



Wiltshire Local Plan

Sustainability Appraisal (incorporating
Strategic Environmental Assessment)

September 2023

Wiltshire Council

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1. Introduction

1.1 Introduction and structure of this report

- 1.1.1 This report is the Sustainability Appraisal (SA) Report of the draft Wiltshire Local Plan Review (the 'draft Plan'). It is published alongside the draft Plan for consultation at the Regulation 19¹ stage of plan preparation.
- 1.1.2 The Planning and Compulsory Purchase Act 2004² requires a local planning authority to carry out a sustainability appraisal during the preparation of a Local Plan. Its role is to promote sustainable development by assessing the extent to which the emerging plan, when judged against reasonable alternatives, will help to achieve relevant environmental, economic and social objectives.
- 1.1.3 Wiltshire Council is reviewing the Wiltshire Core Strategy, adopted in January 2015, which identifies land for development for the period to 2026. The review aims to maintain an up-to-date plan to support growth so there is enough land for homes, jobs and the infrastructure necessary to support them, up to 2038.
- 1.1.4 This SA Report presents the results of the SA process so far, as the Plan has developed. It reports on how the SA has informed the development of the Plan.
- 1.1.5 This chapter sets out:
- The context to the Wiltshire Local Plan Review
 - The requirements for SA and Strategic Environmental Assessment (SEA)
 - Compliance with the requirements of the SEA Regulations
 - Consultation in the SA process
 - An overview of the Habitats Regulations Assessment
 - Difficulties encountered in compiling the required information and carrying out the sustainability appraisal
- 1.1.6 Following this introduction chapter, the SA Report contains the following chapters:
- Sustainability Appraisal Methodology (Chapter 2)
 - Sustainability Appraisal Scoping summary (Chapter 3)
 - Assessment of Alternative Development Strategies (Chapter 4)
 - Assessment of potential development sites at Principal Settlements and Market Towns (Chapter 5)
 - Assessment of Plan objectives and policies (Chapter 6)
 - Cumulative Effects (Chapter 7)
 - Monitoring (Chapter 8)
 - Conclusions and next steps (Chapter 9)
- 1.1.7 The SA Framework, which forms the basis for all³ assessments in this report, is presented in Appendix A. Detailed assessment matrices are presented in Annexes 1, 2 and 3.

1.2 Wiltshire Local Plan Review

What is the Local Plan Review?

- 1.2.1 The Local Plan determines where and how development takes place. It is a key component of Wiltshire's development plan and helps guide decision making and the content of all neighbourhood plans. All planning applications by law are determined in accordance with the development plan

¹ Town and Country Planning (Local Planning) (England) Regulations 2012

² Planning and Compulsory Purchase Act 2004 19 (5) (a) (b)

³ The assessment of Alternative Development Strategies uses a SA Framework prior to an amendment made in 2020

unless material considerations indicate otherwise. It is a legally required document containing planning policies and site allocations to deliver the Council's strategic priorities.

- 1.2.2 The current Local Plan is the Wiltshire Core Strategy. The Government requires every Local Plan to be reviewed at least once every five years. The Core Strategy was adopted in 2015 and is therefore being reviewed.
- 1.2.3 The Local Plan is the central strategic plan from which other plans flow. The development plan includes others that allocate sites for development at Chippenham and for new homes across Wiltshire. They complement neighbourhood plans prepared by local communities.

What changes are being made to the Local Plan?

- 1.2.4 The Core Strategy has a plan period of 2006 to 2026. The Local Plan Review will update this and cover the period 2020 to 2038. It must plan positively to meet forecast development needs over this extended time horizon. Most notably it must plan to meet assessed housing needs.
- 1.2.5 The draft Plan sets out how Wiltshire will develop over the plan period to 2038. There are a set of strategic policies that set an overall strategy for the pattern, scale and form of development. They set out how land use planning can help tackle issues such as climate change, protecting the environment and bringing about nature recovery. There are a range of other policies that include making provision for new homes (including affordable housing), employment, retail, leisure and other commercial development; infrastructure (including transport) and community facilities (such as health, education and cultural infrastructure).

1.3 Sustainability Appraisal and Strategic Environmental Assessment requirements

- 1.3.1 Sustainability Appraisal (SA) is required during the preparation of a Local Plan, under the regulations implementing the provisions of the Planning and Compulsory Purchase Act 2004. SA promotes sustainable development by assessing the extent to which the emerging plan, when judged against reasonable alternatives, will help to achieve relevant environmental, economic and social objectives. It applies to any of the documents that can form part of a Local Plan, including core strategies, site allocation documents and area action plans.
- 1.3.2 This SA incorporates Strategic Environmental Assessment (SEA) in line with the EU Directive 2001/42/EC on the assessment of the effects of certain plans and programmes on the environment (the 'SEA Directive'). The Directive came into force in the UK in 2004 through the Environmental Assessment of Plans and Programmes Regulations 2004 (the 'SEA Regulations').
- 1.3.3 The overarching objective of the SEA Directive is:

“To provide for a high level of protection of the environment and to contribute to the integration of environmental considerations into the preparation and adoption of plans... with a view to promoting sustainable development, by ensuring that, in accordance with this Directive, an environmental assessment is carried out of certain plans... which are likely to have significant effects on the environment.” (Article 1).
- 1.3.4 The Directive applies to a variety of plans and programmes including those for town and country planning and land use. It applies in this case to the Wiltshire Local Plan Review.
- 1.3.5 SA (incorporating SEA) is an iterative assessment process which plans and programmes are required to undergo from an early stage as they are being developed, to ensure that potential significant effects arising from the plan/programme are identified, assessed, mitigated and communicated to plan-makers. It also requires the monitoring of significant effects once the plan/programme is implemented.
- 1.3.6 The main stages in the SA process are shown in Figure 1.1. These stages are:

- Stage A – Setting the context and objectives, establishing the baseline and deciding on the scope
- Stage B – Developing and refining alternatives and assessing effects
- Stage C – Preparing the SA Report
- Stage D – Consultation on the Reg 19 Plan and the SA Report
- Stage E – Publishing post-adoption statement and monitoring the significant effects of implementing the Plan

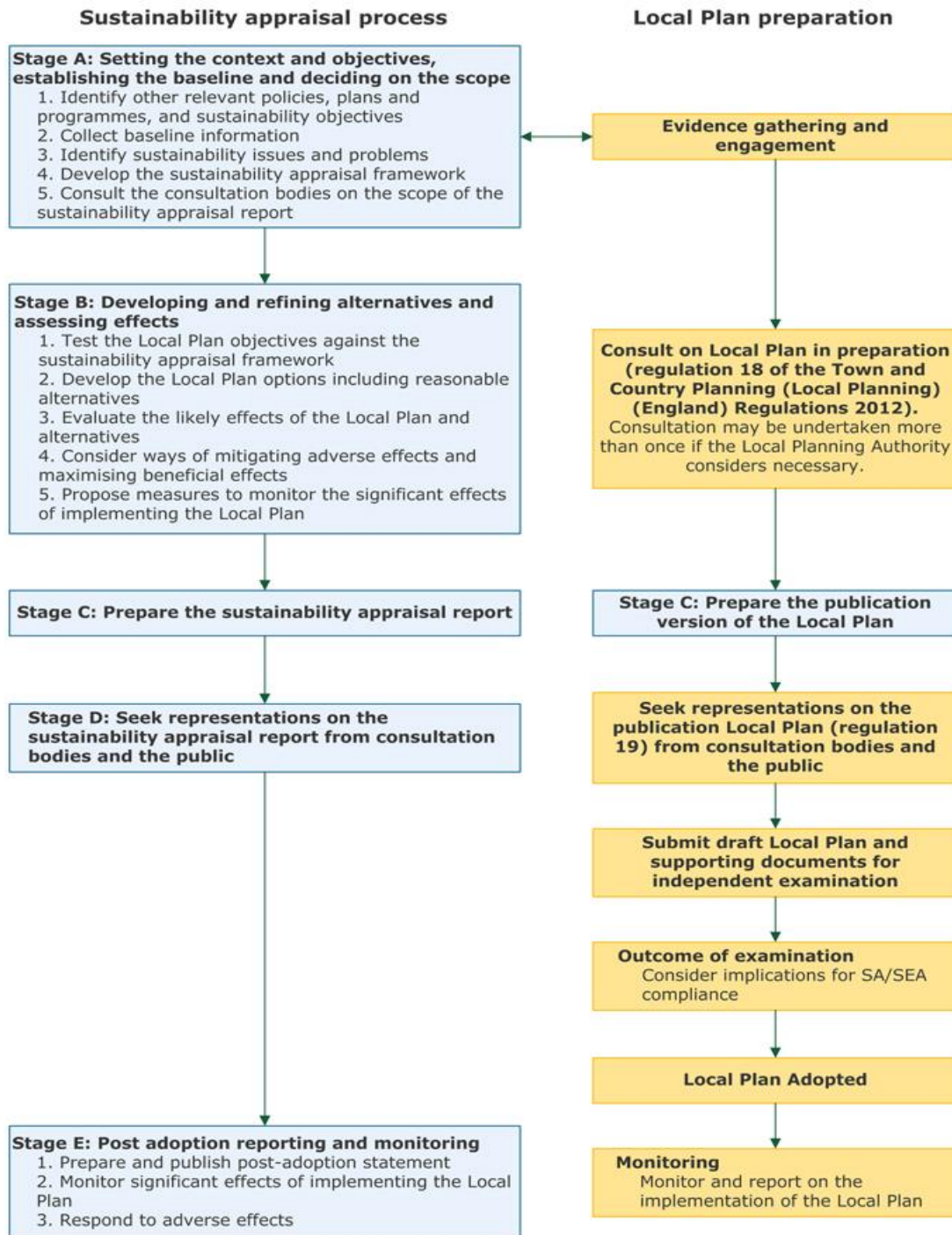


Figure 1.1 The SA process in relation to Plan-Making

Source: Reproduced from PPG Paragraph 013 Ref ID: 11-013-20140306
<https://www.gov.uk/guidance/strategic-environmental-assessment-and-sustainability-appraisal#sustainability-appraisal-requirements-for-local-plans-and-spatial-development-strategies>

1.4 Compliance with the requirements of the SEA Regulations

1.4.1 This SA Report complies with the requirements of the SEA Regulations as shown in Table 1.1 below:

Table 1.1: Requirements of the SEA Regulations

Requirement	Where covered in the SA Report
1) An outline of the contents, main objectives of the plan or programme and relationship with other relevant plans and programmes	SA Report Sections 1 and 6. SA Scoping Report Chapter 3 and Appendix A
2) The relevant aspects of the current state of the environment and the likely evolution without implementation of the plan or programme	SA Report Section 3. SA Scoping Report Chapter 4 and Appendix B
3) The environmental characteristics of areas likely to be significantly affected	SA Report Section 3. SA Scoping Report Chapter 4 and Appendix B
4) Any existing environmental problems which are relevant to the plan or programme including, in particular, those relating to any areas of a particular environmental importance, such as areas designated pursuant to Directive 79/409/EEC and 92/43/EEC	SA Report Section 3. SA Scoping Report Chapters 4, 5 and Appendix B
5) The environmental protection objectives established at international, community or national level which are relevant to the programme and the way those objectives and any environmental considerations have been taken into account during its preparation	SA Report Section 3. SA Scoping Report Chapter 3 and Appendix A
6) The likely significant effects on the environment, including short, medium and long term; permanent and temporary; positive and negative; secondary, cumulative and synergistic effects on issues such as: Biodiversity; population; human health; fauna; flora; soil; water; air; climatic factors; material assets; cultural heritage including architectural and archaeological heritage; landscape and the interrelationship between the above factors.	SA Report Chapters 4 - 7 and Annexes 1 – 3.
7) The measures envisaged to prevent, reduce and, as fully as possible, offset any significant adverse effects on the environment of implementing the plan or programme.	SA Report Chapters 4 - 7 and Annexes 1 – 3.
8) An outline of the reasons for selecting the alternatives dealt with and a description of how the assessment was undertaken including any difficulties (such as technical deficiencies or lack of know-how) encountered in compiling the required information	SA Report Chapters 2 and 4 - 7.
9) A description of measures envisaged concerning monitoring (in accordance with Regulation 17)	SA Report Chapter 8.
10) A non-technical summary of the information provided under the above headings	Non-Technical Summary (separate document)

1.5 Consultation in the Sustainability Appraisal process

1.5.1 The requirements for consultation on the SA Report are set out in the SEA Regulations⁴. These are:

- Reg 12 (5) – *‘when deciding on the scope and level of detail of the information that must be included in the report, the responsible authority shall consult the consultation bodies’*
- Reg 13 (1) – *‘every draft plan...for which an environmental report has been prepared...and its accompanying environmental report...shall be made available for the purposes of consultation’*
- Reg 13 (2) (a) and (b) – *‘send a copy of those documents to each consultation body; take such steps as it considers appropriate to bring the preparation of the relevant documents to the attention of the persons who, in the authority’s opinion, are affected or likely to be affected by, or have an interest in the decisions involved in the assessment and adoption of the plan...’*

1.5.2 The SA Scoping Report for the Local Plan Review (LPR) has undergone consultation on two separate occasions, as follows:

- Alongside consultation on a Local Plan Consultation Paper and Joint Spatial Framework – 7th November 2017 to 19th December 2017

⁴ The Environmental Assessment of Plans and Programmes Regulations 2004

- Consultation on a revised SA Scoping Report – 22nd May 2020 to 3rd July 2020 with the ‘consultation bodies’ (Natural England, Historic England, Environment Agency)

1.5.3. An Interim SA Report was consulted on from 13th January 2021 to 9th March 2021 as part of the consultation on the Regulation 18 Wiltshire LPR⁵.

1.5.4. This SA Report of the draft Plan at the Reg 19 stage is being consulted on alongside the draft Plan.

1.6 Habitats Regulations Assessment

1.6.1 Planning Practice Guidance (PPG) states that where a Local Plan requires a Habitats Regulations Assessment, as set out in the Conservation of Habitats and Species Regulations 2010 (as amended), the sustainability appraisal should take account of the findings of a Habitats Regulations Assessment⁶. A Habitats Regulations Assessment⁷ has been undertaken for the Wiltshire Local Plan Review and this is referred to in different parts of this SA Report.

1.6.2 HRA screening was undertaken to i) identify all aspects of the plan which would have no effect on a European site, ii) identify all aspects of the plan which would not be likely to have a significant effect on a European site, and iii) identify those aspects of the plan where it is not possible to rule out the risk of significant effects on a European site, either alone or in combination with other plans or projects. A brief summary of the findings of this screening is as follows:

1.6.3 Likely significant effects on European sites, either alone or in combination with other policies and proposals, were identified for the following plan policies:

- Policy 13 – Land south of Dicketts Road, Corsham
- Policy 16 – Land at the Devizes Wharf, Assize Court and Wadworth Brewery, Devizes
- Policy 24 – Land north-east of Old Sarum, Salisbury
- Policy 25 – Land at Netherhampton Road Garden Centre
- Policy 26 – Land north of the Beehive Park and Ride, Old Sarum
- Policy 27 – Land North of Downton Road
- Policy 28 – Land south of Harnham
- Policy 29 – Land west of Coombe Road, Harnham
- Policy 30 – Land east of Church Road
- Policy 33 – The Maltings
- Policy 40 – Land South East of Empress Way
- Policy 45 – Land at Chopping Knife Lane, Marlborough
- Policy 46 - Land off Barton Dene
- Policy 53 – Land north of Trowbridge
- Policy 55 – Land at Innox Mills, Trowbridge
- Policy 61 – Land west of Mane Way, Westbury
- Policy 62 - Land at Bratton Road, Westbury

1.6.4 There is potential for likely significant effects from the following broad types of impact on the following European sites:

Physical loss of habitat - there is potential for likely significant effects on the River Avon SAC in relation to physical damage and loss and therefore this effect is considered further at the appropriate assessment stage.

⁵ [Local Plan Review consultation - Wiltshire Council](#)

⁶ PPG Paragraph: 011 Reference ID: 11-011-20140306

⁷ Wiltshire Local Plan Review Habitats Regulations Assessment Appropriate Assessment (LUC, June 2023)

Physical loss of habitat - functionally linked habitat - the following European sites have been screened in for assessment at the appropriate assessment stage in relation to the physical damage and loss at functionally linked habitat: Bath and Bradford on Avon Bats SAC; Salisbury Plain SPA; and River Avon SAC.

Non-physical disturbance – the River Avon SAC has been screened in for assessment at the appropriate assessment stage in relation to the non-physical disturbance.

Non-physical disturbance – functionally linked habitat – the River Avon SAC and Bath and Bradford on Avon Bats SAC have been screened in for assessment at the appropriate assessment stage in relation to the non-physical disturbance at functionally linked habitat.

Non-toxic contamination – the River Avon SAC has been screened in for assessment at the appropriate assessment stage in relation to non-toxic contamination.

Non-toxic contamination – functionally linked habitat - the River Avon SAC has been screened in for assessment at the appropriate assessment stage in relation to non-toxic contamination functionally linked habitat.

Air pollution - the River Avon SAC and Salisbury Plain SPA and SAC have been screened in for assessment at the appropriate assessment stage in relation to air pollution.

Air pollution - functionally linked habitat - the River Avon SAC and Salisbury Plain SPA and SAC have been screened in for assessment at the appropriate assessment stage in relation to air pollution functionally linked habitat.

Recreation and urban impacts – the following European sites have been screened in for assessment at the appropriate assessment stage in relation to recreational pressure: Avon Valley SPA and Ramsar; Bath and Bradford on Avon Bats SAC; Mells Valley SAC; New Forest SAC, SPA and Ramsar; River Avon SAC; and Salisbury Plain SAC and SPA.

Water quantity - the following European sites have been screened in for assessment at the appropriate assessment stage in relation to water quantity: Avon Valley SPA and Ramsar; and River Avon SAC.

Water quality - the following European sites have been screened in for assessment at the appropriate assessment stage in relation to water quality: River Avon SAC; Solent and Southampton Water SPA and Ramsar; Solent Maritime SAC; Solent and Isle of Wight Lagoons SAC; Solent and Dorset Coast SPA; Portsmouth Harbour SPA and Ramsar; and Chichester and Langstone Harbours SPA and Ramsar.

1.6.5 The Appropriate Assessment stage identified whether the above likely significant effects will, in light of mitigation and avoidance measures, result in adverse effects on the integrity of the European sites either alone or in-combination with other plans or projects. The AA concluded that no adverse effect on integrity will occur on European sites subject to the provision of safeguarding and mitigation measures as detailed in Chapter 6 of the Habitats Regulations Assessment.

1.6.6 These safeguarding and mitigation measures are highlighted in this SA Report against relevant policies in Chapter 6.

1.7 Difficulties encountered in compiling the required information and carrying out the sustainability appraisal

1.7.1 The collection of baseline information identified issues relating to accuracy of data, format of data and whether the research is up to date. This can cause limitations with the identification of issues and monitoring of the SA Objectives. Where there are gaps in the baseline data this has been identified but this can cause a degree of difficulty in forecasting effects.

- 1.7.2 The appraisal of policies is not always a straightforward process, particularly with it being an iterative process, and therefore, there will be some degree of uncertainty in the predicted outcomes.
- 1.7.3 A number of policy options were difficult to assess against SA objectives. This is particularly the case with topic specific policy options which may only have a significant impact on a small number of objectives. Where there is uncertainty, this can be reduced through research and professional judgement, although there will still remain an element of uncertainty. Where necessary a precautionary approach has been taken in the SA. This is to make sure that where there are likely impacts on the environment and a lack of scientific knowledge, action is taken.
- 1.7.4 Section 4.5 of the revised SA Scoping Report⁸ also discusses data limitations in collecting evidence and information at the scoping stage.

⁸ Wiltshire Local Plan Review SA/SEA Scoping Report (Wiltshire Council, September 2020)

2. Sustainability Appraisal Methodology

2.1 Introduction

- 2.1.1 This chapter sets out the methodology adopted for the SA which is in line with the National Planning Policy Framework (NPPF) and associated Planning Practice Guidance (PPG), SEA Regulations and government guidance on the Strategic Environmental Assessment (SEA) Directive⁹.
- 2.1.2 Figure 1.1 shows the SA process in relation to plan-making. It identifies several SA stages. Stage A (Scoping) has been completed and is summarised in Chapter 3. The SA Scoping Report¹⁰ is available as a separate document. This SA Report of the Reg 19 draft Plan covers SA Stages A-D.

2.2 Stage A – Scoping

- 2.2.1 The SA Scoping Report was published in February 2019¹¹ and a revised report published in September 2020¹², both after undergoing periods of consultation. Chapter 3 of this SA Report summarises the outcomes of the scoping stage.
- 2.2.2 The SA Scoping Report reports on a number of tasks as shown in Stage A of Figure 1.1. For further information, refer to the Scoping Report which is available as a separate document.

2.3 Stage B - Developing and refining alternatives and assessing likely effects

- 2.3.1 The SA considers and compares the likely effects of reasonable alternatives - the different realistic options considered by the plan-maker in developing the policies in the plan - as the plan evolves, and assesses these against the baseline environmental, economic and social characteristics of the area.
- 2.3.2 Essentially, this stage involves using information obtained from the scoping stage and further detailed evidence, to predict and evaluate the nature and significance of likely effects arising from the proposals so far, and to identify potential improvements and mitigation solutions.
- 2.3.3 Likely significant effects on environmental, economic and social factors, using the SA objectives outlined in the SA Framework (see section 3.6 and Appendix A), are identified, described and evaluated (employing the same level of detail for each alternative option).
- 2.3.4 Criteria for determining the likely significance of effects on the environment are set out in Schedule 1 to the Environmental Assessment of Plans and Programmes Regulations 2004¹³; this uses the following parameters to determine significance:
- Nature and magnitude of effect – i.e. positive or negative
 - Scale – i.e. local, regional, national
 - Permanence – i.e. permanent or temporary
 - Certainty
 - Duration – i.e. short, medium and long term
 - Sensitivity of receptor
 - Secondary, cumulative and synergistic effects
- 2.3.5 Evaluation involves forming a judgement on whether the predicted effects are likely to be significant. The principal technique used to assess the significance of effects is a qualitative assessment based on expert judgement and supported by specific evidence. Significance is based on a seven-point scale shown in Table 2.1, where positive and negative effects that are 'major' or 'moderate' are considered to be significant, whereas minor and neutral effects are not.

