance and Netherhampton Road accommodates a shared use path for cycling, it should be noted that this infrastructure no longer meets the latest guidance and would be considered unlikely to materially attract additional cyclists.

With walking and cycling taken into consideration, the site cannot be considered accessible by active travel.

Bus: Whilst Salisbury Reds have extended their R5 service to serve development to the east of the site, they have expressed reluctance to extend it any further along Netherhampton Road. This lack of extension would leave residents of the site walking a minimum of 500m to a serviced bus stop and much more from within the site. It may therefore be considered unlikely that the development will generate sufficient bus mode share and may be considered potentially car dominated.

Rail: The rail station is beyond the acceptable walking distance, but within an achievable cycling distance, but with limited infrastructure to accommodate this travel choice.

Service Vehicles: Netherhampton is wide, with a high capacity and already serves commercial land uses and thus can accommodate service vehicles.

Car: The site to the east found that Park Wall junction was within capacity in 2026 with the development, but with the addition of Site 10 this is very likely to tip over and require a full capacity enhancement; this is particularly difficult the constraints of locally listed walls etc. Netherhampton Road/Home Farm Junction to the west of the site was shown to exceed capacity in 2026 without development and again Site 10 would make this situation worse. Harnham Road Gyratory and Exeter Street Roundabout were also shown to exceed capacity, although these are highlighted in the Salisbury Transport Strategy for improvements.

In addition to the direct impacts of car traffic, the additional flows on the network arising from the Local Plan Review would be likely to result in additional rat running without mitigation. In this regard, in addition to addressing the capacity needs of the named junctions, a scheme of works will also be necessary through Quidhampton to reduce the priority of through traffic and enhance walking and cycling.

Assessment outcome (on balance): Moderate (significant) adverse effect

Summary of SA Objective 11

- Given the size of this site, it may be possible for a mixed-use development to be achieved that could help reduce the need to travel, to include residential and some employment opportunities, retail, education and community amenity.
- Suitable access is possible. Netherhampton is wide, with a high capacity and already serves commercial land uses.

• Local constraints include significant walking distance to all established destinations, save for the 'to be established' primary school, limited cycle infrastructure, limited opportunity to access a serviced bus stop and a series of congestion points. • In addition to the direct impacts of car traffic, the additional flows on the network arising from the Local Plan Review would be likely to result in additional rat running without mitigation. In this regard, in addition to addressing the capacity needs of the named junctions, a scheme of works will also be necessary through Quidhampton to reduce the priority of through traffic and enhance walking and cycling. • Overall, a moderate adverse effect is considered most likely against this objective.	
SA objective 12 - Encourage a vibrant and diversified economy and provide for long-term sustainable economic growth **Decision-Aiding Questions. Will the development site…**	
1. Support the vitality and viability of town centres (proximity to town centres, built up areas, station hub)?	Salisbury city centre is situated approximately 2.7km to the north-east of the site. the site is 2.3km away from the train station. the site is subject to poor connectivity to the city centre and lacks good transport connectivity. A development of this size could be capable of bringing forward new sustainable transport connections to support development. This site is poorly connected to the city centre. The distance of the city centre suggests that the site would be less like to help support it, despite the modest size of the site.
2. Provide a variety of employment land to meet all needs, including those for higher skilled employment uses that are (or can be made) easily accessible by sustainable transport including active travel?	The site benefits from access to the A3094 (Salisbury Road). There is reasonably good access to the strategic road network to the north. This suggests that the site may be attractive to higher skilled employment uses. Southampton Road Retail Park and Principal Employment Area; and Bourne Retail Park approx. 4km to the east of the site, while Churchfields Industrial Estate is approx. 1.6km to the north-east. This site may be able to meet different needs for employment uses in a location where employment land is in demand. The location of the site suggests that it would be less likely to support the growth of the life science and defence industries which are buoyant to the north of Salisbury. The north of the site is currently in use as a garden centre. The site is therefore likely to be supporting a number of jobs, the loss of these could result in adverse effects and the loss of employment onsite should be avoided or a new increase apparent through any development. Promotion of active travel choices for commuters to and from the site should form a part of any development to overcome potential reliance on private cars.
3. Contribute to the provision of infrastructure that will help to promote economic growth, including opportunities to maximise the generation and use of renewable energy and low-carbon sources of energy?	This is a larger sized site that is subject to some topographical constraints, potentially reducing the developable area. However, it may be able to deliver some employment alongside housing and associated infrastructure as part of a mixed-use scheme. But it would be difficult for an employment development to meet a wide range of needs. As a result, there remains some potential for benefits for the local economy and for economic growth through new employment land or improvements to local infrastructure. There may be opportunities to consider onsite energy generation and for the site to support low carbon sources. To help to increase the use and supply of renewable and low carbon energy and heat from this site, there will need to be a positive strategy for energy from these sources that maximises the potential for suitable development, considers identifying suitable areas for renewable and low carbon energy sources and identifies opportunities for development to draw its energy supply from decentralised, renewable or low carbon energy supply systems and for co-locating potential heat customers and suppliers.
4. Promote a balance between residential and employment development to help reduce travel to work distances?	Introducing an element of mixed-use development to this site is likely to be possible, however development at the site would be less capable of placing jobs and homes in close proximity, thus reducing the need to travel to work as the site doesn't adjoin a built-up area of Salisbury. Accessibility and connectivity could be an issue that would need to be addressed through any development. A residential development alone is unlikely to provide good support for existing employment land unless accessibility via sustainable transport modes could be achieved.

Assessment outcome (on balance): Minor adverse effect
Summary of SA Objective 12 • This is a large site that is poorly connected to the city centre. • Benefits from access to A36 via the A3094 and reasonably close proximity to existing residential development. Access to employment is an issue. • The site would be capable of supporting a good amount of development, although an employment development alone is unlikely to have good benefits of supporting existing employment land. • Residential development could lead to the loss of jobs and where possible a mixed-use or employment development should result in a net increase of jobs provided by the existing garden centre use. • The site is capable of meeting a good level of employment needs and would lend itself to a small mixed-use development. • Overall, a minor adverse effect is likely.

Site Number and SHELAA ref(s): Site 11 (SHELAA site 3754) **Site name:** Land south of Southampton Road **Site size:** 2.4 ha **Site capacity:** approximate range 60 - 84 dwellings **Site description:** The site lies to the south of the A36 Southampton Road and is an agricultural field bounded by hedgerow. Land is classified as Petersfinger Wetland County Wildlife site. An access to the site from the A36 is available from the Bourne Way roundabout. Land to the north is commercial in character, comprising a range of out-of-town large shopping units and superstores. To the south lies the River Avon SSSI, and to the southeast is the Petersfinger sewage treatment works. Land to the southwest is within a conservation area.	
SA objective 1 - Protect and enhance all biodiversity and geological features and avoid irreversible losses **Decision-Aiding Questions. Will the development site…**	
1. Avoid potential adverse impacts of development on local biodiversity and geodiversity?	This greenfield site is located within the Petersfinger Wetland County Wildlife Site (CWS), which comprises an area of derelict water meadow adjacent to the Avon. A belt of scrub and trees exists along the north-western margin of the site that lies adjacent to the A36, and a belt of scrub and trees also exists along the eastern/south-eastern site margin that lies adjacent to the lane to Petersfinger sewage treatment works (STW). The belts of scrub and trees along the north-western and the eastern/south-eastern site margins and the wet drainage ditch along the latter boundary are all contiguous with habitats off-site including the River Avon Special Area of Conservation (SAC and its adjacent riparian corridor, will need to be retained, protected, and buffered. Protection, maintenance, and enhancement should be provided for habitats such as hedgerows, trees and water features within and along the boundaries of the site alongside other ecologically valuable habitat/features. Even if some areas of priority grassland were retained on site, it is unlikely these areas could be maintained in favourable condition and that they would continue to constitute priority habitat throughout the lifetime of the development. A minimum of 10% net gain for biodiversity is required within individual sites (as per latest biodiversity metric) and the overall layout and design of this site should ensure that habitat creation provides connectivity to adjacent or nearby habitat areas. It is expected that the baseline biodiversity units will be moderate to high, and that development of the site would result in a net loss of biodiversity.
2. Protect and enhance designated and non-designated sites, priority species and habitats and protected species?	The site lies within the 13.8km recreational zone of influence around the New Forest protected sites (SPA, SAC and Ramsar site) meaning the provision of a suitable alternative natural greenspace (SANG) and a bespoke appropriate assessment will be required. The site also lies within the River Avon Special Area of Conservation (SAC) catchment and as such, a mitigation strategy would need to ensure phosphorus neutrality. Given the proximity of the site to the River Avon and the lack of barriers to movement of people between the site and the river corridor, development of the site has potential to result in additional recreational/visitor pressure on the SAC. The proposed allocated site is located within the Petersfinger Wetland County Wildlife site (CWS), which comprises an area of derelict water meadow adjacent to the Avon which poses a significant constraint not in accordance with the mitigation hierarchy. East Harnham Meadows SSSI is situated approximately 362m to the southwest of the site while Petersfinger Farm Meadows CWS lies approximately 348m to the east. Britford Water Meadows SSSI and Clarendon Grange Meadows CWS both lie within 1.5km of the site. The development of the site would have the potential to increase public access to designated/non-designated biodiversity features. This may lead to a detrimental increase in recreational pressure on identified protected species and habitats in the local area.

	In terms of priority habitat, the site is categorised as coastal and floodplain grazing marsh priority habitat. A wet drainage ditch exists along the eastern margin of the site and may constitute priority habitat and this ditch appears functionally linked to the River Avon. Lowland fens/coastal and floodplain grazing marsh priority habitat exists to the immediate west and south of the proposed allocated site. Site boundaries likely comprise flight lines/foraging routes for bats and if any semi-mature/mature trees are present, these could afford potential roost features for bats. Given the connectivity with the River Avon there is potential for riparian mammals utilising the site/margins. The habitats on site also afford potential nesting opportunities for birds during the breeding season and may also be used by farmland birds in winter. Badger may utilise the site for foraging and the presence of setts within boundary habitat is possible.
3. Ensure that all new developments protect Local Geological Sites (LGSs) from development?	The development of the site would be unlikely to lead to impacts on designated Local Geological Sites (LGS). There are no LGS within or in close proximity to this site.
4. Aid in the delivery of a network of multifunctional Green Infrastructure?	Green and blue infrastructure (GBI) incorporates a wide range of natural green and blue assets ranging from water courses, rights of way and farmland to woodland, hedgerows, street trees. Embedding GBI into well-designed built development (buildings, streets, neighbourhoods, and strategic connectivity) can help enhance the built and natural environment, facilitate biodiversity net gain, and help communities and wildlife become more resilient to climate change. Given the site currently constitutes a County Wildlife Site and the Council's GBI Strategy identifies the Hampshire Avon corridor as a strategic GBI corridor, it may be more appropriate for the site not to be developed but instead should continue to form part of the important Strategic GBI corridor. In line with national policy, local plan policy and standard advice from relevant bodies, the development of the site should conserve and enhance green infrastructure.
Assessment outcome (on balance): Major (significant) adverse effect	

Summary of SA Objective 1

- It is considered that it would be difficult to sufficiently mitigate and compensate for the loss of biodiversity at this site if it were to be allocated for development.
- This greenfield site is located within the Petersfinger Wetland CWS, which comprises an area of derelict water meadow adjacent to the Avon. The belts of scrub and trees along the north-western and the eastern/south-eastern site margins and the wet drainage ditch along the latter boundary are all contiguous with habitats off-site including the River Avon SAC and its adjacent riparian corridor.
- The site lies within the 13.8km recreational zone of influence around the New Forest protected sites (SPA, SAC and Ramsar site) meaning the provision of a SANG and a bespoke appropriate assessment will be required. The site also lies within the River Avon SAC catchment and as such, a mitigation strategy would need to ensure phosphorus neutrality. Development of the site has potential to result in additional recreational/visitor pressure on the SAC.
- East Harnham Meadows SSSI is situated approximately 362m to the southwest of the site while Petersfinger Farm Meadows CWS lies approximately 348m to the east. Britford Water Meadows SSSI and Clarendon Grange Meadows CWS both lie within 1.5km of the site.
- In terms of priority habitat, the site is categorised as coastal and floodplain grazing marsh priority habitat. A wet drainage ditch exists along the eastern margin of the site and may constitute priority habitat and this ditch appears functionally linked to the River Avon. Lowland fens/coastal and floodplain grazing marsh priority habitat exists to the immediate west and south of the proposed allocated site.
- Site boundaries likely comprise flight lines/foraging routes for bats and if any semi-mature/mature trees are present, these could afford potential roost features for bats. There is potential for riparian mammals utilising the site/margins.
- Even if some areas of priority grassland were retained on site, it is unlikely these areas could be maintained in favourable condition and that they would continue to constitute priority habitat throughout the lifetime of the development.
- A minimum of 10% net gain for biodiversity is required within individual sites (as per latest biodiversity metric) and the overall layout and design of this site should ensure that habitat creation provides connectivity to adjacent or nearby habitat areas. It is expected that the baseline biodiversity units will be moderate to high, and that development of the site would result in a net loss of biodiversity.
- Given the site currently constitutes a County Wildlife Site and the Council's GBI Strategy identifies the Hampshire Avon corridor as a strategic GBI corridor, it may be more appropriate for the site not to be developed but instead should continue to form part of the important Strategic GBI corridor. Development at this site would not be in conformity to the mitigation hierarchy.

• Overall, a major adverse effect is considered likely against this objective.	
SA objective 2 - Ensure efficient and effective use of land and the use of suitably located previously developed land and buildings Decision-Aiding Questions. Will the development site…	
1. Ensure development maximises the efficient use of land?	It is considered that development of this site would not maximise the efficient use of land. The site is divorced from any other residential areas and is located south of the A36 close to the sewage treatment works and River Avon. Developing at a higher density here would not be appropriate. New development should seek to maintain the area's prevailing character and setting and secure well-designed, attractive and healthy places.
2. Maximise the reuse of Previously Developed Land?	This is a greenfield site. Development would not maximise the use of PDL.
3. Encourage remediation of contaminated land? If so, would this lead to issues of viability and deliverability?	This site is greenfield, agricultural land which appears not to have been developed before. Significant land contamination would appear to be unlikely, therefore. But further investigation would be needed. If subsequent evidence becomes available which suggests that there may be land contamination, an assessment would be required as part of any future planning application to establish a remediation and mitigation strategy.
4. Result in the permanent loss of the Best and Most Versatile Agricultural land (Grades 1, 2, 3a)?	Evidence shows this site as consisting entirely of Grade 4 agricultural land. Development would be likely to lead to a small loss of Grade 4 agricultural land given the relatively small size of the site.
5. Lead to the sterilisation of viable mineral resources? If so, is there potential to extract the mineral resource as part of the development?	This site is located within a designated Minerals Safeguarding Area. Development would be likely to lead to the sterilisation of known, potentially viable mineral resources.
6. Support the provision of sustainable waste management facilities and include measures to help reduce the amount of waste generated by development through integrated recycling infrastructure?	There are no known reasons why sustainable waste management facilities and integrated recycling infrastructure could not be incorporated successfully into the layout and design of development. The site is not located within, or likely to affect a designated safeguarding zone associated with an active waste management facility, or allocated Waste Site Allocation.
Assessment outcome (on balance): Minor adverse effect	

Summary of SA Objective 2 • It is considered that development of this site would not maximise the efficient use of land. The site is divorced from any other residential areas and is located south of the A36 close to the sewage treatment works and River Avon. Developing at a higher density here would not be appropriate • This is a greenfield site. Development would not maximise the use of PDL • This site is greenfield, agricultural land which appears not to have been developed before. Significant land contamination would appear to be unlikely • Evidence shows this site as consisting entirely of Grade 4 agricultural land. Development would be likely to lead to a small loss of Grade 4 agricultural land • The site is located within a Mineral Safeguarding Area • The site is not located within, or likely to affect a designated safeguarding zone associated with an active waste management facility, or allocated Waste Site Allocation • Overall, a minor adverse effect is considered most likely against this objective	
SA objective 3 - Use and manage water resources in a sustainable manner **Decision-Aiding Questions. Will the development site…**	
1. Protect surface, ground and drinking water quantity/ quality?	This site is not covered by any Source Protection Zones or Drinking Water Safeguard Zones. It is covered by a Drinking Water Protected Area. Drinking Water Protected Areas (Surface Water) are, within the Water Framework Directive, where raw water is abstracted from rivers and reservoirs. Raw water needs to be protected to ensure that it is not polluted which could lead to additional purification treatment. To do this water companies and the Environment Agency identify raw water sources that are 'at risk' of deterioration which would result in the need for additional treatment. These zones are areas where the land use is causing pollution of the raw water. Action is targeted in these zones to address pollution so that extra treatment of raw water can be avoided. Therefore, some consultation with the Environment Agency may still be required. In line with the provisions of local planning policy and the Water Framework Directive, the development of this site will need to make suitable provision to protect and, where appropriate, improve local surface, ground and potable drinking water quality – this includes ensuring that enough buffer zones are located adjacent to watercourses and ensuring that runoff does not enter these watercourses. Consideration should be given to the inclusion of Sustainable Drainage Systems to control the risk of surface water flooding from impermeable surfaces.
2. Direct development to sites where adequate water supply, foul drainage, sewage treatment facilities and surface water drainage is available?	This site falls within the catchment area supplied by Wessex Water. With regard to water supply, it is likely that Wessex Water would be able to accommodate development of this site without reinforcement to networks. The site is within an area where water abstraction licences will limit ability to provide this site with a potable supply of water, which will require further investigation into the potential for delivering water neutrality. The area covered by Wessex Water has been classed by the Environment Agency as 'seriously water stressed'. Investigations and agreement with Wessex Water's regulators and mitigation measures are likely to be implemented over a long lead in time (~10 years). Significant development in the Salisbury area is likely to trigger the need for new mains and service reservoirs to transport potable water from elsewhere within Wessex Water's network to satisfy demand. It is unlikely that Wessex Water would be able to provide available capacity before 2030. With regard to foul water network capacity, Wessex Water's AMP7 growth scheme has been reprioritised, and therefore improvements to sewage treatment infrastructure are highly likely to be required to support development at Salisbury. Likely AMP8 phosphorus driver (by 2030), which can be aligned with capacity upgrades at the Water Recycling Centre.
Assessment outcome (on balance): Moderate (significant) adverse effect	
Summary of SA Objective 3 • The site is covered by a Drinking Water Protected Area which are where raw water is abstracted from rivers and reservoirs. • Development of the site would need to make necessary provision to protect from harm or pollution to any ground, surface or drinking water. • The area covered by Wessex Water has been classed by the Environment Agency as 'seriously water stressed'. Significant new development in Salisbury would require investigations and agreement with Wessex Water's regulators and mitigation measures are likely to take time, and unlikely to deliver capacity before 2030. • With regard to water supply, it is likely that Wessex Water would be able to accommodate development of this site without reinforcement to networks. • With regard to foul water network capacity, improvements to sewage treatment infrastructure are likely to be required. • Overall, a moderate adverse effect is likely.	
SA objective 4 - Improve air quality and reduce all sources of environmental pollution **Decision-Aiding Questions. Will the development site…**	