⁹ A Practical Guide to the Strategic Environmental Assessment Directive (ODPM, September 2005)

¹⁰ Wiltshire Local Plan Review SA/SEA Scoping Report (Wiltshire Council, September 2020)

¹¹ Wiltshire Local Plan Sustainability Appraisal Scoping Report (Wiltshire Council, February 2019)

¹² Wiltshire Local Plan Sustainability Appraisal Scoping Report (Wiltshire Council, September 2020)

¹³ <https://www.legislation.gov.uk/ukksi/2004/1633/regulation/16/made>

Table 2.1: Assessment scale for evaluating significance of likely effects

Assessment Scale	Assessment Category	Significance of Effect	Description of likely effect
+++ (+3 points)	Major positive	Significant	Option likely to have a major positive effect on the objective as it would help maximise opportunities
++ (+2 points)	Moderate positive		Option likely to have a moderate positive effect on the objective as it would help resolve an existing issue
+ (+1 point)	Minor positive	Not Significant	Option likely to have a minor positive effect on the objective as enhancement of existing conditions may result
0 points	Neutral effect		On balance option likely to have a neutral effect on the objective or no effect on the objective
- (-1 point)	Minor adverse		Option likely to have a minor adverse effect on the objective. Mitigation measures are readily achievable
-- (-2 points)	Moderate adverse	Significant	Option likely to have a moderate adverse effect on the objective. Mitigation likely to be difficult or problematic
--- (-3 points)	Major adverse		Option likely to have a major adverse effect on the objective with no satisfactory mitigation possible

SA Stage B - Assessment of Alternative Development Strategies

- 2.3.6 Chapter 4 and Annexes 1.1 – 1.4 present the assessment of various Alternative Development Strategies (ADS), emerging spatial strategies and revised spatial strategies for different distributions of employment and housing growth by Housing Market Area (HMA), in order to develop a preferred development strategy.
- 2.3.7 The ADS, emerging strategies and revised spatial strategies for each of the four HMAs were assessed against the 11 SA objectives (and associated decision-aiding questions), contained in the SA Framework at the time these assessments were first undertaken i.e. prior to the SA Scoping Report being revised in May 2020. This ensured consistency among all of the ADS assessments. The focus was on the environmental, economic and social impacts that are likely to be significant for each strategy, and possible mitigation measures that could reduce or improve these impacts.
- 2.3.8 For each SA objective, the assessment was undertaken on each settlement, as well as the rural area, called 'Rest of the HMA', for each strategy, with an average score calculated¹⁴. A higher requirement (based on the LHNA, FEMAA and ELR), lower requirement (based on the 'Standard Method', FEMAA and ELR), Emerging Spatial Strategy¹⁵ (Reg 18) and Revised Spatial Strategy¹⁶ (Reg 19) were assessed for each HMA. Additional strategies for the Salisbury HMA were also assessed due to revised evidence of housing and employment needs in that HMA. Summaries of each assessment for the four HMAs are presented in sections 4.2 to 4.5 of this report, with the detailed matrices contained in Annexes 1.1 – 1.4. The summaries show the average scores for each strategy against each SA objective. An overall score is then provided for each strategy, based on the following points system:

Key to likely significance of effects:					
+++	Major positive effect = +3 points	0	Neutral effect = 0 points	---	Major adverse effect = -3 points
++	Moderate positive effect = +2 points			--	Moderate adverse effect = -2 points
+	Minor positive effect = +1 point			-	Minor adverse effect = -1 point

¹⁴ Average scores are rounded up or down to nearest significance category e.g., -1.4 is rounded down to -1, -1.6 is rounded up to -2, -1.5 is rounded up to -2.

¹⁵ The Emerging Spatial Strategy was consulted on as part of the Reg 18 Local Plan Review consultation January – March 2021

¹⁶ The Revised Spatial Strategy is within the Reg 19 Local Plan Review.

SA Stage B - Assessment of potential development sites at Principal Settlements and Market Towns

2.3.9 A site selection process has been undertaken by the Council to select the potential 'reasonable alternative' sites at the Principal Settlements and Market Towns for further assessment through the SA. A summary of the Council's site selection process¹⁷ is shown in Figure 2.1:

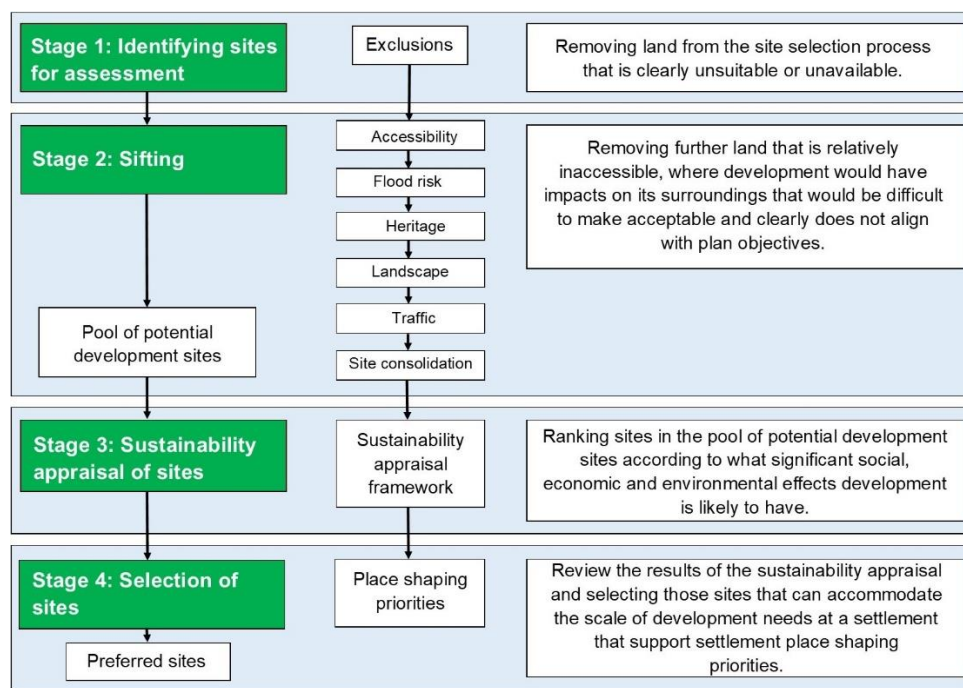


Figure 2.1: Local Plan Review Site Selection Process

2.3.10 This SA stage is shown as Stage 3 in Figure 2.1. The findings of other stages in the site selection process are documented in separate evidence papers for the Principal Settlements and Market Towns.

2.3.11 Stages 1 and 2 of the Council's site selection process excluded sites for various reasons. Sites at the Principal Settlements and Market Towns that were not excluded through Stages 1 and 2 were regarded as 'reasonable alternatives' and assessed against the 12 SA objectives in the revised SA Framework¹⁸ (see section 3.6 and Appendix A) and the findings reported in this SA Report. Summaries are presented in sections 5.2 to 5.16 and detailed matrices in Annexes 2.1 – 2.15.

2.3.12 Each of the sections 5.2 to 5.16 includes a map showing the location of the potential development sites assessed, a summary table of the overall assessment scores for each site and a brief summary of the main findings. In the summary table of overall assessment scores, sites are presented in order of sustainability performance with the more sustainable sites towards the top and less sustainable sites towards the bottom. A sites' position in the table has been informed by the detailed assessments in Annexes 2.1 – 2.15 and by calculating an overall score based on scores against each SA objective.

2.3.13 The assessment of each individual site has been informed by detailed evidence of likely effects and their significance, and potential mitigation measures, received from internal and external stakeholders.

2.3.14 This SA assessment has informed the selection of sites by the Council for more detailed assessment, shown as Stage 4 in Figure 2.1. This further assessment of sites and decisions on sites to take

¹⁷ Refer also to evidence paper 'Site Selection Methodology' (Wiltshire Council, September 2023)

¹⁸ Note that the assessment of potential sites at the Principal Settlements and Market Towns uses the revised SA Framework which was consulted on from 22nd May 2020 to 3rd July 2020 with the 'consultation bodies' (Natural England, Historic England, Environment Agency)

forward as plan allocations is documented in separate evidence papers for the Principal Settlements and Market Towns.

SA Stage B - Assessment of Plan objectives and proposed policies

- 2.3.15 Chapter 6 presents a qualitative assessment of the Plan policies against the SA Framework. This chapter includes an assessment of the Plan's objectives against the objectives in the revised SA Framework as it is important for the Plan's objectives to be in accordance with sustainability principles.
- 2.3.16 The assessment of policies evaluates the likely effects of the policies, with a focus on effects that are considered likely to be significant and suggests ways of improving policies in sustainability terms. Detailed assessment of policies is presented in Annex 3 to this SA Report. Chapter 6 includes a brief summary of findings and any recommendations for improving the sustainability of a policy. It also includes any mitigation recommended in the Habitats Regulations Assessment¹⁹ (where applicable). Recommendations from the SA for improving the sustainability attributes of Plan policies are presented in Appendix B together with Wiltshire Council's response to these recommendations.
- 2.3.17 The assessment of various Alternative Development Strategies (ADS) and emerging and revised spatial strategies (outlined in Chapter 4 of this report and Annex 1) has informed Policy 1 (Settlement Strategy), Policy 2 (Delivery Strategy) and the various area strategies that are based on Principal Settlements and Market Towns.
- 2.3.18 The policies that allocate land for development have been informed by the 'reasonable alternative' site assessments outlined in Chapter 5 of this report and in Annex 2. Further information on the selection of any sites as allocations for development is outlined in separate evidence documents for each Principal Settlement and Market Town.
- 2.3.19 The policies in the draft Plan that are theme based are considered to be in accordance with higher level policy e.g. NPPF, legislation and other locally derived evidence. These policies are considered to be reasonable options for dealing with these various themes/issues in planning terms and it is not considered necessary to assess other alternatives to these policies in the SA.

2.4 Secondary, cumulative and synergistic effects assessment

- 2.4.1 Schedule 2 of the SEA Regulations requires that the assessment of effects include secondary, cumulative and synergistic effects. Secondary or indirect effects are effects that are not a direct result of the plan but occur away from the original effect or as a result of a complex pathway. Cumulative effects arise where several proposals individually may or may not have a significant effect, but in combination have a significant effect due to spatial crowding or temporal overlap. Cumulative effects may arise from individual policies within a plan and also between different plans. Synergistic effects are when two or more effects act together to create an effect greater than the simple sum of the effects acting alone.
- 2.4.2 Refer to Chapter 7 which includes an assessment of the combined effects of plan policies, any secondary, cumulative and synergistic effects of plan policies and any likely cumulative effects between the Local Plan Review and other plans.

2.5 Stage C- Prepare the SA Report

- 2.5.1 An Interim SA Report was prepared, to accompany the Reg 18 LPR consultation in January 2021. This current SA Report, presenting the findings of Stages A-C, accompanies the Reg 19 version of the LPR.

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

- 2.6.1 This SA Report accompanies the Reg 19 version of the Local Plan Review (LPR).

¹⁹ Wiltshire Local Plan Review Habitats Regulations Assessment Appropriate Assessment (LUC, June 2023)

- 2.6.2 In accordance with Reg 13 of the SEA Regulations, the SA Report is made available alongside the Reg 19 draft Plan and copies of the documents sent to the three 'consultation bodies' – Natural England, Environment Agency and Historic England.
- 2.6.3 As well as the 'consultation bodies', those *'persons who, in the authority's opinion, are affected or likely to be affected by, or have an interest in the decisions involved in the assessment and adoption of the plan'* are also being consulted.

3. Sustainability Appraisal Scoping

3.1 Introduction

- 3.1.1 The 'scoping' stage of the sustainability appraisal (SA) is the first stage in the process and involves identifying the scope and level of detail of the information to be included in the SA report. It sets out the context, objectives and approach of the assessment and identifies relevant environmental, economic and social issues and objectives.
- 3.1.2 The scoping stage is a key stage in the process and a Scoping Report has been produced which is a useful way of presenting information at the scoping stage. A key aim of the scoping procedure is to help ensure the SA process is proportionate and relevant to the plan being assessed.

3.2 Consultation requirements

- 3.2.1 When deciding on the scope and level of detail of the information to be included in the report, the plan-maker must consult the consultation bodies²⁰ – Natural England, Environment Agency and Historic England. These bodies were consulted on a Scoping Report²¹ setting out the scope and level of detail of the information to be included in the SA, between 7th November 2017 and 19th December 2017. Further details on that consultation are set out in chapter 7 of that Scoping Report.
- 3.2.2 In May 2020, Wiltshire Council produced an updated draft Scoping Report for consultation. This was not a wholesale review but was undertaken to take account of the Climate Emergency acknowledged by Wiltshire Council in February 2019 and the commitment to seek to make the county of Wiltshire carbon neutral by 2030. Updates also take account of the revised NPPF published in February 2019 and 'made' neighbourhood plans in Wiltshire. The SA Framework was amended to improve the conciseness and clarity of the SA objectives and decision-aiding questions to ensure greater effectiveness when considering likely significant effects of the Wiltshire Local Plan.
- 3.2.3 The updated draft Scoping Report²² was sent to the three 'consultation bodies' for their comments between 22nd May 2020 and 3rd July 2020 and comments received were considered before publishing a final Scoping Report²³. The sections below summarising the different elements of the scoping stage refer to the September 2020 version of the Scoping Report.
- 3.2.4 In this SA Report, the assessment of Alternative Development Strategies (ADS), Emerging Spatial Strategies and Revised Spatial Strategies has been undertaken using the 11 SA objectives contained within the original SA Scoping Report because that work commenced prior to the Scoping Report being revised. This has ensured a consistent approach across those assessments. Assessment of reasonable alternative development sites at Principal Settlements and Market Towns, Plan objectives and policies and other elements of the Plan has been undertaken using the 12 SA objectives contained within the revised Scoping Report.

3.3 Identifying other relevant plans, programmes and sustainability objectives

- 3.3.1 The SEA Regulations²⁴ require that information should be provided on:
- *'The relationship [of the plan or programme] with other relevant plans and programmes'*
 - *'The environmental protection objectives, established at international, [European] Community or [national] level, which are relevant to the plan or programme and the way those objectives and any environmental considerations have been taken into account during its preparation'*

²⁰ Regulation 4 of the Environmental Assessment of Plans and Programmes Regulations 2004 defines certain organisations with environmental responsibilities as consultation bodies. In England the consultation bodies are Historic England, Natural England and the Environment Agency.

²¹ Wiltshire Local Plan Sustainability Appraisal Scoping Report (Wiltshire Council, February 2019)

²² Wiltshire Local Plan Sustainability Appraisal/Strategic Environmental Assessment Draft Scoping Report (Wiltshire Council, May 2020)

²³ Wiltshire Local Plan Sustainability Appraisal/Strategic Environmental Assessment Scoping Report (Wiltshire Council, September 2020)

²⁴ Environmental Assessment of Plans and Programmes Regulations 2004

- 3.3.2 The Wiltshire Local Plan is prepared in the context of other plans and programmes. The Plan must comply with national planning policy and reflect other European, national, regional and local plans and strategies, providing an additional level of detail for the spatial planning framework. The Plan should be set in the context of national, regional and local objectives along with strategic planning, transport, social, economic and environmental policies. This assessment ensures that the objectives for assessing the Plan generally adhere to, and are not in conflict with, objectives found in other plans, programmes and policies. It can also be used to ascertain potential conflicts between objectives, which may need to be addressed as part of the process.
- 3.3.3 The methodology for undertaking this exercise is explained in chapter 3 of the July 2020 Scoping Report. All of the plans, programmes and policies assessed are listed in Table 3.1 of that report and further details of each one are contained in Appendix A of that report. The assessment covers the following topic areas:
- Air quality and environmental pollution
 - Water resources and flood risk
 - Climatic factors and energy
 - Healthy and inclusive communities
 - Generic documents relevant to the Wiltshire Local Plan Review
 - Biodiversity
 - Landscapes
 - Transport
 - Economy and enterprise
 - Land and soil resources
 - Population and housing
 - Historic environment

3.4 Baseline characteristics

- 3.4.1 The SEA Regulations²⁵ require that the Environmental Report should provide information on:
- *'The relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan or programme'*
 - *'any existing environmental problems which are relevant to the plan or programme including, in particular, those relating to any areas of a particular environmental importance, such as areas designated pursuant to Council Directive 79/409/EEC on the conservation of wild birds(a) and the Habitats Directive'*
- 3.4.2 In addition to the requirements of the SEA Regulations, the statutory SA process requires the collection of additional information on social and economic characteristics of the plan area. Baseline information provides the basis for predicting and monitoring effects and helps identify sustainability problems and alternative ways of dealing with them. Sufficient information about the current and likely future state of the plan area is required to allow the plan's effects to be adequately predicted.
- 3.4.3 The collection of baseline data and the development of the SA framework should inform each other. The review and analysis of relevant plans and programmes also influences data collection. The collection of baseline data is an iterative process and should not be viewed as a one-off exercise conducted at this stage only. The data collected and list of relevant plans and programmes has been reviewed to ensure the most up-to-date baseline information is reflected within this SA report. In deciding what and how much baseline data to collect, the key determining factor is the level of detail required to appraise the plan proposal against the SA objectives.
- 3.4.4 An initial set of baseline data has been extracted from a wide range of available publications and datasets. Sources have included, among others, national government and government agency websites, census data and information provided by Wiltshire Council. No primary research has been conducted. Baseline information is presented in detail in the July 2020 SA Scoping Report, chapter 4 and Appendix B. It should also be noted that more detailed baseline information will be collated from internal and external sources for the various development locations proposed by the Local Plan Review and this will inform the ongoing SA.

²⁵ Environmental Assessment of Plans and Programmes Regulations 2004

3.5 Identifying key sustainability issues and problems

- 3.5.1 The requirement to identify sustainability problems and issues arises from the SEA Regulations²⁶, where the Environmental Report should include:
- *'any existing environmental problems which are relevant to the plan or programme including, in particular, those relating to any areas of a particular environmental importance, such as areas designated pursuant to Council Directive 79/409/EEC on the conservation of wild birds(a) and the Habitats Directive'*
- 3.5.2 The identification of sustainability issues and problems in Wiltshire provides a means of defining key issues for the Plan and to influence the respective Plan objectives and options. The analysis of baseline data informs the key sustainability issues and problems and the development of the SA Framework.
- 3.5.3 This section describes the current situation and highlights the key issues faced within Wiltshire. It does not attempt to cover all of the issues but identifies those that are considered to be a priority in terms of sustainability. Key sustainability issues and problems have been derived by analysing the baseline data and contextual information from plans, programmes and policies, and assessing what the likely significant issues will be over the longer term i.e. 10 years +.
- 3.5.4 It should be noted that some of the sustainability issues and problems identified are not necessarily under the Plan's direct field of influence, for example an ageing population. However, it is considered important to reflect these where there may be indirect causality that can potentially be shaped by planning policies through the Plan.
- 3.5.5 Chapter 5 of the July 2020 Scoping Report presents the results of the analysis of key sustainability issues and problems for Wiltshire.

3.6 Developing the Sustainability Appraisal Framework

- 3.6.1 The final stage of scoping is the development of the SA Framework. The SA Framework is a key component in undertaking the SA by synthesising the plans, programmes and policies, the baseline information and sustainability issues into a systematic and easily understood tool that allows the prediction and assessment of effects considered likely to arise from the implementation of the Plan. Though the SEA Directive and Regulations do not specifically require the use of objectives in the SEA process, they are a recognised and useful way in which environmental effects can be described, analysed and compared at key stages of the plan development.
- 3.6.2 SA objectives and decision-aiding questions have been drawn up under the three sustainable development dimensions: social, economic and environmental. SA objectives for the Plan have been worded so that they reflect one single desired direction of change for the theme concerned and do not overlap with other objectives. They include both externally imposed social, environmental and economic objectives; as well as others devised specifically in relation to the context of the Plan. The SA objectives have also been worded to take account of local circumstances and concerns feeding from the analysis of sustainability issues.
- 3.6.3 A set of decision aiding questions has been derived to capture the change likely to arise from the Plan implementation and they play a role in the assessment itself. Detailed decision aiding questions can help to ensure that all the key issues to be considered in the SA are incorporated in the SA framework.
- 3.6.4 The SA Framework is included in Appendix A. It should be noted that the previous SA Framework, included within the February 2019 SA Scoping Report, was applied in the assessment of the Alternative Development Strategies (ADS) (Chapter 4) because that was the current SA Framework at the time work was started on assessing the ADS i.e. prior to May 2020 when the SA Scoping Report was updated and consulted on.

²⁶ Environmental Assessment of Plans and Programmes Regulations 2004

4. Assessment of Alternative Development Strategies

4.1 Introduction

- 4.1.1 Wiltshire Council's Cabinet²⁷ approved next steps for the review of the Wiltshire Local Plan in 2019 in relation to the development strategy and the testing of a range of employment and housing growth for Wiltshire. This range included consideration of Alternative Development Strategies (ADS) for different distributions of employment and housing growth by Housing Market Area (HMA) to be considered through the plan-making process in order to develop a preferred development strategy.
- 4.1.2 Cabinet, on 26th March 2019, had previously agreed the extent of the proposed Chippenham HMA, Salisbury HMA, Swindon HMA (Wiltshire part) and Trowbridge HMA and that they were an appropriate basis for assessing housing and employment distribution within Wiltshire. The four HMAs, together with Functional Economic Market Area Assessment (FEMAA) boundaries which form the basis for disaggregating the need for employment land, are shown below.

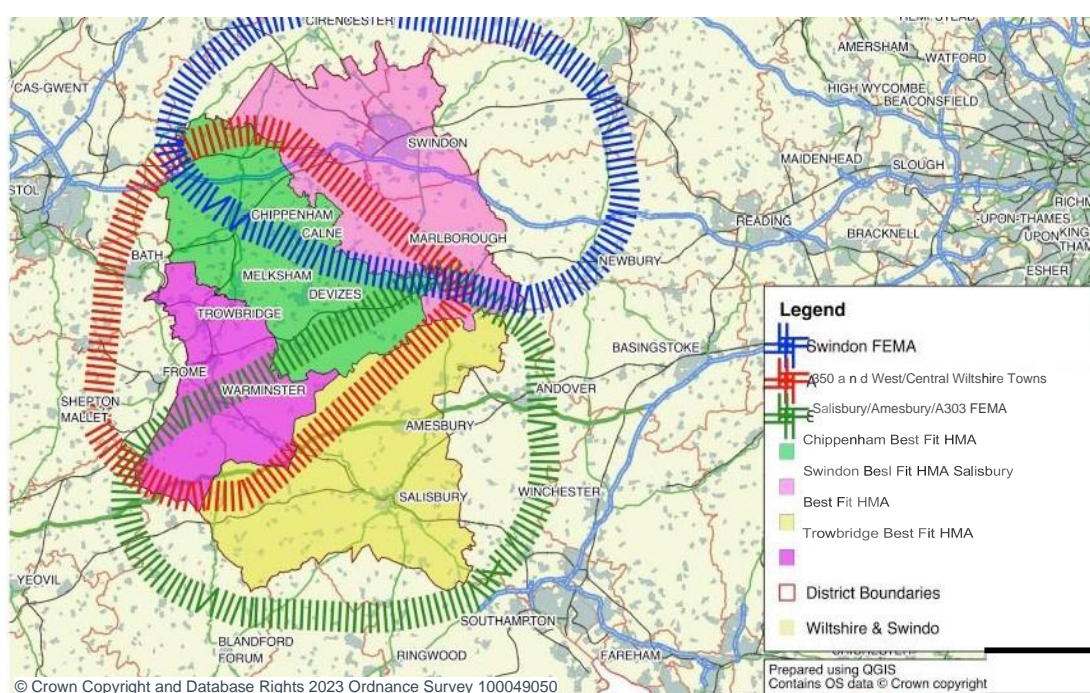


Figure 4.1: Wiltshire HMA and FEMAA boundaries

- 4.1.3 A report²⁸ presented to the 30th April 2019 Cabinet set out the development of ADS for each of the four HMAs. It explained that the result of the Standard Method²⁹ is the starting point for plan-making and represents the minimum number of homes needed in the local authority area. Based on the latest government position at that time, 40,840 homes was the minimum local housing need for Wiltshire for the period 2016 to 2036.
- 4.1.4 However, national policy and advice also indicated that local planning authorities should keep their local housing needs assessment under review as new, more up-to-date data becomes available, and that, considering other factors, a local housing need figure higher than the standard method may be appropriate. Wiltshire Council and Swindon Borough Council commissioned a Local Housing Needs Assessment³⁰ (LHNA) in 2019 which suggested that a figure for local housing needs could take into

²⁷ Agenda and all supporting documents available on the Wiltshire Council website at <https://cms.wiltshire.gov.uk/ieListDocuments.aspx?CId=141&MId=12497&Ver=4>

²⁸ Wiltshire Local Plan Review Update: Strategy Development. Available on the Wiltshire Council website at: <https://cms.wiltshire.gov.uk/documents/s160871/Report%20Wiltshire%20Local%20Plan%20Review%20Update%20-%20Strategy%20Development.pdf>

²⁹ As per NPPF paragraph 61

³⁰ Swindon Borough Council & Wiltshire Council Local Housing Needs Assessment 2019 – Report of Findings (ORS, April 2019)

consideration longer term migration trends and anticipated growth in number of jobs in the county, and that 45,600 homes would be required for the period 2016-2036.