1. Minimise and, where possible, improve on unacceptable levels of noise, light pollution, odour, and vibration?	Development of this site will inevitably increase levels of environmental pollution, including noise, light and vibration – both during construction and operational phases. New transport infrastructure will also be needed, which is likely to increase levels of noise, light and vibration. Odour impacts from the sewage treatment works are likely to be a significant constraint, and Wessex Water have confirmed there would be an in-principle objection to housing development on this site, which is located within the STW buffer zone. The site is also unlikely to be suitable for lighter employment uses, such as offices, but heavier employment uses may be acceptable within the buffer zone. Odour assessment would be required. There is also potential for the site to be impacted by traffic noise from the A36 and Bourne Way roundabout, which would require noise impact assessment.
2. Reduce impacts on and work towards improving and locating sensitive development away from areas likely to experience poorer air quality due to high levels of traffic and poor air dispersal?	Salisbury has three Air Quality Management Areas (AQMAs) in respect of the nitrogen dioxide annual mean objective. Exceedances exist on A36, A30 and at several hotspots in the city centre. Significant traffic management measures are needed to remove levels of traffic, from the A36 in particular. If site allocations are made in the LPR, CIL/S106 contributions will be required to enable the council to take actions to enable the revocation of the AQMAs. Air Quality assessment would be required showing cumulative effects of this development on relevant receptors in the AQMAs.
3. Lie within a consultation risk zone for a major hazard site or hazardous installation?	This site does not lie within a consultation risk zone for a major hazard site or hazardous installation.
Assessment outcome (on balance): Moderate (significant) adverse effect	
Summary of SA Objective 4 • Development of this site will inevitably increase levels of environmental pollution, including noise, light and vibration – both during construction and operational phases. • Wessex Water have confirmed an in-principal objection to housing development within the STW buffer zone. The site is also unlikely to be suitable for lighter employment uses, such as offices, but heavier employment uses may be acceptable within the buffer zone. Odour assessment would be required. • There is potential for the site to be impacted by traffic noise from the A36 and Bourne Way roundabout, which would require noise impact assessment. • Salisbury has three Air Quality Management Areas (AQMAs). Exceedances exist on A36, A30 and at several hotspots in the city centre. Significant traffic management measures are needed to remove levels of traffic from the A36 in particular and development here is likely to increase traffic levels on the A36. CIL/S106 contributions will be required to enable the council to take actions to enable the revocation of the AQMAs. • Overall, a moderate adverse effect is considered likely.	
SA objective 5 - Minimise our impacts on climate change (mitigation) and reduce our vulnerability to future climate change effects (adaptation) **Decision-Aiding Questions. Will the development site…**	
1. Maximise the creation and utilisation of renewable energy opportunities, including low carbon community infrastructure such as district heating?	As this is a small site, it is thought that far fewer emissions would be produced during the construction and occupation of the site. Mitigation measures can still be applied within this objective and across the whole framework to reduce emissions. Some examples include building energy efficient buildings, generating on site renewable energy and delivering sustainable transport. It would be possible for a development of this scale to include renewable energy generation; however, this would mainly be within buildings rather than areas of open space. Low carbon community infrastructure such as district heating could also be incorporated. There is no existing district heating network for this site to link into. To help to increase the use and supply of renewable and low carbon energy and heat from this site, there will need to be a positive strategy for energy from these sources from developers, that maximises the potential for suitable development, considers identifying suitable areas for renewable and low carbon energy sources and

	identifies opportunities for development to draw its energy supply from decentralised, renewable or low carbon energy supply systems and for co-locating potential heat customers and suppliers.
2. Be located within Flood Zones 2 or 3? If so, are there alternative sites in the area within Flood Zone 1 that can be allocated in preference to developing land in Flood Zones 2 or 3?	Most of the site is in Flood Zone 1, however approximately 26% of the site is in flood zone 2. This could reduce the developable area. This is related to the River Avon which runs approximately 0.2km south of the site.
3. Minimise vulnerability to surface water flooding and other sources of flooding, without increasing flood risk elsewhere?	The site is not considered vulnerable to pluvial surface water flooding. There is a medium risk to 63% of the site associated with groundwater levels that are between 0.25 and 0.5m below the ground surface. Groundwater levels could impact infiltration techniques, drainage, construction activities and flood risk, therefore site-specific groundwater investigations will be required. Cumulative impacts have been scored medium. More stringent policy with regards the control of surface water discharges from new development is required. The site will require a Flood Risk Assessment to ensure there is no flood risk to site and that development of this site won't exacerbate Flood Risk elsewhere.
4. Promote and deliver resilient development that is capable of adapting to the predicted effects of climate change, including increasing temperatures and rainfall, through design e.g. rainwater harvesting, Sustainable Drainage Systems, permeable paving etc?	Plans for developing this site should take a proactive approach to mitigating and adapting to climate change, considering the long-term implications for flood risk, water supply, biodiversity and landscapes, and the risk of overheating from rising temperatures. It is considered that any future development of this site could incorporate appropriate measures to adapt to the predicted future impacts of climate change. The location, layout and design of any new development should be planned to avoid increased vulnerability to the range of impacts predicted to arise from climate change, including flood risk, water supply and changes to biodiversity and landscape. This site is located more than 1km from the town centre, which could inhibit active travel to the town centre and ease of access to public transport. It is anticipated that Wiltshire will experience hotter summers, milder winters, increased periods without rain, increased intensity in rainfall and more extreme weather events. Development would need to include adaptation measures such as designing to prevent overheating, heat resistant landscaping, more resilient foundations, drought resistant planting and for generally more resilient buildings and spaces (general design and robust materials). As this is a small site, there may not be much provision for large areas of open space, however there will be less greenfield land lost. Enough land would need to be set aside for robust surface water management, to include comprehensive surface water drainage measures (including SuDS) that result in run-off rates equalling or bettering current greenfield infiltration rates. However, some commonly used sustainable drainage techniques will not be able to be used across some of the site due to high groundwater levels.
Assessment outcome (on balance): Moderate (significant) adverse effect	
Summary of SA Objective 5 • Most of the site is in Flood Zone 1, however 26% is in flood zone 2 due to the close proximity of the River Avon. • Flood risk could be exacerbated by climate change. Although development could avoid risk, it may worsen the risk elsewhere. • There is a medium risk associated with high groundwater level across 63% of the site. Groundwater investigations would be required to ensure the risk could be mitigated. • It could be possible for a development of this scale to include renewable energy generation within buildings, and it is considered that any future development could incorporate appropriate measures to adapt to the predicted future impacts of climate change. • Although the size of this site may not lend itself to large amounts of renewable energy opportunity, it also has the potential to produce significantly less greenhouse gas emissions than a larger site. These emissions could be reduced through the design and layout of the site, by ensuring high levels of energy efficiency in all new buildings to reduce energy use, through mixed-use development that can reduce the need to travel and by ensuring as much choice and access as possible to efficient and reliable sustainable modes of transport.	

• Overall, this is a smaller site which should produce fewer emissions than a larger one. It is thought that there are opportunities to support resilient development, which supplies energy efficient buildings and provides investment in renewable energy. However, given that there is a risk associated with fluvial flooding and high groundwater levels, a moderate adverse effect is likely.	
SA objective 6 - Increase the proportion of energy generated by renewable and low carbon sources of energy **Decision-Aiding Questions. Will the development site…**	
1. Support the development of renewable and low carbon sources of energy?	As this is a small site, there may be less open space available for opportunities to support energy generation from renewable and low carbon sources. There may still be opportunities for renewable energy generation on a smaller scale, for example, solar panels on roofs. To help to increase the use and supply of renewable and low carbon energy and heat from this site, there will need to be a positive strategy for energy from these sources from developers, that: • maximises the potential for suitable development. • considers identifying suitable areas and options for renewable and low carbon energy sources; and • identifies opportunities for development to draw its energy supply from decentralised, renewable, or low carbon energy supply systems and for co-locating potential heat customers and suppliers.
2. Be capable of connecting to the local Grid without the need for further investment?	The electricity infrastructure is constrained across much of Wiltshire. The Grid Supply Points in Wiltshire, located in Minety and Melksham are both constrained. The Bulk Supply Points across Wiltshire are also constrained. Due to the uptake of low carbon technology, and the move towards net zero, the Climate Change Committee have estimated that energy demand could almost treble by 2050. This increased pressure on the system is something SSEN, as Distribution Systems Operator, is working on to manage new system capacity. Solutions may include flexible connections, renewable energy, and further investment to reinforce the current infrastructure. Early engagement with SSEN may be required to discuss connections issues and new solutions may be required. As this is a smaller site, there would be less demand on the current infrastructure. According to SSEN's generation availability map, the closest substation in Salisbury is constrained, so could potentially struggle to cope with additional energy generation connections to the grid without reinforcement works, if the site were to produce its own energy. According to SSEN's Network Capacity (demand) Map, the closest substation in Salisbury is also constrained, therefore could potentially struggle to withstand further significant demand. Further conversation with SSEN would be required to ensure connectivity to the grid. It is not known how the site will be brought forward - if the site was able to support its own renewable energy, then the site would be less likely to depend on the grid, however it is considered that this site may struggle to allocate much open space for renewables.
3. Create economic and employment opportunities in sustainable green technologies?	It is considered that a site of this size would enable less economic and employment opportunities in sustainable green technologies. There may be parts of the site that could be suitable for renewable and low carbon energy sources and supporting infrastructure however it is thought that most of the site will be used for development to improve viability. With less renewable energy generation on site there are fewer possibilities for development to draw its energy supply from decentralised, renewable or low carbon energy supply systems onsite and for co-locating potential heat customers and suppliers. However, being a smaller site, there will be a lower energy demand.
4. Deliver high-quality development that maximises the use of sustainable construction materials?	It is considered that development of this site would be able to deliver a high-quality development that makes maximum use of sustainable construction materials throughout the development.
5. Deliver energy efficient development that exceeds the minimum requirements set by Building Regulations?	It is considered that development of this site would be able to deliver an energy efficient development that exceeds minimum requirements set by Building Regs. However, this will need to be factored into the increased demand the site will have on the existing infrastructure.
Assessment outcome (on balance): Neutral effect	
Summary of SA Objective 6	

• It is thought that a site of this size would not support large-scale renewable energy generation or create economic and employment opportunities in sustainable green technologies as there is limited space available. It would still be possible to generate renewable energy on a smaller scale. • There will need to be a positive strategy for energy from renewable sources from developers and there are parts of the site that could be suitable for renewable and low carbon energy sources and supporting infrastructure. • As this is a smaller site, energy demand will be less. However, it is thought that there may be less opportunity for large-scale renewable energy production, so the site will likely still depend on the existing grid. • New developments should consider incorporating EV charging points, which will encourage the use of more sustainable modes of transport but will increase the energy demand of the site. • It is thought that the current energy infrastructure would be under pressure with the increased demand of this site however further evidence is required to confirm this. • Overall, given that this is a smaller site, energy demand will be less than that of a larger site. However, the infrastructure is under pressure and there may be less opportunity for large-scale renewable energy opportunities. Nevertheless, there may still be opportunities for small scale renewable energy generation, therefore a neutral effect is considered likely against this objective.	
SA objective 7 - Protect, maintain and enhance the historic environment **Decision-Aiding Questions. Will the development site…**	
1. Conserve and enhance World Heritage Sites, Scheduled Monuments, Listed Buildings, the character and appearance of Conservation Areas, Historic Parks & Gardens, sites of archaeological interest and, where appropriate, undesignated heritage assets and their settings?	There are no designated assets affected however attention should be paid to any impact on adjacent Conservation Area and this should be reflected in any design phase. The site includes various archaeological features of high and medium value, including Romano-British or Early-Medieval burial of child located in western area of the site of high value (indicate similar remains (burials or other) survive within the site), Post-medieval water meadows (Britford Water meadows) maintained in exceptional condition encroaching South west edge of the site of moderate value and Post-medieval ditches associated with a water meadow spread across entirety of the site of low value. The site is also within the 100m buffer of the site is Mesolithic flint axe findspot in northern area of buffer zone of moderate value. Based on evidence that is currently available and known, the site appears to be constrained by archaeological remains. The site falls within a larger area which has been subjected to an archaeological evaluation. However, the precise extent of the evaluation is uncertain. It is likely that most of the site has not yet been subject to archaeological investigation. Therefore, further investigation will be required to identify the presence and significance of as yet unknown archaeological remains across the site. Following further investigation, mitigation could include avoidance of high value archaeological remains where preservation in situ is likely to be required. Should preservation be part of a mitigation strategy, opportunities to interpret and enhance understanding and / or improve land management regimes could be taken forward. Mitigation strategy could include preservation by record where relevant. Following the application of suitable mitigation strategies, the potential for significant adverse archaeological effects is moderate. The site is characterised as being in an area of extensive post-Medieval water meadow (Britford Water meadows) landscape character well preserved and legible and reflected in historic maps which is highly sensitive. Despite being in a surviving post-Medieval water meadow, the site comprises part of a wider network of weak continuity, where landscape character has been subject to change through modern development. Overall, the site appears to be constrained by historic landscape character. Mitigation strategy could include incorporation of surviving historic landscape elements, such as water meadow field patterns, waterways, hedgerows and mature trees, within future development. Following the application of suitable mitigation strategies, the potential for significant adverse historic landscape effects is moderate.
2. Maintain and enhance the character and distinctiveness of settlements through high quality and appropriate design, taking into account, where necessary, the	In accordance with national policy/local policy, the development of the site for housing could deliver housing that maintains and enhances the distinctiveness of settlements through high quality design. No details of any potential future development scheme or design and layout are currently known. Development of the site would have the potential to appropriately protect and enhance designated heritage assets according to their significance. Whilst the site is located adjacent to a conservation area and there are listed buildings in the vicinity it is considered that development has the potential for appropriate mitigation measures to safeguard the historic environment of the site and its immediate surroundings.

management objectives of Conservation Areas?	
Assessment outcome (on balance): Moderate (significant) adverse effect	
Summary of SA Objective 7 • The potential for significant adverse heritage/conservation effects is low • The potential for significant adverse archaeological effects is moderate. • The potential for significant adverse historic landscape effects is moderate. • The site is located adjacent to a conservation area. • Overall, effects are considered likely to be moderate adverse against this objective.	
SA objective 8 - Conserve and enhance the character and quality of rural and urban landscapes, maintaining and strengthening local distinctiveness and sense of place. Decision-Aiding Questions. Will the development site…	
1. Minimise impact on and, where appropriate, conserve and enhance nationally designated landscapes e.g. National Parks and AONBs and their settings?	The Cranborne Chase AONB sits approximately 2.6km to the south of the site while the New Forest National Park approximately 9km to the southeast. Development will need to be sensitive to these designated landscapes.
2. Minimise impact on, and enhance, locally valued landscapes through high quality, inclusive design of buildings and the public realm?	The site is relatively flat, situated within the wide valley floor of the River Avon. The site comprises part of a pastoral field within distinctive, small-scale meadows that characterise the river corridor through Salisbury. The fields are defined by fragmented hedgerows with trees. Small groups of trees and individual trees are also features of the local landscape. A low, hedgerow with trees forms the north site boundary to the A36. North of the A36 is a large commercial development, comprising large car parks with large, predominantly two-storey units and tall lighting columns with occasional trees and shrubs along roadsides. There has been some commercial development to the south of the A36 (west of the site), which is well contained by a strong line of trees along the edge of the River Avon. The site forms part of a locally distinctive water meadows landscape. The site contains relatively ordinary components although forms part of the transitional landscape from the settlement edge of Salisbury to the rural, wooded water meadow landscape of the River Avon valley floor. It contributes to the historic setting of the town and has moderate sense of place. There is high scenic quality and value associated with the river landscape. The site and adjoining landscape is in generally good to moderate condition with some intrusion by nearby commercial development. Overall, it is considered that the site is of generally medium landscape sensitivity to development due to its contribution to the rural approach to Salisbury and historic water meadow landscape. The site has generally medium capacity to accommodate development. Potential for significant adverse effects include the following: • Potential for built form to be intrusive in the rural landscape and reduce the scenic quality, associated with the river corridor and water meadow features. • Potential loss of hedgerows and trees that provide linking features through the local landscape. Scope for mitigation includes the following: • Limit the height, density and scale of development to avoid it breaking treed skylines and being conspicuous in the rural landscape. • Retain hedgerows and trees as part of a mature landscape framework, ensuring appropriate buffers to development and maintaining treed skylines.
3. Protect and enhance rights of way, public open space and common land?	There are no public rights of way within or adjoining the site and there is limited public access to the river valley.

Assessment outcome (on balance): Moderate (significant) adverse effect	
Summary of SA Objective 8 • The Cranborne Chase AONB sits approximately 2.6km to the south of the site while the New Forest National Park approximately 9km to the southeast. • The site comprises part of a pastoral field within the distinctive, small-scale meadows that characterise the river corridor through Salisbury. • The site forms part of a locally distinctive water meadows landscape. The site contains relatively ordinary components although forms part of the transitional landscape from the settlement edge of Salisbury to the rural, wooded water meadow landscape of the River Avon valley floor. • It contributes to the historic setting of the town and has moderate sense of place. There is high scenic quality and value associated with the river landscape. The site and adjoining landscape are in generally good to moderate condition with some intrusion by nearby commercial development. • Overall, it is considered that the site is of generally medium landscape sensitivity to development due to its contribution to the rural approach to Salisbury and historic water meadow landscape. The site has generally medium capacity to accommodate development. • Overall, development of this site is considered likely to have a moderate adverse effect on this SA objective.	
SA objective 9 - Provide everyone with the opportunity to live in good quality, affordable housing, and ensure an appropriate mix of dwelling sizes, types and tenures **Decision-Aiding Questions. Will the development site…**	
1. Provide an appropriate supply of affordable housing?	The record of delivery of homes in the city has been exceeding delivery expectations in more recent years, although overall delivery of housing at Salisbury has been below WCS planned rates. Affordable housing delivery has struggled to achieve target rates of 40%. Notwithstanding any mitigation that may be required which results in a reduced developable area, the development range for this site means that it has potential to deliver a small number of affordable homes. This could contribute, either alone or in combination with other sites, to the delivery of affordable housing at Salisbury.
2. Support the provision of a range of house types and sizes to meet the needs of all sectors of the community?	Should this site be developed for residential uses, and notwithstanding any mitigation that may be required which results in a reduced developable area, it has the potential to provide for a range of housing needs and types. The site has potential to deliver a range of high-quality, sustainable homes of different types and tenures, which would be beneficial to addressing identified local housing needs.
Assessment outcome (on balance): Minor positive effect	
Summary of SA Objective 9 • Notwithstanding any mitigation that may be required which results in a reduced developable area, this smaller site could deliver a small amount of affordable housing as part of a housing development. • The site would be likely to support a range of house types, tenures and sizes to meet different needs. • Overall, a minor positive effect is likely for Objective 9.	
SA objective 10 - Reduce poverty and deprivation and promote more inclusive communities with better services and facilities **Decision-Aiding Questions. Will the development site…**	
1. Maximise opportunities for affordable homes and job creation within the most deprived areas?	The site is identified as being in a prosperous area of less deprivation by the IMD 2019 so development would be unlikely to have significant social benefits for more deprived areas. The site could deliver up to 85 homes and could deliver some affordable housing as part of a scheme. Overall, there would be some social and economic benefits for the Salisbury area through housing provision, short-term construction jobs and an increased workforce for local businesses.
2. Be accessible to educational, health, amenity greenspace,	Salisbury city centre is situated approximately 1km to the west of this site. This site has good connectivity to the city centre through walking and cycling, and benefits from the park and ride to the east. Opportunities should be taken to promote sustainable transport as part of development on this site. A site of this size is less likely to support onsite amenity greenspace, but there are opportunities to create linkages to existing GI assets offsite, including the Churchill Gardens.

community and town centre facilities which are able to cope with the additional demand?	Development at this site could generate the need for 9-11 early years places, 19-26 primary school places and 13-19 additional secondary places. Financial contributions would be required to expand existing early years provision offsite. There is a surplus of places at St Martin's Primary School, which could accommodate needs arising from this site. The School's site is large enough to facilitate an expansion if this was necessary, financial contributions would also be required. In meeting secondary level needs, the site is within the Laverstock campus school's catchment. There is concern whether this site would be able to support an expansion. Financial contributions could be sought to provide additional places at Sarum Academy along with the provision of a safe walking route from the site to the school campus would be required. The site is well connected to existing healthcare provision. Three Chequers Medical Practice is approx. 1.5km to the west of the site. GP provision in Salisbury was forecast as being subject to a positive capacity gap by 2026, however the closure of one branch surgery in 2020 to relocate services has led to issues. Negative premises capacity gaps are therefore apparent within the primary care network. There is a planned extension to the hospital. Expanded services are to be offered by Porton and Winterslow branch surgeries following this the closure of the Wilton branch. As a result, while there may be some negative effects on the capacity of individual surgeries, the location of development is not considered to affect the delivery of health services in the city. Financial contributions are to be sought through development to ensure new residents have access to healthcare facilities, resulting in negative impacts on health provision.
3. Promote/create public spaces and community facilities that support public health, civic, cultural, recreational and community functions?	The small scale of this site suggests that development would be less capable of delivering formal and informal public space and community uses onsite. Financial contributions towards the expansion and improvement of existing local community facilities should be sought where appropriate.
4. Reduce the adverse impacts associated with rural isolation, including through access to affordable local services for those living in rural areas without access to a car?	Development of this site in Salisbury would be unlikely to make much of a contribution to the reduction of rural social isolation. However, some benefits may be apparent through the provision of affordable housing on this site, which could benefit people living in rural areas who cannot afford rural house prices. Overall benefits are likely to be limited.
Assessment outcome (on balance): Minor positive effect	
Summary of SA Objective 10 • Development at this site would not be directing new homes in a location subject to higher levels of deprivation. • There is some potential for this site to deliver affordable homes. • Reasonable accessibility to the city centre, but opportunities to enhance sustainable transport opportunities may exist. • Site size is unlikely to support onsite amenity greenspace, but opportunities to create linkages to assets should be taken. • Early years, primary and secondary schooling provision could be met by surplus in existing facilities and if additional places were required financial contributions could be sought for offsite provision. Accessibility issues in relation to secondary provision would need to be overcome, in addition. • The site is reasonably connected to existing health provision. Financial contributions to increase capacity of existing GP surgeries would be required. • The site could go some way to helping support local services and facilities but would be unlikely to be of a scale that would require onsite provision of community facilities. Contributions for offsite provision should be sought where appropriate. • Overall, a minor positive effect is likely.	
SA objective 11 - Reduce the need to travel and promote more sustainable transport choices **Decision-Aiding Questions. Will the development site…**	

1. Promote mixed-use developments, in accessible locations, that reduce the need to travel and reduce reliance on the private car?	Given the relatively small size of this site, it is unlikely to achieve a mixed-use development that could help reduce the need to travel. **Accessibility by Mode** The development site is located along Southampton Road, which represents part of the Strategic Road Network (SRN) as governed by National Highways. Along with this protected status as SRN, the road is also subject to plans to enhance its capacity given significant instances of congestion. With these points in mind, the site would be very unlikely to receive National Highways support.
2. Provide suitable access and not significantly exacerbate issues of local transport capacity?	Southampton Road forms part of the SRN and typically new access points are objected to on grounds of multiplicity of access, journey time extensions, journey time reliability and typical capacity. Whilst an opportunity may be taken to achieve access from Bourne Retail Park roundabout, this is likely to require wholesale changes to the circulatory in accordance with Design Manual for Roads and Bridges and would be considered significantly out of scale for the small development site proposed. **Local Constraints** Local land uses conflicting with a residential use and residential trip making. Distance to residential 'friendly' destinations. Significant local congestion and possible conflicts with planned highway works. **Site Specific Mitigation** An access would be helpful and if this can be achieved, it should accommodate a bus route through the site. **Necessary Strategic Mitigation** Contributions towards Salisbury Transport Strategy.
3. Make efficient use of existing transport infrastructure and promote investment in sustainable transport options, including Active Travel?	**Pedestrian/Cycle:** The site is located in an area that is predominantly retail and commercial in nature, with very high traffic flows. Whilst cycle and walking infrastructure are relatively good, the nature of the environment is not conducive to anything other than the most determined of walker and cyclists associated with residential development – the infrastructure would be attractive at the end of a commute to work, but traffic flows may prove too intimidating at the outset of the journey. With local land uses, it is clear that there is an opportunity to shorten work related trips, however other destinations necessary for community adhesion and education are much further afield. With these points in mind, despite the level of local infrastructure, the location of residential units within a commercial environment is considered conflicting and unlikely to result in mode shift towards active travel. **Bus:** Given the location to Petersfinger Park and Ride, bus access is considered very good. This access could be further enhanced with a bus only route through the site to the P&R access, which would bypass existing congestion points, allow for bus priority and achieve bus queue jumping. **Rail:** The station is 2.5km from the site and although this is a cyclable distance and infrastructure is relatively good along Southampton Road, there are gaps in this provision and only the most hardened of cyclists would address this journey. **Service Vehicles:** Access to service vehicles is simply limited by the extent of congestion on the local highway network. **Car:** As stated previously, Southampton Road forms part of the SRN and typically new access points are objected to on grounds of multiplicity of access, journey time extensions, journey time reliability and typical capacity. Whilst an opportunity may be taken to achieve access from Bourne Retail Park roundabout, this is likely to require

	wholesale changes to the circulatory in accordance with Design Manual for Roads and Bridges and would be considered significantly out of scale for the small development site proposed.
Assessment outcome (on balance): Moderate adverse effect	
Summary of SA Objective 11 • Given the relatively small size of this site, it is unlikely to achieve a mixed-use development that could help reduce the need to travel • The site is located along Southampton Road, which represents part of the Strategic Road Network (SRN). Along with this protected status as SRN, the road is also subject to plans to enhance its capacity given significant instances of congestion. With these points in mind, the site would be very unlikely to receive National Highways support. • The site is located in an area that is predominantly retail and commercial in nature, with very high traffic flows. Whilst cycle and walking infrastructure are relatively good, the nature of the environment is not conducive to anything other than the most determined of walker and cyclists associated with residential development • Bus access is considered very good • Overall, a moderate adverse effect is considered most likely against this objective.	
SA objective 12 - Encourage a vibrant and diversified economy and provide for long-term sustainable economic growth **Decision-Aiding Questions. Will the development site…**	
1. Support the vitality and viability of town centres (proximity to town centres, built up areas, station hub)?	Salisbury city centre is situated approximately 1km to the west of this site. The site is 2.4km from the train station. This site has good connectivity to the city centre through public transport. Opportunities should be taken to promote sustainable transport as part of development on this site, including enhancing cycling and walking routes where possible. The site would therefore be able to provide good support to the city centre, but the extent of these positive effects could be limited due to the size of the site.
2. Provide a variety of employment land to meet all needs, including those for higher skilled employment uses that are (or can be made) easily accessible by sustainable transport including active travel?	The site benefits from access to the A36. Southampton Road Retail Park and Principal Employment Area, and Bourne Retail Park are positioned to the north of the site. There is some potential for this site to supply employment land meeting a range of needs in an area where there is a good demand for employment. Due to the size of the site the extent of the needs that it would be able to meet is likely to be limited. The site is less likely to be able to support existing central businesses looking for larger footplates but could support some higher skilled SME demand. Additionally, the site benefits from good transport connectivity and this could lend it to employment uses. Active travel choices could be enhanced through an employment development at this site.
3. Contribute to the provision of infrastructure that will help to promote economic growth, including opportunities to maximise the generation and use of renewable energy and low-carbon sources of energy?	This is a small site and the ability of the site in meeting a range of economic needs is limited by this. Any development on this site is likely to be accompanied by associated infrastructure, which could lead to benefits for the local economy, including employment land to the north.

4. Promote a balance between residential and employment development to help reduce travel to work distances?	The site is situated directly to the south of protected employment land, which extended to the west. Residential area of Salisbury is situated beyond this protected employment land to the west, which means there is separation between the site and existing residential land. This is reinforced by the positioning of the river to the south. Despite being unlikely to support a mixed-use development, a housing or employment development could have good benefits of locating new development in close proximity to existing employment land. However, it is unlikely that vast benefits of reducing the need to travel to work would be apparent.
Assessment outcome (on balance): Moderate (significant) positive effect	
Summary of SA Objective 12 • The site is small and has reasonable connectivity to the city centre. • Benefits from access to A36 and close proximity to existing employment. • Small nature of the site limits the extent of employment needs that it would be able to meet. But benefits of new development in this location are likely to be apparent. • Overall, a moderate significant positive effect is likely.	

Site Number and SHELAA ref(s): Site 12 (SHELAA site S253) **Site name:** Land at Quidhampton Quarry **Site size:** 12.35 ha **Site capacity:** approximate range 308 - 432 dwellings **Site description:** A large disused quarry site located to the west of Salisbury off the A36, close to the city's western suburbs. The site is adjacent to an old railway line that used to serve the quarry and is accessed via a single lane bridge over the Salisbury-Exeter railway (Penning Rd). To the north lies Sarum Academy secondary school.	
SA objective 1 - Protect and enhance all biodiversity and geological features and avoid irreversible losses **Decision-Aiding Questions. Will the development site…**	
1. Avoid potential adverse impacts of development on local biodiversity and geodiversity?	The site is the former Quarry which has been the subject of a detailed minerals restoration plan for biodiversity post chalk extraction. Aerial photographs for the site dating from 2014 show that more than half the site has well established vegetation cover including mature trees. This combined with areas of exposed and semi-exposed chalk, suggests biodiversity of the site is likely to be high and would qualify as a County Wildlife Site (CWS). The site is well connected to habitats beyond the site due to the proximity of the railway corridor and mature trees lining the A36. The site has good potential for protected species and wildlife generally. Protection, maintenance, and enhancement should be provided for habitats such as hedgerows, trees and water features within and along the boundaries of the site alongside other ecologically valuable habitat/features. A minimum of 10% net gain for biodiversity is required within individual sites (as per latest biodiversity metric) and the overall layout and design of this site should ensure that habitat creation provides connectivity to adjacent or nearby habitat areas. Given the site is already well on the way to reaching the restoration goals, it is likely that any development would need to be compensated for entirely off-site.
2. Protect and enhance designated and non-designated sites, priority species and habitats and protected species?	Mitigation strategy required for River Avon Special Area of Conservation (SAC) (Phosphate) and New Forest Special Protection Area (SPA) (recreational pressure). Also, the mitigation strategy for Salisbury Plain SPA needs to be reviewed in light of latest monitoring. Bemerton Heath County Wildlife Site (CWS) lies less than 500m away in distance but probably no direct access therefore need to be accessed by car. The site has good potential for protected species and wildlife generally including breeding birds (including Schedule 1 species), reptiles, invertebrates, badgers, dormice and plant communities and it is anticipated that species present may significantly constrain development due to the need to translocate potentially high populations. The site is well connected to habitats beyond the site due to the proximity of the railway corridor and mature trees lining the A36. The site is the former Imerys Quarry which has been the subject of a detailed minerals restoration plan for biodiversity post chalk extraction and the site is already well on the way to reaching the restoration goals, Development of the site has the potential to increase recreational pressure upon identified protected species, habitats and designated/non-designated biodiversity features in the local area and this must be assessed and mitigated accordingly.

3. Ensure that all new developments protect Local Geological Sites (LGSs) from development?	The site encompasses Quidhampton Quarry site.
4. Aid in the delivery of a network of multifunctional Green Infrastructure?	Green and blue infrastructure (GBI) incorporates a wide range of natural green and blue assets ranging from water courses, rights of way and farmland to woodland, hedgerows, street trees. Embedding GBI into well-designed built development (buildings, streets, neighbourhoods, and strategic connectivity) can help enhance the built and natural environment, facilitate biodiversity net gain, and help communities and wildlife become more resilient to climate change. On site features that could aid the delivery of a strategic network of GBI include, for example: • The site, former Imerys Quarry, has been the subject of a detailed minerals restoration plan for biodiversity post chalk extraction. The site is already well on the way to reaching the restoration goals meaning biodiversity of the site is likely to be high and would qualify as a County Wildlife Site. • Connections to habitats beyond the site including the railway corridor and mature trees lining the A36. In line with national policy, local plan policy and standard advice from relevant bodies, the development of the site should conserve and enhance green infrastructure and holds the potential to make suitable provision for buffers at recognised water course/green corridors.
Assessment outcome (on balance): Major (significant) adverse effect	
Summary of SA Objective 1 • The site is the former Quarry which has been the subject of a detailed minerals restoration plan for biodiversity post chalk extraction. • Aerial photographs show that more than half the site has well established vegetation cover including mature trees. This combined with areas of exposed and semi-exposed chalk, suggests biodiversity of the site is likely to be high and would qualify as a County Wildlife Site. • The site is well connected to habitats beyond the site due to the proximity of the railway corridor and mature trees lining the A36. The site has good potential for protected species and wildlife generally including breeding birds (including Schedule 1 species), reptiles, invertebrates, badgers, dormice and plant communities. • Mitigation strategy required for River Avon SAC (Phosphate) and New Forest SPA (recreational pressure). Also, the mitigation strategy for Salisbury Plain SPA needs to be reviewed in light of latest monitoring. • Given the site is already well on the way to reaching the restoration goals, it is likely that the development area will need to be compensated for entirely off-site. The area required for offsetting will be significantly larger than that lost to development accounting for the various allowances noted above. • Additional land will be required to achieve biodiversity net gain; mitigation would therefore not be possible to achieve on site. • Overall, a major adverse effect is considered likely against this objective.	
SA objective 2 - Ensure efficient and effective use of land and the use of suitably located previously developed land and buildings **Decision-Aiding Questions. Will the development site…**	
1. Ensure development maximises the efficient use of land?	It is considered that the development of the site could deliver appropriate densities in line with local planning policy and available evidence.
2. Maximise the reuse of Previously Developed Land?	Development would take place on land previously in use as a quarry so likely to be positive against this question, although site not strictly PDL. There would be no loss of agricultural land.
3. Encourage remediation of contaminated land? If so, would this lead to	Land needs restoration after former quarrying and industrial processing plant uses. A comprehensive contaminated land assessment would be required, including assessment for BCPs, before proposals for development put forward.

issues of viability and deliverability?	
4. Result in the permanent loss of the Best and Most Versatile Agricultural land (Grades 1, 2, 3a)?	Given the former use of this site there is no likely loss of BMV agricultural land from developing this site.
5. Lead to the sterilisation of viable mineral resources? If so, is there potential to extract the mineral resource as part of the development?	This site has a long history of chalk extraction which has now ceased. Development would not lead to sterilisation as the resource has been extracted.
6. Support the provision of sustainable waste management facilities and include measures to help reduce the amount of waste generated by development through integrated recycling infrastructure?	It is considered possible to incorporate sustainable waste management facilities and integrated recycling infrastructure into the layout and design of any development. The Salisbury Household Recycling Centre is located at Churchfields Industrial Estate which is approx. 2km from this site. Part of this site is a waste allocation (Wiltshire and Swindon Waste Site Allocations Local Plan 2013) including for Materials Recovery Facility/Waste Transfer Station, Local Recycling and Waste Treatment. Therefore, development for other uses would likely not be in accordance with this adopted policy.
Assessment outcome (on balance): Minor positive effect	
Summary of SA Objective 2 • Development would take place on land previously in use as a quarry therefore no loss of agricultural land. • Land needs restoration after former quarrying and industrial processing plant uses. A comprehensive contaminated land assessment would be required, including assessment for BCPs, before proposals for development are put forward. • This site has a long history of chalk extraction which has now ceased. Development would not lead to sterilisation as the resource has been extracted. • Part of this site is a waste allocation (Wiltshire and Swindon Waste Site Allocations Local Plan 2013) and development for other uses would likely not be in accordance with this adopted policy • Overall, a minor positive effect is considered likely. Development of the site would likely have some negative effects against this objective but effects will be positive overall	
SA objective 3 - Use and manage water resources in a sustainable manner **Decision-Aiding Questions. Will the development site…**	
1. Protect surface, ground and drinking water quantity/quality?	This site is predominantly covered by Source Protection Zone 2, with a small part falling within Source protection Zone 3. Source Protection Zone 2 is defined by the 400-day travel time from pollutant to source. The 400-day travel time is based loosely on consideration of the minimum time required to provide delay, dilution, and attenuation of slowly degrading pollutants. It does not require an assessment as to whether it poses an unacceptable risk to the source of supply. The site is not covered by a Drinking Water Protected Area or a Drinking Water Protected Safeguard Zone. In line with the provisions of local planning policy and the Water Framework Directive, the development of this site will need to make suitable provision to protect and, where appropriate, improve local surface, ground, and potable drinking water quality – this includes ensuring that enough buffer zones are located adjacent to watercourses and ensuring that runoff does not enter these watercourses.

	Consultation with the Environment Agency will be required to determine the likely effects of development within the Source Protection Zone. Reference should also be made to Wiltshire Council's Groundwater Management Strategy 2016. Consideration should be given to the inclusion of Sustainable Drainage Systems to control the risk of surface water flooding from impermeable surfaces. As this site covers a Source Protection Zone, the extent to which Sustainable Drainage systems can be used may be affected.
2. Direct development to sites where adequate water supply, foul drainage, sewage treatment facilities and surface water drainage is available?	This site falls within the catchment area supplied by Wessex Water. With regard to water supply, it is likely that moderate off-site infrastructure reinforcement would be required. The site is within an area where water abstraction licences will limit ability to provide this site with a potable supply of water, which will require further investigation into the potential for delivering water neutrality. The area covered by Wessex Water has been classed by the Environment Agency as 'seriously water stressed'. Investigations and agreement with Wessex Water's regulators and mitigation measures are likely to be implemented over a long lead in time (~10 years). Significant development in the Salisbury area is likely to trigger the need for new mains and service reservoirs to transport potable water from elsewhere within Wessex Water's network to satisfy demand. It is unlikely that Wessex Water would be able to provide available capacity before 2030. With regard to foul water network capacity, it is likely that Wessex Water would be able to accommodate development of this site without reinforcement to networks. Improvement works to be installed to support the Fugglestone Red development has been stressed tested and would support additional dwellings at Imerys. Wessex Water's AMP7 growth scheme has been reprioritised, and therefore improvements to sewage treatment infrastructure are highly likely to be required to support development at Salisbury. Likely AMP8 phosphorus driver (by 2030), which can be aligned with capacity upgrades at the Water Recycling Centre. With regards to the impacts of surface water discharges, stringent policy criteria would be required to address potential cumulative impacts of development. Any development should follow the surface water hierarchy: 1. into the ground (infiltration); 2. to a surface water body; 3. to a surface water sewer, highway drain, or another drainage system; 4. to a combined sewer. Where infiltration is not a viable option then flows being released from the site would need a controlled discharge and to be agreed with the council on a site-by-site basis. Flows from greenfield sites should aim for 20% betterment over pre-developed discharge rates.
Assessment outcome (on balance): Moderate (significant) adverse effect	
Summary of SA Objective 3 • The site is covered predominantly by Source Protection Zone 2. A small part of the site falls within Source Protection Zone 3. • Development of the site would need to make necessary provision to protect from harm or pollution to any ground, surface or drinking water. This is particularly the case when designing Surface Water Drainage Systems where techniques such attenuation and infiltration may be limited. • The area covered by Wessex Water has been classed by the Environment Agency as 'seriously water stressed'. Significant new development in Salisbury would require investigations and agreement with Wessex Water's regulators and mitigation measures are likely to take time, and unlikely to deliver capacity before 2030. • With regard to water supply, it is likely that moderate off-site infrastructure reinforcement would be required. • With regard to foul water network capacity, it is likely that Wessex Water would be able to accommodate development of this site without reinforcement to networks. Improvement works to be installed to support the Fugglestone Red development has been stress tested and would support additional dwellings at Imerys. • With regards to the impacts of surface water discharges, stringent policy criteria would be required to address potential cumulative impacts of development. • Overall, given the increased demand on water infrastructure and the location of Source Protection Zone 2 and 3, a moderate adverse effect is likely.	
SA objective 4 - Improve air quality and reduce all sources of environmental pollution **Decision-Aiding Questions. Will the development site…**	
1. Minimise and, where possible, improve on unacceptable levels of noise, light pollution, odour, and vibration?	Development of this site will inevitably increase levels of environmental pollution, including noise, light and vibration – both during construction and operational phases. The site is adjacent to the A36 and railway line. Road traffic noise will need to be assessed and mitigated against to meet levels recommended in BS8233:2014.
2. Reduce impacts on and work towards improving and locating sensitive development	Salisbury has three Air Quality Management Areas (AQMAs) in respect of the nitrogen dioxide annual mean objective. Exceedances exist on A36, A30 and at several hotspots in the city centre. Significant traffic management measures are needed to remove levels of traffic from the A36 in particular. If site allocations are made in the LPR, CIL/S106 contributions will be required to enable the council to take actions to enable the revocation of the AQMAs.

away from areas likely to experience poorer air quality due to high levels of traffic and poor air dispersal?	
3. Lie within a consultation risk zone for a major hazard site or hazardous installation?	This site does not lie within a consultation risk zone for a major hazard site or hazardous installation.
Assessment outcome (on balance): Moderate (significant) adverse effect	
Summary of SA Objective 4 • Development of this site will inevitably increase levels of environmental pollution, including noise, light and vibration – both during construction and operational phases. • Road traffic noise from the A36 and railway line will need to be assessed and mitigated however, given the size of the site, this may not have a significant impact on number of dwellings. • Salisbury has three Air Quality Management Areas (AQMAs). Exceedances exist on A36, A30 and at several hotspots in the city centre. Significant traffic management measures are needed to remove levels of traffic from the A36 in particular and development here is likely to increase traffic levels on the A36. CIL/S106 contributions will be required to enable the council to take actions to enable the revocation of the AQMAs. • Overall, given the size of the site and the current situation with road network capacity and congestion in Salisbury, and this site being adjacent to the A36 and likely to increase traffic levels on the A36 in particular, a moderate adverse effect is considered likely.	
SA objective 5 - Minimise our impacts on climate change (mitigation) and reduce our vulnerability to future climate change effects (adaptation) **Decision-Aiding Questions. Will the development site…**	
1. Maximise the creation and utilisation of renewable energy opportunities, including low carbon community infrastructure such as district heating?	A site of this size has the potential to produce greenhouse gases through the construction and occupation of the development. However, mitigation measures can be applied within this objective and across the whole framework to reduce emissions. Some examples include building energy efficient buildings, generating on site renewable energy and delivering sustainable transport. It may be possible for a development of this scale to include renewable energy generation, both within buildings and in areas of open space. Low carbon community infrastructure such as district heating could also be incorporated. There is no existing district heating network for this site to link into. To help to increase the use and supply of renewable and low carbon energy and heat from this site, there will need to be a positive strategy for energy from these sources from developers, that maximises the potential for suitable development, considers identifying suitable areas for renewable and low carbon energy sources and identifies opportunities for development to draw its energy supply from decentralised, renewable or low carbon energy supply systems and for co-locating potential heat customers and suppliers.
2. Be located within Flood Zones 2 or 3? If so, are there alternative sites in the area within Flood Zone 1 that can be allocated in preference to developing land in Flood Zones 2 or 3?	The whole site is in Flood Zone 1. This means that each year, this land has less than 0.1% chance of flooding from rivers or the sea. The closest watercourse to the site is a distributary of the River Nadder which runs in a west-east direction, approximately 600 m to the south of the site.
3. Minimise vulnerability to surface water	The site is not considered vulnerable to surface water flooding. There is a low risk to 10% of the site associated with groundwater levels that are between 0.5 – 5m below the ground surface. Groundwater levels could impact infiltration techniques, drainage, construction activities and flood risk, therefore site-specific groundwater

flooding and other sources of flooding, without increasing flood risk elsewhere?	investigations will be required. Cumulative impacts have been scored high. More stringent policy with regards the control of surface water discharges from new development is required. The site will require a Flood Risk Assessment to ensure there is no flood risk to site and that development of this site won't exacerbate Flood Risk elsewhere.
4. Promote and deliver resilient development that is capable of adapting to the predicted effects of climate change, including increasing temperatures and rainfall, through design e.g. rainwater harvesting, Sustainable Drainage Systems, permeable paving etc?	Plans for developing this site should take a proactive approach to mitigating and adapting to climate change, considering the long-term implications for flood risk, water supply, biodiversity and landscapes, and the risk of overheating from rising temperatures. It is considered that any future development of this site could incorporate appropriate measures to adapt to the predicted future impacts of climate change. The location, layout and design of any new development should be planned to avoid increased vulnerability to the range of impacts predicted to arise from climate change, including flood risk, water supply and changes to biodiversity and landscape. This site is located more than 1km from the town centre, which could inhibit active travel to the town centre and ease of access to public transport. It is anticipated that Wiltshire will experience hotter summers, milder winters, increased periods without rain, increased intensity in rainfall and more extreme weather events. Development would need to include adaptation measures such as designing to prevent overheating, heat resistant landscaping, more resilient foundations, drought resistant planting and for generally more resilient buildings and spaces (general design and robust materials). The size of this site will allow for the provision of areas of open space, but much of what is currently greenfield agricultural land will be developed. Enough land would need to be set aside for robust surface water management, to include comprehensive surface water drainage measures (including SuDS) that result in run-off rates equalling or bettering current greenfield infiltration rates.
Assessment outcome (on balance): Minor adverse effect	
Summary of SA Objective 5 • The site is in Flood Zone 1. • Flood risk could be exacerbated by climate change. Although development could avoid risk, it may worsen the risk elsewhere. • Cumulative impacts have been scored high. More stringent policy with regards the control of surface water discharges from new development is required. • There is a low risk associated with high groundwater level across 10% of the site. Groundwater investigations would be required to determine whether the risk could be mitigated. • It would be possible for a development of this scale to include renewable energy generation, both within buildings and in areas of open space, and it is considered that any future development could incorporate appropriate measures to adapt to the predicted future impacts of climate change. • Development of this site has the potential to significantly increase greenhouse gas emissions due to emissions generated through the construction and occupation of the development. These emissions could be reduced through the design and layout of the site, by ensuring high levels of energy efficiency in all new buildings to reduce energy use, through mixed-use development that can reduce the need to travel and by ensuring as much choice and access as possible to efficient and reliable sustainable modes of transport. • Overall, although future development is likely to increase emissions, it is thought that there are opportunities to support resilient development, which supplies energy efficient buildings and provides investment in renewable energy. However, given that there is some risk associated with high groundwater levels and the potential for the development to worsen flood risk elsewhere, a minor adverse effect is likely.	
SA objective 6 - Increase the proportion of energy generated by renewable and low carbon sources of energy **Decision-Aiding Questions. Will the development site…**	
1. Support the development of renewable and low carbon sources of energy?	This site is one of the larger sites in Salisbury and so presents opportunities to support energy generation from renewable and low carbon sources. To help to increase the use and supply of renewable and low carbon energy and heat from this site, there will need to be a positive strategy for energy from these sources from developers, that: • maximises the potential for suitable development. • considers identifying suitable areas for renewable and low carbon energy sources; and • identifies opportunities for development to draw its energy supply from decentralised, renewable, or low carbon energy supply systems and for co-locating potential heat customers and suppliers.