- 4.1.5 Evidence³¹ therefore suggested that the Wiltshire Local Plan Review (and SA) should consider and test a range of local housing needs from 40,840 to 45,600 homes for the period 2016 to 2036. The SA has therefore assessed the likely effects of delivering both higher and lower housing needs figures as 'reasonable alternatives' through various distribution options within the four HMAs. The basis for this assessment is the SA Framework as outlined in Chapter 2.
- 4.1.6 In terms of employment land, the Swindon and Wiltshire Functional Economic Market Area Assessment³² (FEMAA) supported by the Wiltshire Employment Land Review (ELR) 2017,³³ formed the basis for disaggregating the need for employment land in the county.

Disaggregating HMA housing and employment needs to Principal Settlements, Market Towns and Rest of HMA (rural areas)

- 4.1.7 The starting point for disaggregating HMA housing and employment needs was to test a straightforward proportionate roll forward of the Wiltshire Core Strategy distribution. This was then used as a basis for identifying reasonable alternative development strategies to be further assessed through the SA. The methodology and possible distributions to each HMA and the Principal Settlements, Market Towns and Rest of HMA (rural areas) were set out in Cabinet 30th April 2019 papers³⁴ and subsequently approved by Cabinet.
- 4.1.8 The alternative strategies for each of the four HMAs are as follows:

Chippenham HMA – Alternative Development Strategies
Chippenham Strategy A (CH-A) - Roll forward the Core Strategy Housing and employment land requirements are increased by 45% and distributed pro-rata to roll forward the current strategy. New employment allocations proposed only at Calne, Corsham and Melksham.
Chippenham Strategy B (CH-B) - Chippenham Expanded Community More constrained settlements (Corsham, Calne, Devizes and Malmesbury) continue at Core Strategy rates of growth. Chippenham receives the balance. New employment allocations proposed only at Chippenham and Calne.
Chippenham Strategy C (CH-C) - Melksham Focus Housing requirements based on economic forecast for Melksham and follow a recent track record of sustained economic growth. The strategy diverts the scale of new housing away from settlements that are more environmentally constrained or sensitive. New employment land proposed only at Melksham and Corsham.
Salisbury HMA – Alternative Development Strategies
Salisbury Strategy A (SA-A) - Roll forward the Core Strategy Housing and employment land requirements are reduced by 11% and distributed pro-rata rolling forward the current strategy. New employment land proposed only at Salisbury/Wilton and Tidworth/Ludgershall.
Salisbury Strategy B (SA-B) - Focus on Salisbury Scales of housing development at Amesbury, Tidworth and Ludgershall are constrained to around current levels of commitments. The residual need is met at Salisbury. New employment land proposed only at Salisbury.
Salisbury Strategy C (SA-C) - Focus on the rest of the HMA Growth at Salisbury, Amesbury and Tidworth and Ludgershall constrained to around current levels of commitments. Remaining balance of housing needs focussed on the rural area. For employment, the rest of the HMA accommodates growth which follows development trends for small scale employment growth in the rural parts of the HMA.
Salisbury Strategy D (SA-D) - Boscombe/Porton New Community Housing at Salisbury, Amesbury and Tidworth/Ludgershall is constrained to current levels of commitments. Recognises that employment growth has taken place in the Boscombe and Porton area and directs housing growth to a new community related to this economic potential. New employment land proposed only at Boscombe and/or Porton.

³¹ Updated evidence on housing needs is outlined in Wiltshire Local Plan Review Revising the Spatial Strategy (Wiltshire Council, September 2023). Revised housing requirements are assessed for each HMA in the SA under 'Revised Spatial Strategy' in 4.2 – 4.5.

³² Swindon and Wiltshire Functional Economic Market Area Assessment (Hardisty Jones Associates, December 2016)

³³ Wiltshire Employment Land Review (Hardisty Jones Associates, May 2018)

³⁴ Appendix 4 – Chippenham Housing Market Area Assessment Summary; Appendix 5 - Salisbury Housing Market Area Assessment Summary; Appendix 6 - Swindon Housing Market Area Assessment Summary; Appendix 7 - Trowbridge Housing Market Area Assessment Summary.

Swindon HMA – Alternative Development Strategies
Swindon Strategy A (SW-A) - Roll forward the Core Strategy Housing and employment land requirements are reduced by 16% and distributed pro-rata rolling forward the current strategy.
Swindon Strategy B (SW-B) - Focus on Royal Wootton Bassett Development is constrained at Marlborough to current commitments. No further development beyond existing commitments west of Swindon. The balance is focussed on Royal Wootton Bassett. New employment land proposed only at Royal Wootton Bassett.
Swindon Strategy C (SW-C) - Focus on the rest of the HMA Growth in the rural area is set to levels achieved 2006-2016. Development is constrained at Marlborough to current commitments and reduced at Royal Wootton Bassett. No further development beyond existing commitments west of Swindon. New employment land only proposed at Marlborough and rest of the HMA.

Trowbridge HMA – Alternative Development Strategies
Trowbridge Strategy A (TR-A) - Roll forward the Core Strategy Housing and employment land requirements are decreased by 4% and distributed pro-rata rolling forward the current strategy.
Trowbridge Strategy B (TR-B) - Westbury Growth Point Housing requirements for Westbury are led by employment forecasts. Consequential reductions to reflect existing commitments are focussed on Bradford on Avon and Trowbridge. New employment land proposed only at Westbury.
Trowbridge Strategy C (TR-C) - Focus on the rest of the HMA Housing requirements for the rest of the HMA are aligned to actual rates of past house building. Housing requirements are lower than TR-A at Trowbridge and Bradford on Avon as a result. New employment land proposed only in the rest of the HMA.

- 4.1.9 Each of the strategies shown above were assessed against the 11 SA objectives (and associated decision-aiding questions), contained in the SA Framework at the time this assessment was first commenced i.e. prior to the SA Scoping Report being revised in May 2020. The focus was on the environmental, economic and social impacts that are likely to be significant for each strategy. The SA identifies likely significant positive and negative effects that the strategies may have and potential mitigation measures that may help reduce any adverse effects and/or maximise benefits.
- 4.1.10 For each SA objective, the assessment was undertaken on each settlement, including the rural area 'Rest of the HMA', for each strategy. Both the higher requirement (based on the LHNA, FEMAA and ELR) and lower requirement (based on the 'Standard Method', FEMAA and ELR) were assessed. An assessment was then undertaken on an 'Emerging Spatial Strategy' for each of the four HMAs that took into account the findings of the SA of the lower and higher requirement. This was then followed by an assessment of a 'Revised Spatial Strategy'³⁵. A summary of the assessments by HMA follows.

4.2 Chippenham Housing Market Area (HMA)

- 4.2.1 In relation to the Chippenham HMA, the Local Housing Needs Assessment³⁶ (LHNA) proposed a 45% increase in the number of homes compared to the Wiltshire Core Strategy. Data from the Swindon and Wiltshire FEMAA and the Wiltshire Employment Land Review (ELR) indicated that about 61 ha of available employment land was needed in the Chippenham HMA; given the amount of employment land built since 2016, with planning permission or allocated in the development plan, there was a residual to identify of about 9 hectares.

Strategies based on 'Standard Method', FEMAA and Wiltshire ELR (lower growth strategies)

- 4.2.2 Based on the findings of the 'Standard Method', FEMAA and Wiltshire ELR, the following three strategies were subject to SA:

³⁵ Wiltshire Local Plan Review – Revising the Spatial Strategy Evidence Paper (Wiltshire Council, September 2023)

³⁶ Swindon Borough Council & Wiltshire Council Local Housing Needs Assessment 2019 – Report of Findings (ORS, April 2019)

Table 4.1: Chippenham HMA - Proposed distribution of housing and employment requirements (Standard Method, FEMAA, Wiltshire ELR)

Settlement/area	Option CH-A		Option CH-B		Option CH-C	
	Housing	Employment (ha)	Housing	Employment (ha)	Housing	Employment (ha)
Calne	1750	5	1230	7	1375	0
Chippenham	5495	0	8335	2	5915	4
Corsham	1485	2	1040	0	1165	0
Devizes	2450	0	1715	0	1920	0
Malmesbury	1075	0	755	0	845	0
Melksham	2730	2	1910	0	3370	5
Rest of HMA	2425	0	2425	0	2815	0
TOTAL	17410	9	17410	9	17410	9

4.2.3 A summary of the assessment scores is shown in the following table. Detailed assessment matrices are presented in Annex 1.1. The table below shows average scores³⁷ for each strategy against each SA objective, and an overall score³⁸ for each strategy.

	SA 1	SA 2	SA 3	SA 4	SA 5	SA 6	SA 7	SA 8	SA 9	SA 10	SA 11	Overall score
Strategy CH-A	-1.4	-1.3	-1.3	-1.6	-1.6	-1.4	-1.3	1.0	1.0	-1.6	1.3	-8.2
Strategy CH-B	-1.3	-1.3	-1.1	-1.6	-1.3	-1.3	-1.4	0.9	1.3	-1.1	1.3	-6.9
Strategy CH-C	-1.3	-1.4	-1.1	-1.6	-1.3	-1.1	-1.3	1.1	1.1	-1.6	1.3	-7.2

4.2.4 A summary of the key findings is as follows:

- Strategy CH-B (Chippenham expanded community) is marginally considered the ‘more’ sustainable strategy, although CH-B and CH-C have virtually identical scores and at this level of growth, either strategy could come forward without significant sustainability impacts.
- Strategy CH-A is likely to have more adverse effects overall than the other two strategies because growth is distributed more evenly to all of the other settlements and Rest of HMA. This results in more significant likely adverse environmental effects in those other places.
- As CH-B focuses a significantly higher amount of the housing and employment at Chippenham and proportionately lower amounts at all of the other settlements and Rest of the HMA, most of the significant adverse effects and benefits relate to Chippenham, whilst many of the effects, both positive and negative, at the other locations are minor, with some notable exceptions.
- Strategy CH-C would still locate a significant level of growth to Chippenham with subsequent significant environmental effects and social and economic benefits, but this much reduced level compared with CH-B may not deliver the appropriate infrastructure to allow effective mitigation. Proposed growth at Melksham through this strategy is considerably higher than CH-B which may better deliver significant investment in infrastructure than through CH-B.

4.2.5 The main recommendations and mitigation measures stemming from this assessment are as follows:

- **Main Recommendation** – it is recommended that, if possible, an amended or additional strategy could be explored that would reduce development levels in/around the more ecologically constrained settlements of Corsham and Malmesbury and in Devizes where there is traffic congestion and poor air quality in the town centre, and re-distribute growth at settlements with less ecological constraints, such as to Calne and Melksham. As Corsham lies within the Bath and Bradford on Avon Bats SAC, the settlement is considered to be the most sensitive to impacts on biodiversity.

³⁷ Calculated by adding the scores for each settlement (including ‘Rest of HMA’) and dividing by the number of settlements

³⁸ Calculated by adding the scores for each SA objective for each strategy

- **Chippenham** – lower levels of housing growth under CH-A and CH-C is only likely to have minor benefits for the town as residual requirements would be just 884 and 1304 dwellings respectively in the plan period to 2036. CH-B is the only strategy of the three that would deliver an adequate supply of affordable housing to meet need.
- **Calne** – Calne has fewer environmental constraints but poor air quality and a designated AQMA in the town centre. Strategy CH-B would deliver 7ha of employment land but only a residual housing amount of 40 dwellings to 2036. It is recommended that the level of housing is significantly increased at Calne to meet needs and to provide solutions through infrastructure provision to traffic congestion and subsequent air quality issues.
- **Corsham** – it is recommended that a lower level of housing is provided at Corsham due to ecological constraints. Strategy CH-B would still leave a residual requirement of 565 dwellings at Corsham and this may be an appropriate balance given Corsham’s location in relation to the SAC.
- **Devizes** – it is recommended that a lower level of housing is provided at Devizes due to ongoing air quality issues at various locations in the town centre and likely difficulty to mitigate these issues.
- **Malmesbury** – the town is constrained in heritage terms and it is recommended that a lower level of growth is directed to the town. However, it has also been noted that the ratio of house price to earnings in Malmesbury continues to be one of the highest in Wiltshire at 14.13 and delivery of affordable homes should be prioritised.
- **Melksham** – environmental constraints are fewer than at other towns in the HMA but if higher growth levels are directed to the town, it must be accompanied by suitable infrastructure that will resolve existing pressures on the highway network.
- **Rest of the HMA** – lower levels of growth through strategies A and B are likely to have adverse effects in rural parts of the HMA as a continuation of relatively low levels of housing growth at small and large villages is likely to exacerbate affordability issues. It is considered that the rural areas are able to accommodate a higher level of growth.

Strategies based on LHNA, FEMAA and Wiltshire ELR (higher growth strategies)

4.2.6 Based on the findings of the LHNA, FEMAA and Wiltshire ELR, the following three strategies were subject to SA:

Table 4.2: Chippenham HMA - Proposed distribution of housing and employment requirements (LHNA, FEMAA, Wiltshire ELR)

Settlement/area	Strategy CH-A		Strategy CH-B		Strategy CH-C	
	Housing	Employment (ha)	Housing	Employment (ha)	Housing	Employment (ha)
Calne	2050	5	1440	2	1610	0
Chippenham	6441	0	9765	7	6930	0
Corsham	1740	2	1220	0	1365	4
Devizes	2870	0	2010	0	2250	0
Malmesbury	1260	0	885	0	990	0
Melksham	3199	2	2240	0	3950	5
Rest of HMA	2840	0	2840	0	3300	0
TOTAL	20400	9	20400	9	20395	9

4.2.7 A summary of the assessment scores is shown in the following table. Detailed assessment matrices are presented in Annex 1.1. The table below shows average scores³⁹ for each strategy against each SA objective, and an overall score⁴⁰ for each strategy.

	SA 1	SA 2	SA 3	SA 4	SA 5	SA 6	SA 7	SA 8	SA 9	SA 10	SA 11	Overall score
Strategy CH-A	-1.6	-1.6	-1.3	-1.6	-1.6	-1.6	-1.6	1.3	1.7	-1.7	1.3	-8.3
Strategy CH-B	-1.3	-1.3	-1.1	-1.6	-1.3	-1.3	-1.4	0.9	1.3	-1.3	1.3	-7.1
Strategy CH-C	-1.6	-1.6	-1.1	-1.6	-1.4	-1.3	-1.3	1.4	1.3	-1.6	1.3	-7.5

4.2.8 A summary of the key findings is as follows:

- Strategy CH-B (Chippenham expanded community) is considered the ‘more’ sustainable strategy when considered against the other two strategies. CH-B is assessed as being ‘more’ sustainable against 8 of the 11 SA objectives, though sometimes jointly with other strategies.
- Strategies CH-A and CH-C are likely to have more adverse effects overall than CH-B because growth is distributed more evenly to all of the other settlements and Rest of HMA. This results in more significant likely adverse environmental effects in those other places.
- As CH-B focuses a significantly higher amount of the housing and employment at Chippenham and proportionately lower amounts at all of the other settlements and Rest of the HMA, most of the significant adverse effects and benefits relate to Chippenham, whilst many of the effects, both positive and negative, at the other locations are minor, with some notable exceptions. This strategy may be acceptable at Chippenham if accompanied by significant new infrastructure. However, the other settlements may not be able to provide sufficient affordable housing to meet demand or employment sites to allow local businesses to expand and to prevent out-commuting to larger settlements.

4.2.9 The main recommendations and mitigation measures stemming from this assessment are as follows:

- **Main Recommendation** - a key recommendation of this SA is to explore an additional/amended development strategy that would reduce proposed development levels in/around the more environmentally constrained settlements of Malmesbury, Corsham and Devizes to the lower levels in Strategy CH-B (or lower). Such a strategy would increase the growth requirement at the less environmentally constrained settlements of Melksham, Calne and Chippenham and in the Rest of the HMA. It is considered that such a strategy would reduce the likelihood of significant adverse environmental effects which would be problematic to mitigate in those more constrained settlements, whilst increasing benefits and providing more opportunities and greater viability for infrastructure provision in more suitable settlements that could reduce adverse effects still further.
- **Chippenham** - the proposed level of growth at Chippenham under all three strategies is significant and considered likely to have significant adverse effects on biodiversity, efficient and effective use of land, water resources, transport and environmental pollution, where mitigation measures are likely to be possible but problematic. Under CH-B where growth levels are significantly higher, there are also likely significant adverse effects on climate change adaptation, heritage assets and landscapes. However, at this stage, the assessment of likely significant effects is based on the level of growth proposed and a high-level assessment of constraints around the town, not on actual development locations, which are not known. Further, more detailed, assessment will be carried out at individual site level where more specific mitigation measures, including possible infrastructure provision that could reduce the likelihood of significant adverse effects, can be taken into account.

³⁹ Calculated by adding the scores for each settlement (including ‘Rest of HMA’) and dividing by the number of settlements

⁴⁰ Calculated by adding the scores for each SA objective for each strategy

- **Chippenham** - under strategy CH-B where housing and employment growth levels are significantly higher, the assessment has found likely major benefits for affordable housing and employment provision, although this may result in a shortfall in provision in other parts of the HMA where demand for affordable homes may be high, particularly in Malmesbury and Corsham, and where new employment sites may be needed to allow local businesses to expand. Major benefits could also be expected in terms of SA objective 9, supporting investment into areas suffering from deprivation and into health services. Additionally, this significant level of growth should be able to support new secondary level schooling provision which will reach capacity in forthcoming years.
- **Calne** – the town is considered less environmentally constrained than Malmesbury, Corsham and Devizes. However, higher growth strategies may have adverse effects on biodiversity, efficient and effective use of land, climate change adaptation, transport and heritage. The key issue is transport through the town centre where there is peak time congestion and a longstanding Air Quality Management Area (AQMA) in the town centre. Mitigation measures to reduce the effects of additional growth at higher levels could include robust sustainable transport measures that would reduce town centre traffic volumes, locating new development with good access and within easy walking/cycling distance to the town centre and ensuring that development is accompanied by highways infrastructure that could help resolve existing issues and reduce the effects of poor town centre air quality.
- **Calne** – under the ‘more’ sustainable strategy CH-B, existing housing commitments would deliver a significant proportion of the housing requirement for Calne, leaving just 250 additional dwellings to be identified to maintain supply to 2036. This is expected to have negative consequences for affordable housing provision - existing commitments would likely be built out within the next 10 years, meaning that there would be a low level of homes being delivered in the latter half of the plan period.
- **Corsham** – the assessment has found likely significant adverse effects in relation to biodiversity, heritage assets and landscapes for all strategies, where mitigation would be problematic. It is considered that Corsham is the most environmentally constrained settlement within the strategies and it is recommended that levels of growth are kept at a reduced level at Corsham to reduce the likelihood of significant environmental effects.
- **Devizes** – the assessment has found likely significant adverse effects in relation to biodiversity (CH-A), efficient and effective use of land (all strategies), environmental pollution (all strategies), climate change adaptation (all strategies), heritage (CH-A), landscapes (CH-A) and transport (all strategies where mitigation would be problematic to mitigate). The key issue is transport through the town centre where there is peak time congestion and a longstanding Air Quality Management Area (AQMA) at several locations in the town centre. Mitigation measures would need to be effective at reducing current air quality issues and these may include robust sustainable transport measures, locating new development with good access and within easy walking/cycling distance to the town centre and ensuring that development is accompanied by highways infrastructure that could help resolve existing issues. The levels of growth proposed under all strategies (ranging from 2010 to 2870 dwellings) and likely significant impacts on traffic and air quality are considered problematic to mitigate and without significant investment in infrastructure, proposed growth levels could be reduced.
- **Malmesbury** – the assessment has found likely significant adverse effects in relation to water resources (CH-A), climate change adaptation (CH-A), heritage (CH-A) and landscapes (CH-A). Malmesbury is also significantly constrained in environmental terms, however, the relatively low growth levels proposed for the town under CH-B and CH-C would likely have minor adverse effects overall.
- **Melksham** – the assessment has found likely significant adverse effects in relation to biodiversity (CH-C), efficient and effective use of land (CH-A and CH-C), environmental pollution (all strategies), climate change adaptation (CH-A and CH-C), heritage (CH-C) and transport (CH-A and CH-C). It is the higher growth strategy for Melksham (CH-C) which is likely to have greater adverse effects on the environmental objectives but also greater social and economic benefits. However, there are fewer significant environmental constraints than at other towns and it is

considered that Melksham could accommodate a higher amount of growth than is proposed under the 'more' sustainable strategy CH-B where the residual housing requirement would be just 890 dwellings and there would be no employment allocation.

- **Rest of the HMA** – the rural part of the HMA contains a number of important environmental designations but accurately assessing likely effects is difficult without knowing locations for development. It is considered that the higher level of growth proposed in strategy CH-C will have more significant adverse environmental effects, especially on landscapes as the presence of large national designations (AONB) as well as locally valued landscapes mean that locations in Rest of HMA would have to be selected sensitively with adequate mitigation.
- **Rest of the HMA** - for strategies CH-A and CH-B, a continuation of relatively low levels of housing growth at rural settlements is considered likely to exacerbate affordability issues in rural parts of the HMA. Taking into account existing commitments, there is a residual requirement of just 1,470 homes for the Rest of the HMA for these two strategies which is considered likely to have adverse effects overall. A solution could be to increase the housing requirement to between CH-A/CH-B and CH-C requirements which would have greater benefits for rural settlements.

Assessment of the Emerging Spatial Strategy (Reg 18) for the Chippenham HMA

4.2.10 The emerging spatial strategy for the Chippenham HMA, published at the Regulation 18 LPR consultation stage, took into account the SA findings of the Alternative Development Strategies, potential mitigation measures and recommendations. The SA assessment of this strategy was undertaken using the same 11 SA objectives in the SA Framework prior to its revision - this allowed for a direct comparison to be made with the 'higher' and 'lower' growth strategies outlined above.

Table 4.3: Chippenham HMA – Emerging Spatial Strategy (Reg 18)

Settlement/area	Emerging Spatial Strategy	
	Housing	Employment (ha)
Calne	1610	4
Chippenham	9225	5
Corsham	815	0
Devizes	1330	0
Malmesbury	665	0
Melksham	3950	0
Rest of HMA	2805	0
TOTAL	20400	9

4.2.11 A summary of the assessment scores is shown in the following table. Detailed assessment matrices are presented in Annex 1.1. The table below shows average scores⁴¹ against each SA objective, and an overall score⁴² for the strategy.

Emerging Spatial Strategy	SA 1	SA 2	SA 3	SA 4	SA 5	SA 6	SA 7	SA 8	SA 9	SA 10	SA 11	Overall score
	-1.4	-1.4	-1.1	-1.4	-1.4	-1.4	-1.4	1.3	1.6	-1.3	1.6	-6.3

4.2.12 A summary of the key findings is as follows:

- This emerging spatial strategy achieves a better overall sustainability score than the overall scores for each of the other 'higher growth' and 'lower growth' strategies for Chippenham HMA, assessed previously.
- There are no likely significant adverse effects overall against any of the objectives.