2. Be capable of connecting to the local Grid without the need for further investment?	The electricity infrastructure is constrained across much of Wiltshire. The Grid Supply Points in Wiltshire, located in Minety and Melksham are both constrained. The Bulk Supply Points across Wiltshire are also constrained. Due to the uptake of low carbon technology, and the move towards net zero, the Climate Change Committee have estimated that energy demand could almost treble by 2050. This increased pressure on the system is something SSEN, as Distribution Systems Operator, is working on to manage new system capacity. Solutions may include flexible connections, renewable energy, and further investment to reinforce the current infrastructure. Early engagement with SSEN may be required to discuss connections issues and new solutions may be required. This is one of the larger sites in Salisbury, meaning energy demand will be high. Further evidence would be required to understand whether investment in the grid would be required for a site of this size in Salisbury which may entail significant costs. According to SSEN's generation availability map, the closest substation in Salisbury is unconstrained, therefore could potentially withstand additional energy generation connections to the grid, if the site were to produce its own energy. According to SSEN's Network Capacity (demand) Map, the closest substation in Salisbury is constrained, therefore could potentially struggle to withstand further significant demand. Further conversation with SSEN would be required to ensure connectivity to the grid. It is unknown how the site would be bought forward therefore further evidence would be required to understand whether investment in the grid would be required for a site of this size in Salisbury. If the site was able to support its own renewable energy, then the site would be less likely to depend on the grid.
3. Create economic and employment opportunities in sustainable green technologies?	It is considered that a site of this size could enable economic and employment opportunities in sustainable green technologies. There are parts of the site that could be suitable for renewable and low carbon energy sources and supporting infrastructure. And possibilities for development to draw its energy supply from decentralised, renewable or low carbon energy supply systems onsite and for co-locating potential heat customers and suppliers. However, it is more likely that undeveloped areas of the site would be used for open space, green infrastructure, and biodiversity net gain.
4. Deliver high-quality development that maximises the use of sustainable construction materials?	It is considered that development of this site would be able to deliver a high-quality development that makes maximum use of sustainable construction materials throughout the development.
5. Deliver energy efficient development that exceeds the minimum requirements set by Building Regulations?	It is considered that development of this site would be able to deliver an energy efficient development that exceeds minimum requirements set by Building Regs. New development should also consider incorporating EV charging points into site design and into individual dwelling design, where possible. However, this will need to be factored into the increased demand the site will have on the existing infrastructure.
Assessment outcome (on balance): Neutral effect	
Summary of SA Objective 6 • There are no known details of future development schemes but there are opportunities for a site of this size to support energy generation from renewable and low carbon sources and create economic and employment opportunities in sustainable green technologies. • There will need to be a positive strategy for energy from these sources from developers and there are parts of the site that could be suitable for renewable and low carbon energy sources and supporting infrastructure. However, it is thought that undeveloped areas of the site may be used for different priorities. • New developments should consider incorporating EV charging points, which will encourage the use of more sustainable modes of transport but will increase the energy demand of the site. • It is considered that the current energy infrastructure would be under great pressure with the increased demand of this site. However, further evidence is required to confirm this. As this is a large site the energy demand would be significantly higher than a smaller site. • If the site were to be bought forward with its own self-supporting local network through renewable energy generation, these costs could be significantly less. • Overall, given the opportunity for future renewable energy generation, but considering the increase in demand this development would create and the costs associated with a grid connection, a neutral effect is considered likely against this objective.	

SA objective 7 - Protect, maintain and enhance the historic environment **Decision-Aiding Questions. Will the development site…**	
1. Conserve and enhance World Heritage Sites, Scheduled Monuments, Listed Buildings, the character and appearance of Conservation Areas, Historic Parks & Gardens, sites of archaeological interest and, where appropriate, undesignated heritage assets and their settings?	There are no designated conservation assets affected. The site has low value features including Undated burnt and worked flints of modern date were found during two evaluations at the centre of the site. Further investigation is likely needed during a planning application process in the south-west area of the site, where quarrying has not occurred, and medieval settlement remains may be present. Based on evidence that is currently available and known, the site appears to be not heavily constrained by archaeological remains. Following further investigation, mitigation strategy could include preservation by record where preservation in situ is not required. Following the application of suitable mitigation strategies, the potential for significant adverse archaeological effects is low. The site is characterised as 21st century Whiting Works of low historic landscape character value. The site comprises part of a wider network of weak continuity, where landscape character has been subject to change. No mitigation strategy identified at this stage. The potential for significant adverse historic landscape effects is very low.
2. Maintain and enhance the character and distinctiveness of settlements through high-quality and appropriate design, taking into account, where necessary, the management objectives of Conservation Areas?	In accordance with national policy/local policy, the development of the site could deliver development that maintains and enhances the distinctiveness of settlements through high quality design. No details of any potential future development scheme or design and layout are currently known. Development of the site would have the potential to appropriately protect and enhance designated heritage assets according to their significance. The site is not located near to a conservation area.
Assessment outcome (on balance): Minor adverse effect	
Summary of SA Objective 7 • There are no designated conservation assets affected. • The potential for significant adverse historic landscape effects is very low. • The potential for significant adverse archaeological effects is low. • The site is not located near to a conservation area. • Overall, a minor adverse effect is considered likely against this objective.	
SA objective 8 - Conserve and enhance the character and quality of rural and urban landscapes, maintaining and strengthening local distinctiveness and sense of place. **Decision-Aiding Questions. Will the development site…**	
1. Minimise impact on and, where appropriate, conserve and enhance nationally designated landscapes e.g.	Cranborne Chase and West Wiltshire Downs AONB is approximately 3km to the west of the site and Wilton House (Grade I) and its associated Registered Park and Garden is approximately 200m to the southwest. Significant impacts on nationally designated landscapes from development are not anticipated.

National Parks and AONBs and their settings?	
2. Minimise impact on, and enhance, locally valued landscapes through high-quality, inclusive design of buildings and the public realm?	The site lies on the western outskirts of Salisbury, on a former chalk pit to the west of the suburb of Bemerton Heath. The site is located on the lower slopes of the River Nadder valley. The former land use as a chalk pit has locally altered the topography of the site. The valley slopes continue to rise to the north of the site, forming part of the chalk plain between the River Wylye and River Avon. The site comprises an unrestored former chalk pit that is encompassed by trees and shrubs across spoil mounds and strong tree belts along the railway to the south and field boundaries to the north and west. The site forms part of the landscape that separates the extended west edge of Salisbury from the settlements of Quidhampton and Wilton. It is influenced by a number of land uses including a variety of settlement types, arable fields on the rising slopes and educational and recreational sites to the north and east respectively. This is an undesignated landscape that contains a variety of components and occasionally distinctive features including strong tree belts and small blocks of woodland that link through the surrounding landscape. Overall, it is considered that the site is of generally medium landscape sensitivity to development, with higher sensitivity attributed to the surrounding tree belts. The site has medium capacity to accommodate development. Potential for significant adverse effects include the following: • Potential loss of trees that provide enclosure and screening of the site, contribute to a sense of separation of the site from the Registered Park and Garden and nearby settlements, and contribute to the wooded and parkland landscape in the river valley. • Potential for coalescence of settlements and erosion of rural settlement pattern through further expansion of Salisbury to the west. Scope for mitigation includes the following: • Limit the density and scale of development to avoid it being conspicuous in the rural landscape. Retain trees as part of a mature landscape framework to maintain treed skylines and separation of the site from nearby settlements and Wilton House Registered Park and Garden.
3. Protect and enhance rights of way, public open space and common land?	There is no public open space or common land within this site and no public footpaths pass through the site.
Assessment outcome (on balance): Minor adverse effect	
Summary of SA Objective 8 • Cranborne Chase and West Wiltshire Downs AONB is approximately 3km to the west of the site and Wilton House Registered Park and Garden approximately 200m to the southwest. • The site lies on the western outskirts of Salisbury, on a former chalk pit to the west of the suburb of Bemerton Heath. The site is located on the lower slopes of the River Nadder valley. • The site comprises of an unrestored former chalk pit that is encompassed by trees and shrubs across spoil mounds and strong tree belts along the railway to the south and field boundaries to the north and west. • There is no public open space or common land within this site and no public footpaths pass through the site. • The site forms part of the landscape that separates the extended west edge of Salisbury from the settlements of Quidhampton and Wilton. • It is considered that the site is of generally medium landscape sensitivity to development, with higher sensitivity attributed to the surrounding tree belts. The site has medium capacity to accommodate development. • Overall, a minor adverse effect is considered likely against this objective.	
SA objective 9 - Provide everyone with the opportunity to live in good quality, affordable housing, and ensure an appropriate mix of dwelling sizes, types and tenures **Decision-Aiding Questions. Will the development site…**	

1. Provide an appropriate supply of affordable housing?	The record of delivery of homes in the city has been exceeding delivery expectations in more recent years, although overall delivery of housing at Salisbury has been below WCS planned rates. Affordable housing delivery has struggled to achieve target rates of 40%. Notwithstanding any mitigation that may be required which results in a reduced developable area, the development range for this site means that it has potential to deliver a good number of affordable homes. This could contribute, either alone or in combination with other sites, to the delivery of affordable housing at Salisbury. However, it is noted that the quarry and other physical characteristics of the site may constrain the potential developable area of this site.
2. Support the provision of a range of house types and sizes to meet the needs of all sectors of the community?	Should this site be developed for residential uses, and notwithstanding any mitigation that may be required which results in a reduced developable area, it has the potential to provide for a wide range of housing needs and types. The quarry and other physical characteristics of the site may constrain the potential developable area of this site, although the site nonetheless has the potential to deliver a range of high-quality, sustainable homes of different types and tenures, which would be beneficial to addressing identified local housing needs.
Assessment outcome (on balance): Moderate (significant) positive effect	
Summary of SA Objective 9 • The quarry and other physical characteristics of the site may constrain the potential developable area of this site. • Notwithstanding any mitigation that may be required which results in a reduced developable area, this medium sized site is capable of bringing forward a moderate amount of affordable housing as part of a housing development. • If the site were able to be developed for housing, then it is likely to result in social benefits for the local area due to an increase in access to range of homes at Salisbury. • The site would be likely to support a wide range of house types, tenures and sizes to meet different needs. • Overall, due to the potential of this site to deliver housing and social benefits, a moderate positive effect is considered likely.	
SA objective 10 - Reduce poverty and deprivation and promote more inclusive communities with better services and facilities **Decision-Aiding Questions. Will the development site…**	
1. Maximise opportunities for affordable homes and job creation within the most deprived areas?	The IMD 2019 identify this site as being situated in a more socially deprived area. Development for employment or housing at this site is therefore likely to lead to social benefits in the local area. The level of affordable housing that would be required is yet to be determined, however considering the potential to deliver up to 215 homes of all types and tenures, it could deliver a good level of affordable housing and may be capable of exceeding the current requirement in local policy for 40% affordable housing in meeting the needs of those on low incomes or who cannot afford to buy their own home. Overall, there would be significant social and economic benefits for the Salisbury area through housing provision, short-term construction jobs and a larger workforce for local businesses.
2. Be accessible to educational, health, amenity greenspace, community and town centre facilities which are able to cope with the additional demand?	Salisbury city centre is situated approximately 2.7km to the east of this site. This site is poorly connected to the city centre through sustainable transport modes. Development at this site should look to ensure sustainable transport measures to improve accessibility to the city centre. Development could be able to take opportunities to incorporate onsite amenity greenspace and create linkages to existing GI assets, including Boys Meadow Withybed, to encourage mental health benefits through new development. Housing development at this site could generate the need for 41-58 early years places, 99-138 primary school places and 70-98 secondary places. In meeting the upper end of these needs, development would be required to provide a site and financial contributions for a new onsite nursery and expansion of Old Sarum Academy through financial contributions. In meeting primary needs, St Peter's Primary School on the allocated Fugglestone Red site to the north can be expanded by 105 places. This would only be able to support 340 new homes on this site. Financial contributions would also be sought in ensuring that this provision is delivered. This site has poor connectivity to existing health provision. The site is situated approx. 0.5km to the west of Bemerton Heath Surgery. GP provision in Salisbury was forecast as being subject to a positive capacity gap by 2026, however the closure of one branch surgery in 2020 to relocate services has led to issues. Negative premises capacity gaps are therefore apparent within the primary care network. There is a planned extension to the hospital. Expanded services are to be offered by Porton and Winterslow branch surgeries following this the closure of the Wilton branch. As a result, while there may be some negative effects on the capacity of individual surgeries, the location of development is not considered to affect the delivery of health services in the city. Financial contributions are to be sought through development to ensure new residents have access to healthcare facilities, resulting in negative impacts on health provision.

3. Promote/create public spaces and community facilities that support public health, civic, cultural, recreational and community functions?	The size of this site suggests it would be able to support informal greenspace and would be less likely to support formal recreational space alongside housing or employment land. The site benefits from close proximity to Boys Meadow Withybed, but recreational pressures on this site is a consideration and development need to ensure that effects from social use on the SSSI are limited, while also unlocking the potential for social benefits. Opportunities for mixed-use development on this site are limited, but a scheme incorporating both housing and economic land is more likely to be achieved ahead of a development incorporating social infrastructure/community facilities.
4. Reduce the adverse impacts associated with rural isolation, including through access to affordable local services for those living in rural areas without access to a car?	Development of this site in Salisbury would be unlikely to make a contribution to the reduction of rural social isolation due to the positioning of the site on the edge of Salisbury. The site would be serving Salisbury primarily. There may be some benefits of new affordable housing arising from development of the site in combination with existing allocations if the site were to come forward for housing, but the positive social impacts from this site alone are not likely to be vast.
Assessment outcome (on balance): Minor positive effect	
Summary of SA Objective 10 • The site is situated in a more deprived area and is therefore more likely to have social benefits for the local area through development for housing and employment uses. • Education needs arising from this site are likely to be supported through financial contributions. However, the level of housing would have to be limited to 340 new homes in ensuring that primary place needs could be met. • Housing development at this site should look to suitably enhance local health provision. • While this site is less likely to support recreational greenspace on the site, it may be able to support offsite GI assets. • Overall, although housing should be restricted to ensure that primary places can sufficiently be met a minor positive effect is likely.	
SA objective 11 - Reduce the need to travel and promote more sustainable transport choices **Decision-Aiding Questions. Will the development site…**	
1. Promote mixed-use developments, in accessible locations, that reduce the need to travel and reduce reliance on the private car?	This size of site is considered capable of incorporating mixed-uses into the design and layout. However, development is likely to increase vehicular movements on local roads. **Accessibility by Mode** The proposed site cannot derive access from Penning Road by virtue of a weight restricted narrow rail bridge, high gradients down to Wilton Road and a very poor junction. There is a potential connection to Fugglestone Red, however this would require access through the adjacent Academy Site which is unlikely to be achievable due to existing building footprint and child safeguarding issues. This site has been assessed on this basis. **Local Constraints** Narrow and weight restricted railway bridge. No access to Fugglestone Red or the wider network beyond this bridge. Poor access to bus and rail. **Site Specific Mitigation** New Railway Bridge, new junction with Wilton Road, access through the Academy site; all of which are deemed difficult and expensive.

	<u>Necessary Strategic Mitigation</u> Delivery of Salisbury Transport Strategy.
2. Provide suitable access and not significantly exacerbate issues of local transport capacity?	The proposed site cannot derive access from Penning Road by virtue of a weight restricted narrow rail bridge, high gradients down to Wilton Road and a very poor junction. There is a potential connection to Fugglestone Red, however this would require access through the adjacent Academy Site which is unlikely to be achievable due to existing building footprint and child safeguarding issues. This site has been assessed on this basis. In order to provide appropriate guidance, the following text considers the access opportunities from both Wilton Road and from Western Way. This is to ensure that access opportunities from either transport corridor are understood and that the financial implications of delivering an access strategy can be appropriately costed. **Wilton Road (A36) Access Opportunities:** The current access facilities onto Wilton Road represent high gradient slips with limited opportunity to accommodate all turning movements onto the main thoroughfare. The access arrangements are further hindered by insufficient access visibility, which would need to be assessed against Design Manual for Roads and Bridges to reflect the highway status as Strategic Road Network. With regards to the scale of the development, typically 300 dwellings represent the upper threshold for a single main vehicular access, providing that a separate emergency access can be achieved. It may therefore be concluded that the upper development threshold of circa. 400 dwellings should be served from two separate access points, which is not feasible with the current arrangement. At the lower threshold of 300 dwellings, it may be considered feasible for Penning Road to provide for emergency vehicle access, however vehicle access constraints to either Hazel Close or to Sarum Academy access may present a further land constraint to housing delivery. For these reasons, the existing access arrangement and minor improvements thereof, are broadly discounted as a sufficient vehicular access strategy for the scheme. With regards to active modes, sole access connectivity to Wilton Road may not be considered adequate, given the relatively inhospitable environment that the heavily trafficked A36 presents to walking and cycling modes and hence connectivity to Penning Road, and improvements thereof, will need to be determined to ensure that a sustainable development can be achieved. With final regards to public transport accessibility, the A36 does provide for adequate bus service provision, however improvements to active travel access to bus stops will need to be enhanced, with bus stop infrastructure significantly improved. In order to achieve a sufficient vehicle access strategy to the A36, the proximity of the rail line to the road dictates steep gradients to any crossing of the rail line and hence any junction facility will be required to increase the separation of any access junction to the rail line to reduce these gradients. This may be achieved through one of two major enhancements to the A36: 1. Relocate the A36 carriageway further to the south; 2. Provide access slips to the south of the A36, incorporating signalised junctions or right turn lanes as appropriate, and recross the A36 via a bridge at a grade level equivalent to sufficient height crossing of the rail line. Both A36 access opportunities are considered significantly costly, with third party land constraints and out of scale and context to the proposed 300-400 dwelling development, thus significantly affecting financial viability. **Western Way Access Opportunities:** As stated, the SNDP Development Sites Consultation suggests access may be achieved directly from Western Way, thereby removing the need to connect direct to the A36. This access option is preferable with regards to connecting the site to destinations by active travel modes, due to lower traffic profiles and improved infrastructure; however, consideration beyond Penning Road will need to establish cycle route connectivity. With regards to public transport accessibility, it is noted that the site may

	connect to local service provision on both Rawlence Road and Pembroke Road to the east and like the A36 access strategy, the site may connect to facilities and services along Wilton Road with enhancements. Whilst service provision along the A36 is within appropriate walking distances, although gradients do present a barrier which will need mitigating, access to local services to the east are beyond a typical 400m walking threshold. In this regard, any assessment of the development proposals will need to determine whether the A36 service provisions can accommodate all destination requirements and whether the service provisions on the adjacent estate roads are merely incidental; for clarity, the site density and location are inappropriate to generate enough demand to re-route a service into the site and ensure commercial viability. To ensure such a service could be provided, the internal roads should be constructed at an appropriate width of 6.2-6.5m as they approach the western boundary; any future ransom should be avoided by control of land to the boundary and alternative routes may be narrower to facilitate an improved streetscape. With regards to general vehicular access to Western Way, the potential ransom for land access is reiterated. However, it may be considered feasible to achieve such an access, although this will need to address and accommodate the access demands of the adjacent electricity substation and the Bemerton Heath Harlequins Sports and Social Club; this will require one or both access routes to be accommodated in a single access route to Western Way, which will generate further land constraint discussions with third parties. At the access point to Western Way, it is noted that existing trees are within close proximity to the Social Club access road, and these will need to be removed to accommodate a sufficient width access route. With regards to the width of the initial access route, it is advised that a carriageway width of 6.2-6.5m is provided with appropriate parking controls. Whilst this may appear overly wide, it will provide for sufficient contingency should additional land around the quarry be developed, leading to potential connectivity to Golding Grove (etc.), Fugglestone St Peter, and the opportunity to run a bus service through the site; as per above, a standalone development of circa. 400 dwellings is not sufficient to accommodate a commercially viable service, but connectivity through to Wilton Park and Ride may prove significantly beneficial at some point in the future. Beyond the initial connectivity to Western Way, it is noted that the local road construction appears to be laid tarmac, in poor repair, on a concrete base. Whilst such a construction is sufficient to accommodate the axle loading from the development, it is considered highly likely to present a significant noise implication, with the additional development traffic movements, for local residences. With consideration of this, the development scheme should be proposed with measures to reduce the noise impact of additional traffic on the road surface; such mitigation may represent a simple surfacing scheme. At the end of Western Way, the road junction with Pembroke Road is presented as a simple priority junction, with Pembroke Road having the dominant priority. Whilst this junction is of sufficient design, with marginally restricted visibility to the north, capacity analysis will need to be undertaken to determine whether an alternative junction scheme, such as a roundabout, should be implemented; initial consideration of the junction results in a preference to maintain the current priority design, to maximise bus priority along Pembroke Road and alterations will be driven by the need to safely accommodate additional capacity demands. Pembroke Road terminates at the east where it meets Roman Road at a mini roundabout. Beyond the mini roundabout, Roman Road joins Wilton Road at a priority junction close to Skew Bridge. The combination of the mini roundabout in a network with the A36 priority junction raises capacity and accessibility concerns. Having reviewed initial strategic model outputs, it is considered likely that 'link capacity' between the two junctions will be exceeded towards the end of the plan period without additional development and the proposals are likely to exacerbate this. It should also be noted that the network/junction capacities are likely to far exceed design capacity, especially if the unfettered link capacity is already approaching saturation. With this in mind, it is considered very likely that junction queues and delays will interact within the system and cause 'block back' which may have material implications for the operation of the A36. With regards to mitigation and improvement, it is noted that the close proximity of Skew Bridge has a detrimental impact upon exit visibility (from Roman Road) to the west. Addressing the structure of Skew Bridge is not considered feasible at this time, due to implications for the rail line, traffic flows and cost viability, and hence it is considered unlikely that enhancements to the current priority arrangement could be achieved. In order to address the forecast issues at the junction, which may be exacerbated by the development, it is considered likely that a signalised system incorporating both the mini-roundabout and Wilton Road Junction may be necessary and such implementation will need to be weighed up against priority of movement along the strategic road network (A36) which will be directly considered by National Highways as network authority. **Access Strategy Conclusions**