⁴¹ Calculated by adding the scores for each settlement (including 'Rest of HMA') and dividing by the number of settlements

⁴² Calculated by adding the scores for each SA objective for each strategy

- Given the relatively high growth levels at Chippenham and Melksham, there are likely to be significant adverse effects for many of the environmental objectives and transport. But on the other hand, significant benefits are likely for the social and economic objectives.
- Environmental effects at the other places are generally minor, with some exceptions, given lower levels of proposed growth. Minor benefits are also expected against the social and economic objectives. To increase social and economic benefits outside of Chippenham and Melksham, it is suggested that housing and employment growth could be increased somewhat without detrimental effects on the environment.
- The assessment of this strategy is based on overall housing numbers in each settlement and the rural area and has not considered individual locations within those places. Those site assessments will be undertaken at a later stage in the plan's preparation, except for sites at Chippenham which have been assessed as part of this SA.

Assessment of the Revised Spatial Strategy 2020 – 2038 (Reg 19) for the Chippenham HMA

- 4.2.13 A combination of factors, including the findings and recommendations of the SA of the Alternative Development Strategies (ADS) and the Emerging Spatial Strategy, has determined a revised spatial strategy for the Chippenham HMA. These factors and the reasoning behind deciding on this revised strategy are set out in a separate document⁴³.
- 4.2.14 An updated housing need assessment forecast the HMA to have a smaller share of need. Re-assessment forecast housing need to be around 760 dwellings per annum; a significant drop compared to the 1,020 dwellings per annum upon which the Emerging Spatial Strategy was based.
- 4.2.15 This revised strategy continues the focus of growth at Chippenham and Melksham and recognises the more constrained nature of Corsham, Devizes and Malmesbury.
- 4.2.16 On the basis of the above, the revised spatial strategy proposed for the Chippenham HMA, is as follows:

Settlement	Housing	Employment ⁴⁴ (Ha)
Calne	1,230	3.2
Chippenham	5,850	15.0
Corsham	360	0
Devizes	980	0
Malmesbury	600	0
Melksham	2,160	5.0
Rest of HMA	2,460	0
Total	13,640	23.2

- 4.2.17 This revised strategy has taken into account the SA findings of the Emerging Spatial Strategy for the Chippenham HMA, potential mitigation measures and recommendations.
- 4.2.18 The detailed SA assessment of this strategy is presented in Annex 1.1. A summary of the assessment scores is shown in the following table. The table below shows average scores⁴⁵ against each SA objective, and an overall score⁴⁶ for the strategy.

⁴³ Wiltshire Local Plan Review Revising the Spatial Strategy (Wiltshire Council, September 2023)

⁴⁴ Employment figures based on actual employment allocations proposed in Local Plan

⁴⁵ Calculated by adding the scores for each settlement (including 'Rest of HMA') and dividing by the number of settlements

⁴⁶ Calculated by adding the scores for each SA objective for each strategy

Revised Spatial Strategy	SA 1	SA 2	SA 3	SA 4	SA 5	SA 6	SA 7	SA 8	SA 9	SA 10	SA 11	Overall score
	-1.1	-1.1	-1.1	-1.1	-1.1	-1.3	-1.1	0.4	1.3	-1.1	1.4	-5.9

4.2.19 A summary of the key findings is as follows:

- This revised strategy is considered more sustainable than the emerging strategy and all of the ADS that were assessed. This is mainly because the amount of growth proposed is now significantly less across the HMA. Environmental objectives make up the majority of the SA objectives and this lower growth is considerably less likely to have adverse effects against those objectives.
- Despite the significantly lower amount of housing proposed at Corsham, significant heritage effects are still likely because of the number of heritage designations there. If housing allocations are proposed in the Plan at Corsham, careful consideration should be given as to their location and the design and layout of such sites.
- For objective 8 (housing provision), this revised strategy will have far fewer benefits across the HMA and only neutral effects at Calne and Corsham. And the fewer dwellings now proposed in the rest of the HMA is likely to have greater negative effects than before in terms of improving the affordability of housing outside of the main settlements.
- The reduction in housing at Melksham from 3950 to 2160 is significant and will mean that a greater proportion of the housing requirement may be able to be delivered in advance of the provision of an A350 bypass.

4.3 Salisbury Housing Market Area (HMA)

4.3.1 The LHNA 2019⁴⁷ suggested an overall reduction in the number of homes required within the HMA, which was 11% lower than the Wiltshire Core Strategy. Data from the Swindon and Wiltshire FEMAA and the Wiltshire Employment Land Review (ELR) indicates that about 60 ha of available employment land is needed in the Salisbury HMA. Given the amount of employment land built since 2016, with planning permission or allocated in the development plan, there was a residual to identify of about 10 hectares.

Strategies based on ‘Standard Method’, FEMAA and Wiltshire ELR (lower growth strategies)

4.3.2 Based on the findings of the ‘Standard Method’, FEMAA and Wiltshire ELR, the following four strategies have been subject to SA:

Table 4.4: Salisbury HMA - Proposed distribution of housing and employment requirements (Standard Method, FEMAA, Wiltshire ELR)

Settlement/area	Strategy SA – A (Current Strategy)		Strategy SA – B (Salisbury Focus)		Strategy SA – C (Focus on the Rest of the HMA)		Strategy SA – D (New Community)	
	Housing	Employment (ha)	Housing	Employment (ha)	Housing	Employment (ha)	Housing	Employment (ha)
Amesbury	2070	0	1230	0	1230	0	1230	0
Salisbury/Wilton	5140	8	6345	10	5140	3.5	4675	2
Tidworth/Ludgershall	1485	2	1210	0	1210	0.5	1210	0
New Community	0	0	0	0	0	0	2000	8
Rest of HMA	1770	0	1685	0	2890	6	1560	0
TOTAL	10470	10	10470	10	10470	10	10470	10

⁴⁷ Swindon Borough Council & Wiltshire Council Local Housing Needs Assessment 2019 – Report of Findings (ORS, April 2019)

4.3.3 A summary of the assessment scores is shown in the following table. Detailed assessment matrices are presented in Annex 1.2. The table below shows average scores⁴⁸ for each strategy against each SA objective, and an overall score⁴⁹ for each strategy.

	SA 1	SA 2	SA 3	SA 4	SA 5	SA 6	SA 7	SA 8	SA 9	SA 10	SA 11	Overall score
Strategy SA-A	-1.75	-1.25	-1.5	-1.25	-1.25	-1.5	-1.75	0	1.5	-1.25	1.5	-8.5
Strategy SA-B	-1.25	-1.25	-1.5	-1.25	-1.25	-1.5	-1.5	-0.25	1.25	-1.25	1.5	-8.25
Strategy SA-C	-1.5	-1.5	-1.75	-1.5	-1.5	-1.75	-1.5	-0.25	1.5	-1.5	1.5	-9.75
Strategy SA-D	-1.2	-1.2	-1.6	-1.2	-1.2	-1.6	-1.6	0	1.2	-1.4	1.4	-8.4

4.3.4 A summary of the main findings is as follows:

- Using the ‘Standard Method’ to calculate housing need results in a need for 10,470 dwellings in the HMA, compared with 10,975 under LHNA. This is not a significantly different figure, especially when considering the distribution at a settlement level. The SA findings are consequently very similar to the assessment of LHNA distributions for this HMA and the recommendations and mitigation noted for LHNA also apply here.
- Strategy SA-B is considered the most sustainable, closely followed by SA-D and SA-A. There is little difference between the strategies in sustainability terms.
- Strategy SA-C is considered the least sustainable strategy.

4.3.5 The main recommendations and mitigation measures stemming from this assessment are as follows:

- The SA findings for ‘Standard Method’ are very similar to the assessment of LHNA distributions given there is relatively little difference in the figures. Recommendations and mitigation noted for the LHNA assessment also apply to this assessment.
- Given significant environmental constraints at **Salisbury**, it is recommended that higher levels of housing and employment are directed to **Amesbury** and **Tidworth/Ludgershall**. Strategy SA-B also allocates all employment to Salisbury and none to Amesbury or Tidworth/Ludgershall and this may need to be reviewed so that those settlements are allocated some employment.
- The SA has taken a cautious approach to likely effects of development of a **new community** because the location is not known. In the Porton/Boscombe Down area there are significant heritage, ecology and landscape designations so the SA reflects this. It is considered that the scale of growth would be likely to have significant benefits on the supply of affordable homes in the HMA in the longer term and could also benefit Amesbury which sees a significant drop in its requirement in Strategy SA-B. However, due to the lead time required to establish growth of this scale and form, it is unlikely to deliver until later in the plan period

Strategies based on LHNA, FEMAA and Wiltshire ELR (higher growth strategies)

4.3.6 Based on the findings of the LHNA, FEMAA and Wiltshire ELR, the following four strategies have been subject to SA:

Table 4.5: Salisbury HMA - Proposed distribution of housing and employment requirements (LHNA, FEMAA, Wiltshire ELR)

Settlement/area	Strategy SA – A (Current Strategy)		Strategy SA – B (Salisbury Focus)		Strategy SA – C (Focus on the Rest of the HMA)		Strategy SA – D (New Community)	
	Housing	Employment (ha)	Housing	Employment (ha)	Housing	Employment (ha)	Housing	Employment (ha)
Amesbury	2170	0	1230	0	1230	0	1230	0
Salisbury/Wilton	5390	8	6650	10	5390	3.5	4900	2
Tidworth/Ludgershall	1555	2	1210	0	1210	0.5	1210	0

⁴⁸ Calculated by adding the scores for each settlement (including ‘Rest of HMA’) and dividing by the number of settlements in the strategy

⁴⁹ Calculated by adding the scores for each SA objective for each strategy

New Community	0	0	0	0	0	0	0	2000	8
Rest of HMA	1855	0	1885	0	3145	6	1635	0	0
TOTAL	10975	10	10975	10	10975	10	10975	10	10

4.3.7 A summary of the assessment scores is shown in the following table. Detailed assessment matrices are presented in Annex 1.2. The table below shows average scores⁵⁰ for each strategy against each SA objective, and an overall score⁵¹ for each strategy.

	SA 1	SA 2	SA 3	SA 4	SA 5	SA 6	SA 7	SA 8	SA 9	SA 10	SA 11	Overall score
Strategy SA-A	-1.75	-1.25	-1.5	-1.25	-1.25	-1.5	-1.75	0	1.5	-1.25	1.5	-8.5
Strategy SA-B	-1.25	-1.25	-1.5	-1.25	-1.25	-1.5	-1.5	-0.25	1.25	-1.25	1.5	-8.25
Strategy SA-C	-1.5	-1.5	-1.75	-1.5	-1.5	-1.75	-1.5	-0.25	1.5	-1.5	1.5	-9.75
Strategy SA-D	-1.2	-1.2	-1.6	-1.2	-1.2	-1.6	-1.6	0	1.2	-1.4	1.4	-8.4

4.3.8 A summary of the main findings is as follows:

- Strategy SA-B is the better performing strategy, closely followed by SA-D and SA-A. SA-C is the least sustainable strategy.
- Strategy SA-D performs marginally better i.e. less significant adverse effects where mitigation is more achievable, against the environmental objectives 1 – 7. However, SA-D is a less sustainable option in terms of social and economic considerations.

4.3.9 The main recommendations and mitigation measures stemming from this assessment are as follows:

- **Main recommendation 1** - whilst Strategy SA-B (Focus on Salisbury) has been shown to be the more sustainable strategy overall, there are likely significant environmental effects at Salisbury given several significant environmental constraints. It is recommended that growth levels be reduced at Salisbury to reduce the likelihood of significant effects and to re-distribute to other areas in the HMA.
- **Main recommendation 2** – the SA has found that both Amesbury and Tidworth/ Ludgershall are likely to have minor adverse effects overall against environmental objectives and could possibly accommodate growth at a higher level. The scale of housing growth proposed for these settlements under all strategies is considered likely to have negative effects overall on affordable housing delivery with low or zero residual requirements. It is recommended that the higher requirements contained in Strategy SA-A are considered for both towns, whilst reducing requirements at Salisbury.
- **Main recommendation 3** – the assessment of proposals for a new community in the Porton/Boscombe Down area has shown likely significant adverse effects against several environmental objectives. However, this is based on an unknown location at this time. Depending on location, these effects could be reduced through mitigation measures and infrastructure provision. The assessment has shown likely significant social and economic benefits from such a community. It is recommended that when further details of the location of a new community are known, further assessment of likely effects is undertaken.
- **Transport** - focusing the highest amount of growth at Salisbury is reasonable given it does have a range of transport options. However, significant adverse effects are identified at Salisbury

⁵⁰ Calculated by adding the scores for each settlement (including 'Rest of HMA') and dividing by the number of settlements in the strategy

⁵¹ Calculated by adding the scores for each SA objective for each strategy

because of existing issues with peak time congestion on the strategic road network and the possibility that additional growth will exacerbate this. The Salisbury Transport Strategy was refreshed to mitigate the effects of proposals in the Wiltshire Housing Site Allocations Plan (WHSAP) and this may need to be reviewed in order to establish further mitigation measures.

- **Transport** – an accurate assessment of the option to build a new community under SA-D is difficult at this stage given the uncertainty surrounding the option. The exact location, subsequent highway infrastructure, possible mitigation and the likelihood of sustainable travel are all unknown at this stage. While it is acknowledged this offers an opportunity to integrate both sustainable transport services and a strong active travel environment within the new community, further assessment of this will only be possible at a future stage.
- **Transport** - growth in the Rest of the HMA, with higher levels in strategy SA-C, places development away from established sustainable transport provision. At this stage, development in these locations has been assessed negatively (significantly so at higher levels) due to the likelihood that it will not make efficient use of existing sustainable transport infrastructure and may increase private car usage. However, further, more detailed assessment of individual rural settlements and sites will help to clarify this.
- **Amesbury** – the town has been assessed as likely to have minor adverse effects overall against environmental objectives, with some exceptions i.e. biodiversity and landscape at higher growth level and heritage for all strategies. However, mitigation is achievable, and much will depend on the location of any future development sites. It is considered that the town could accommodate growth at a higher level.
- **Amesbury** – strategies SA-B and SA-C propose a housing requirement that reflects current commitments only. Taking into account existing commitments, there would be no residual requirement under this scenario, meaning that there is a risk of a hiatus in housing delivery in the latter part of the plan period, although the extent that this would happen is uncertain. It is considered that the scale of growth under this strategy would be likely to have a neutral effect on the supply of affordable homes for Amesbury and a higher requirement e.g. under SA-A, is recommended. Strategy SA-D includes the provision of a new community of 2,000 dwellings in the Porton/ Boscombe Down area, which could be close to Amesbury. If this is the case, it is considered that the scale of growth under this strategy would be likely to have a positive effect on the supply of affordable homes for Amesbury in the longer term. However, due to the lead time required to establish growth of this scale and form, it is unlikely to deliver until later in the plan period or later.
- **Salisbury** - because all four strategies propose a significant amount of growth at Salisbury, the assessment has found that significant adverse effects are likely on a range of environmental objectives. Mitigation is likely to be achievable but problematic given current issues and constraints around the city. For these impacts to be reduced, a possible solution would be to reduce the amount of housing and employment proposed for Salisbury.
- **Salisbury** – the only strategy considered likely to have benefits for affordable housing is SA-B which proposes a marginally higher level of growth than in the current Core Strategy. All other strategies propose a lower level of growth than currently and existing commitments would deliver a significant proportion of the housing requirement. It is unclear whether existing commitments would provide a consistent supply up to 2036 and the scale of growth under these strategies would be likely to have a negative effect on the supply of affordable homes for Salisbury and Wilton.

- **Tidworth/Ludgershall** - as with Amesbury, these towns have been assessed as likely to have minor adverse effects overall against environmental objectives, with some exceptions i.e. biodiversity at higher growth level under SA-A and for all strategies with regards water resources due to there being a large number of water protection designations in the area. However, there are fewer environmental constraints here and it is considered the area could accommodate growth at a higher level. The scale of housing growth under all strategies is considered likely to have negative effects overall on affordable housing delivery with low or zero residual requirements. It is recommended that a higher requirement is considered for Tidworth/Ludgershall.

Assessment of the Emerging Spatial Strategy (Reg 18) for the Salisbury HMA

4.3.10 The emerging spatial strategy for the Salisbury HMA, published at the Regulation 18 LPR consultation stage, took into account the SA findings of the Alternative Development Strategies, potential mitigation measures and recommendations. The SA assessment of this strategy was undertaken using the same 11 SA objectives in the SA Framework prior to its revision - this allowed for a direct comparison to be made with the 'higher' and 'lower' growth strategies outlined above.

Table 4.6: Salisbury HMA – Emerging Spatial Strategy

Settlement/area	Emerging Spatial Strategy	
	Housing	Employment (ha)
Amesbury	1635	0
Salisbury / Wilton	5240 / 400	5
Tidworth/Ludgershall	1555	5
New Community	0	0
Rest of HMA	2140	0
TOTAL	10970	10

4.3.11 A summary of the assessment scores is shown in the following table. Detailed assessment matrices are presented in Annex 1.2. The table below shows average scores⁵² against each SA objective, and an overall score⁵³ for the strategy.

Emerging Spatial Strategy	SA 1	SA 2	SA 3	SA 4	SA 5	SA 6	SA 7	SA 8	SA 9	SA 10	SA 11	Overall score
	-1.75	-1.25	-1.75	-1.25	-1.25	-1.5	-1.75	0.25	1.25	-1.25	1.5	-8.75

4.3.12 A summary of the key findings is as follows:

- This emerging spatial strategy for Salisbury HMA achieves a lower overall sustainability score than 6 of the 8 previous strategies assessed. One key reason for this is the absence of any proposals for a new community which is considered likely to have significant sustainability benefits for the HMA. This has also resulted in likely significant adverse environmental effects in the remaining settlements/areas included in this strategy. It is recommended that any future strategy for this HMA includes proposals for a new community.
- This emerging spatial strategy has likely significant adverse effects against 4 of the environmental objectives and given the relatively high growth levels proposed at Salisbury/Wilton, there are likely to be significant adverse effects against many of the environmental objectives and for transport.
- At Salisbury/Wilton, existing housing commitments would deliver a significant proportion of the housing requirement. It is unclear whether existing commitments would provide a consistent supply up to 2036. This emerging strategy for 5240 dwellings is less than the current Core

⁵² Calculated by adding the scores for each settlement (including 'Rest of HMA') and dividing by the number of settlements in the strategy

⁵³ Calculated by adding the scores for each SA objective for each strategy

Strategy requirement of 6060 dwellings. This strategy is likely to have only minor benefits in terms of housing provision (including affordable housing) for Salisbury and Wilton overall.

- At Amesbury, minor positive effects only for housing provision are considered most likely for this emerging strategy as, taking into account existing commitments, a residual requirement of just 349 dwellings would be required for the plan period. It is suggested that the housing requirement for Amesbury could be increased to increase these benefits.
- At Tidworth/Ludgershall, neutral effects only are considered most likely for housing provision. The residual requirement for Tidworth/Ludgershall would be just 166 dwellings which would mean that the rate of house building could drop notably for the latter part of the plan period under this scenario. It is suggested that the housing requirement for Tidworth/Ludgershall could be increased to increase benefits from housing provision.
- The assessment of this strategy is based on overall housing numbers in each settlement and the rural area and has not considered individual locations within those places. Those site assessments will be undertaken at a later stage in the plan's preparation, except for sites at Salisbury which have been assessed as part of this SA.

Assessment of Further Alternative Development Strategies for the Salisbury HMA

- 4.3.13 Assessment of the Emerging Spatial Strategy (see previous assessment) recognised that environmental constraints limit the scope for Salisbury to expand further. Increasing phosphate discharge to the River Avon SAC is also a potentially serious problem associated with housing growth throughout the majority of the HMA.
- 4.3.14 Updated evidence⁵⁴ shows the HMA's share of assessed need for new homes is higher than the Emerging Spatial Strategy and projected economic growth stronger than in other HMAs. The Emerging Spatial Strategy maintained a course that continued to focus growth on Salisbury and consultation evidence does not alter those conclusions.
- 4.3.15 The latest evidence, however, points to a much more marked conflict between environmental and social and economic strands of sustainable development because of the increase in assessed need.
- 4.3.16 The supply of land in the current pattern of development will not meet housing needs in the short term. Over the long term there will need to be significant additions to the pattern of development. Additions would likely need to come in the form of a new village(s), a larger self-contained community, or urban extension to other settlements within the HMA, including Local Service Centres, or a combination of these elements.
- 4.3.17 Circumstances therefore require a reassessment of alternative development strategies in the Salisbury HMA and further assessment in the sustainability appraisal. The following further three strategies were therefore assessed through the SA:

Table 4.7: Salisbury HMA – Further Alternative Development Strategies

Proposed distribution of housing and employment requirements – Salisbury HMA						
Settlement	Strategy SA – E (Dispersal)		Strategy SA – F (Boscombe/Porton new community and Salisbury focus)		Strategy SA – G (High Post New Community and Tidworth/Ludgershall expansion)	
	Housing	Employment (Ha)	Housing	Employment (Ha)	Housing	Employment (Ha)
Amesbury	1425	2.5	630	1	1365	2.5
Salisbury	4400	7.5	4540	8	4375	7.5
Tidworth/Ludgershall	1520	2.5	1140	2	1940	3.5
Wilton	345	1	145	1	145	1
Rest of HMA	2005	13	2090	13	2090	13

⁵⁴ Wiltshire Local Plan Review Revised Spatial Strategy Evidence Paper (Wiltshire Council, September 2023)

High Post New Village	800	1.5	0	0	800	1.5
Boscombe/Porton New Settlement	0	0	2165	4	0	0
Durrington	215	1	0	0	0	0
TOTAL	10,710	29	10,710	29	10,715	29

4.3.18 A summary of the assessment scores is shown in the following table. Detailed assessment matrices are presented in Annex 1.2. The table below shows average scores⁵⁵ for each strategy against each SA objective, and an overall score⁵⁶ for each strategy.

	SA 1	SA 2	SA 3	SA 4	SA 5	SA 6	SA 7	SA 8	SA 9	SA 10	SA 11	Overall score
Strategy SA-E	-1.6	-1.4	-1.6	-1.6	-1.6	-1.4	-1.6	1.1	0.1	-1.3	1.4	-9.5
Strategy SA-F	-1.2	-1.5	-1.7	-1.3	-1.2	-1.3	-1.5	0.3	0.8	-1.3	1.5	-8.4
Strategy SA-G	-1.7	-1.5	-1.7	-1.5	-1.3	-1.7	-1.7	1.0	0	-1.5	1.7	-9.9

4.3.19 A summary of the key findings is as follows:

- SA-F is considered the most sustainable strategy. It has fewer significant adverse effects against the environmental objectives, maintains a focus of growth at Salisbury, albeit a much lower level due to the acknowledged environmental constraints at Salisbury, and includes proposals for a new community in the Boscombe/Porton area which is likely to have significant benefits
- SA-G is marginally the least sustainable strategy but not by a significant amount. In many cases, the difference in scoring between the three strategies is marginal as there are similarities between each of the proposed distribution strategies being assessed.