	Having considered vehicle access from either Wilton Road or Western Way, both are considered to have failings, although, third party land constraints aside, the access via Western Way is considered preferable. However as stated, both route choices will interact with National Highways network, requiring upgrades, and this will come with additional design and engineering demands which may be difficult to overcome.
3. Make efficient use of existing transport infrastructure and promote investment in sustainable transport options, including Active Travel?	**Pedestrian/Cycle:** There is ped/cycle access to Penning Road, however this only provides access to the wider network at the Academy Site 650m to the north or at Wilton Road where there is a narrow footpath on the opposite side of the road. Despite the potential ped/cycle only access onto Penning Road, access to active travel is considered poor as there is limited access in an east west direction and facilities on the connecting Wilton Road are considered insufficient. **Bus:** There are relatively close bus stops on Wilton Road, however these are not well served by pedestrian access and significant works would be necessary to make them acceptable. The next nearest stops are over 650m away and are therefore considered beyond reasonable walking distance. Should the site form a continuous link with Fugglestone Red, then there may be an opportunity to link buses from Wilton Road to the A360 which may result in some more efficient service provisions. **Rail:** The site is beyond 3km from the Rail Station and hence this is beyond any reasonable walking distance. Access by cycle is feasible, however appropriate routes are likely to route through Bemerton Heath along tortuous residential roads, rather than along Wilton Road. **Service Vehicles:** There is currently no sufficient access for service vehicles. **Car:** There is currently no sufficient access for cars.
Assessment outcome (on balance): Major (significant) adverse effect	
Summary of SA Objective 11 • This size of site is considered capable of incorporating mixed-uses into the design and layout. • The proposed site cannot derive access from Penning Road by virtue of a weight restricted narrow rail bridge, high gradients down to Wilton Road and a very poor junction. There is a potential connection to Fugglestone Red, however this would require access via third-party land through the adjacent Academy Site which is unlikely to be achievable due to existing building footprint and child safeguarding issues. • Site specific mitigation would include a new railway bridge, new junction with Wilton Road, access through the Academy site; all of which are deemed difficult and expensive. • Overall, given the significant issues noted above with access, a major adverse effect is considered likely against this objective with mitigation not realistically achievable.	
SA objective 12 - Encourage a vibrant and diversified economy and provide for long-term sustainable economic growth **Decision-Aiding Questions. Will the development site…**	
1. Support the vitality and viability of town centres (proximity to town centres, built up areas, station hub)?	Salisbury city centre is situated approximately 2.7km to the east of this site. The site is 2.km away from the train station. This site is poorly connected to the city centre. The distance of the city centre suggests that the site would be less like to help support it, despite the modest size of the site.
2. Provide a variety of employment land to meet all needs, including those for	This site has undetermined access, although it is positioned in close proximity to the A36. It is approximately 3.8km to the south-west of Old Sarum Principal Employment Area and 4km to the north-west of Southampton Road Principal Employment Area. The site is also situated less than 2km away from Churchfields Industrial Estate to the south-east. Depending on the developable area of this site, it may be able to meet different needs for employment uses and may be attractive to higher skilled employment uses. This would lead to benefits for the local economy, where employment land is in demand. Although the site is unlikely to support the growth of the life

higher skilled employment uses that are (or can be made) easily accessible by sustainable transport including active travel?	sciences industry and new residential development alone would need to be accompanied by very good improvements to the sustainable transport network to promote active travel choices for commuters.
3. Contribute to the provision of infrastructure that will help to promote economic growth, including opportunities to maximise the generation and use of renewable energy and low-carbon sources of energy?	The redevelopment of this quarry site is likely to have positive impacts on the local economy and the medium size of the site suggests that it may go some way to meeting a range of employment needs. However, access to the site and the developability remain unclear. Opportunities for positive economic impacts are likely to be apparent if these factors are overcome. There may be some opportunity to consider onsite energy generation and for the site to support low carbon sources. To help to increase the use and supply of renewable and low carbon energy and heat from this site, there will need to be a positive strategy for energy from these sources that maximises the potential for suitable development, considers identifying suitable areas for renewable and low carbon energy sources and identifies opportunities for development to draw its energy supply from decentralised, renewable or low carbon energy supply systems and for co-locating potential heat customers and suppliers.
4. Promote a balance between residential and employment development to help reduce travel to work distances?	This site is medium sized and positioned in close proximity to existing residential land. It may have some potential as a mixed-use development opportunity, but the site may be more suited for use solely as employment land given its previous use for mineral extraction. This would have socio-economic benefits of introducing new employment opportunities in a built-up area.
Assessment outcome (on balance): Minor positive effect	
Summary of SA Objective 12 • If this site is able to support new employment land then it is likely to lead to positive effects for the local area. The extent of these effects will be clearer through understanding the developable area of the site at Stage 5. • Nonetheless, positive economic effects from use of this land for employment are likely to be apparent. • Given the location and access constraints, it is unclear to what extent this site would be able to support existing employment land through new housing. • Overall, if physical issues with the site can be overcome then it has the potential to lead to minor positive effects against this objective.	

Site Number and SHELAA ref(s): Site 14 (SHELAA site s243)
Site name: Land at Coldharbour Lane (former Gasworks)
Site size: 0.85 ha **Site capacity:** approximately 43 dwellings
Site description: This brownfield site is located within the St Pauls area of the city on the site of the former gas works which was dismantled a number of years ago. The site also contains an area of land currently used for commercial surface level car parking. The site is surrounded predominantly by residential uses, and also adjoins the River Avon SSSI on its north-east boundary. Beyond the river lie shopping facilities including a Waitrose superstore.

SA objective 1 - Protect and enhance all biodiversity and geological features and avoid irreversible losses
Decision-Aiding Questions. Will the development site…

1. Avoid potential adverse impacts of development on local biodiversity and geodiversity?	It appears most of the site comprises hard standing, buildings and the gas holder. There do appear to be trees / woodland along the eastern extent of the site adjacent to Summerlock Stream, whilst there are also a few trees along the southern and northern site boundaries, and some grassland and scrub across the site particularly in the south-western corner of the site. Protection, maintenance, and enhancement should be provided for habitats such as hedgerows, trees and water features within and along the boundaries of the site alongside other ecologically valuable habitat/features. For example, a buffer of at least 20-30m, possibly 50m, will be required alongside the stream given that it forms part of the River Avon Special Area of Conservation (SAC)/Site of Special Scientific Interest (SSSI) and a Strategic Green and Blue infrastructure (GBI) Corridor, in order to reduce the potential for adverse effects on the stream and its riparian habitat and the species these habitats support, and to ensure the trees along the riverbank survive to their full life expectancy. The vegetation within the eastern margin of the site forms part of the green/riparian corridor alongside Summerlock Stream, which forms part of the River Avon SAC, and as such should be appropriately protected and managed. Other trees across the site, such as along the southern and northern boundaries, should be retained and incorporated within the scheme layout. A minimum of 10% net gain for biodiversity is required within individual sites (as per latest biodiversity metric) and the overall layout and design of this site should ensure that habitat creation provides connectivity to adjacent or nearby habitat areas. Providing that the mitigation hierarchy is followed, and the aforementioned habitats are retained and suitably buffered, it is considered that there is scope to achieve biodiversity net gain (BNG) on site.
2. Protect and enhance designated and non-designated sites, priority species and habitats and protected species?	The site lies within the 13.8km recreational zone of influence around the New Forest protected sites (SPA, SAC and Ramsar site) and as such development would need to demonstrate compliance with the mitigation strategy for the New Forest protected sites. The eastern boundary of the site lies directly adjacent to Summerlock Stream which is part of the River Avon SAC and River Avon System SSSI. As such, the site lies within the catchment of the SAC and residential development at the site must be phosphorus neutral. Residential development of the site would allow direct access to the River Avon SAC which could lead to detrimental effects on the river and its associated riparian habitats due to increased recreational/visitor pressure. In terms of priority habitat, Summerlock Stream which lies to the immediate east of the site may comprise river/running water priority habitat/habitat of principal importance. Similarly, there is a line of trees and scrub along the western bank of Summerlock Stream that comprises riparian habitat and encroaches into the easternmost margin of the site that may comprise priority habitat/habitat of principal importance. The buildings in the southwest corner of the site may be derelict. Given the proximity of Summerlock Stream, which likely comprises a commuting and foraging route for bats, it is possible bats may roost in the building and potentially other buildings across the site. It is also possible that bats may roost in trees along the western bank of the stream. The trees and scrub across the site may afford nesting opportunities for birds and the riparian habitat alongside Summerlock Stream is likely to provide suitable habitat for nesting birds. There are numerous records of otter and water vole along the stream in close proximity to the site.
3. Ensure that all new developments protect Local Geological Sites (LGSs) from development?	The development of the site would be unlikely to lead to impacts on designated Local Geological Sites (LGS). There are no LGS within or in close proximity to this site.
4. Aid in the delivery of a network of multifunctional Green Infrastructure?	Green and blue infrastructure (GBI) incorporates a wide range of natural green and blue assets ranging from water courses, rights of way and farmland to woodland, hedgerows, street trees. Embedding GBI into well-designed built development (buildings, streets, neighbourhoods, and strategic connectivity) can help enhance the built and natural environment, facilitate biodiversity net gain, and help communities and wildlife become more resilient to climate change. On site features that could aid the delivery of a strategic network of GBI include, for example: • Retention and buffering habitat present along the stream given that it forms part of the River Avon SAC/SSSI and a Strategic GBI Corridor. • The retention of other trees across the site, such as along the southern and northern boundaries. In line with national policy, local plan policy and standard advice from relevant bodies, the development of the site should conserve and enhance green infrastructure and holds the potential to make suitable provision for buffers at recognised water course/green corridors.
Assessment outcome (on balance): Minor adverse effect	

Summary of SA Objective 1 • Most of the site comprises hard standing, buildings and the gas holder. There do appear to be trees / woodland along the eastern extent of the site adjacent to Summerlock Stream, whilst there are also a few trees along the southern and northern site boundaries, and some grassland and scrub across the site particularly in the south-western corner of the site. • Protection, maintenance, and enhancement should be provided for habitats such as hedgerows, trees and water features within and along the boundaries of the site alongside other ecologically valuable habitat/features. For example, a buffer of at least 20-30m, possibly 50m, will be required alongside the stream. • A minimum of 10% net gain for biodiversity is required within individual sites (as per latest biodiversity metric) and the overall layout and design of this site should ensure that habitat creation provides connectivity to adjacent or nearby habitat areas. Providing that the mitigation hierarchy is followed, and the habitat such as that lining Summerlock Stream are retained, enhanced and suitably buffered, it is considered that there is scope to achieve biodiversity net gain on site. • The site lies within the 13.8km recreational zone of influence around the New Forest protected sites (Special Protection Area(SPA), Special Area of Conservation (SAC) and Ramsar site) and as such development would need to demonstrate compliance with the mitigation strategy for the New Forest protected sites. The eastern boundary of the site lies directly adjacent to Summerlock Stream which is part of the River Avon Special Area of Conservation (SAC) and River Avon System Site of Special Scientific Interest (SSSI). As such, the site lies within the catchment of the SAC and residential development at the site must be phosphorus neutral. • Residential development of the site would allow direct access to the River Avon SAC which could lead to detrimental effects on the river and its associated riparian habitats due to increased recreational/visitor pressure. • In terms of priority habitat, Summerlock Stream which lies to the immediate east of the site may comprise river/running water priority habitat/habitat of principal importance. Similarly, there is a line of trees and scrub along the western bank of Summerlock Stream that comprises riparian habitat and encroaches into the easternmost margin of the site that may comprise priority habitat/habitat of principal importance. • The buildings in the southwest corner of the site may be derelict. Given the proximity of Summerlock Stream, which likely comprises a commuting and foraging route for bats, it is possible bats may roost in the building and potentially other buildings across the site. • Scope for integrated green and blue infrastructure (GBI) include opportunities presented by the retention and buffering habitat present along the stream given that it forms part of the River Avon SAC/SSSI and a Strategic GBI Corridor. The development of the site should conserve and enhance GBI. • A minimum of 10% net gain for biodiversity is required within individual sites (as per latest biodiversity metric) and the overall layout and design of this site should ensure that habitat creation provides connectivity to adjacent or nearby habitat areas. • Overall, a minor adverse effect is considered likely against this objective.	
SA objective 2 - Ensure efficient and effective use of land and the use of suitably located previously developed land and buildings **Decision-Aiding Questions. Will the development site…**	
1. Ensure development maximises the efficient use of land?	It is considered that development of this site could maximise the efficient use of land. The site is a brownfield site and is adjacent to existing residential and retail development within the urban area. The site is close to a range of services and facilities within the city centre. New development should seek to maintain the area's prevailing character and setting and secure well-designed, attractive and healthy places.
2. Maximise the reuse of Previously Developed Land?	The whole of this site is brownfield. Development would be able to maximise the reuse of the PDL and buildings within the site.
3. Encourage remediation of contaminated land? If so, would this lead to issues of viability and deliverability?	Former gasworks under concrete hardstanding, will require full contaminated land investigations and subsequent remediation.
4. Result in the permanent loss of the Best and Most Versatile	Evidence on Agricultural Land Classification (DEFRA spatial data download) shows this site as urban land. It is not in agricultural use.

Agricultural land (Grades 1, 2, 3a)?	
5. Lead to the sterilisation of viable mineral resources? If so, is there potential to extract the mineral resource as part of the development?	The site is not located within a designated Mineral Safeguarding Area. As such, development would be unlikely to lead to the sterilisation of known, potentially viable mineral resources.
6. Support the provision of sustainable waste management facilities and include measures to help reduce the amount of waste generated by development through integrated recycling infrastructure?	There are no known reasons why sustainable waste management facilities and integrated recycling infrastructure could not be incorporated successfully into the layout and design of any development on this site. The site is not located within, or likely to affect a designated safeguarding zone associated with an active waste management facility, or allocated Waste Site Allocation.
Assessment outcome (on balance): Minor positive effect	
Summary of SA Objective 2 • It is considered that development of this site could maximise the efficient use of land • This site is a brownfield site and development would be able to maximise the reuse of PDL • Former gasworks under concrete hardstanding, will require full contaminated land investigations and subsequent remediation • Evidence on Agricultural Land Classification (DEFRA spatial data download) shows this site as urban land. It is not in agricultural use • The site is not located within a Mineral Safeguarding Area • The site is not located within, or likely to affect a designated safeguarding zone associated with an active waste management facility, or allocated Waste Site Allocation • Overall, a minor positive effect is considered most likely against this objective	
SA objective 3 - Use and manage water resources in a sustainable manner **Decision-Aiding Questions. Will the development site…**	
1. Protect surface, ground and drinking water quantity/quality?	The site is not covered by a Source Protection Zone, Drinking Water Protected Area or Drinking Water Protected Safeguard Zone. In line with the provisions of local planning policy and the Water Framework Directive, the development of this site will need to make suitable provision to protect and, where appropriate, improve local surface, ground, and potable drinking water quality – this includes ensuring that enough buffer zones are located adjacent to watercourses and ensuring that runoff does not enter these watercourses. Consideration should be given to the inclusion of Sustainable Drainage Systems to control the risk of surface water flooding from impermeable surfaces.
2. Direct development to sites where adequate water supply, foul drainage, sewage treatment facilities and	This site falls within the catchment area supplied by Wessex Water. With regard to water supply, it is likely that Wessex Water would be able to accommodate development of this site without reinforcement to networks. The site is within an area where water abstraction licences will limit ability to provide this site with a potable supply of water, which will require further investigation into the potential for delivering water neutrality. The area covered by Wessex Water has been classed by the Environment Agency as 'seriously water stressed'. Investigations and agreement with Wessex Water's regulators and mitigation measures are likely to be implemented over a long lead in time (~10 years). Significant development in the Salisbury area is likely to trigger the need for new mains and service reservoirs to transport potable water from elsewhere within Wessex Water's network to satisfy demand. It is unlikely that Wessex Water would be able to provide available capacity before 2030.

surface water drainage is available?	With regard to foul water network capacity, it is likely that Wessex Water would be able to accommodate development of this site without reinforcement to networks. With regards to the impacts of surface water discharges, stringent policy criteria would be required to address potential cumulative impacts of development. Any development should follow the surface water hierarchy: 1. into the ground (infiltration); 2. to a surface water body; 3. to a surface water sewer, highway drain, or another drainage system; 4. to a combined sewer. Where infiltration is not a viable option then flows being released from the site would need a controlled discharge and to be agreed with the council on a site-by-site basis. Flows from brownfield sites should aim to achieve flows matching greenfield levels.
Assessment outcome (on balance): Minor adverse effect	
Summary of SA Objective 3 • The site is not covered by a Source Protection Zone, Drinking Water Protected Area or Drinking Water Protected Safeguard Zone. • Development of the site would need to make necessary provision to protect from harm or pollution to any ground, surface or drinking water. • The area covered by Wessex Water has been classed by the Environment Agency as 'seriously water stressed'. Significant new development in Salisbury would require investigations and agreement with Wessex Water's regulators and mitigation measures are likely to take time, and unlikely to deliver capacity before 2030. • With regard to water supply, it is likely that Wessex Water would be able to accommodate development of this site without reinforcement to networks. • With regard to foul water network capacity, it is likely that Wessex Water would be able to accommodate development of this site without reinforcement to networks. • With regards to the impacts of surface water discharges, stringent policy criteria would be required to address potential cumulative impacts of development. • Overall, a minor adverse effect is likely.	
SA objective 4 - Improve air quality and reduce all sources of environmental pollution **Decision-Aiding Questions. Will the development site…**	
1. Minimise and, where possible, improve on unacceptable levels of noise, light pollution, odour, and vibration?	Development of this site will inevitably increase levels of environmental pollution, including noise, light and vibration – both during construction and operational phases. New transport infrastructure will also be needed, which is likely to increase levels of noise, light and vibration. The site is subject to several noise sources, including a neighbouring vehicle repair shop, and a large supermarket and toy superstore, with associated car park. A noise impact assessment would be required to determine likely impacts and mitigation.
2. Reduce impacts on and work towards improving and locating sensitive development away from areas likely to experience poorer air quality due to high levels of traffic and poor air dispersal?	Salisbury has three Air Quality Management Areas (AQMAs) in respect of the nitrogen dioxide annual mean objective. Exceedances exist on A36, A30 and at several hotspots in the city centre. Significant traffic management measures are needed to remove levels of traffic, from the A36 in particular. If site allocations are made in the LPR, CIL/S106 contributions will be required to enable the council to take actions to enable the revocation of the AQMAs. This site is relatively centrally located being with a walkable distance to many of the city's services, facilities and amenities, and the Salisbury train station. This is likely to reduce the likelihood of heavy reliance on the private car.
3. Lie within a consultation risk zone for a major hazard site or hazardous installation?	The site lies within the Health and Safety Executive's consultation zone of a major hazard site (gas holder), albeit the gas holder structure has now been demolished. Further consultation would be required with HSE.
Assessment outcome (on balance): Minor adverse effect	
Summary of SA Objective 4 • Development of this site will inevitably increase levels of environmental pollution, including noise, light and vibration – both during construction and operational phases.	