4.3.20 Recommendations and mitigation measures stemming from this assessment are as follows:

- **Main recommendation** - considering the likely effects that have been highlighted at all of the settlements, a hybrid solution (housing and employment) is recommended as a way to reduce the significance of likely adverse effects and to enhance the benefits, as follows:

Settlement	Housing	Employment (Ha)
Amesbury	1,000	1.5
Salisbury	4,000	6
Tidworth & Ludgershall	1,300	2.5
High Post new village	0	0
Boscombe/Porton new settlement	1,960	4
Wilton	145	1
Durrington	215	1
Rest of HMA	2,090	13
Total	10710	29

- **Amesbury** - several significant adverse impacts have been identified under all three strategies, some of which are likely to be challenging to overcome, although these are unlikely to be showstoppers. The exception to this is secondary education capacity, which appears to be a limiting constraint to the deliverability of higher housing numbers. A hybrid solution for Amesbury could see an alternative strategy proposed which would seek to deliver a maximum of 1,000 new

⁵⁵ Calculated by adding the scores for each settlement (including 'Rest of HMA') and dividing by the number of settlements

⁵⁶ Calculated by adding the scores for each SA objective for each strategy

homes, thus keeping within the secondary education capacity identified, while also reducing the environmental burden on the town.

- **Salisbury** – under all tested scenarios a relatively high level of housing growth is proposed for Salisbury. Many significant adverse impacts have been identified under all three strategies which may be challenging to overcome. Due to the potential combined complications of many different environmental constraints to delivery, it is considered that a precautionary approach would be most appropriate by planning for a reduced number of homes to minimise the potential environmental burden of development at Salisbury. It is recommended that the number of homes to be planned for is reduced to 4,000 homes or less.
- **Tidworth/Ludgershall** – several significant adverse impacts have been identified under all three strategies for Tidworth & Ludgershall which are likely to be challenging to overcome, although unlikely to be showstoppers. Evidence presented under Objective 1: Biodiversity would appear to limit the capacity for development at Tidworth due to there being no spare capacity for new homes in the Bourne sub-catchment area, which would mean the focus of planned development would be on Ludgershall which appears to be less constrained. However, it is also recognised that the geographical location of Ludgershall, towards the far eastern border of the Salisbury HMA, may have limited benefits in terms of serving the housing and employment needs of the HMA. Based on the evidence presented, it is recommended that the level of development at Ludgershall is 1,300 homes.
- **High Post New Village** – several significant adverse impacts have been identified under the two strategies promoting a new village at High Post. Whilst some of these could be challenging to overcome, no showstopper issues have been identified. However, the degree to which this option can be considered 'sustainable' in the long term is in question, given its modest size and relative inability to support the scale of facilities and infrastructure that would be required to support a self-contained community. It is not recommended to take forward this site to the preferred development strategy.
- **Boscombe/Porton New Settlement** – several significant adverse impacts have been identified under the strategy promoting a new settlement at Boscombe/Porton. Whilst some of these could be challenging to overcome, no showstopper issues have been identified. The key constraints relate to the potential for development to harm the local landscape and setting of heritage assets, albeit it is acknowledged that a clear judgement on such matters cannot be made while the site area is yet to be defined. It may be appropriate to reduce the overall capacity of the site following further, more detailed assessment of these constraints and once the site area has been defined. Furthermore, the complexities of delivering a new settlement are likely to mean that housing would not be developed until later in the plan period, which would need to be balanced with delivery of other sites in the HMA earlier in the plan period to ensure surety of supply. For this reason, this has been balanced by including Durrington within a hybrid strategy. It is recommended the site be taken forward as part of a hybrid strategy, to deliver a marginally reduced number of 1,960 dwellings within the plan period.
- **Wilton** – a small number of significant adverse impacts have been identified under strategy SA-E, which proposes a higher level of growth for the town. Whilst some of these could be challenging to overcome, no showstopper issues have been identified at this high-level assessment stage. However, it is acknowledged that cumulative impacts may occur as a result of development taking place in both Salisbury and Wilton, due to their close proximity and shared constraints. It is considered the most appropriate approach would be to take forward the level of growth envisaged by SA-F and SA-G (145 dwellings).
- **Durrington** – based on the SA findings and evidence available to date, no significant issues have been identified at this high-level assessment stage. It is considered likely that Durrington could accommodate a level of growth such as that presented under SA-E (215 dwellings), or higher.
- **Rest of HMA** – based on the SA findings and evidence available to date, a small number of significant adverse impacts have been identified under all three strategies. Whilst some of these

could be challenging to overcome, no showstopper issues have been identified at this high-level assessment stage. It is considered likely that the scale of growth proposed under all strategies could be accommodated and could indeed be higher than that proposed.

Assessment of the Revised Spatial Strategy 2020 – 2038 (Reg 19) for the Salisbury HMA

- 4.3.21 A combination of factors, including the findings and recommendations of the SA of the Alternative Development Strategies (ADS) and the Emerging Spatial Strategy, has determined a revised spatial strategy for the Salisbury HMA. These factors and the reasoning behind deciding on this revised strategy are set out in a separate document⁵⁷.
- 4.3.22 Both Amesbury and Salisbury are constrained settlements; environmental factors limit opportunities to continue expanding their urban areas. Tidworth and Ludgershall have scope for relatively substantial growth. A radical dispersal of growth to rural areas is not preferred as indicated by the results of this sustainability appraisal, neither would it meet forecast housing need. The larger rural settlements in the HMA, such as Durrington and Wilton, cannot accommodate the scales of growth that this would involve.
- 4.3.23 A new community therefore appears the most appropriate way forward and is an addition to the spatial strategy. However, no concrete proposals exist. Possible options range from a ‘garden village’ of over 1,500 homes, enough to support a primary school, to a larger community of up to and beyond 10,000 dwellings. The most likely location appears, at present, to be north of Salisbury, to connect to the A303 and possibly associate with the existing business clusters of Boscombe Down and Porton Down.
- 4.3.24 On the basis of the above, the revised spatial strategy proposed for Salisbury housing market area, is as follows:

Settlement	Housing	Employment ⁵⁸ (Ha)
Amesbury	530	0
Salisbury	4,500	0
Tidworth & Ludgershall	2,080	0
New Community: Broad Location for Growth	1,600	5.0
Rest of HMA	2,300	0
Total	11,010	5.0

- 4.3.25 This revised strategy has taken into account the SA findings of the Further Alternative Development Strategies for the Salisbury HMA, potential mitigation measures and recommendations.
- 4.3.26 The detailed SA assessment of this strategy is presented in Annex 1.2. A summary of the assessment scores is shown in the following table. The table below shows average scores⁵⁹ against each SA objective, and an overall score⁶⁰ for the strategy.

Revised Spatial Strategy	SA 1	SA 2	SA 3	SA 4	SA 5	SA 6	SA 7	SA 8	SA 9	SA 10	SA 11	Overall score
	-1.4	-1.4	-2.0	-1.6	-1.4	-1.6	-1.8	1.2	1.4	-1.6	1.4	-8.8

- 4.3.27 A summary of the key findings is as follows:

⁵⁷ Wiltshire Local Plan Review Revising the Spatial Strategy (Wiltshire Council, September 2023)

⁵⁸ Employment figures based on actual employment allocations proposed in Local Plan

⁵⁹ Calculated by adding the scores for each settlement (including ‘Rest of HMA’) and dividing by the number of settlements

⁶⁰ Calculated by adding the scores for each SA objective for each strategy

- This revised spatial strategy for Salisbury HMA achieves a similar overall sustainability score to the emerging strategy that was assessed, although that did not include proposals for a new community and therefore likely effects were only considered over four settlements/areas. This revised strategy is most comparable to strategy SA-F but is considered less sustainable as the overall housing provision proposed across the HMA is higher.
- Significant adverse effects are likely against objectives relating to water resources, environmental pollution, heritage, landscape and transport. The continued focus of growth on Salisbury, addition of a new community in the Porton/Boscombe Down area and significantly higher growth allocated to Ludgershall and the rural areas account for many of these significant adverse effects.
- All settlements/areas are considered likely to have significant adverse effects on Objective 3 due to a combination of the presence of Source Protection Zones, Drinking Water Safeguard Zones and Drinking Water Protected Areas and the need for substantial investment in water services infrastructure.
- Assessment of a new community in the Porton/Boscombe Down area is considered a sustainable option and was recommended in previous assessments, although likely effects are difficult to assess when the exact location is not known. There are likely to be significant adverse effects and significant benefits from this proposal.
- The growth now proposed at Amesbury is much lower and this will likely have far fewer adverse impacts on the environmental objectives, particularly biodiversity, heritage assets and landscape. Amesbury is a constrained settlement and various environmental factors limit opportunities to continue expanding the urban area. This is also reflected or compounded by a limited amount of suitable land being promoted there.
- The growth now proposed at Ludgershall is much higher than most other strategies assessed. This is likely to have greater social and economic benefits but also greater environmental impacts.

4.4 Swindon Housing Market Area (HMA)

- 4.4.1 The LHNA 2019⁶¹ for Swindon HMA (Wiltshire part) proposes a 16% decrease in the number of homes compared to the Wiltshire Core Strategy. For the purpose of testing strategy options within this HMA, it is assumed that the area will not accommodate any of Swindon's local housing need. Regardless of this position, as an allowance was made in the Core Strategy (Policy 2) for housing at West of Swindon, this location is included in the discussion of strategy options for testing at this stage.
- 4.4.2 Data from the Swindon and Wiltshire FEMAA and the Wiltshire ELR indicates that about 11 ha of available employment land is needed in the Swindon (Wiltshire part) HMA. Given the amount of employment land built since 2016, with planning permission or allocated in the development plan, there is a residual to identify of about 6 hectares.

Strategies based on 'Standard Method', FEMAA and Wiltshire ELR (lower growth strategies)

- 4.4.3 Based on the findings of the 'Standard Method', FEMAA and Wiltshire ELR, the following three strategies have been subject to SA:

⁶¹ Swindon Borough Council & Wiltshire Council Local Housing Needs Assessment 2019 – Report of Findings (ORS, April 2019)

Table 4.8: Swindon HMA - Proposed distribution of housing and employment requirements (Standard Method, FEMA, Wiltshire ELR)

Settlement/area	Strategy SW – A (Current Strategy)		Strategy SW – B (Royal Wootton Bassett Focus)		Strategy SW – C (Rest of HMA Focus)	
	Housing	Employment (ha)	Housing	Employment (ha)	Housing	Employment (ha)
Marlborough	515	4	435	0	615	3
Royal Wootton Bassett	810	2	1130	6	755	0
West of Swindon	680	0	435	0	435	0
Rest of HMA	930	0	930	0	1130	3
TOTAL	2935	6	2930	6	2935	6

4.4.4 A summary of the assessment scores is shown in the following table. Detailed assessment matrices are presented in Annex 1.3. The table below shows average scores⁶² for each strategy against each SA objective, and an overall score⁶³ for each strategy.

	SA 1	SA 2	SA 3	SA 4	SA 5	SA 6	SA 7	SA 8	SA 9	SA 10	SA 11	Overall score
Strategy SW-A	-1.0	-1.0	-1.0	-1.0	-1.25	-1.5	-1.25	0.5	1.0	-1.0	1.0	-6.5
Strategy SW-B	-1.0	-1.0	-0.75	-1.0	-1.0	-1.0	-1.0	0.5	1.0	-1.0	1.25	-5.0
Strategy SW-C	-1.25	-1.0	-0.75	-1.25	-1.0	-1.5	-1.25	0.25	1.0	-1.0	1.25	-6.5

4.4.5 A summary of the main findings is as follows:

- Strategy SW-B (Focus on Royal Wootton Bassett) is considered the most sustainable strategy overall, scoring significantly higher when compared against SW-A and SW-C.
- Strategies SW-A and SW-C are considered the least sustainable strategies.

4.4.6 The main recommendations and mitigation measures stemming from this assessment are as follows:

- The overall strategy figures and distribution to individual settlements is not significantly different to those calculated under LHNA and therefore the recommendations and mitigation are very similar to those noted earlier.
- A strategy that focuses a higher level of growth at **Royal Wootton Bassett** is clearly the more sustainable strategy. Growth opportunities at **Marlborough** and **West of Swindon** are limited by several environmental constraints.
- **Royal Wootton Bassett** and the **Rest of the HMA** are considered able to accommodate higher levels of growth that could help sustain and provide new services and facilities.
- The concerns over the relatively low level of housing at **Marlborough** are magnified with the Standard Method approach as numbers are even lower than under LHNA. Residual requirements after existing commitments have been taken into account would be nil or very small and the plan is to 2036. This would significantly adversely affect affordability in the town. The provision of affordable housing at Marlborough should be prioritised to meet identified needs. Even though Marlborough is entirely within the AONB, the town must be able to meet its housing needs and it is likely that there are some sites in specific locations where adverse effects could be effectively mitigated. The SA has suggested exploring the idea of the application of a specific affordable housing policy requirement for the town that is higher than for other parts of Wiltshire, subject to viability testing.

⁶² Calculated by adding the scores for each settlement (including 'Rest of HMA') and dividing by the number of settlements

⁶³ Calculated by adding the scores for each SA objective for each strategy

Strategies based on LHNA, FEMAA and Wiltshire ELR (higher growth strategies)

4.4.7 Based on the findings of the LHNA, FEMAA and Wiltshire ELR, the following three strategies have been subject to SA:

Table 4.9: Swindon HMA - Proposed distribution of housing and employment requirements (LHNA, FEMAA, Wiltshire ELR)

Settlement/area	Strategy SW – A (Current Strategy)		Strategy SW – B (Royal Wootton Bassett Focus)		Strategy SW – C (Rest of HMA Focus)	
	Housing	Employment (ha)	Housing	Employment	Housing	Employment
Marlborough	570	4	485	0	680	3
Royal Wootton Bassett	900	2	1255	6	835	0
West of Swindon	755	0	485	0	485	0
Rest of HMA	1030	0	1030	0	1255	3
TOTAL	3255	6	3255	6	3255	6

4.4.8 A summary of the assessment scores is shown in the following table. Detailed assessment matrices are presented in Annex 1.3. The table below shows average scores⁶⁴ for each strategy against each SA objective, and an overall score⁶⁵ for each strategy.

	SA 1	SA 2	SA 3	SA 4	SA 5	SA 6	SA 7	SA 8	SA 9	SA 10	SA 11	Overall score
Strategy SW-A	-1.25	-1.0	-1.0	-1.25	-1.25	-1.5	-1.25	0.5	1.0	-1.0	1.0	-7.0
Strategy SW-B	-1.0	-1.0	-0.75	-1.0	-1.0	-1.0	-1.0	0.5	1.0	-1.0	1.25	-5.0
Strategy SW-C	-1.25	-1.0	-0.75	-1.25	-1.0	-1.5	-1.25	0.25	1.0	-1.25	1.25	-6.75

4.4.9 A summary of the main findings is as follows:

- Strategy SW-B (Focus on Royal Wootton Bassett) is considered the most sustainable strategy overall, consistently scoring better than the other strategies against the SA objectives.
- Strategies SW-A and SW-C are considered the least sustainable strategies.
- The relatively high overall scores for the strategies in this HMA, particularly SW-B, compared with the other three HMAs, is an indication of relatively fewer environmental constraints in this area, and at Royal Wootton Bassett in particular.

4.4.10 The main recommendations and mitigation measures stemming from this assessment are as follows:

- **Main Recommendation 1** – a strategy that focuses a higher level of growth at Royal Wootton Bassett i.e. Strategy SW-B, has been shown to be a clearly more sustainable strategy. Marlborough and West of Swindon have several environmental constraints that limit growth opportunities. Royal Wootton Bassett and the Rest of the HMA are considered able to accommodate higher levels of growth that could help sustain and provide new services and facilities.
- **Main recommendation 2** – all strategies propose a relatively low level of growth at Marlborough; this is unlikely to have benefits for affordable housing provision. Existing commitments would deliver most of the housing requirement, leaving a very low residual requirement. This would adversely affect current affordability trends and affordability would continue to be a significant issue for the town. The provision of affordable housing at Marlborough should be prioritised to meet identified needs, in specific locations that could help reduce the likelihood of significant environmental effects. The SA has suggested exploring the idea of the application of a specific

⁶⁴ Calculated by adding the scores for each settlement (including 'Rest of HMA') and dividing by the number of settlements

⁶⁵ Calculated by adding the scores for each SA objective for each strategy

affordable housing policy requirement for the town that is higher than for other parts of Wiltshire, subject to viability testing.

- **Marlborough** – SW-A and SW-C propose a good amount of employment land (4ha and 3ha respectively) but this is unlikely to be matched by the scale of housing to be provided. The high affordability ratio for housing at Marlborough is still likely to be a strong factor in relation to commuting patterns, meaning that employees based at the new employment locations are likely to travel to Marlborough from elsewhere. Provision of 3ha/4ha of employment land is therefore unlikely to redress any travel to work imbalance but will still be positive in providing sites for local business expansion and inward investment.
- **Royal Wootton Bassett** – At this strategic high-level of assessment, Royal Wootton Bassett is considered not to be significantly constrained environmentally and is able to accommodate a higher level of housing and employment provision due to this and the existing infrastructure, services and facilities, without leading to adverse effects that would be difficult to mitigate. However, more detailed assessment of individual sites will conclude whether this is the case.
- **Royal Wootton Bassett** – As SW-B focuses mostly on Royal Wootton Bassett, there are often less adverse effects but also less benefits at the other places. Higher growth at Royal Wootton Bassett is likely to have significant benefits for housing provision, especially affordable housing. However, if there is to be significant progress in resolving the issues of a lack of GP capacity and school places in the town, a higher amount of growth may need to be considered as part of a strategy.
- **West of Swindon** – the higher growth option (SW-A) is assessed as significant adverse in terms of heritage assets as there are a number of historic buildings in the area, there is a need to avoid compromising the separate character of Lydiard Millicent and Purton and to protect the settings of Purton and Lydiard Millicent Conservation Areas.
- **West of Swindon** - the higher growth option (SW-A) is assessed as significant adverse in terms of flood risk as much of the area is within Flood Zones 2 and 3 associated with the River Ray which restricts developable areas.

Assessment of the Emerging Spatial Strategy (Reg 18) for the Swindon HMA

4.4.11 The emerging spatial strategy for the Swindon HMA, published at the Regulation 18 LPR consultation stage, took into account the SA findings of the Alternative Development Strategies, potential mitigation measures and recommendations. The SA assessment of this strategy was undertaken using the same 11 SA objectives in the SA Framework prior to its revision - this allowed for a direct comparison to be made with the 'higher' and 'lower' growth strategies outlined above.

Table 4.10: Swindon HMA – Emerging Spatial Strategy

Settlement/area	Emerging Spatial Strategy	
	Housing	Employment (ha)
Marlborough	680	0
Royal Wootton Bassett	1255	6
West of Swindon	435	0
Rest of HMA	1080	0
TOTAL	3450	6

4.4.12 A summary of the assessment scores is shown in the following table. Detailed assessment matrices are presented in Annex 1.3. The table below shows average scores⁶⁶ against each SA objective, and an overall score⁶⁷ for the strategy.

⁶⁶ Calculated by adding the scores for each settlement (including 'Rest of HMA') and dividing by the number of settlements

⁶⁷ Calculated by adding the scores for each SA objective for each strategy

Emerging Preferred Strategy	SA 1	SA 2	SA 3	SA 4	SA 5	SA 6	SA 7	SA 8	SA 9	SA 10	SA 11	Overall score
	-1.25	-1.0	-0.75	-1.25	-1.0	-1.25	-1.25	0.5	1.0	-1.25	1.25	-6.25

4.4.13 A summary of the key findings is as follows:

- This emerging spatial strategy for Swindon HMA achieves a better overall sustainability score than ‘higher growth’ and ‘lower growth’ strategies SW-A and SW-C. However, ‘higher growth’ and ‘lower growth’ strategies for SW-B remain the better performing strategies in sustainability terms. This is primarily due to less significant adverse environmental effects at Marlborough as SW-B strategies propose lower levels of growth there.
- This emerging spatial strategy has no likely significant effects, either positive or negative, against any of the objectives.
- The level of growth proposed at Marlborough is considered likely to have significant adverse effects in relation to biodiversity, environmental pollution, historic environment, landscapes and transport. However, this assessment has not assessed individual development sites and there may be locations where development could take place where such impacts, with mitigation, could be reduced.
- This strategy would not deliver any employment land at Marlborough and existing commitments would still deliver the majority of the housing requirement for the town. It is considered that the low scale of growth under this strategy would be unlikely to affect current trends to any notable degree and affordability would continue to be a significant issue for the town. Therefore, it is predicted that this strategy would have minor adverse effects on affordability for Marlborough over the course of the plan period to 2036.
- The level of growth proposed at Royal Wootton Bassett is not considered likely to have any significant adverse effects but is likely to have significant benefits in terms of housing provision and economic development.
- The assessment of this strategy is based on overall housing numbers in each settlement and the rural area and has not considered individual locations within those places. Those site assessments will be undertaken at a later stage in the plan’s preparation.

Assessment of the Revised Spatial Strategy 2020 – 2038 (Reg 19) for the Swindon HMA

4.4.14 A combination of factors, including the findings and recommendations of the SA of the Alternative Development Strategies (ADS) and the Emerging Spatial Strategy, has determined a revised spatial strategy for the Swindon HMA. These factors and the reasoning behind deciding on this revised strategy are set out in a separate document⁶⁸.

4.4.15 A major consideration in deciding on a revised strategy for the Swindon HMA was the role played by Royal Wootton Bassett; whether an increased focus on the town was justified and the rate at which growth can be accompanied by benefits and suitable infrastructure. Transport evidence noted that the impacts of growth would need assessment on a more local scale with likely locations for development in mind and that possible impacts upon junction 16 of the M4 would be a particular consideration.

4.4.16 Further work looked at the scope for diverting traffic from the town and from the High Street in particular by committing to a long-term pattern of growth expanding south of the town. Work could not clearly establish such benefits. The potential for direct and serious impacts on the functioning of junction 16 of the M4 motorway was also a concern that argued against continuing the level of focus on the town suggested by the Emerging Spatial Strategy. Expansion of the secondary school, while possible, has a degree of complexity that would be worsened by step change increases in population

⁶⁸ Wiltshire Local Plan Review Revising the Spatial Strategy (Wiltshire Council, September 2023)

and a steadier rate of growth is preferable. These conclusions necessitated a much less significant growth at Royal Wootton Bassett.

4.4.17 The culmination of further work and an increased forecast of need therefore suggests alternatives to the emerging strategy that invoke much higher levels of residential and economic growth at rural settlements. There is therefore a need for a fundamental shift from the distribution of growth proposed in the Emerging Spatial Strategy.

4.4.18 On the basis of the above, the revised spatial strategy proposed for the Swindon HMA, is as follows:

Settlement	Housing	Employment ⁶⁹ (Ha)
Marlborough	600	1.8
Royal Wootton Bassett	1,340	1.1
Rest of HMA	1,510	0
Total	3,450	2.9

4.4.19 This revised strategy has taken into account the SA findings of the Emerging Spatial Strategy for the Swindon HMA, potential mitigation measures and recommendations.

4.4.20 The detailed SA assessment of this strategy is presented in Annex 1.3. A summary of the assessment scores is shown in the following table. The table below shows average scores⁷⁰ against each SA objective, and an overall score⁷¹ for the strategy.

Revised Spatial Strategy	SA 1	SA 2	SA 3	SA 4	SA 5	SA 6	SA 7	SA 8	SA 9	SA 10	SA 11	Overall score
	-1.3	-1.0	-1.0	-1.3	-1.0	-1.7	-1.3	1.0	1.0	-1.0	1.0	-6.6

4.4.21 A summary of the key findings is as follows:

- The revised strategy is considered slightly less sustainable than the emerging strategy which had an overall score of -6.25. This can partly be explained by the fact that no growth is proposed at West of Swindon now but this was factored into the calculation of the scoring for the emerging strategy.
- Also, the proposed housing in the Rest of the HMA has increased by 430 dwellings which has led to increased adverse effects against some of the environmental objectives e.g. for SA objective 6, this increased growth has led to likely effects being moderate adverse whereas it was minor adverse for the emerging strategy
- The slightly lower amount of housing now proposed at Marlborough is positive given the town's location within the AONB and other environmental constraints. However, this amount of housing over the Plan period is still likely to have adverse effects for affordable housing provision in an area where average house prices are considerably higher than other parts of the county.
- Royal Wootton Bassett has been noted in the SA of alternative strategies as being a more sustainable settlement and proposals for a higher level of growth here would make this revised strategy more sustainable. However, there are various reasons why the town has not been able to accommodate this higher growth, outlined in a separate evidence paper⁷², which has led to significantly more growth being distributed to rural locations which are considered less sustainable.

⁶⁹ Employment figures based on actual employment allocations proposed in Local Plan

⁷⁰ Calculated by adding the scores for each settlement (including 'Rest of HMA') and dividing by the number of settlements

⁷¹ Calculated by adding the scores for each SA objective for each strategy

⁷² Wiltshire Local Plan Review Revising the Spatial Strategy (Wiltshire Council, September 2023)

4.5 Trowbridge Housing Market Area (HMA)

4.5.1 The LHNA 2019⁷³ review proposes a 4% decrease in the number of homes compared to the Wiltshire Core Strategy.

4.5.2 Data from the Swindon and Wiltshire FEMAA and the Wiltshire ELR indicates that about 50 ha of available employment land is needed in the Trowbridge HMA. Given the amount of employment land built since 2016, with planning permission or allocated in the development plan there is a residual to identify of about 1 hectare. The ELR 2017 notes that the Council should look to allocate more employment land at Trowbridge. The ELR scenarios vary as to the demand for new premises, but the study notes there may be a lack of demand because supply is not materialising at the town. This will need further consideration through plan making.

Strategies based on ‘Standard Method’, FEMAA and Wiltshire ELR (lower growth strategies)

4.5.3 Based on the findings of the ‘Standard Method’, FEMAA and Wiltshire ELR, the following three strategies for Trowbridge HMA have been subject to SA:

Table 4.11: Trowbridge HMA - Proposed distribution of housing and employment requirements (Standard Method, FEMAA, Wiltshire ELR)

Settlement/area	Strategy TR – A (Current Strategy)		Strategy TR – B (Westbury Growth Point)		Strategy TR – C (Greater Rural Focus)	
	Housing	Employment	Housing	Employment	Housing	Employment
Bradford on Avon	520	1	520	0	275	0
Trowbridge	5940	0	4920	0	5585	0
Warminster	1675	0	1775	0	1675	0
Westbury	1305	0	1940	1	1395	0
Rest of HMA	580	0	865	0	1095	1
TOTAL	10020	1	10020	1	10025	1

4.5.4 A summary of the assessment scores is shown in the following table. Detailed assessment matrices are presented in Annex 1.4. The table below shows average scores⁷⁴ for each strategy against each SA objective, and an overall score⁷⁵ for each strategy.

	SA 1	SA 2	SA 3	SA 4	SA 5	SA 6	SA 7	SA 8	SA 9	SA 10	SA 11	Overall score
Strategy TR-A	-1.6	-1.4	-1.4	-1.6	-1.4	-1.2	-1.4	0.2	1.2	-1.2	1.2	-8.6
Strategy TR-B	-1.8	-1.6	-1.6	-1.6	-1.4	-1.2	-1.4	0.4	1.4	-1.4	1.4	-8.8
Strategy TR-C	-1.4	-1.6	-1.4	-1.4	-1.4	-1.4	-1.4	0.2	1.2	-1.2	1.2	-8.6

4.5.5 A summary of the main findings is as follows:

- Like the assessment for LHNA, there is little difference in the overall sustainability of the three strategies. The most sustainable strategies are TR-A and TR-C and TR-B is the least sustainable strategy, however the difference between them is marginal
- The overall scores are lower than the assessment of LHNA and this can be explained by the fact that under the Standard Method, housing requirements at settlements such as Warminster are lower and taking into account existing commitments, this would actually leave no residual requirement to find in the Plan period. This means that, apart from existing commitments, no additional dwellings would be required in the latter part of the plan period to 2036, resulting in a hiatus of activity. This is likely to have significant adverse effects on housing provision in the town, particularly for affordable housing.

⁷³ Swindon Borough Council & Wiltshire Council Local Housing Needs Assessment 2019 – Report of Findings (ORS, April 2019)

⁷⁴ Calculated by adding the scores for each settlement (including ‘Rest of HMA’) and dividing by the number of settlements

⁷⁵ Calculated by adding the scores for each SA objective for each strategy

4.5.6 The main recommendations and mitigation measures stemming from this assessment are as follows:

- The overall strategy figures and especially the distribution to individual settlements is not significantly different to those calculated under LHNA and therefore the recommendations and mitigation are very similar to those noted earlier.
- The **Main Recommendation** remains the same - given the significant existing environmental constraints at the Principal Settlement of Trowbridge, it is recommended that a new strategy is formulated that reduces the housing requirement at Trowbridge and possibly at Bradford on Avon with increases at Warminster, Westbury and in the rest of the HMA.
- **Warminster** – the strategies under Standard Method would leave no residual requirement - this effectively ties growth to current commitments and would mean a hiatus in housing development. Housing delivery in Warminster since 2006 has been below expected rates, however those homes that have been built have provided affordable housing above target rates. Leaving no residual requirement would only be likely to have negative effects on the supply of affordable homes at the town and to mitigate this, the housing requirement could be increased as part of a new strategy.
- **Bradford on Avon** – under the Standard Method housing requirements are even lower. The environmental constraints at the town have been noted but so have the affordability issues. The house price to earnings ratio has risen significantly in recent years yet delivery of affordable housing is the lowest. Provision of affordable housing should be prioritised to meet identified needs.
- **Trowbridge** – as stated earlier, there are several options that could be considered given the significant environmental constraints at and around the town; i) consider a significant reduction in housing requirement ii) a focus on delivering brownfield sites in Trowbridge town centre iii) assess available sites that are not adjacent to the Trowbridge town boundary i.e. further away from the town boundary, for possible allocation iv) review the Green Belt at Trowbridge and Bradford on Avon which could free up certain sites on the edge of the towns.

Strategies based on LHNA, FEMAA and Wiltshire ELR (higher growth strategies)

4.5.7 Based on the findings of the LHNA, FEMAA and Wiltshire ELR, the following three strategies have been subject to SA:

Table 4.12: Trowbridge HMA - Proposed distribution of housing and employment requirements (LHNA, FEMAA, Wiltshire ELR)

Settlement/area	Strategy TR – A (Current Strategy)		Strategy TR – B (Westbury Growth Point)		Strategy TR – C (Greater Rural Focus)	
	Housing	Employment	Housing	Employment	Housing	Employment
Bradford on Avon	570	1	570	0	300	0
Trowbridge	6520	0	5400	0	6130	0
Warminster	1840	0	1950	0	1840	0
Westbury	1435	0	2130	1	1530	0
Rest of HMA	635	0	950	0	1200	1
TOTAL	11000	1	11000	1	11000	1

4.5.8 A summary of the assessment scores is shown in the following table. Detailed assessment matrices are presented in Annex 1.4. The table below shows average scores⁷⁶ for each strategy against each SA objective, and an overall score⁷⁷ for each strategy.

⁷⁶ Calculated by adding the scores for each settlement (including 'Rest of HMA') and dividing by the number of settlements

⁷⁷ Calculated by adding the scores for each SA objective for each strategy

	SA 1	SA 2	SA 3	SA 4	SA 5	SA 6	SA 7	SA 8	SA 9	SA 10	SA 11	Overall score
Strategy TR-A	-1.6	-1.4	-1.4	-1.6	-1.4	-1.2	-1.4	0.6	1.2	-1.2	1.4	-8.0
Strategy TR-B	-1.8	-1.6	-1.6	-1.6	-1.4	-1.4	-1.4	1.0	1.4	-1.4	1.4	-8.4
Strategy TR-C	-1.4	-1.6	-1.4	-1.4	-1.6	-1.4	-1.4	0.6	1.4	-1.2	1.2	-8.2

4.5.9 A summary of the main findings is as follows:

- There is very little difference in the overall sustainability of the three strategies. There are only 0.4 points separating the ‘more’ sustainable strategy from the ‘less’ sustainable strategy, so the difference between them is marginal, unlike the assessment of the other three HMAs where there is a clearer more sustainable option.
- The relatively low overall scores for the strategies in this HMA compared with the other three HMAs (generally between -5.5 and -7.5) is an indication of a greater number of environmental constraints at Trowbridge where the highest amount of growth is proposed.
- Strategy TR-A (roll forward Core Strategy) is marginally the more sustainable. TR-B (Westbury Growth Point) is marginally the less sustainable of the three strategies. However, given how marginal the findings are, the main conclusion of the SA is that the most sustainable way forward would be a new hybrid strategy that combines the more sustainable elements of these three strategies.
- Strategies TR-A and TR-C are found to be the more sustainable options overall against the environmental objectives (1-7) and transport (10). This can be explained by the distribution of growth generally being more at Trowbridge and less at the other settlements, thereby reducing potential environmental impacts at those other settlements because the main significant impacts are at Trowbridge.
- Strategy TR-B is found to be marginally more sustainable against the social and economic objectives (8-9 and 11) as there are likely to be significant benefits overall at Trowbridge and Westbury as a significant amount of growth is proposed at both towns. The findings for TR-A and TR-C are affected by lower proposed growth at towns such as Bradford on Avon, Warminster, Westbury and Rest of HMA which has resulted in some neutral or negative scores that has brought overall scores down.

4.5.10 The main recommendations and mitigation measures stemming from this assessment are as follows:

- **Main Recommendation** – given the summary of main sustainability issues and mitigation discussed below, and particularly the significant existing environmental constraints at the Principal Settlement of Trowbridge, it is recommended that a new strategy is formulated that reduces the housing requirement at Trowbridge and possibly at Bradford on Avon. This could be re-distributed to Warminster, Westbury and possibly to rural areas, or to a different HMA. If this is not considered possible, consideration could be given to the following:
 - a focus on delivering brownfield sites in Trowbridge town centre;
 - an assessment of potential available sites that are not adjacent to the Trowbridge town boundary i.e. further away from the town boundary, but that could have less environmental impacts than sites that are closer to the town; and
 - a review of the Green Belt at Trowbridge and Bradford on Avon which could free up certain sites on the edge of the towns that may not significantly affect the openness of the Green Belt.

- **Bradford on Avon** – the town is very constrained in terms of biodiversity, transport (and subsequent air quality issues) and on local landscapes, at the higher levels of growth particularly. The town is also highly constrained by Green Belt, considerably limiting land available for housing development. This would lead to the conclusion that growth should be kept at lower levels. However, in terms of affordability, the house price to earnings ratio has risen significantly from 9.84 in 2008 to 14.04 in 2017; these are the highest in the HMA, yet delivery of affordable housing is the lowest. The SA recommends that provision of affordable housing at the town is prioritised to meet identified needs, perhaps through application of a specific affordable housing policy requirement for the town that is higher than for other parts of Wiltshire, subject to viability testing.
- **Bradford on Avon** – given the above, a further recommendation to make more land available might be a review of the Green Belt surrounding the town which could free up certain sites on the edge of the town that would not significantly affect the openness of the Green Belt but would have significant benefits for affordability.
- **Trowbridge** – as a Principal Settlement, Trowbridge would be expected to accommodate significant levels of growth, which are proposed in all three strategies (ranging from 5400 to 6520 dwellings). However, the town is constrained by significant issues relating to i) biodiversity (European protected bat species) ii) efficient and effective use of land (a high proportion of Grade 3 Best and Most Versatile (BMV) agricultural land borders the urban area of Trowbridge) and iii) landscapes (the West Wiltshire Green Belt comes up to the edge of the town in the north and west, the villages of Hilperton, North Bradley and Southwick are in close proximity to the town and there are significant areas of ancient woodland to the south and east). These issues restrict the availability of land for development and are considered likely to have significant adverse effects against relevant SA objectives that would be difficult to mitigate.
- **Trowbridge** – to help mitigate the likely significant effects noted above, see key recommendation above. There is a shortage of available greenfield sites on the edge of the town that would not have significant adverse environmental effects through development. Several possibilities for mitigating these effects are suggested.
- **Warminster** – the level of proposed growth at Warminster in all three strategies is similar and relatively low. There are likely significant adverse environmental effects specifically relating to the River Avon SAC and issues of surface water and groundwater flooding in the town. However, it is considered that Warminster could, in environmental terms, accommodate a higher level of growth than is proposed. Likely environmental effects are not as significant as in other parts of the HMA.
- **Warminster** – the relatively low housing provision in the strategies is a significant issue. Considering existing commitments, the strategies leave a residual requirement of between just 50 – 160 dwellings to 2036. This effectively ties growth to current levels of commitments and would mean a falloff in provision in the latter years of the plan period. Housing delivery in Warminster since 2006 has been below expected rates and this is primarily due to delays in bringing forward the strategic allocation to the west of the town. However, those homes that have been built have provided affordable housing above target rates. Such a low residual requirement would only be likely to have neutral or minor effects on the supply of affordable homes at the town and to mitigate this, the housing requirement could be increased as part of a new strategy.
- **Westbury** – the strategy that proposes the highest level of growth at Westbury, TR-B, is considered likely to have a number of significant adverse effects. However, the significance of any effects is very much dependant on where any new development is located, which is not known at this stage. Westbury is the least constrained in environmental terms of all the settlements in this HMA and mitigation measures are likely to be achievable for most of these issues.
- **Westbury** – the main issue at Westbury is the A350 which suffers from peak time congestion on its route through the town centre. The extent to which mitigation can reduce additional congestion and maximise sustainability is currently uncertain. Westbury has a longstanding Air Quality Management Area (AQMA) which is directly related to peak time traffic through the town

centre. Whether new development and associated infrastructure can help relieve this issue or exacerbate it is uncertain at this time and this will also partly depend on location.

- **Westbury** – under strategy TR-B, taking into account existing commitments, a residual requirement of just 1025 dwellings will need to be found to 2036. Given the relatively unconstrained nature of the town in environmental terms, it is considered that the housing requirement could be increased. However, solutions to the issues of peak time traffic congestion and subsequent poor air quality will need to be found. These solutions may involve improving sustainable transport options in the town, locating development that will reduce the need to travel by private car and potential new road infrastructure that will take through traffic away from the town centre.
- **Rest of the HMA** – housing requirements in the rural parts of the HMA range from 635 dwellings in TR-A to 1200 dwellings (residual 820) in TR-C. The Rest of the HMA covers a wide geographical area and it is considered possible for this area to accommodate a higher level of growth without significant environmental effects, depending on its location. An increase in levels of housing growth at small and large villages, compared to Strategies TR-A and TR-B is, however, unlikely to have a great effect on affordability issues in rural parts of the HMA i.e. reverse the trend, but will provide more opportunities to deliver affordable homes and help the viability of village services and facilities.

Assessment of the Emerging Spatial Strategy (Reg 18) for the Trowbridge HMA

4.5.11 The emerging spatial strategy for the Trowbridge HMA, published at the Regulation 18 LPR consultation stage, took into account the SA findings of the Alternative Development Strategies, potential mitigation measures and recommendations. The SA assessment of this strategy was undertaken using the same 11 SA objectives in the SA Framework prior to its revision - this allowed for a direct comparison to be made with the 'higher' and 'lower' growth strategies outlined above.

Table 4.13: Trowbridge HMA – Emerging Spatial Strategy

Settlement/area	Emerging Spatial Strategy	
	Housing	Employment (ha)
Bradford on Avon	350	0
Trowbridge	5830	0
Warminster	2050	0
Westbury	1820	1
Rest of HMA	950	0
TOTAL	11000	0

4.5.12 A summary of the assessment scores is shown in the following table. Detailed assessment matrices are presented in Annex 1.4. The table below shows average scores⁷⁸ against each SA objective, and an overall score⁷⁹ for the strategy.

	SA 1	SA 2	SA 3	SA 4	SA 5	SA 6	SA 7	SA 8	SA 9	SA 10	SA 11	Overall score
Emerging Spatial Strategy	-1.6	-1.6	-1.6	-1.4	-1.6	-1.4	-1.2	0.8	1.4	-1.2	1.4	-8.0

4.5.13 A summary of the key findings is as follows:

- This emerging spatial strategy for Trowbridge HMA achieves a better overall sustainability score than all of the 'higher growth' and 'lower growth' strategies assessed previously, except LHNA Strategy TR-A which also achieves a score of -8.0.

⁷⁸ Calculated by adding the scores for each settlement (including 'Rest of HMA') and dividing by the number of settlements

⁷⁹ Calculated by adding the scores for each SA objective for each strategy

- This emerging spatial strategy is considered likely to also have significant adverse effects against several of the environmental objectives, particularly at Trowbridge, Warminster and Westbury which have higher levels of growth. However, this assessment has not assessed individual development sites and there may be locations where development could take place in these settlements where such impacts, with mitigation, could be reduced.
- The SA had recommended that the levels of proposed growth at Warminster and Westbury could be increased and the emerging spatial strategy incorporates that recommendation. At Warminster, the relatively low housing provision in the different strategies was a significant issue that would've effectively tied growth to current levels of commitments and would mean a falloff in provision in the latter years of the plan period. At Westbury, given the relatively unconstrained nature of the town in environmental terms, it was considered that the housing requirement could be increased. The increased provision in this emerging spatial strategy has increased the likely future social and economic benefits in those towns.
- At Trowbridge, the proposed housing requirement of 5830 dwellings is a reduction from the higher growth strategies TR-A and TR-C. This takes into account the SA recommendation to reduce the housing requirement at Trowbridge due to environmental constraints, with some re-distribution to Warminster and Westbury. However, the proposed housing requirement is still likely to have significant environmental effects against many of the objectives.
- Given the relatively small reduction in the housing requirement at Trowbridge, it remains a key recommendation of this SA that more of this growth could be re-distributed to Warminster, Westbury and possibly to rural areas, or to a different HMA. If this is not considered possible, consideration could be given to the following:
 - a focus on delivering brownfield sites in Trowbridge town centre;
 - an assessment of potential available sites that are not adjacent to the Trowbridge town boundary i.e. further away from the town boundary, but that could have less environmental impacts than sites that are closer to the town; and
 - a review of the Green Belt at Trowbridge and Bradford on Avon which could free up certain sites on the edge of the towns that may not significantly affect the openness of the Green Belt.
- The relatively small housing requirement proposed at Bradford on Avon of 350 dwellings is considered likely to have minor adverse environmental effects only. The town is very constrained in terms of biodiversity, transport (and subsequent air quality issues) and in landscape terms and the Green Belt considerably limits land available for housing development.
- However, considering the SA findings of other strategies above for Bradford on Avon, this small housing requirement will not help resolve housing affordability issues in the town. The house price to earnings ratio has risen significantly from 9.84 in 2008 to 14.04 in 2017 and this is the highest in the HMA, yet delivery of affordable housing is the lowest. The SA recommends that provision of affordable housing at the town is prioritised to meet identified needs, perhaps through application of a specific affordable housing policy requirement for the town that is higher than for other parts of Wiltshire, subject to viability testing.
- Bradford on Avon – given the above, a further recommendation to make more land available might be a review of the Green Belt surrounding the town which could free up certain sites on the edge of the town that would not significantly affect the openness of the Green Belt but would have significant benefits for affordability.
- The assessment of this strategy is based on overall housing numbers in each settlement and the rural area and has not considered individual locations within those places. Those site assessments will be undertaken at a later stage in the plan's preparation, except for sites at Trowbridge which have been assessed as part of this SA.

Assessment of the Revised Spatial Strategy 2020 – 2038 (Reg 19) for the Trowbridge HMA

- 4.5.14 A combination of factors, including the findings and recommendations of the SA of the Alternative Development Strategies (ADS) and Emerging Spatial Strategy, has determined a revised spatial strategy for the Trowbridge HMA. These factors and the reasoning behind deciding on this revised strategy are set out in a separate document⁸⁰.
- 4.5.15 An updated housing need assessment forecast the HMA to have a smaller share of need. Re-assessment forecast housing need to be around 480 dwellings per annum; a significant drop compared to the 550 dwellings per annum upon which the Emerging Spatial Strategy was based.
- 4.5.16 The central strand of a focus for growth on Trowbridge was generally borne out by consultation and re-affirmed by further work assessing employment demand. Bradford on Avon's outward expansion is restricted by green belt designation surrounding the town. Some increase in the scale of growth at Warminster is justified based on allowing scope for regeneration, in line with place shaping priorities, and to support a choice of housing. Trowbridge and Westbury are the settlements where a reduction in forecast housing need could be passed on in terms of lower proposed scales of housing. For both, this allows for an easier co-ordination of supporting infrastructure.
- 4.5.17 At Trowbridge, a reduction allows for strategic mitigation measures to be put in place to protect and enhance bat habitat. It allows new secondary school provision to be resolved. It will allow for necessary transport and town centre investment to progress. Similar circumstances are relevant to Westbury, where investment in the town centre will be a particular feature over the plan period.
- 4.5.18 On the basis of the above, the revised spatial strategy proposed for the Trowbridge HMA, is as follows:

Settlement	Housing	Employment ⁸¹ (Ha)
Bradford on Avon	140	0
Trowbridge	4,420	0
Warminster	1,780	0
Westbury	1,400	0
Rest of HMA	910	0
Total	8,650	0

- 4.5.19 This revised strategy has taken into account the SA findings of the Emerging Spatial Strategy for the Trowbridge HMA, potential mitigation measures and recommendations.
- 4.5.20 The detailed SA assessment of this strategy is presented in Annex 1.4. A summary of the assessment scores is shown in the following table. The table below shows average scores⁸² against each SA objective, and an overall score⁸³ for the strategy.

Revised Spatial Strategy	SA 1	SA 2	SA 3	SA 4	SA 5	SA 6	SA 7	SA 8	SA 9	SA 10	SA 11	Overall score
	-1.4	-1.4	-1.4	-1.4	-1.2	-1.0	-1.2	-0.2	1.0	-1.0	1.2	-8.0

- 4.5.21 A summary of the key findings is as follows:

⁸⁰ Wiltshire Local Plan Review Revising the Spatial Strategy (Wiltshire Council, September 2023)

⁸¹ Employment figures based on actual employment allocations proposed in Local Plan

⁸² Calculated by adding the scores for each settlement (including 'Rest of HMA') and dividing by the number of settlements

⁸³ Calculated by adding the scores for each SA objective for each strategy

- The overall score for the assessment of this revised strategy is -8.0, exactly the same as the assessment of the emerging spatial strategy. Therefore, the two strategies are considered similar in their overall sustainability credentials.
- However, there are marked differences in the two strategies, with the revised spatial strategy proposing 2,350 less dwellings.
- The significant reduction in dwelling numbers for the revised strategy has led to a significantly improved performance against the 8 environmental objectives with no likely significant adverse effects. This compares with the emerging strategy which showed likely significant adverse effects against four of the environmental objectives. Overall scores against environmental objectives for the revised and emerging strategies are -10.0 and -11.6 respectively.
- However, the significant reduction in dwelling numbers for the revised strategy has led to far fewer benefits against the social and economic objectives with overall scores for the revised and emerging strategies of 2.0 and 3.6 respectively. Of particular note is the performance of the revised strategy against objective 8 which seeks to *'provide everyone with the opportunity to live in good quality, affordable housing, and ensure an appropriate mix of dwelling sizes, types and tenures'*, which has found that adverse effects are likely overall, compared with overall benefits from the emerging strategy.
- For Trowbridge and Westbury, the proposed housing provision is still considered likely to have benefits in terms of providing good quality, affordable housing and ensuring an appropriate mix of dwelling sizes, types and tenures. However, for Bradford on Avon, Warminster and the rural areas, the opposite is the case with likely significant issues for affordable housing provision.