• The site is subject to a number of noise sources, including a neighbouring vehicle repair shop, and a large supermarket and toy superstore, with associated car park. A noise impact assessment would be required to determine likely impacts and mitigation. • Salisbury has three Air Quality Management Areas (AQMAs). Exceedances exist on A36, A30 and at several hotspots in the city centre. Development in this location is likely to add a small amount of additional traffic to the A30. CIL/S106 contributions will be required to enable the council to take actions to enable the revocation of the AQMAs. However, this site is relatively centrally located being with a walkable distance to many of the city's services, facilities and amenities, and the Salisbury train station. This is likely to reduce the likelihood of heavy reliance on the private car. • Overall, given the small size of the site, and considering its relative accessibility thus leading to a potentially reduced impact on the city's AQMAs, a minor adverse effect is considered likely.	
SA objective 5 - Minimise our impacts on climate change (mitigation) and reduce our vulnerability to future climate change effects (adaptation) **Decision-Aiding Questions. Will the development site…**	
1. Maximise the creation and utilisation of renewable energy opportunities, including low carbon community infrastructure such as district heating?	As this is a small site, it is thought that far fewer emissions would be produced during the construction and occupation of the site. Mitigation measures can still be applied within this objective and across the whole framework to reduce emissions. Some examples include building energy efficient buildings, generating on site renewable energy and delivering sustainable transport. It would be possible for a development of this scale to include renewable energy generation; however, this would mainly be within buildings rather than areas of open space. Low carbon community infrastructure such as district heating could also be incorporated. There is no existing district heating network for this site to link into. To help to increase the use and supply of renewable and low carbon energy and heat from this site, there will need to be a positive strategy for energy from these sources from developers, that maximises the potential for suitable development, considers identifying suitable areas for renewable and low carbon energy sources and identifies opportunities for development to draw its energy supply from decentralised, renewable or low carbon energy supply systems and for co-locating potential heat customers and suppliers.
2. Be located within Flood Zones 2 or 3? If so, are there alternative sites in the area within Flood Zone 1 that can be allocated in preference to developing land in Flood Zones 2 or 3?	Almost the entire site is in Flood Zone 2 which means the site is unsuitable for some vulnerable uses. This is related to the River Avon which runs down the east of the site.
3. Minimise vulnerability to surface water flooding and other sources of flooding, without increasing flood risk elsewhere?	The site is not considered vulnerable to pluvial surface water flooding. There is a medium risk to 33% of the site associated with groundwater levels that are between 0.25 and 0.5m below the ground surface. There is a high risk to 67% of the site associated with groundwater levels that are less than 0.25m below the ground surface. Groundwater levels could impact infiltration techniques, drainage, construction activities and flood risk, therefore site-specific groundwater investigations will be required. Cumulative impacts have been scored medium. More stringent policy with regards the control of surface water discharges from new development is required. The site will require a Flood Risk Assessment to ensure there is no flood risk to site and that development of this site won't exacerbate Flood Risk elsewhere.
4. Promote and deliver resilient development that is capable of adapting to the predicted effects of climate change, including increasing temperatures and rainfall, through design e.g. rainwater	Plans for developing this site should take a proactive approach to mitigating and adapting to climate change, considering the long-term implications for flood risk, water supply, biodiversity and landscapes, and the risk of overheating from rising temperatures. It is considered that any future development of this site could incorporate appropriate measures to adapt to the predicted future impacts of climate change. The location, layout and design of any new development should be planned to avoid increased vulnerability to the range of impacts predicted to arise from climate change, including flood risk, water supply and changes to biodiversity and landscape. This site is located within the city, which could enable active travel to the centre and ease of access to public transport. It is anticipated that Wiltshire will experience hotter summers, milder winters, increased periods without rain, increased intensity in rainfall and more extreme weather events. Development would need to include adaptation measures such as designing to prevent overheating, heat resistant landscaping, more resilient foundations, drought resistant planting and for generally more resilient buildings and spaces (general design and robust materials). As this is a small site, there may not be much provision for large areas of open space, however there will be less greenfield land lost. Enough land would need to be set aside for robust surface water management, to include comprehensive surface water drainage measures (including SuDS) that result in run-off rates equalling or

harvesting, Sustainable Drainage Systems, permeable paving etc?	bettering current greenfield infiltration rates. However, some commonly used sustainable drainage techniques will not be able to be used across some of the site due to high groundwater levels.
Assessment outcome (on balance): Moderate (significant) adverse effect	
Summary of SA Objective 5 • Most of the site is in Flood Zone 2 due to the close proximity of the River Avon. • Flood risk could be exacerbated by climate change. Although development could potentially mitigate risk on site, it may worsen the risk elsewhere. • There is a high risk associated with high groundwater level across 67% of the site. Groundwater investigations would be required to ensure the risk could be mitigated. • It could be possible for a development of this scale to include renewable energy generation within buildings, and it is considered that any future development could incorporate appropriate measures to adapt to the predicted future impacts of climate change. • Although the size of this site may not lend itself to large amounts of renewable energy opportunity, it also has the potential to produce significantly less greenhouse gas emissions than a larger site. These emissions could be reduced through the design and layout of the site, by ensuring high levels of energy efficiency in all new buildings to reduce energy use, through mixed-use development that can reduce the need to travel and by ensuring as much choice and access as possible to efficient and reliable sustainable modes of transport. • Overall, this is a smaller site which should produce fewer emissions than a larger one. It is thought that there are opportunities to support resilient development, which supplies energy efficient buildings and provides investment in renewable energy. However, given that there is a risk associated with fluvial flooding and high groundwater levels, a moderate adverse effect is likely.	
SA objective 6 - Increase the proportion of energy generated by renewable and low carbon sources of energy **Decision-Aiding Questions. Will the development site…**	
1. Support the development of renewable and low carbon sources of energy?	As this is one of the smaller sites in Salisbury, there may be less open space available for opportunities to support energy generation from renewable and low carbon sources. There may still be opportunities for renewable energy generation on a smaller scale, for example, solar panels on roofs. To help to increase the use and supply of renewable and low carbon energy and heat from this site, there will need to be a positive strategy for energy from these sources from developers, that: • maximises the potential for suitable development. • considers identifying suitable areas and options for renewable and low carbon energy sources; and • identifies opportunities for development to draw its energy supply from decentralised, renewable, or low carbon energy supply systems and for co-locating potential heat customers and suppliers.
2. Be capable of connecting to the local Grid without the need for further investment?	The electricity infrastructure is constrained across much of Wiltshire. The Grid Supply Points in Wiltshire, located in Minety and Melksham are both constrained. The Bulk Supply Points across Wiltshire are also constrained. Due to the uptake of low carbon technology, and the move towards net zero, the Climate Change Committee have estimated that energy demand could almost treble by 2050. This increased pressure on the system is something SSEN, as Distribution Systems Operator, is working on to manage new system capacity. Solutions may include flexible connections, renewable energy, and further investment to reinforce the current infrastructure. Early engagement with SSEN may be required to discuss connections issues and new solutions may be required. As this is a smaller site, there would be less demand on the current infrastructure. According to SSEN's generation availability map, the closest substation in Salisbury is constrained, so could potentially struggle to cope with additional energy generation connections to the grid without reinforcement works, if the site were to produce its own energy. According to SSEN's Network Capacity (demand) Map, the closest substation in Salisbury is also constrained, therefore could potentially struggle to withstand further significant demand. Further conversation with SSEN would be required to ensure connectivity to the grid. It is not known how the site will be brought forward - if the site was able to support its own renewable energy, then the site would be less likely to depend on the grid.
3. Create economic and employment opportunities in sustainable green technologies?	It is considered that a site of this size would enable less economic and employment opportunities in sustainable green technologies. There may be parts of the site that could be suitable for renewable and low carbon energy sources and supporting infrastructure however it is considered that most of the site will be used for development to improve viability. With less renewable energy generation on site there are fewer possibilities for development to draw its energy supply from decentralised, renewable, or low carbon energy supply systems onsite and for co-locating potential heat customers and suppliers. However, as this is a smaller site, there will be a lower energy demand.

4. Deliver high-quality development that maximises the use of sustainable construction materials?	It is considered that development of this site would be able to deliver a high-quality development that makes maximum use of sustainable construction materials throughout the development.
5. Deliver energy efficient development that exceeds the minimum requirements set by Building Regulations?	It is considered that development of this site would be able to deliver an energy efficient development that exceeds minimum requirements set by Building Regs. New development should also consider incorporating EV charging points into site design and into individual dwelling design, where possible. However, this will need to be factored into the increased demand the site will have on the existing infrastructure.
Assessment outcome (on balance): Neutral effect	
Summary of SA Objective 6 • It is thought that a site of this size would not support large-scale renewable energy generation or create economic and employment opportunities in sustainable green technologies as there is limited space available. It would still be possible to generate renewable energy on a smaller scale. • There will need to be a positive strategy for energy from renewable sources from developers and there are parts of the site that could be suitable for renewable and low carbon energy sources and supporting infrastructure. • As this is a smaller site, energy demand will be less. However, it is thought that there may be less opportunity for large-scale renewable energy production, so the site will likely still depend on the existing grid. • New developments should consider incorporating EV charging points, which will encourage the use of more sustainable modes of transport but will increase the energy demand of the site. • It is thought that the current energy infrastructure would be under pressure with the increased demand of this site however further evidence is required to confirm this. • Overall, given that this is a smaller site, energy demand will be less than that of a larger site. However, the infrastructure is under pressure and there may be less opportunity for large-scale renewable energy opportunities. Nevertheless, there may still be opportunities for small scale renewable energy generation, therefore a neutral effect is considered likely against this objective.	
SA objective 7 - Protect, maintain and enhance the historic environment **Decision-Aiding Questions. Will the development site…**	
1. Conserve and enhance World Heritage Sites, Scheduled Monuments, Listed Buildings, the character and appearance of Conservation Areas, Historic Parks & Gardens, sites of archaeological interest and, where appropriate, undesignated heritage assets and their settings?	There are no designated assets affected. The site falls within the footprint of post-medieval 19th century gasworks (Salisbury Gas Works) which is no longer extant and modern 20th century gas holder located in east of the site which was demolished 2018, both of very low value. This brownfield site has been subject to development, archaeological remains may survive but are also likely to have been disturbed or removed. An investigation in eastern area of the study area (watching brief and borehole survey) recorded only modern remains and natural geology. Based on evidence that is currently available and known, the site appears to be not heavily constrained by archaeological remains. The site has not been subject to archaeological investigation. Therefore, further investigation will be required to identify the presence and significance of as yet unknown archaeological remains across the site. Following this, depending on the significance of any remains found, mitigation could include avoidance of high value archaeological remains or preservation by record. Following the application of suitable mitigation strategies, the potential for significant adverse archaeological effects is very low. The site is characterised as historic urban core of Fisherton Anger Within, despite alterations much of 19th century character survives in street layout and built form. As the site is defined urban area therefore no historic landscape sensitivity however as the site is located in the historic urban core, future development may need to take account of wider urban structure/form. The potential for significant adverse historic landscape effects is very low.

2. Maintain and enhance the character and distinctiveness of settlements through high-quality and appropriate design, taking into account, where necessary, the management objectives of Conservation Areas?	In accordance with national policy/local policy, the development of the site for housing could deliver housing that maintains and enhances the distinctiveness of settlements through high quality design. No details of any potential future development scheme or design and layout are currently known. Development of the site would have the potential to appropriately protect and enhance designated heritage assets according to their significance. The site is not located near to a conservation area and nor are there are listed buildings in the vicinity. It is considered that development has the potential for appropriate mitigation measures to safeguard the historic environment of the site and its immediate surroundings.
Assessment outcome (on balance): Minor adverse effect	
Summary of SA Objective 7 • There are no designated heritage / conservation assets affected. The potential for significant adverse heritage/conservation effects is low. • The potential for significant adverse archaeological effects is very low. • The potential for significant adverse historic landscape effects is very low. • The site is not located near to a conservation area. • Overall, minor adverse effects are likely.	
SA objective 8 - Conserve and enhance the character and quality of rural and urban landscapes, maintaining and strengthening local distinctiveness and sense of place. Decision-Aiding Questions. Will the development site…	
1. Minimise impact on and, where appropriate, conserve and enhance nationally designated landscapes e.g. National Parks and AONBs and their settings?	The Cranborne Chase AONB sits approximately 4km to the southwest of the site. Significant impacts on nationally designated landscapes from development are not anticipated.
2. Minimise impact on, and enhance, locally valued landscapes through high-quality, inclusive design of buildings and the public realm?	The site is located within the built area of Salisbury on Coldharbour Lane, to the north of the railway line and A36 ring road. It is a small site comprising of a former gas works. It a relatively flat site to the west of a tributary stream, to the River Avon. The site is formed of a large area of hardstanding and contains several buildings and the site of a former gas holder which has now been demolished. Site boundaries are formed by a combination of high brick walls and post and wire security fences with occasional hedges and trees. It is a relatively enclosed site, located within a residential area comprising predominantly two-storey red-brick terraces. This is an undesignated landscape that is relatively indistinctive. It is an urban landscape that is in generally poor condition, with signs of neglect within the site. There is limited scenic quality associated with the generally poor-moderate quality of the landscape within the site. Overall, it is considered that the site is of generally low landscape sensitivity to development. The site has generally high capacity to accommodate development. Potential for significant adverse effects include the following: • Potential for new built form to be conspicuous and break the existing roofline, considering proximity to conservation areas. • Potential for new built form to erode the character of the townscape and be out of keeping with local vernacular. Scope for mitigation includes the following: • Limit development heights in order to retain generally low-level roofline within the town centre. • Avoid development that is uncharacteristic of the surrounding townscape scale, pattern and vernacular.

3. Protect and enhance rights of way, public open space and common land?	There is no public open space or common land within this site and no public rights of way cross the site.
Assessment outcome (on balance): Major (significant) positive effect	
Summary of SA Objective 8 • The Cranborne Chase AONB sits approximately 4km to the southwest of the site. Significant impacts on nationally designated landscapes from development are not anticipated. • The site is formed of a large area of hardstanding and contains several buildings and the site of a former gas holder. Site boundaries are formed by a combination of high brick walls and post and wire security fences with occasional hedges and trees. It is a relatively enclosed site, located within a residential area comprising predominantly two-storey red-brick terraces. • This is an undesignated landscape that is relatively indistinctive. It is an urban landscape that is in generally poor condition, with signs of neglect within the site. There is limited scenic quality associated with the generally poor-moderate quality of the landscape within the site. • Overall, it is considered that the site is of generally low landscape sensitivity to development. The site has generally high capacity to accommodate development. • Overall, development of this site is considered likely to have a major positive effect on this SA objective.	
SA objective 9 - Provide everyone with the opportunity to live in good quality, affordable housing, and ensure an appropriate mix of dwelling sizes, types and tenures **Decision-Aiding Questions. Will the development site…**	
1. Provide an appropriate supply of affordable housing?	The record of delivery of homes in the city has been exceeding delivery expectations in more recent years, although overall delivery of housing at Salisbury has been below WCS planned rates. Affordable housing delivery has struggled to achieve target rates of 40%. Notwithstanding any mitigation that may be required which results in a reduced developable area, the development range for this site means that it has potential to deliver a small number of affordable homes. This could contribute, either alone or in combination with other sites, to the delivery of affordable housing at Salisbury.
2. Support the provision of a range of house types and sizes to meet the needs of all sectors of the community?	Should this site be developed for residential uses, and notwithstanding any mitigation that may be required which results in a reduced developable area, it has the potential to provide for a range of housing needs and types. The site has the potential to deliver a range of high-quality, sustainable homes of different types and tenures, which would be beneficial to addressing identified local housing needs.
Assessment outcome (on balance): Minor positive effect	
Summary of SA Objective 9 • Notwithstanding any mitigation that may be required which results in a reduced developable area, this smaller site could bring forward a small amount of affordable housing as part of a housing development. • The site would be likely to support a range of house types, tenures and sizes to meet different needs. • Overall, a minor positive effect is considered likely against this objective.	
SA objective 10 - Reduce poverty and deprivation and promote more inclusive communities with better services and facilities **Decision-Aiding Questions. Will the development site…**	
1. Maximise opportunities for affordable homes and job creation within the most deprived areas?	The Indices of Multiple Deprivation (IMD) 2019 identify this site as being situated in a less deprived area. Development would not lead to new homes and jobs in a more deprived area so would be unlikely to result in social benefits. The site has the potential to deliver up to 43 homes of all types and tenures. This site could deliver some affordable housing. There could be some social and economic benefits for the Salisbury area through housing provision, short-term construction jobs and a larger workforce for local businesses.
2. Be accessible to educational, health, amenity greenspace,	The site is approximately 400km to the north-west of the city centre. The site is subject to some access to the bus network. The site lacks good access to nearby amenity greenspace and is unlikely to support onsite amenity greenspace due to its small size and status as previously developed land.

community and town centre facilities which are able to cope with the additional demand?	Housing development at this site could generate the need for 6 early years places, 13 primary school places and 9 secondary places. Financial contributions would be required towards the expansion of existing offsite early years provision.in meeting primary education needs, financial contributions would be required towards the expansion of Pembroke Primary School or the planned school at Netherhampton Road could meet needs arising from this site. In meeting secondary level needs, the site is within the Laverstock campus school's catchment. Although the site is constrained and opportunities for expansion are limited, it Is likely that these places could be added to the school. The site is 400m away from Salisbury Medical Practice. GP provision in Salisbury was forecast as being subject to a positive capacity gap by 2026, however the closure of one branch surgery in 2020 to relocate services has led to issues. Negative premises capacity gaps are therefore apparent within the primary care network. There is a planned extension to the hospital. Expanded services are to be offered by Porton and Winterslow branch surgeries following this the closure of the Wilton branch. As a result, while there may be some negative effects on the capacity of individual surgeries, the location of development is not considered to affect the delivery of health services in the city. Financial contributions are to be sought through development to ensure new residents have access to healthcare facilities, resulting in negative impacts on health provision.
3. Promote/create public spaces and community facilities that support public health, civic, cultural, recreational and community functions?	This is a small site that would be unlikely to support new provision of community facilities and public open space onsite. However, a development in this location could provide some support for existing facilities.
4. Reduce the adverse impacts associated with rural isolation, including through access to affordable local services for those living in rural areas without access to a car?	The small site is bounded by the existing Salisbury community. Any new facilities, homes and sustainable transport connections in this area would serve Salisbury predominately. The site would make almost no contribution to the reduction of rural social isolation.
Assessment outcome (on balance): Minor positive effect	
Summary of SA Objective 10 • Development at this site would not be directing new homes in a location subject to higher levels of deprivation. • Site is likely to be able to provide some affordable homes as part of a development. • Extremely good accessibility to the city centre and public transport connections are apparent • Amenity greenspace is less likely to be incorporated into a scheme of this size. • Early years, primary and secondary schooling provision could be met through expanded offsite provision. Financial contributions would be required to support this. • The site is well related to existing health provision and financial contributions to increase capacity of existing GP surgeries would be required. • The site could go some way to helping support local services and facilities but would be unlikely to be of a scale that would require onsite provision of community facilities. Contributions for offsite provision should be sought where appropriate. • Overall, a minor positive effect is likely.	
SA objective 11 - Reduce the need to travel and promote more sustainable transport choices **Decision-Aiding Questions. Will the development site…**	
1. Promote mixed-use developments, in	Given the relatively small size of this site, a mixed-use development is considered unrealistic.

accessible locations, that reduce the need to travel and reduce reliance on the private car?	The site is located very close to the city centre and could not be better positioned in sustainability terms. **Local Constraints** Slight severance to Town Centre by A36 and Railway line. **Site Specific Mitigation** None. **Necessary Strategic Mitigation** Contribution to Salisbury Transport Strategy, opening of northern entrance to Railway Station and enhancements to A36 underbridge; contributions should be calculated proportional to demand and impact - I.e., should not limit site coming forward.
2. Provide suitable access and not significantly exacerbate issues of local transport capacity?	There is an existing access into this site from Coldharbour Lane. The scale of the development is well located to significantly reduce its dependence on the car. Whilst there are congestion hot spots throughout the city, the development is unlikely to make any material impact upon these.
3. Make efficient use of existing transport infrastructure and promote investment in sustainable transport options, including Active Travel?	**Pedestrian/Cycle:** The proposed site is located very close to the city centre and could not be better positioned. However, it is recognised that Churchill Way West presents a barrier to movement to the principal retail and commercial areas. Whilst this is addressed to the west with subways at St Pauls Roundabout, the ongoing route is affected by the narrowness under the railway bridge at Fisherton Street; improvements to the pedestrian infrastructure under the bridge is unlikely and cyclists could not be accommodated. However, the principal destination in this direction is the railway station and access to this facility may be addressed by opening up the northern entrance to the station. To the east, the city centre may be accessed either by taking the river Avon route into central car park, or by using the rat-run through the underbridge between Waitrose Supermarket and Central Car Park; the latter will require enhancements to deliver pedestrian friendly infrastructure. With regards to cycle infrastructure, due to the closeness of the City Centre, it may not be necessary to use this mode for this journey. Cycle journeys may however be useful away from the city centre and it is clear that the infrastructure provision enhances further out, thereby accommodating more distant destinations. **Bus:** The site is within 400m walk to inbound and outbound service stops for the city centre and whilst being a much longer walk, is also 1500m to the City's principal bus interchange at Blue Boar Row. **Rail:** As stated above, the site is conveniently sited within close proximity to the station, however this may be significantly enhanced by opening the northern entrance to the station; this reduces the walking distance from 970m to 480m. **Service Vehicles:** The site is served by narrow Victorian and Edwardian streets with on-street parking and whilst this is not ideal, surrounding sites and streets have their service needs accommodated, e.g., refuse collection etc. **Car:** The scale of the development is well located to significantly reduce its dependence on the car and may produce much less traffic than that calculated above. It should also be noted, that whilst there are congestion hot spots throughout the city, the development is unlikely to make any material impact upon these.

Assessment outcome (on balance): Neutral effect	
Summary of SA Objective 11 • Given the relatively small size of this site, a mixed-use development is considered unrealistic. • The site is located very close to the city centre and could not be better positioned in sustainability terms. • There is an existing access into this site from Coldharbour Lane. • The scale of the development is well located to significantly reduce its dependence on the car. Whilst there are congestion hot spots throughout the city, the development is unlikely to make any material impact upon these. • Overall, a neutral effect is considered most likely against this objective.	
SA objective 12 - Encourage a vibrant and diversified economy and provide for long-term sustainable economic growth **Decision-Aiding Questions. Will the development site…**	
1. Support the vitality and viability of town centres (proximity to town centres, built up areas, station hub)?	Salisbury city centre is situated to the south of this site. The site is subject to some access to the bus network. The site is 500m from the train station. Although small, the location of this site suggests it would be able to provide good support for the town centre.
2. Provide a variety of employment land to meet all needs, including those for higher skilled employment uses that are (or can be made) easily accessible by sustainable transport including active travel?	This site is positioned 800m away from Churchfields and 1.5km away from protected employment land at Southampton Road. There is a need for employment land within the city centre to meet the changing needs of existing businesses. The location the site suggests it could provide some support for this type of demand and potentially SME businesses also. Despite being well located, the site is smaller and so it's ability to meet a good range of employment needs is likely to be limited. Promotion of active travel choices for commuters to and from the site should form a part of any development to overcome potential reliance on private cars.
3. Contribute to the provision of infrastructure that will help to promote economic growth, including opportunities to maximise the generation and use of renewable energy and low-carbon sources of energy?	This is a small sized site that is unlikely to deliver smaller scale development of either employment or housing and associated infrastructure. This is likely to have benefits for the local economy and for economic growth. There may be opportunities to consider onsite energy generation and for the site to support low carbon sources. To help to increase the use and supply of renewable and low carbon energy and heat from this site, there will need to be a positive strategy for energy from these sources that maximises the potential for suitable development, considers identifying suitable areas for renewable and low carbon energy sources and identifies opportunities for development to draw its energy supply from decentralised, renewable or low carbon energy supply systems and for co-locating potential heat customers and suppliers.
4. Promote a balance between residential and employment development to help	Introducing a mixed-use development to this site is unlikely to be possible, however development of either residential or employment at the site would be capable of placing jobs and homes in close proximity. This would help to reduce the need to travel to work, but efforts should be made to enhance linkages with existing employment and the city centre through public transport or active travel where possible.

reduce travel to work distances?	
Assessment outcome (on balance): Minor positive effect	
Summary of SA Objective 12 • This is a smaller site that is well connected to the city centre. • The site is adjacent to residential and employment development. • A mixed-use development is unlikely, but benefits are likely to be apparent through either a residential or employment development. • An employment development is likely to have good benefits of meeting current demands within Salisbury. • Overall, a minor positive effect is likely.	