5. Assessment of potential development sites at Principal Settlements and Market Towns

5.1 Introduction

5.1.1 This chapter sets out the main sustainability appraisal (SA) findings of the assessment of ‘reasonable alternative’ potential development sites at the Principal Settlements and Market Towns in Wiltshire.

5.1.2 A site selection process has been undertaken by the Council to select the ‘reasonable alternative’ potential development sites at the Principal Settlements and Market Towns for further assessment through the SA. A summary of the site selection process is shown in Figure 2.1.

5.1.3 Figure 2.1 shows the stages involved in deciding which sites should be considered ‘reasonable alternatives.’ This SA stage is shown as Stage 3 in Figure 2.1. The findings of stages 1 and 2 for the Principal Settlements and Market Towns are documented in separate ‘*Planning for...*’ documents for each settlement.

5.1.4 The sections that follow include a table and map showing the potential development sites assessed in each settlement, a summary table of the overall assessment scores for the sites and a brief summary of the assessment findings. The assessment has been undertaken as described in Chapter 2 (Methodology) of this report. The detailed site assessment matrices for each settlement can be found in Annexes 2.1 – 2.15.

5.2 Amesbury and High Post

5.2.1 The site selection process (stages 1 and 2 in Figure 2.1) has informed the selection of three reasonable alternative sites at Amesbury and one site at High Post for further assessment through the SA. The separate ‘*Planning for Amesbury*’ paper should be referred to for further information as to how these sites were chosen for further assessment through the SA and for the reasons why certain sites (if any) were chosen to be taken forward for further, more detailed assessment. The reasonable alternative sites are shown on the following maps with red boundaries:

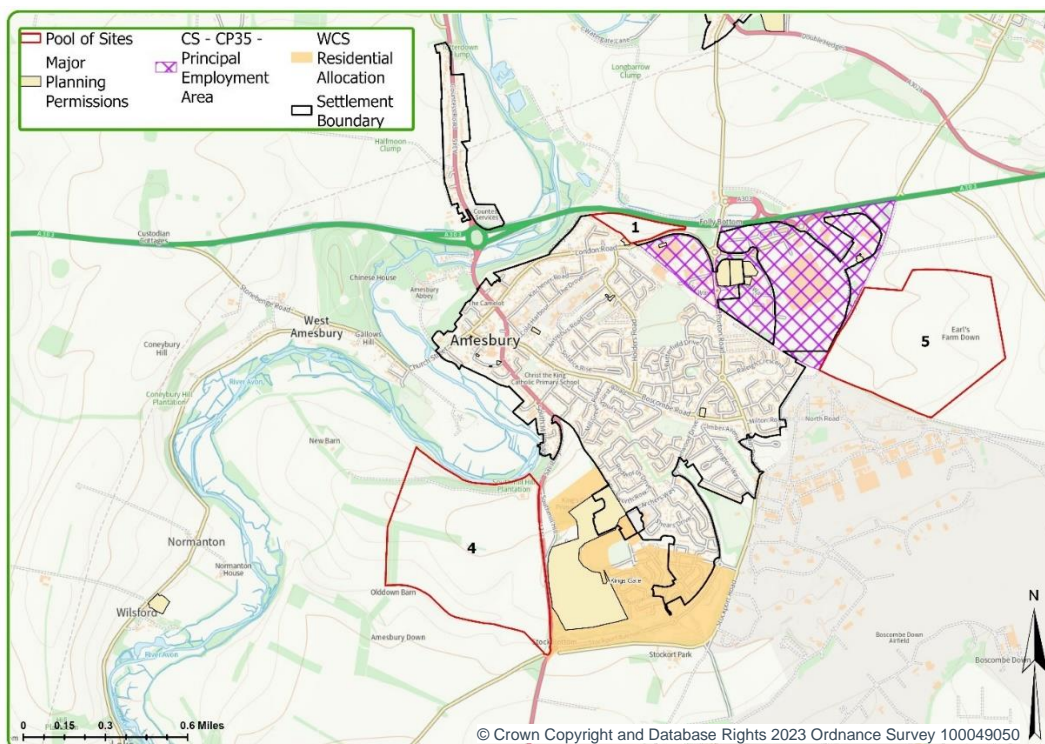


Figure 5.1 ‘Reasonable alternative’ development sites at Amesbury

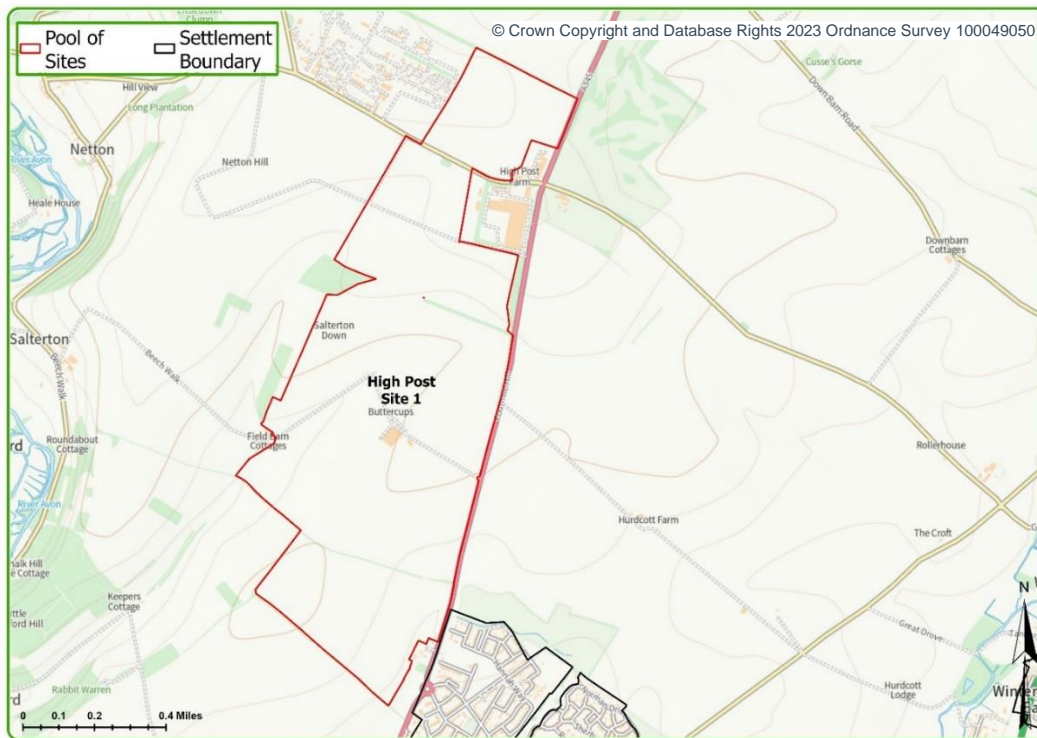


Figure 5.2 ‘Reasonable alternative’ development site at High Post

5.2.2 Site numbers, site names, corresponding SHELAA references (where relevant), site size and approximate range of dwellings considered are shown in Table 5.1:

Table 5.1: ‘Reasonable alternative’ development sites at Amesbury and High Post

Site	Site name	SHELAA ref(s)	Site size (Ha)	Approx. range (No. of dwellings)
1 (High Post)	Land at High Post	3710, 3714	204.98	5124 - 7175
1 (Amesbury)	Land north of London Road	3379	4.48	112 - 157
4	South-West Amesbury/Viney’s Farm	3728	74.4	1860 - 2604
5	Earl’s Farm Down and Part of Solstice Park	3748	63.47	1586 - 2222

5.2.3 The SA has identified the likely effects of developing these sites against a range of sustainability criteria. Refer to Annex 2.1 for further detail. Table 5.2 presents the assessment scores and overall sustainability performance of each site. Sites are presented in order of sustainability performance in Table 5.2, with the sites considered more sustainable towards the top and those considered less sustainable towards the bottom. This assessment has informed the selection of preferred site options by the Council.

Table 5.2: Summary of the assessment of Amesbury sites (in order of sustainability performance)

SITE	Sustainability performance (MORE → LESS)	Overall site score and position	SA obj 1 (Biodiversity) overall score	SA obj 2 (Land + soil) overall score	SA obj 3 (Water) overall score	SA obj 4 (Air/poll'n) overall score	SA obj 5 (Climate) overall score	SA obj 6 (Energy) overall score	SA obj 7 (Heritage) overall score	SA obj 8 (Landscape) overall score	SA obj 9 (Housing) overall score	SA obj 10 (Inc comms) overall score	SA obj 11 (Transport) overall score	SA obj 12 (Economic) overall score
1 (High Post)	MORE SUSTAINABLE ↑ ↓ LESS SUSTAINABLE	-6 (1st)	--	--	--	--	-	0	--	--	+++	+++	--	+++
1 (Amesbury)		-9 (2nd)	-	-	--	---	-	0	--	-	+	+	-	+
4		-10 (=3rd)	--	--	--	--	-	0	---	--	+++	+	--	++
5		-10 (=3rd)	--	--	--	--	-	0	---	--	+++	+	--	++

Key to likely significance of effects:					
+++	Major positive effect = +3 points	0	Neutral effect = 0 points	---	Major adverse effect = -3 points
++	Moderate positive effect = +2 points			--	Moderate adverse effect = -2 points
+	Minor positive effect = +1 point			-	Minor adverse effect = -1 point

Performance of Amesbury sites when assessed against the SA Framework

- 5.2.4 Site assessment scores range from -6 (most sustainable) for High Post Site 1 to -10 (least sustainable) for Amesbury Sites 4 and 5.
- 5.2.5 High Post Site 1 is considered the most sustainable site when assessed against objectives in the SA Framework. Sites 4 and 5 are considered the least sustainable.
- 5.2.6 Major adverse effects are considered likely for Amesbury Sites 1 (environmental pollution), 4 and 5 (heritage), whereby mitigation for significant adverse effects is considered to be unachievable. It is recommended that these sites are not considered further in the site selection process.
- 5.2.7 The detailed assessment of likely effects and possible mitigation measures for every site can be found in Annex 2.1. Further assessment of sites and details of any site allocations proposed in the Local Plan Review (LPR) are presented in the separate ‘*Planning for Amesbury*’ paper.

5.3 Bradford on Avon

5.3.1 The site selection process (stages 1 and 2 in Figure 2.1) has informed the selection of two reasonable alternative sites at Bradford on Avon for further assessment through the SA. The separate ‘*Planning for Bradford on Avon*’ paper should be referred to for further information as to how these sites were chosen for further assessment through the SA and for the reasons why certain sites (if any) were chosen to be taken forward for further, more detailed assessment. The reasonable alternative sites are shown on the following map with red boundaries:

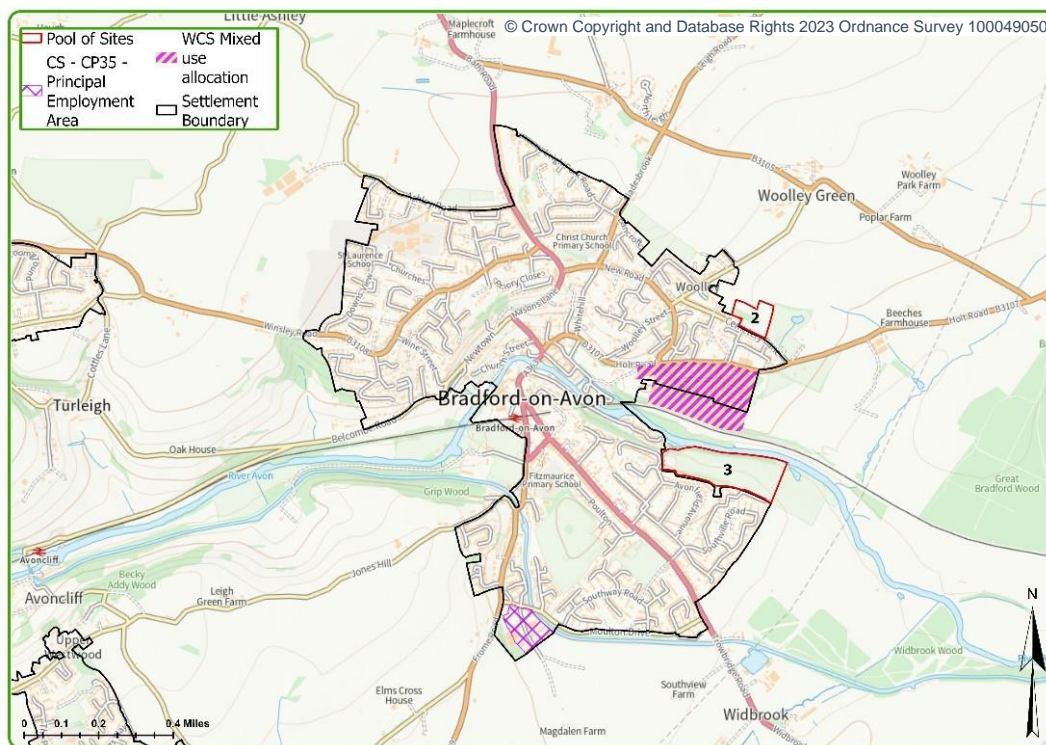


Figure 5.3 ‘Reasonable alternative’ development sites at Bradford on Avon

5.3.2 Site numbers, site names, corresponding SHELAA references (where relevant), site size and approximate range of dwellings considered are shown in Table 5.3:

Table 5.3: ‘Reasonable alternative’ development sites at Bradford on Avon

Site	Site name	SHELAA ref(s)	Site size (Ha)	Approx. range (No. of dwellings)
2	Land North of Holt Road and North of Cemetery Lane	3102a	1.81	45 - 63
3	Golf Course	739	6.42	160 - 224

5.3.3 The SA has identified the likely effects of developing these sites against a range of sustainability criteria. Refer to Annex 2.2 for further detail. Table 5.4 presents the assessment scores and overall sustainability performance of each site. Sites are presented in order of sustainability performance in Table 5.4, with the sites considered more sustainable towards the top and those considered less sustainable towards the bottom. This assessment has informed the selection of preferred site options by the Council.

Table 5.4: Summary of the assessment of Bradford on Avon sites (in order of sustainability performance)

SITE	Sustainability performance (MORE → LESS)	Overall site score and position	SA obj 1 (Biodiversity) overall score	SA obj 2 (Land + soil) overall score	SA obj 3 (Water) overall score	SA obj 4 (Air/poll'n) overall score	SA obj 5 (Climate) overall score	SA obj 6 (Energy) overall score	SA obj 7 (Heritage) overall score	SA obj 8 (Landscape) overall score	SA obj 9 (Housing) overall score	SA obj 10 (Inc comms) overall score	SA obj 11 (Transport) overall score	SA obj 12 (Economic) overall score
2	MORE SUSTAINABLE ↑ ↓ LESS SUSTAINABLE	- 11 (=1st)	---	-	--	--	-	0	-	-	+	-	-	+
3		- 11 (=1st)	--	-	--	--	-	0	-	--	+	-	-	+

Key to likely significance of effects:			
+++	Major positive effect = +3 points	0	Neutral effect = 0 points
++	Moderate positive effect = +2 points		
+	Minor positive effect = +1 point		
---	Major adverse effect = -3 points	0	Neutral effect = 0 points
--	Moderate adverse effect = -2 points		
-	Minor adverse effect = -1 point		

Performance of Bradford on Avon sites when assessed against the SA Framework

- 5.3.4 Both sites assessed scored equally with an overall score of -11.
- 5.3.5 Site 2 is considered likely to have major adverse effects on biodiversity grounds whereby mitigation is considered to be unachievable.
- 5.3.6 Site 3 is considered likely to have significant adverse effects on the biodiversity, water resources, environmental pollution and landscape objectives, but mitigation measures are considered to be achievable to reduce these likely adverse effects.
- 5.3.7 Given these findings, it is recommended that Site 2 is not considered further in the site selection process. Site 3 is the only site recommended to be considered further in the site selection process.
- 5.3.8 The detailed assessment of likely effects and possible mitigation measures for both sites can be found in Annex 2.2. Further assessment of sites and details of any site allocations proposed in the Local Plan Review (LPR) are presented in the separate 'Planning for Bradford on Avon' paper.

5.4 Calne

5.4.1 The site selection process (stages 1 and 2 in Figure 2.1) has informed the selection of 8 reasonable alternative sites at Calne for further assessment through the SA. The separate 'Planning for Calne' paper should be referred to for further information as to how these sites were chosen for further assessment through the SA and for the reasons why certain sites (if any) were chosen to be taken forward for further, more detailed assessment. The reasonable alternative sites are shown on the following map with red boundaries:

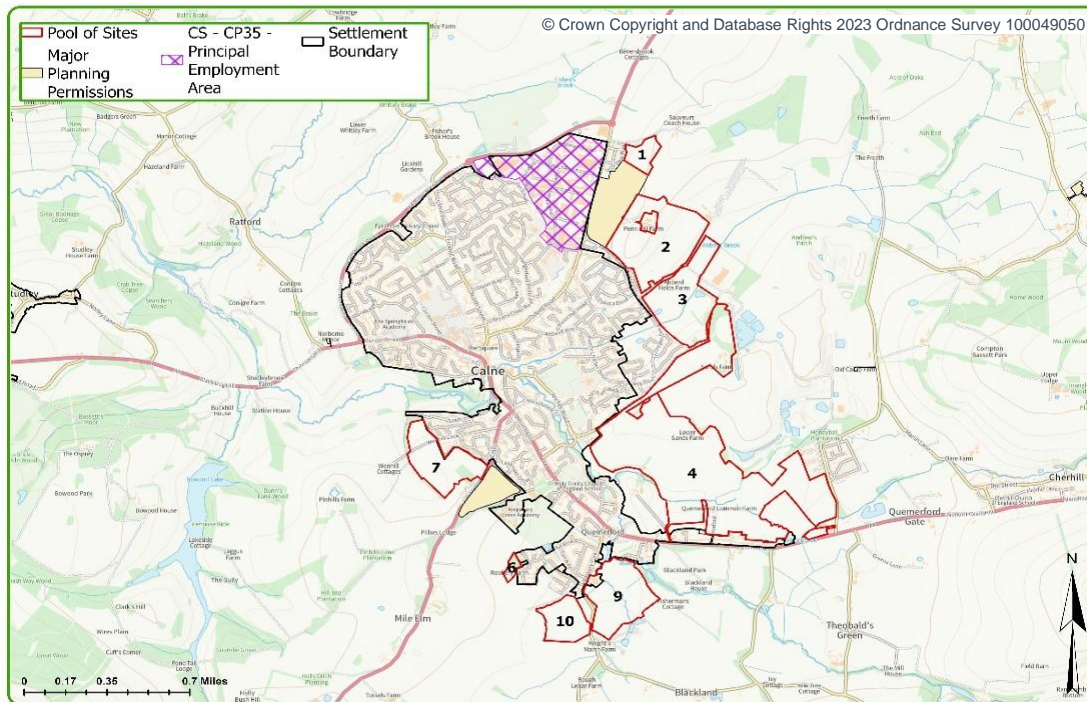


Figure 5.4 'Reasonable alternative' development sites at Calne

5.4.2 Site numbers, site names, corresponding SHELAA references (where relevant), site size and approximate range of dwellings considered are shown in Table 5.5:

Table 5.5: ‘Reasonable alternative’ development sites at Calne

Site	Site name	SHELAA ref(s)	Site size (Ha)	Approx. range (No. of dwellings)
1	Land south of High Penn Track	3616	3.98	99 – 139
2	Land to north of Spitfire Road / Penn Hill Farm	495 and 3610	28.78	729 - 1007
3	Abberd House Farm Buildings and Land	488, 451, 489, 3168, 3731	21.12	466 - 653
4	Land to the north of Quemerford	3642, 487, 1104a, 1104b, 1104c	116.22	2591 - 3627
6	Rookery Farm	3254	1.23	31 - 43
7	Land at Wenhill Heights, Wenhill Lane	709, 3251, 3312, 3311	15.20	388 - 543
9	Atwell Wilson Motor Museum	3732	18.28	314 - 440
10	Land to the south of Marden Farm, Stockley Lane	3453	8.52	213 – 299

5.4.3 The SA has identified the likely effects of developing these sites against a range of sustainability criteria. Refer to Annex 2.3 for further detail. Table 5.6 presents the assessment scores and overall sustainability performance of each site. Sites are presented in order of sustainability performance in Table 5.6, with the sites considered more sustainable towards the top and those considered less sustainable towards the bottom. This assessment has informed the selection of preferred site options by the Council.

Table 5.6: Summary of the assessment of Calne sites (in order of sustainability performance)

SITE	Sustainability performance (MORE → LESS)	Overall site score and position	SA obj 1 (Biodiversity) overall score	SA obj 2 (Land + soil) overall score	SA obj 3 (Water) overall score	SA obj 4 (Air/poll'n) overall score	SA obj 5 (Climate) overall score	SA obj 6 (Energy) overall score	SA obj 7 (Heritage) overall score	SA obj 8 (Landscape) overall score	SA obj 9 (Housing) overall score	SA obj 10 (Inc comms) overall score	SA obj 11 (Transport) overall score	SA obj 12 (Economic) overall score
2	MORE SUSTAINABLE ↑ ↓ LESS SUSTAINABLE	-4 (1st)	-	--	--	--	-	0	-	--	+++	+++	--	+++
3		-5 (2nd)	-	--	--	--	--	0	-	--	+++	+++	--	+++
1		-6 (=3rd)	-	-	-	--	-	0	--	-	+	++	-	+
4		-6 (=3rd)	--	--	--	--	-	0	--	--	+++	+++	--	+++
7		-7 (=5th)	-	-	--	--	-	0	--	--	++	++	--	++
10		-7 (=5th)	-	-	--	--	-	0	-	--	++	++	--	+
6		-8 (7th)	--	-	-	-	--	0	-	-	+	+	-	0
9		-10 (8th)	--	--	--	--	--	0	--	--	++	++	--	++

Key to likely significance of effects:					
+++	Major positive effect = +3 points	0	Neutral effect = 0 points	---	Major adverse effect = -3 points
++	Moderate positive effect = +2 points			--	Moderate adverse effect = -2 points
+	Minor positive effect = +1 point			-	Minor adverse effect = -1 point

Performance of Calne sites when assessed against the SA Framework

- 5.4.4 Site assessment scores range from -4 (most sustainable) for Site 2 to -10 (least sustainable) for Site 9.
- 5.4.5 Site 2 is considered the most sustainable site when assessed against objectives in the SA Framework. Site 9 is considered the least sustainable.
- 5.4.6 No sites are considered likely to have ‘major adverse effects’ whereby mitigation is considered to be unachievable.
- 5.4.7 The detailed assessment of likely effects and possible mitigation measures for all sites can be found in Annex 2.3. Further assessment of sites and details of any site allocations proposed in the Local Plan Review (LPR) are presented in the separate ‘*Planning for Calne*’ paper.