Site Number and SHELAA ref(s): Site 15 (SHELAA site s204) **Site name:** Land at Church Road, Laverstock **Site size:** 10.76 ha **Site capacity:** approximate range 269 – 377 dwellings **Site description:** The site is situated to the east of Salisbury, on the northern edge of Laverstock on land adjoining Church Road. The site is rather flat and, beyond, the land slopes upwards towards the east, towards Cockey and Laverstock Downs. Cockey Down is a Site of Special Scientific Interest (SSSI) and County Wildlife Site. The land is formed by two field parcels in agricultural use delineated by hedgerow and tree planting, around some residential dwellings to the north, and an industrial facility and Laverstock schools lie to the south.	
SA objective 1 - Protect and enhance all biodiversity and geological features and avoid irreversible losses **Decision-Aiding Questions. Will the development site…**	
1. Avoid potential adverse impacts of development on local biodiversity and geodiversity?	The site predominately comprises agricultural land in arable production and consists of a field in the south with the north and eastern margin of the site occupying part of a much larger arable field. The eastern section of the southern boundary comprises part of a tree belt / area of plantation woodland behind a commercial building to the immediate south of the site. There are some field boundary hedgerows on site, primarily along the southern and eastern boundary of the southern of the two fields, and along the western boundaries of the northern field. Broadleaved trees exist in the hedgerows. Protection, maintenance, and enhancement should be provided for habitats such as hedgerows, trees and water features within and along the boundaries of the site alongside other ecologically valuable habitat/features. In accordance with the Council's Interim Recreation Mitigation Strategy for the New Forest Internationally Protected Sites, an on-site suitable alternative natural greenspace (SANG) will need to be provided if the site is progressed. The SANG should be sited in the east of the site adjacent to Cockey Down and incorporate the 'no development zones' / buffers to Cockey Down Site of Special Scientific Interest (SSSI) and Cockey Down Chalk County Wildlife Site (CWS). A minimum of 10% net gain for biodiversity is required within individual sites (as per latest biodiversity metric) and the overall layout and design of this site should ensure that habitat creation provides connectivity to adjacent or nearby habitat areas. Ecological enhancement of existing field boundary hedgerows and treelines along the site boundary would have beneficial effects beyond the site boundary. Provision of an on-site SANG and sustainable drainage system (SuDS) would provide opportunity for ecological enhancement and delivery of biodiversity net gain (BNG).
2. Protect and enhance designated and non-designated sites, priority species and habitats and protected species?	The River Avon Special Area of Conservation (SAC)/River Avon System Site of Special Scientific Interest (SSSI) lies approximately 41m west of the site, this stretch of the SAC comprises the River Bourne. Given proximity of the proposed allocation site to the SAC/SSSI and that the site appears to gently slope down west towards Church Road along the western site boundary, there is potential for adverse effects on the river. As the site falls within the catchment of the River Avon SAC, residential development must be phosphorus neutral. Residential development at the site, in close proximity to the river would potentially lead to an increase in recreational / visitor pressure which could give rise to adverse effects on the river and its associated riparian habitat, as well as upon the species it supports. A mitigation strategy will be required to address impacts on the River Avon SAC. The site lies within the 13.8km recreational zone of influence around the New Forest protected sites (Special Protection Area (SPA), Special Area of Conservation (SAC)and Ramsar site) and as such development would need to demonstrate compliance with the mitigation strategy for the New Forest protected sites.

	Cockey Down SSSI and Cockey Down Chalk CWS lies to the immediate east of the proposed allocation site and could be subject to adverse effects during construction as well as during operation. A public right of way runs through both the SSSI and CWS meaning development at the proposed allocation site would be likely lead to an increase in visitor / recreational pressure and a deterioration of the sites over time. Laverstock Down CWS lies 370m south-east of the site. This CWS is contiguous with Cockey Down Chalk CWS and would also likely be subject to additional visitor / recreational pressure as a result of development at this site. There are several other SSSIs and CWSs within a short distance of the proposed allocation site that are accessible either on foot or via a short car journey, and which could also suffer increased visitor / recreational pressure as a result of development at this site. A mitigation strategy would need to be formulated to address potential impacts upon Cockey Down SSSI and the WWT Nature Reserve. It's unlikely to be possible to completely deter additional visits to the designated site by residents of a development at the proposed allocation site and therefore, that the potential for adverse effects could not be entirely offset. In terms of on-site priority habitat, there are some field boundary hedgerows on site, primarily along the southern and eastern boundary of the southern of the two fields, and along the western boundaries of the northern field. Broadleaved trees exist in the hedgerows. The hedgerows on site may meet the criteria of hedgerow priority habitat / HPI. An area of lowland calcareous grassland priority habitat / HPI, which as aforementioned is designated as Cockey Down SSSI and Cockey Down Chalk CWS, lies directly adjacent to the eastern site boundary. Hedgerow priority habitat / HPI should be retained and buffers of at least 10-15m either side introduced to reduce risk of impacts and light spill. The boundary hedgerows, scrub and trees afford nesting opportunities for birds, including farmland species such as linnet and yellowhammer. The arable field may be used by ground nesting species such as skylark and may also afford foraging habitat for wintering birds. Proximity to Cockey Down, which supports breeding meadow pipit and skylark, increases the likelihood of such species also nesting at the proposed allocation site. The boundary hedgerows and treelines may be used by foraging bats, particularly as the boundary vegetation has connectivity with suitable foraging and commuting habitat off-site, whilst also holding possibility for potential roost features. Several badger records occur within the vicinity of the site. The developable area / housing capacity of the site will likely be substantially reduced by the need to provide an on-site suitable alternative natural greenspace (SANG), a wide standoff / buffer to the adjacent SSSI / CWS / WWT Reserve, sustainable drainage system (SuDS) and biodiversity net gain (BNG) on site; and development would therefore primarily be concentrated in the west of the site.
3. Ensure that all new developments protect Local Geological Sites (LGSs) from development?	The development of the site would be unlikely to lead to impacts on designated Local Geological Sites (LGS). There are no LGS within or in close proximity to this site.
4. Aid in the delivery of a network of multifunctional Green Infrastructure?	Green and blue infrastructure (GBI) incorporates a wide range of natural green and blue assets ranging from water courses, rights of way and farmland to woodland, hedgerows, street trees. Embedding GBI into well-designed built development (buildings, streets, neighbourhoods, and strategic connectivity) can help enhance the built and natural environment, facilitate biodiversity net gain, and help communities and wildlife become more resilient to climate change. On site features that could aid the delivery of a strategic network of GBI include, for example: - Retention of hedgerows and associated buffers - Provision of on-site suitable alternative natural greenspace (SANG) sited in the east of the site adjacent to Cockey Down and incorporate the 'no development zones' / buffers to Cockey Down SSSI and Cockey Down Chalk CWS. In line with national policy, local plan policy and standard advice from relevant bodies, the development of the site should conserve and enhance green infrastructure and holds the potential to make suitable provision for buffers at recognised water course/green corridors.
Assessment outcome (on balance): Moderate (significant) adverse effect	

Summary of SA Objective 1

- The viability of this site as a potential allocation site for residential development appears predicated on resolving the issues associated with the likelihood of adverse effects on Cockey Down Site of Special Scientific Interest (SSSI) / Cockey Down Chalk County Wildlife Site (CWS); the provision of an on-site SANG; and ensuring that mitigation to ensure no significant adverse effects on the River Avon Special Area of Conservation (SAC) alone or in-combination would occur.

• The site predominately comprises agricultural land in arable production. There are some field boundary hedgerows on site, primarily along the southern and eastern boundary of the southern of the two fields, and along the western boundaries of the northern field. Broadleaved trees exist in the hedgerows. • Protection, maintenance, and enhancement should be provided for habitats such as hedgerows, trees and water features within and along the boundaries of the site alongside other ecologically valuable habitat/features. • The River Avon SAC/River Avon System SSSI lies approximately 41m west of the site, this stretch of the SAC comprises the River Bourne. There is potential for adverse effects on the river. As the site falls within the catchment of the River Avon SAC, residential development must be phosphorus neutral. A mitigation strategy will be required to address impacts on the River Avon SAC. • The site lies within the 13.8km recreational zone of influence around the New Forest protected sites (SPA, SAC and Ramsar site) and as such development would need to demonstrate compliance with the mitigation strategy for the New Forest protected sites. • Cockey Down SSSI and Cockey Down Chalk CWS lies to the immediate east of the proposed allocation site and could be subject to adverse effects during construction as well as during operation. • Laverstock Down County Wildlife site (CWS) lies 370m south-east of the site. This CWS is contiguous with Cockey Down Chalk CWS and would also likely be subject to additional visitor / recreational pressure as a result of development at this site. There are several other SSSIs and CWSs within a short distance of the proposed allocation site that are accessible either on foot or via a short car journey, and which could also suffer increased visitor / recreational pressure as a result of development at this site. • The hedgerows on site may meet the criteria of hedgerow priority habitat / HPI. Hedgerow priority habitat / HPI should be retained and buffers of at least 10-15m either side introduced to reduce risk of impacts and light spill. • The boundary hedgerows, scrub and trees afford nesting opportunities for birds, including farmland species such as linnet and yellowhammer. The arable field may be used by ground nesting species such as skylark and may also afford foraging habitat for wintering birds. The boundary hedgerows and treelines may be used by foraging bats, particularly as the boundary vegetation has connectivity with suitable foraging and commuting habitat off-site, whilst also holding possibility for potential roost features. • The developable area / housing capacity of the site will likely be substantially reduced by the need to provide an on-site suitable alternative natural greenspace (SANG), a wide standoff / buffer to the adjacent SSSI / CWS / WWT Reserve, sustainable drainage (SuDS) and biodiversity net gain (BNG) on site; and development would therefore primarily be concentrated in the west of the site. • A minimum of 10% net gain for biodiversity is required within individual sites (as per latest biodiversity metric) and the overall layout and design of this site should ensure that habitat creation provides connectivity to adjacent or nearby habitat areas. Ecological enhancement of existing field boundary hedgerows and treelines along the site boundary would have beneficial effects beyond the site boundary. Provision of an on-site SANG and SuDS would provide opportunity for ecological enhancement and delivery of BNG. • Overall, a moderate adverse effect is considered likely against this objective.	
SA objective 2 - Ensure efficient and effective use of land and the use of suitably located previously developed land and buildings **Decision-Aiding Questions. Will the development site…**	
1. Ensure development maximises the efficient use of land?	It is considered that development of this site may not be able to deliver appropriate densities in line with local planning policy and available evidence. The site is on the northern edge of Laverstock, within open countryside and very exposed to the higher ground to the east (Cockey Down Nature Reserve). Existing residential development adjacent to this site is also of a low-density nature. New development should seek to maintain the area's prevailing character and setting and secure well-designed, attractive and healthy places.
2. Maximise the reuse of Previously Developed Land?	This site consists of greenfield, agricultural land. There are no opportunities to maximise the reuse of PDL.
3. Encourage remediation of contaminated land? If so, would this lead to	This site consists entirely of greenfield land in agricultural use. Given the undeveloped nature of the site, land contamination is considered unlikely to be a significant issue. However, a more detailed assessment of the site would be required prior to any development coming forward. If subsequent evidence suggests the presence of land contamination, a remediation and mitigation strategy would be required.

issues of viability and deliverability?	
4. Result in the permanent loss of the Best and Most Versatile Agricultural land (Grades 1, 2, 3a)?	Evidence on Agricultural Land Classification (DEFRA spatial data download) shows this site as consisting of Grade 3 agricultural land. There is no differentiation between Grades 3a and 3b. Further assessment may be required to establish the proportion of Grade 3a BMV. Development should try to reduce loss of BMV land where possible. Development of this site would lead to a significant, permanent loss of Grade 3 agricultural land.
5. Lead to the sterilisation of viable mineral resources? If so, is there potential to extract the mineral resource as part of the development?	The site is not located within a designated Mineral Safeguarding Area. As such, development would be unlikely to lead to the sterilisation of known, potentially viable mineral resources.
6. Support the provision of sustainable waste management facilities and include measures to help reduce the amount of waste generated by development through integrated recycling infrastructure?	There are no known reasons why sustainable waste management facilities and integrated recycling infrastructure could not be incorporated successfully into the layout and design of any development on this site. The site is not located within, or likely to affect a designated safeguarding zone associated with an active waste management facility, or allocated Waste Site Allocation.
Assessment outcome (on balance): Moderate (significant) adverse effect	
Summary of SA Objective 2 • It is considered that development of this site may not be able to deliver appropriate densities given its location • There are no opportunities to maximise the reuse Previously Developed Land • Land contamination is considered unlikely to be a significant issue but a more detailed assessment of the site would be required prior to any development coming forward • Development of this site would lead to a significant, permanent loss of Grade 3 quality agricultural land • The site is not located within a designated Mineral Safeguarding Area • The site is not located within, or likely to affect a designated safeguarding zone associated with an active waste management facility, or allocated Waste Site Allocation • Overall, a moderate adverse effect is considered most likely against this objective	
SA objective 3 - Use and manage water resources in a sustainable manner **Decision-Aiding Questions. Will the development site…**	
1. Protect surface, ground and drinking water quantity/quality?	The site is not covered by a Source Protection Zone, Drinking Water Protected Area, or Drinking Water Protected Safeguard Zone. In line with the provisions of local planning policy and the Water Framework Directive, the development of this site will need to make suitable provision to protect and, where appropriate, improve local surface, ground and potable drinking water quality – this includes ensuring that enough buffer zones are located adjacent to watercourses and ensuring that runoff does not enter these watercourses. Consideration should be given to the inclusion of Sustainable Drainage Systems to control the risk of surface water flooding from impermeable surfaces.

2. Direct development to sites where adequate water supply, foul drainage, sewage treatment facilities and surface water drainage is available?	This site falls within the catchment area supplied by Wessex Water. With regard to water supply, it is likely that Wessex Water would be able to accommodate development of this site without reinforcement to networks. Significant water infrastructure crosses the site. The site is within an area where water abstraction licences will limit ability to provide this site with a potable supply of water, which will require further investigation into the potential for delivering water neutrality. The area covered by Wessex Water has been classed by the Environment Agency as 'seriously water stressed'. Investigations and agreement with Wessex Water's regulators and mitigation measures are likely to be implemented over a long lead in time (~10 years). Significant development in the Salisbury area is likely to trigger the need for new mains and service reservoirs to transport potable water from elsewhere within Wessex Water's network to satisfy demand. It is unlikely that Wessex Water would be able to provide available capacity before 2030. With regard to foul water network capacity, it is likely that moderate off-site infrastructure reinforcement would be required.
Assessment outcome (on balance): Moderate (significant) adverse effect	
Summary of SA Objective 3 • The site is not covered by a Source Protection Zone, Drinking Water Protected Area or Drinking Water Protected Safeguard Zone. • Development of the site would need to make necessary provision to protect from harm or pollution to any ground, surface or drinking water. • Consultation with the Environment Agency may still be required to determine the likely effects of development. • The area covered by Wessex Water has been classed by the Environment Agency as 'seriously water stressed'. Significant new development in the Salisbury area would require investigations and agreement with Wessex Water's regulators and mitigation measures are likely to take time, and unlikely to deliver capacity before 2030. • With regard to water supply, it is likely that Wessex Water would be able to accommodate development of this site without reinforcement to networks. • Significant water infrastructure crosses the site. • With regard to foul water network capacity, it is likely that moderate off-site infrastructure reinforcement would be required. • Overall, given the increased demand on water resources and sewage treatment capacity, a moderate adverse effect is likely.	
SA objective 4 - Improve air quality and reduce all sources of environmental pollution **Decision-Aiding Questions. Will the development site…**	
1. Minimise and, where possible, improve on unacceptable levels of noise, light pollution, odour, and vibration?	Development of this site will inevitably increase levels of environmental pollution, including noise, light and vibration – both during construction and operational phases. New transport infrastructure will also be needed, which is likely to increase levels of noise, light and vibration. There is an electronics manufacturing plant on the southern boundary of the site which may give rise to noise impacts from machinery and regular deliveries. A noise impact assessment would be required to determine the potential impacts and mitigation.
2. Reduce impacts on and work towards improving and locating sensitive development away from areas likely to experience poorer air quality due to high levels of traffic and poor air dispersal?	Salisbury has three Air Quality Management Areas (AQMAs) in respect of the nitrogen dioxide annual mean objective. Exceedances exist on A36, A30 and at several hotspots in the city centre. Significant traffic management measures are needed to remove levels of traffic, from the A36 in particular. If site allocations are made in the LPR, CIL/S106 contributions will be required to enable the council to take actions to enable the revocation of the AQMAs. Air quality assessment would be required, showing the cumulative effects of development on relevant receptors in the locality and the AQMAs.

3. Lie within a consultation risk zone for a major hazard site or hazardous installation?	This site does not lie within a consultation risk zone for a major hazard site or hazardous installation.
Assessment outcome (on balance): Moderate (significant) adverse effect	
Summary of SA Objective 4 • Development of this site will inevitably increase levels of environmental pollution, including noise, light and vibration – both during construction and operational phases. • There is an electronics manufacturing plant on the southern boundary of the site which may give rise to noise impacts from machinery and regular deliveries. A noise impact assessment would be required to determine the potential impacts and mitigation. • Cumulative effects of proposed development on the locality and existing AQMAs would need to be modelled and assessed. • On the balance of the evidence available, a moderate adverse effect is likely.	
SA objective 5 - Minimise our impacts on climate change (mitigation) and reduce our vulnerability to future climate change effects (adaptation) **Decision-Aiding Questions. Will the development site…**	
1. Maximise the creation and utilisation of renewable energy opportunities, including low carbon community infrastructure such as district heating?	A site of this size has the potential to produce greenhouse gases through the construction and occupation of the development. However, mitigation measures can be applied within this objective and across the whole framework to reduce emissions. Some examples include building energy efficient buildings, generating on site renewable energy and delivering sustainable transport. It may be possible for a development of this scale to include renewable energy generation, both within buildings and in areas of open space. Low carbon community infrastructure such as district heating could also be incorporated. There is no existing district heating network for this site to link into. To help to increase the use and supply of renewable and low carbon energy and heat from this site, there will need to be a positive strategy for energy from these sources from developers, that maximises the potential for suitable development, considers identifying suitable areas for renewable and low carbon energy sources and identifies opportunities for development to draw its energy supply from decentralised, renewable or low carbon energy supply systems and for co-locating potential heat customers and suppliers.
2. Be located within Flood Zones 2 or 3? If so, are there alternative sites in the area within Flood Zone 1 that can be allocated in preference to developing land in Flood Zones 2 or 3?	The whole site is in Flood Zone 1. This means that each year, this land has less than 0.1% chance of flooding from rivers or the sea. The closest watercourse to the site is a distributary of the River Bourne which runs approximately 150m to the west of the site.
3. Minimise vulnerability to surface water flooding and other sources of flooding, without increasing flood risk elsewhere?	The site is not considered vulnerable to surface water flooding. There is a low risk to 62% of the site associated with groundwater levels that are between 0.5 – 5m below the ground surface. Groundwater levels could impact infiltration techniques, drainage, construction activities and flood risk, therefore site-specific groundwater investigations will be required. Cumulative impacts have been scored medium. More stringent policy with regards the control of surface water discharges from new development is required. The site will require a Flood Risk Assessment to ensure there is no flood risk to site and that development of this site won't exacerbate Flood Risk elsewhere.
4. Promote and deliver resilient development that is capable of	Plans for developing this site should take a proactive approach to mitigating and adapting to climate change, considering the long-term implications for flood risk, water supply, biodiversity and landscapes, and the risk of overheating from rising temperatures. It is considered that any future development of this site could incorporate appropriate measures to adapt to the predicted future impacts of climate change. The location, layout and design of any new development should be planned to avoid

adapting to the predicted effects of climate change, including increasing temperatures and rainfall, through design e.g. rainwater harvesting, Sustainable Drainage Systems, permeable paving etc?	increased vulnerability to the range of impacts predicted to arise from climate change, including flood risk, water supply and changes to biodiversity and landscape. This site is located more than 1km from the town centre, which could inhibit active travel to the town centre and ease of access to public transport. It is anticipated that Wiltshire will experience hotter summers, milder winters, increased periods without rain, increased intensity in rainfall and more extreme weather events. Development would need to include adaptation measures such as designing to prevent overheating, heat resistant landscaping, more resilient foundations, drought resistant planting and for generally more resilient buildings and spaces (general design and robust materials). The size of this site will allow for the provision of areas of open space, but much of what is currently greenfield agricultural land will be developed. Enough land would need to be set aside for robust surface water management, to include comprehensive surface water drainage measures (including SuDS) that result in run-off rates equalling or bettering current greenfield infiltration rates. The use of some types of SuDS may be inhibited by high groundwater levels.
Assessment outcome (on balance): Minor adverse effect	
Summary of SA Objective 5 • The site is in Flood Zone 1. • Flood risk could be exacerbated by climate change. Although development could avoid risk, it may worsen the risk elsewhere. • Cumulative impacts have been scored medium. More stringent policy with regards the control of surface water discharges from new development is required. • There is a low risk associated with high groundwater level across 62% of the site. Groundwater investigations would be required to determine whether the risk could be mitigated. • It would be possible for a development of this scale to include renewable energy generation, both within buildings and in areas of open space, and it is considered that any future development could incorporate appropriate measures to adapt to the predicted future impacts of climate change. • Development of this site has the potential to significantly increase greenhouse gas emissions due to emissions generated through the construction and occupation of the development. These emissions could be reduced through the design and layout of the site, by ensuring high levels of energy efficiency in all new buildings to reduce energy use, through mixed-use development that can reduce the need to travel and by ensuring as much choice and access as possible to efficient and reliable sustainable modes of transport. • Overall, although future development is likely to increase emissions, it is thought that there are opportunities to support resilient development, which supplies energy efficient buildings and provides investment in renewable energy. However, given that there is some risk associated with high groundwater levels and the potential for the development to worsen flood risk elsewhere, a minor adverse effect is likely.	
SA objective 6 - Increase the proportion of energy generated by renewable and low carbon sources of energy **Decision-Aiding Questions. Will the development site…**	
1. Support the development of renewable and low carbon sources of energy?	This site is one of the larger sites in Salisbury and so presents opportunities to support energy generation from renewable and low carbon sources. To help to increase the use and supply of renewable and low carbon energy and heat from this site, there will need to be a positive strategy for energy from these sources from developers, that: • maximises the potential for suitable development. • considers identifying suitable areas for renewable and low carbon energy sources; and • identifies opportunities for development to draw its energy supply from decentralised, renewable, or low carbon energy supply systems and for co-locating potential heat customers and suppliers.
2. Be capable of connecting to the local Grid without the need for further investment?	The electricity infrastructure is constrained across much of Wiltshire. The Grid Supply Points in Wiltshire, located in Minety and Melksham are both constrained. The Bulk Supply Points across Wiltshire are also constrained. Due to the uptake of low carbon technology, and the move towards net zero, the Climate Change Committee have estimated that energy demand could almost treble by 2050. This increased pressure on the system is something SSEN, as Distribution Systems Operator, is working on to manage new system capacity. Solutions may include flexible connections, renewable energy, and further investment to reinforce the current infrastructure. Early engagement with SSEN may be required to discuss connections issues and new solutions may be required. This is one of the larger sites in Salisbury, meaning energy demand will be high. Further evidence would be required to understand whether investment in the grid would be required for a site of this size in Salisbury which may entail significant costs. According to SSEN's generation availability map, the closest substation in Salisbury is

	constrained, therefore could potentially struggle to withstand additional energy generation connections to the grid without reinforcement works, if the site were to produce its own energy. According to SSEN's Network Capacity (demand) Map, the closest substation in Salisbury is also constrained, therefore could potentially struggle to withstand further significant demand. Further conversation with SSEN would be required to ensure connectivity to the grid. It is unknown how the site would be bought forward therefore further evidence would be required to understand whether investment in the grid would be required for a site of this size in Salisbury. If the site was able to support its own renewable energy, then the site would be less likely to depend on the grid.
3. Create economic and employment opportunities in sustainable green technologies?	It is considered that a site of this size could enable economic and employment opportunities in sustainable green technologies. There are parts of the site that could be suitable for renewable and low carbon energy sources and supporting infrastructure. And possibilities for development to draw its energy supply from decentralised, renewable or low carbon energy supply systems onsite and for co-locating potential heat customers and suppliers. However, it is more likely that undeveloped areas of the site would be used for open space, green infrastructure, and biodiversity net gain.
4. Deliver high-quality development that maximises the use of sustainable construction materials?	It is considered that development of this site would be able to deliver a high-quality development that makes maximum use of sustainable construction materials throughout the development.
5. Deliver energy efficient development that exceeds the minimum requirements set by Building Regulations?	It is considered that development of this site would be able to deliver an energy efficient development that exceeds minimum requirements set by Building Regs. New development should also consider incorporating EV charging points into site design and into individual dwelling design, where possible. However, this will need to be factored into the increased demand the site will have on the existing infrastructure.
Assessment outcome (on balance): Neutral effect	
Summary of SA Objective 6 • There are no known details of future development schemes but there are opportunities for a site of this size to support energy generation from renewable and low carbon sources and create economic and employment opportunities in sustainable green technologies. • There will need to be a positive strategy for energy from these sources from developers and there are parts of the site that could be suitable for renewable and low carbon energy sources and supporting infrastructure. However, it is thought that undeveloped areas of the site may be used for different priorities. • New developments should consider incorporating EV charging points, which will encourage the use of more sustainable modes of transport but will increase the energy demand of the site. • It is considered that the current energy infrastructure would be under great pressure with the increased demand of this site. However further evidence is required to confirm this. As this is a large site the energy demand would be significantly higher than a smaller site. • If the site were to be bought forward with its own self-supporting local network through renewable energy generation, these costs could be significantly less. • Overall, given the opportunity for future renewable energy generation, but considering the increase in demand this development would create and the costs associated with a connection, a neutral effect is considered likely against this objective.	
SA objective 7 - Protect, maintain and enhance the historic environment **Decision-Aiding Questions. Will the development site…**	
1. Conserve and enhance World Heritage Sites, Scheduled Monuments, Listed Buildings, the character and	There are no designated heritage assets affected. The site includes various archaeological features including Undated enclosure and pits in centre and south of the site of moderate value, Neolithic flint findspot of low value and Medieval ridge and furrow in south of site of very low value. Based on evidence that is currently available and known, the site appears to be not heavily constrained by archaeological remains. The site has been subject to archaeological investigation including an evaluation, geophysical survey and watching brief. It is uncertain whether these surveyed the entirety of the site. Therefore, further investigation could be needed during a planning application process to clarify the presence

appearance of Conservation Areas, Historic Parks & Gardens, sites of archaeological interest and, where appropriate, undesignated heritage assets and their settings?	and significance of as yet unknown archaeological remains across the site. Mitigation could include avoidance of high value archaeological remains where preservation in situ is likely to be required. Should preservation be part of a mitigation strategy, opportunities to interpret and enhance understanding and / or improve land management regimes could be taken forward. Mitigation strategy could include preservation by record where relevant. Following the application of suitable mitigation strategies, the potential for significant adverse archaeological effects is moderate. The site characterised as modern field created from former post-medieval downland of very low value. The site comprises part of a wider network of weak continuity, where landscape character has been subject to change. Overall, the site is not heavily constrained by historic landscape character. Mitigation strategy could include incorporation of potentially surviving historic landscape elements, such as field patterns, hedgerows and mature trees, within future development. The potential for significant adverse historic landscape effects is very low.
2. Maintain and enhance the character and distinctiveness of settlements through high-quality and appropriate design, taking into account, where necessary, the management objectives of Conservation Areas?	In accordance with national policy/local policy, the development of the site for housing could deliver housing that maintains and enhances the distinctiveness of settlements through high quality design. No details of any potential future development scheme or design and layout are currently known. Development of the site would have the potential to appropriately protect and enhance designated heritage assets according to their significance. The site is not located near to a conservation area and nor are there are listed buildings in the vicinity. It is considered that development has the potential for appropriate mitigation measures to safeguard the historic environment of the site and its immediate surroundings.
Assessment outcome (on balance): Minor adverse effect	
Summary of SA Objective 7 • There are no designated heritage / conservation assets affected. The potential for significant adverse heritage/conservation effects is low • The potential for significant adverse archaeological effects is moderate. • The potential for significant adverse historic landscape effects is very low. • The site is not located near to a conservation area. • Overall, minor adverse effects are likely.	
SA objective 8 - Conserve and enhance the character and quality of rural and urban landscapes, maintaining and strengthening local distinctiveness and sense of place. Decision-Aiding Questions. Will the development site…	
1. Minimise impact on and, where appropriate, conserve and enhance nationally designated landscapes e.g. National Parks and AONBs and their settings?	The Cranborne Chase AONB sits approximately 6.7km to the west of the site. Significant impacts on nationally designated landscapes from development are not anticipated.
2. Minimise impact on, and enhance, locally valued landscapes	The site is located to the northeast of Laverstock, and northeast of Salisbury, to the east of the River Bourne. The site is located on the eastern valley slopes of the River Bourne. The landform within the site slopes gently up from approximately 55m AOD in the west of the site, to approximately 65m AOD in the east of the site. East of the site the land rises more steeply, through the Cockey Down nature reserve to a rounded hilltop. The River Bourne

through high-quality, inclusive design of buildings and the public realm?	meanders through the broad valley floor to the west of the site, where it flows south through small scale fields between Bishopdown and Laverstock, around the east of Salisbury. This is a relatively small site, the southern part formed by a field between existing developments, and the northern part is part of a larger arable field that extends north/northeast of the site across the hillside. The southern field has an open roadside boundary to the west, with mature trees and hedgerow around the north, east and south boundaries. The grassland and shrubs within Cockey Down nature reserve form the backdrop to the site, on steep slopes to the east. This site is part of an open, expansive site with limited tree cover. The sparse and generally low-level vegetation contributes to distinctive, open views across the local landscape, particularly towards Salisbury and the cathedral spire on the approach to Salisbury from the northeast. Laverstock is a linear settlement to the southwest of the site. The existing settlement edge is relatively well integrated by tree and shrub boundaries that link with woodland on Burrough's Hill. Settlement pattern is more limited across the rising, open slopes of the chalk downlands that encompass the north of Salisbury. The site forms part of an undesignated landscape. It forms part of the open countryside that wraps around a small number of residential properties on the east side of Church Road. The open slopes of the site form part of the locally distinctive landform that frames the river corridor and contributes to containment of existing settlement within the river valley. The landscape is in generally moderate to good condition and contributes to scenic value local sense of place in the context of the hillside and views across Salisbury. Overall, it is considered that the site is of generally medium to high landscape sensitivity to development, particularly in the context of the prominent and distinctive hillside to the east. The site has generally medium to limited capacity to accommodate development. Potential for significant adverse effects include the following: • Potential for built form to be intrusive in the rural landscape setting and alter the character of the distinctive views of Salisbury on the approach from the northeast. • Potential for built form to be conspicuous on the rising slopes that form the rural backdrop and context to the existing settlement of Laverstock and northeast of Salisbury. • Potential for development to result in expansion of Laverstock to the east of Church Road that would alter the rural character and sense of separation from the hillside of Cockey Down. • Potential for inappropriate screening planting that would be uncharacteristic in the landscape. • Potential change from a rural to urban context for visitors to Cockey Down nature reserve. • Potential loss of hedgerow boundaries, shrubs, trees and woodland that contribute to green links through the local landscape to link river valley vegetation and woodland in the wider context. Scope for mitigation includes the following: • Avoid tall development that would break the skyline in the context of the open chalk downland landscape and views on the approach to Salisbury from the northeast. • Avoid high density, large-scale development that would stand out in the rural landscape and be out of context with the rural settlement character. • Limit development in the east of the site to retain the existing settlement line east of Church Road, and maintain separation from the steeper hill slopes and Cockey Down nature reserve. • Retain and enhance hedgerows and trees as part of a mature landscape framework that contributes to soft settlement edges to integrate built form in the open expansive landscape. • Limit development in proximity to Cockey Down nature reserve and create an appropriate landscape buffer to maintain separation from the existing/new settlement edge. • Avoid planting new blocks of woodland/trees/shrubs that would alter the open character of the local landscape.
3. Protect and enhance rights of way, public open space and common land?	There are no public rights of way through the site. Cockey Down nature reserve is an area of chalk grassland that abuts the east site boundary and is accessed by a public footpath from the south of Laverstock. The nature reserve is noted for rare plants and for views of Salisbury Cathedral and across the surrounding countryside. Local footpaths/bridleways connect north to the Monarch's Way long distance route and south to the Clarendon Way long distance route.
Assessment outcome (on balance): Moderate (significant) adverse effect	
Summary of SA Objective 8	

• The Cranborne Chase AONB sits approximately 6.7km to the west of the site. • The site is located on the eastern valley slopes of the River Bourne. • This is a relatively small site, the southern part formed by a field between existing developments, and the northern part is part of a larger arable field that extends north/northeast of the site across the hillside. • Cockey Down nature reserve is an area of chalk grassland that abuts the east site boundary and is accessed by a public footpath from the south of Laverstock. The nature reserve is noted for rare plants and for views of Salisbury Cathedral and across the surrounding countryside. • Laverstock is a linear settlement to the southwest of the site. • The landscape is in generally moderate to good condition and contributes to scenic value local sense of place in the context of the hillside and views across Salisbury. • It is considered that the site is of generally medium to high landscape sensitivity to development, particularly in the context of the prominent and distinctive hillside to the east. The site has generally medium to limited capacity to accommodate development. • Overall, a moderate adverse effect is considered likely against this objective	
SA objective 9 - Provide everyone with the opportunity to live in good quality, affordable housing, and ensure an appropriate mix of dwelling sizes, types and tenures **Decision-Aiding Questions. Will the development site…**	
1. Provide an appropriate supply of affordable housing?	The record of delivery of homes in the city has been exceeding delivery expectations in more recent years, although overall delivery of housing at Salisbury has been below WCS planned rates. Affordable housing delivery has struggled to achieve target rates of 40%. The topography of the site may limit the developable area and number of dwellings that could be delivered. Notwithstanding any mitigation that may be required which results in a reduced developable area, the development range for this site means that it has potential to deliver a moderate number of affordable homes. This could contribute, either alone or in combination with other sites, to the delivery of affordable housing at Salisbury.
2. Support the provision of a range of house types and sizes to meet the needs of all sectors of the community?	The topography of the site may limit the developable area and number of dwellings that could be delivered. Should this site be developed for residential uses, and notwithstanding any mitigation that may be required which results in a reduced developable area, it has the potential to provide for a wide range of housing needs and types. The site has potential to deliver a range of high-quality, sustainable homes of different types and tenures, which would be beneficial to addressing identified local housing needs.
Assessment outcome (on balance): Moderate (significant) positive effect	
Summary of SA Objective 9 • The topography of the site may limit the developable area and number of dwellings that could be delivered. • Notwithstanding any mitigation that may be required which results in a reduced developable area, this medium sized site is capable of bringing forward a moderate amount of affordable housing as part of a housing development. • The site would be likely to support a wide range of house types, tenures and sizes to meet different needs. • Overall, a moderate positive effect is considered likely against this objective.	
SA objective 10 - Reduce poverty and deprivation and promote more inclusive communities with better services and facilities **Decision-Aiding Questions. Will the development site…**	
1. Maximise opportunities for affordable homes and job creation within the most deprived areas?	The IMD 2019 identify this site as being situated within a reasonably deprived area. Development would therefore not be directed towards a more deprived area and therefore unlikely to lead to social benefits in the local area. The site has the potential to deliver up to 377 homes of all types and tenures, it could deliver a good level of affordable housing. There would be good social and economic benefits for the Salisbury area through housing provision, short-term construction jobs and a larger workforce for local businesses.
2. Be accessible to educational, health, amenity greenspace, community and town	Salisbury city centre is situated approximately 2.3km to the south-west of the site. This site is subject to some connectivity with the city centre via bus stops along Church Road. Development at this site should look to ensure sustainable transport measures to improve accessibility to the city centre. Development could be able to take opportunities to incorporate onsite amenity greenspace and create linkages to existing GI assets, including the River Bourne and Cockey Down Nature Reserve.

centre facilities which are able to cope with the additional demand?	Housing development at this site could generate the need for 35-49 early years places, 83-117 primary school places and 59-83 secondary places. Additional early years places would need to be funded through existing or emerging facilities. Contributions would also be required to expand existing primary facilities. This would most likely be Salisbury primary schools as Laverstock St Andrews could not accommodate these new places. The site is within the catchment of the Laverstock Campus Schools. It is likely that financial contributions could support the expansion to meet secondary needs arising from this site. The site is situated approx. 1.1km from Bishopdown Surgery. GP provision in Salisbury was forecast as being subject to a positive capacity gap by 2026, however the closure of one branch surgery in 2020 to relocate services has led to issues. Negative premises capacity gaps are therefore apparent within the primary care network. There is a planned extension to the hospital. Expanded services are to be offered by Porton and Winterslow branch surgeries following this the closure of the Wilton branch. As a result, while there may be some negative effects on the capacity of individual surgeries, the location of development is not considered to affect the delivery of health services in the city. Financial contributions are to be sought through development to ensure new residents have access to healthcare facilities, resulting in negative impacts on health provision.
3. Promote/create public spaces and community facilities that support public health, civic, cultural, recreational and community functions?	The size of this site suggests it could support new informal greenspace and formal recreational space alongside housing or employment land. The site benefits from close proximity to the River Bourne and sporting facilities at Laverstock. The size of the site suggests it is less likely to support a mixed-use development incorporating community uses. A development could lead to new users or monies to support existing facilities along the A30, however.
4. Reduce the adverse impacts associated with rural isolation, including through access to affordable local services for those living in rural areas without access to a car?	Development of this site at Laverstock could make a contribution to the reduction of rural social isolation due to the positioning of the site. The site would most likely be serving Salisbury primarily, but new investment in local services and new affordable housing could have benefits for residents of Laverstock. Benefits are unlikely to be vast as residents of Laverstock benefit from good access to the city and a good level of existing local services, such as bus routes.
Assessment outcome (on balance): Minor positive effect	
Summary of SA Objective 10 • Development at this site would not be directing new homes in a location subject to higher levels of deprivation. • Site is likely to be able to provide a good level of affordable homes as part of a development. • Poor accessibility to the city centre, but public transport connections are apparent • Amenity greenspace is less likely to be incorporated into a scheme of this size. • Early years, primary and secondary schooling provision could be met through expanded offsite provision. Financial contributions would be required to support this. • The site is reasonably well related to existing health provision and financial contributions to increase capacity of existing GP surgeries would be required. • The site could go some way to helping support local services and facilities but would be unlikely to be of a scale that would require onsite provision of community facilities. Contributions for offsite provision should be sought where appropriate. • Overall, a minor positive effect is likely.	
SA objective 11 - Reduce the need to travel and promote more sustainable transport choices **Decision-Aiding Questions. Will the development site…**	
1. Promote mixed-use developments, in accessible locations,	The size of this site would suggest that a mixed-use development involving residential, employment and other uses may be possible that could help reduce the need to travel.

that reduce the need to travel and reduce reliance on the private car?	**Accessibility by Mode** The entirety of Laverstock is restricted in its accessibility by its positioning to the east of the rail line, which isolates it from Salisbury to the west and south. Notwithstanding this, it is well served by education facilities but does rely upon Salisbury for many of its other amenity demands.
2. Provide suitable access and not significantly exacerbate issues of local transport capacity?	The bridges to the north and south provide pinch points that may not allow a large vehicle and car to pass. Notwithstanding this, the development is of a scale which may not exacerbate this but should this be the case then the scale of development should be reduced further. **Local Constraints** Other than education, there is not a sufficient number or quality of amenities to support the community. **Site Specific Mitigation** Increased frequency of the 66 Bus Service to half hourly. **Necessary Strategic Mitigation** Contribution to Salisbury Transport Strategy.
3. Make efficient use of existing transport infrastructure and promote investment in sustainable transport options, including Active Travel?	**Pedestrian/Cycle:** Other than education facilities, Laverstock does not adequately serve its community, leaving long distance walking trips to non-education amenities and employment. Cycling is simply accommodated by on carriageway non-compulsory cycle lane facilities and whilst this does represent informal cycle infrastructure provision, such interventions are no longer supported by technical guidance. Furthermore, the on-carriageway cycle lanes only extend along Church Road and terminate at the railway bridge on Laverstock Road to the south and prior to the A30 roundabout in the north. The cycle facilities may therefore only serve cycle accessibility for Laverstock residents and their trips to local schools within Laverstock. **Bus:** The site is adjacent to the school and hence is served by local bus services serving this facility. In order to justify this site coming forward, the 66 Service should be enhanced from a 1hour frequency to half hourly which would cost in the region of £150-180k per annum until commercially viable. The 66 service does however provide good access to the City Centre and Railway Station. **Rail:** The Rail Station is too far to walk, and infrastructure does not easily support cycling. However, Bus Service 66 will deliver passengers directly into the Station forecourt. **Service Vehicles:** The low railway bridges to the south (Laverstock Road) and north (A30) should not prejudice most service deliveries associated with a residential use, providing capacity is not exceeded at the pinch point. **Car:** Like service vehicles, the bridges to the north and south provide pinch points that may not allow a large vehicle and car to pass. Notwithstanding this, the development is of a scale which may not exacerbate this but should this be the case then the scale of development should be reduced further.
Assessment outcome (on balance): Moderate (significant) adverse effect	

Summary of SA Objective 11 • The entirety of Laverstock is restricted in its accessibility by its positioning to the east of the rail line, which isolates it from Salisbury to the west and south. Notwithstanding this, it is well served by education facilities but does rely upon Salisbury for many of its other amenity demands • Other than education facilities, Laverstock does not adequately serve its community, leaving long distance walking trips to non-education amenities and employment. • The site is adjacent to the school and hence is served by local bus services serving this facility. • The bridges to the north and south provide pinch points that may not allow a large vehicle and car to pass. Notwithstanding this, the development is of a scale which may not exacerbate this but should this be the case then the scale of development should be reduced further. • Overall, a moderate adverse effect is considered most likely against this objective.	
SA objective 12 - Encourage a vibrant and diversified economy and provide for long-term sustainable economic growth **Decision-Aiding Questions. Will the development site…**	
1. Support the vitality and viability of town centres (proximity to town centres, built up areas, station hub)?	Salisbury city centre is situated approximately 2.3km to the south-west of the site. The site is 2.9km from the train station. This site is subject to some connectivity with the city centre via bus stops along Church Road. Development at this site should look to ensure sustainable transport measures to improve accessibility to the city centre. The site is therefore remote from the centre and the railway station and is unlikely to be able to support it very well.
2. Provide a variety of employment land to meet all needs, including those for higher skilled employment uses that are (or can be made) easily accessible by sustainable transport including active travel?	The site is situated to the east of Salisbury Retail Park. This site is positioned 2-3km away from employment land at Old Sarum and Longhedge. The latter of which saw a strong demand for employment units. The site is also 2.2km from employment land at Southampton Road. The site is considered to be capable of delivering employment land to meet some economic needs in light of good local demand, but the extent of needs that could be met is unlikely to be wide ranging due to the size and shape of the site. Although situated away from the city centre, the site has good connectivity to the A30, which suggests it could be attractive to higher skilled employment. A residential development could support existing employment land, particularly the higher skilled life sciences and defence, to the north of Salisbury through an enhanced workforce. The site is remote from Salisbury city centre and employment land closer to the heart of Salisbury. Promotion of active travel choices for commuters to and from the site should form a part of any development to overcome potential reliance on private cars.
3. Contribute to the provision of infrastructure that will help to promote economic growth, including opportunities to maximise the generation and use of renewable energy and low-carbon sources of energy?	This is a modestly sized site that could potentially deliver employment alongside housing and associated infrastructure. This is likely to have benefits for the local economy and for economic growth through new employment land and infrastructure. There may be opportunities to consider onsite energy generation and for the site to support low carbon sources. To help to increase the use and supply of renewable and low carbon energy and heat from this site, there will need to be a positive strategy for energy from these sources that maximises the potential for suitable development, considers identifying suitable areas for renewable and low carbon energy sources and identifies opportunities for development to draw its energy supply from decentralised, renewable or low carbon energy supply systems and for co-locating potential heat customers and suppliers.
4. Promote a balance between residential and employment development to help reduce travel to work distances?	Introducing a mixed-use development to this site could be possible, however development of employment at the site would be capable of placing jobs and homes in close proximity if employees were to be residents of Laverstock or north Salisbury. This would help to reduce the need to travel to work if the jobs, but efforts should be made to enhance linkages with existing employment and the city centre through public transport or active travel where possible.

Assessment outcome (on balance): Minor positive effect
Summary of SA Objective 12 • This is a modestly sized site that is poorly connected to the city centre. • The site is adjacent to residential land. • A mixed-use development could be supported, but benefits are most likely to be apparent through an employment development. • Overall, a minor positive effect is likely.