5.5 Chippenham

5.5.1 The site selection process (stages 1 and 2 in Figure 2.1) has informed the selection of 9 reasonable alternative sites at Chippenham for further assessment through the SA. The separate ‘*Planning for Chippenham*’ paper should be referred to for further information as to how these sites were chosen for further assessment through the SA and for the reasons why certain sites (if any) were chosen to be taken forward for further, more detailed assessment. The reasonable alternative sites are shown on the following map with red boundaries:

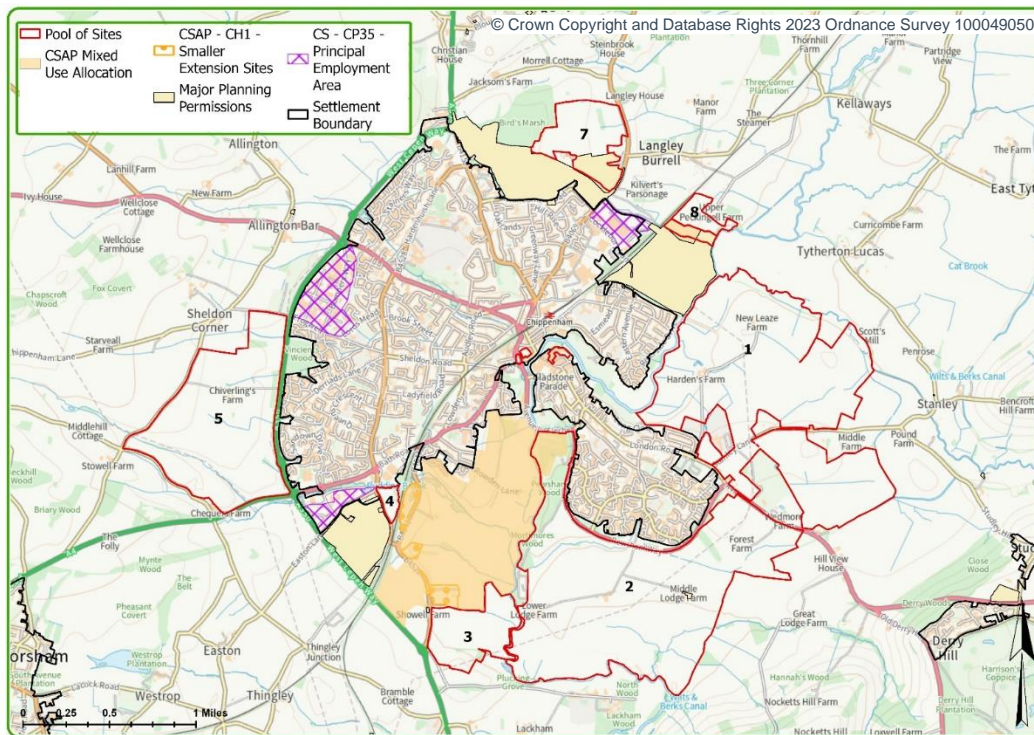


Figure 5.5: ‘Reasonable alternative’ development sites at Chippenham

5.5.2 Site numbers, site names, corresponding SHELAA references (where relevant), site size and approximate range of dwellings considered are shown in Table 5.7:

Table 5.7: ‘Reasonable alternative’ development sites at Chippenham

Site	Site name	SHELAA ref(s)	Site size (Ha)	Approx. range (No. of dwellings)
1	Land east of Chippenham, Forest Gate Farm	455, 506b, 3092, 458, 3354	294.54	6100 - 8539
2	Land south of Pewsham Way, Forest Farm	494, 809, 456, 3234	307.27	6232 - 8724
3	Land east of access to Lackham College	473, 808	36.83	921 - 1289
4	Land at Chippenham Business Park adjoining Saltersford Lane	803	4.54	98 - 138
5	Land west of Chippenham	3666 and 3786	154.73	3868 - 5415
7	Land to the North of Barrow Farm	744	43.46	1086 - 1521
8	Land at Peckingell Farm and Rawlings Green	3693, 506a	14.58	364 - 511
9	Bath Road car park and former Bridge Centre site	N/A (WCS CP9 Retail Allocation)	1.03	Approx. 52
12	Emery Gate Shopping Centre	N/A (CHIPP334)	0.67	Approx. 34

5.5.3 The SA has identified the likely effects of developing these sites against a range of sustainability criteria. Refer to Annex 2.4 for further detail. Table 5.8 presents the assessment scores and overall sustainability performance of each site. Sites are presented in order of sustainability performance in Table 5.8, with the sites considered more sustainable towards the top and those considered less sustainable towards the bottom. This assessment has informed the selection of preferred site options by the Council.

Table 5.8: Summary of the assessment of Chippenham sites (in order of sustainability performance)

SITE	Sustainability performance (MORE → LESS)	Overall site score and position	SA obj 1 (Biodiversity) overall score	SA obj 2 (Land + soil) overall score	SA obj 3 (Water) overall score	SA obj 4 (Air/poll'n) overall score	SA obj 5 (Climate) overall score	SA obj 6 (Energy) overall score	SA obj 7 (Heritage) overall score	SA obj 8 (Landscape) overall score	SA obj 9 (Housing) overall score	SA obj 10 (Inc comms) overall score	SA obj 11 (Transport) overall score	SA obj 12 (Economic) overall score
12	MORE SUSTAINABLE ↑ ↓ LESS SUSTAINABLE	5 (1st)	0	+	-	-	--	+	-	+	+	+++	+	++
9		4 (2nd)	0	++	-	-	--	+	-	+	+	+++	--	+++
1		-4 (3rd)	-	--	--	--	-	0	--	-	+++	+++	--	+++
2		-7 (=4th)	--	--	--	--	-	0	--	--	+++	++	--	+++
4		-7 (=4th)	-	-	--	--	--	0	-	0	+	+	-	+
3		-8 (=6th)	-	--	--	--	--	0	--	-	+++	+	--	++
5		-8 (=6th)	-	--	--	--	--	0	--	--	+++	++	--	++
7		-8 (=6th)	--	--	--	--	--	0	--	--	+++	+++	--	++
8		-10 (9th)	-	--	--	--	--	+	--	--	++	+	--	+

Key to likely significance of effects:			
+++	Major positive effect = +3 points	0	Neutral effect = 0 points
++	Moderate positive effect = +2 points		
+	Minor positive effect = +1 point		
---	Major adverse effect = -3 points	0	Neutral effect = 0 points
--	Moderate adverse effect = -2 points		
-	Minor adverse effect = -1 point		

Performance of Chippenham sites when assessed against the SA Framework

- 5.5.4 Site assessment scores range from 5 (most sustainable) for Site 12 to -10 (least sustainable) for Site 8.
- 5.5.5 Site 12 is considered the most sustainable site when assessed against objectives in the SA Framework. Site 8 is considered the least sustainable.
- 5.5.6 No sites are considered likely to have ‘major adverse effects’ whereby mitigation is considered to be unachievable.
- 5.5.7 The detailed assessment of likely effects and possible mitigation measures for all sites can be found in Annex 2.4. Further assessment of sites and details of any site allocations proposed in the Local Plan Review (LPR) are presented in the separate ‘*Planning for Chippenham*’ paper.

5.6 Corsham

5.6.1 The site selection process (stages 1 and 2 in Figure 2.1) has informed the selection of 5 reasonable alternative sites at Corsham for further assessment through the SA. The separate ‘*Planning for Corsham*’ paper should be referred to for further information as to how these sites were chosen for further assessment through the SA and for the reasons why certain sites (if any) were chosen to be taken forward for further, more detailed assessment. The reasonable alternative sites are shown on the following map with red boundaries:

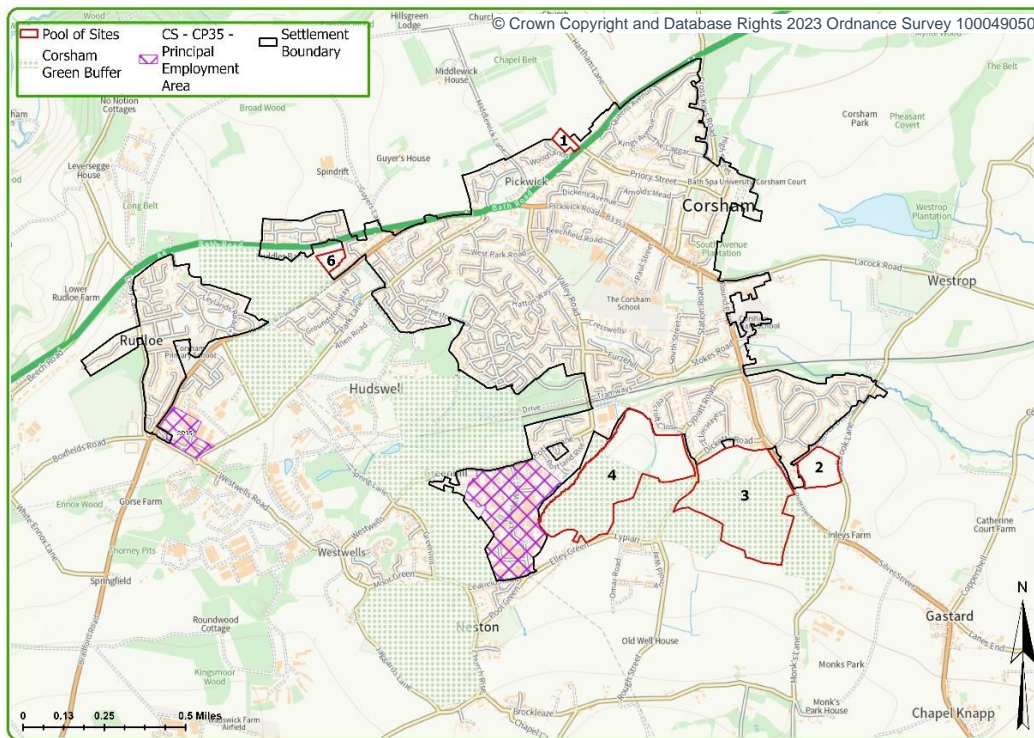


Figure 5.6 ‘Reasonable alternative’ development sites at Corsham

5.6.2 Site numbers, site names, corresponding SHELAA references (where relevant), site size and approximate range of dwellings considered are shown in Table 5.9:

Table 5.9: ‘Reasonable alternative’ development sites at Corsham

Site	Site name	SHELAA ref(s)	Site size (Ha)	Approx. range (No. of dwellings)
1	Pickwick Paddock, Bath Road	3231	0.74	18 - 26
2	Land south of Brook Drive	3655	3.21	80 - 112
3	Land east of Lypiatt Road, west of B3353 and land south of Dicketts Road	3654, 3727	20.92	522 - 732
4	Land east of Leafield Trading Estate	3653	21.71	542 - 760
6	Land to the north of 16 Bradford Road	3250	0.91	22 - 32

5.6.3 The SA has identified the likely effects of developing these sites against a range of sustainability criteria. Refer to Annex 2.5 for further detail. Table 5.10 presents the assessment scores and overall sustainability performance of each site. Sites are presented in order of sustainability performance in Table 5.10, with the sites considered more sustainable towards the top and those considered less sustainable towards the bottom. This assessment has informed the selection of preferred site options by the Council.

Table 5.10: Summary of the assessment of Corsham sites (in order of sustainability performance)

SITE	Sustainability performance (MORE → LESS)	Overall site score and position	SA obj 1 (Biodiversity) overall score	SA obj 2 (Land + soil) overall score	SA obj 3 (Water) overall score	SA obj 4 (Air/poll'n) overall score	SA obj 5 (Climate) overall score	SA obj 6 (Energy) overall score	SA obj 7 (Heritage) overall score	SA obj 8 (Landscape) overall score	SA obj 9 (Housing) overall score	SA obj 10 (Inc comms) overall score	SA obj 11 (Transport) overall score	SA obj 12 (Economic) overall score
2	MORE SUSTAINABLE ↑ ↓ LESS SUSTAINABLE	-7 (=1st)	--	-	--	-	-	+	-	--	+	+	-	+
3		-7 (=1st)	--	--	--	-	--	0	-	--	+++	++	--	++
4		-7 (=1st)	--	--	--	-	-	0	--	--	+++	++	--	++
6		-8 (4th)	--	-	--	--	-	+	-	-	+	+	-	0
1		-9 (5th)	--	-	--	--	-	0	---	-	+	++	-	+

Key to likely significance of effects:				
+++	Major positive effect = +3 points	0	Neutral effect = 0 points	
++	Moderate positive effect = +2 points		---	Major adverse effect = -3 points
+	Minor positive effect = +1 point		--	Moderate adverse effect = -2 points
			-	Minor adverse effect = -1 point

Performance of Corsham sites when assessed against the SA Framework

- 5.6.4 Site assessment scores range from -7 (most sustainable) for Sites 2, 3 and 4 to -9 (least sustainable) for Site 1.
- 5.6.5 Sites 2, 3 and 4 are considered the most sustainable sites when assessed against objectives in the SA Framework. Site 1 is considered the least sustainable.
- 5.6.6 Site 1 is considered likely to have a ‘major adverse effect’ against SA objective 7 on heritage grounds whereby mitigation is considered to be unachievable. It is recommended that this site is not considered further in the site selection process.
- 5.6.7 The detailed assessment of likely effects and possible mitigation measures for all sites can be found in Annex 2.5. Further assessment of sites and details of any site allocations proposed in the Local Plan Review (LPR) are presented in the separate ‘*Planning for Corsham*’ paper.

5.7 Devizes

5.7.1 The site selection process (stages 1 and 2 in Figure 2.1) has informed the selection of 11 reasonable alternative sites at Devizes for further assessment through the SA. The separate ‘*Planning for Devizes*’ paper should be referred to for further information as to how these sites were chosen for further assessment through the SA and for the reasons why certain sites (if any) were chosen to be taken forward for further, more detailed assessment. The reasonable alternative sites are shown on the following map with red boundaries:

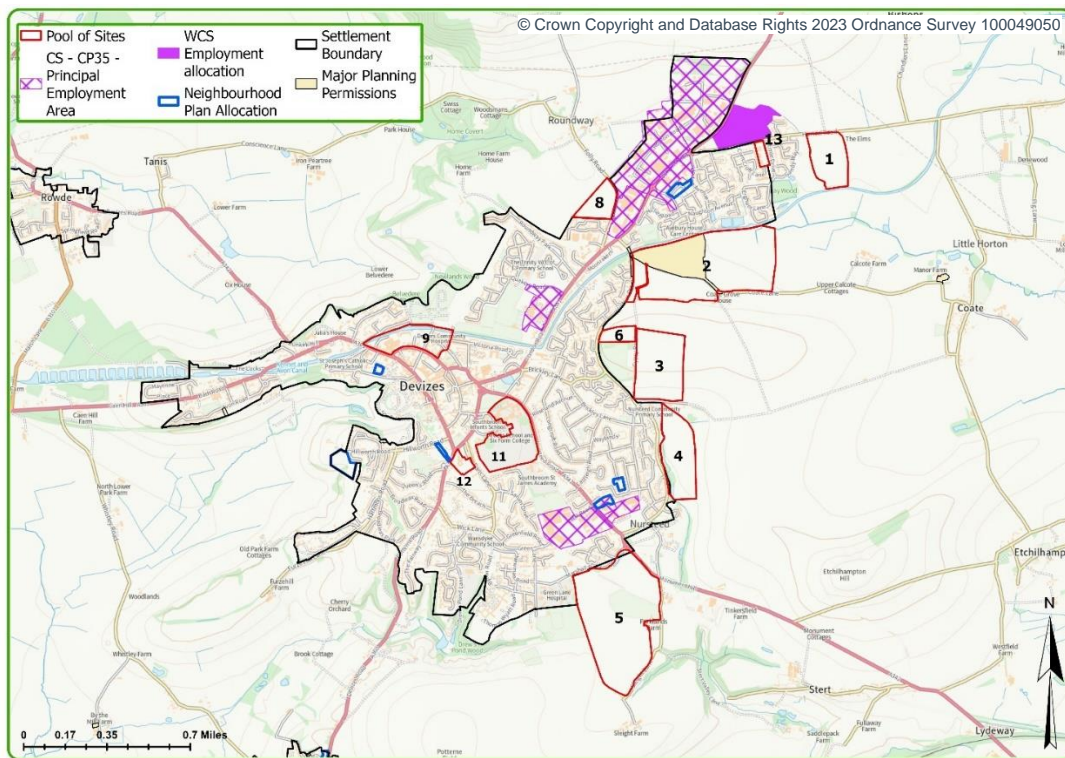


Figure 5.7 ‘Reasonable alternative’ development sites at Devizes

5.7.2 Site numbers, site names, corresponding SHELAA references (where relevant), site size and approximate range of dwellings considered are shown in Table 5.11:

Table 5.11: ‘Reasonable alternative’ development sites at Devizes

Site	Site name	Site/SHELAA ref(s)	Site size (Ha)	Approx. range (No. of dwellings)
1	Land adjoining Lay Wood	662	8.60	215 - 301
2	Land at Coate Bridge 2 and Land east of 693b	693a, 693b, 693c	39.09	976 - 1,367
3	Land to the east of Windsor Drive	624	14.83	370 - 519
4	Broadway Farm	524	11.89	297 - 416
5	Off A342 and Sleight Road	543, 806b, 3745	37.62	939 - 1317
6	Land east of Windsor Drive (2)	3726	2.30	57 - 81
8	Land to the north-east of Roundway Park	549b	4.50	113 - 157
9	Devizes Wharf, Wadworth Brewery and Assize Court	357, 419, 3717	8.60	Approx. 75
11	Devizes School	3725	12.53	Approx. 627
12	Southgate House	DEV127	1.45	Approx. 73
13	Horton Road Depot	546	1.08	Approx. 54

5.7.3 The SA has identified the likely effects of developing these sites against a range of sustainability criteria. Refer to Annex 2.6 for further detail. Table 5.12 presents the assessment scores and overall sustainability performance of each site. Sites are presented in order of sustainability performance in Table 5.12, with the sites considered more sustainable towards the top and those considered less sustainable towards the bottom. This assessment has informed the selection of preferred site options by the Council.

Table 5.12: Summary of the assessment of Devizes sites (in order of sustainability performance)

SITE	Sustainability performance (MORE → LESS)	Overall site score and position	SA obj 1 (Biodiversity) overall score	SA obj 2 (Land + soil) overall score	SA obj 3 (Water) overall score	SA obj 4 (Air/poll'n) overall score	SA obj 5 (Climate) overall score	SA obj 6 (Energy) overall score	SA obj 7 (Heritage) overall score	SA obj 8 (Landscape) overall score	SA obj 9 (Housing) overall score	SA obj 10 (Inc comms) overall score	SA obj 11 (Transport) overall score	SA obj 12 (Economic) overall score
13	MORE SUSTAINABLE ↑	2 (1st)	0	+	-	--	-	0	-	+++	+	+	-	++
9		-3 (2nd)	-	++	--	--	-	0	--	-	+	++	-	++
12		-5 (3rd)	-	+	-	--	-	0	--	-	+	+	-	+
2		-6 (4th)	-	--	--	--	--	0	-	--	+++	++	--	+++
5		-7 (=5th)	--	--	--	--	--	0	-	-	+++	++	--	++
11		-7 (=5th)	-	++	--	--	-	0	--	-	++	--	--	++
3		-8 (=7th)	-	--	--	--	-	0	-	--	++	++	--	+
6		-8 (=7th)	-	-	-	--	-	0	-	-	+	+	--	0
8		-8 (=7th)	-	-	--	--	--	0	--	-	+	+	-	++
1		-9 (=10th)	-	-	--	--	--	0	-	--	+	+	--	++
4	LESS SUSTAINABLE ↓	-9 (=10th)	--	--	--	--	--	0	-	--	++	+++	--	+

Key to likely significance of effects:			
+++	Major positive effect = +3 points	0	Neutral effect = 0 points
++	Moderate positive effect = +2 points		
+	Minor positive effect = +1 point		
---	Major adverse effect = -3 points	0	Neutral effect = 0 points
--	Moderate adverse effect = -2 points		
-	Minor adverse effect = -1 point		

Performance of Devises sites when assessed against the SA Framework

- 5.7.4 Site assessment scores range from 2 (most sustainable) for Site 13 to -9 (least sustainable) for Sites 1 and 4.
- 5.7.5 Site 13 is considered the most sustainable site when assessed against objectives in the SA Framework. Sites 1 and 4 are considered the least sustainable.
- 5.7.6 No sites are considered likely to have ‘major adverse effects’ whereby mitigation is considered to be unachievable.
- 5.7.7 The detailed assessment of likely effects and possible mitigation measures for all sites can be found in Annex 2.6. Further assessment of sites and details of any site allocations proposed in the Local Plan Review (LPR) are presented in the separate ‘*Planning for Devises*’ paper.

5.8 Malmesbury

5.8.1 The site selection process (stages 1 and 2 in Figure 2.1) has informed the selection of 7 reasonable alternative sites at Malmesbury for further assessment through the SA. The separate ‘*Planning for Malmesbury*’ paper should be referred to for further information as to how these sites were chosen for further assessment through the SA and for the reasons why certain sites (if any) were chosen to be taken forward for further, more detailed assessment. The reasonable alternative sites are shown on the following map with red boundaries:

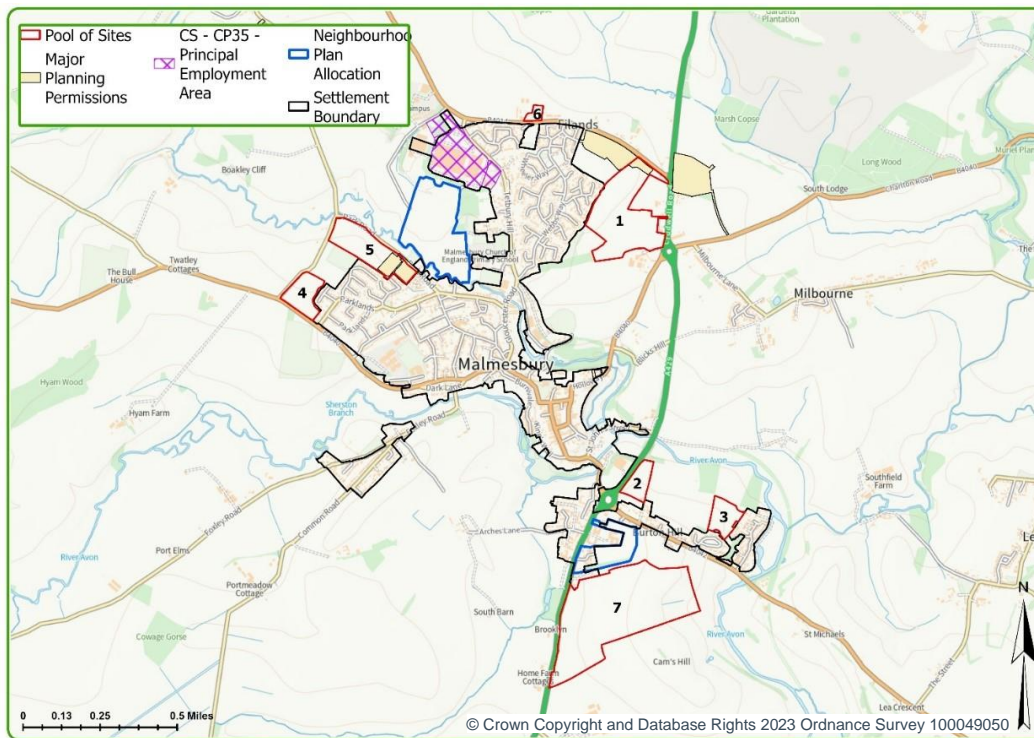


Figure 5.8 ‘Reasonable alternative’ development sites at Malmesbury

5.8.2 Site numbers, site names, corresponding SHELAA references (where relevant), site size and approximate range of dwellings considered are shown in Table 5.13:

Table 5.13: ‘Reasonable alternative’ development sites at Malmesbury

Site	Site name	SHELAA ref(s)	Site size (Ha)	Approx. range (No. of dwellings)
1	Whychurch Farm & Inglenook, Crudwell Road	649, 3432	12.13	303 – 425
2	Land NE of Priory Roundabout (A429)	3735	2.01	50 - 70
3	Land at Cowbridge Farm	3684	2.36	59 - 83
4	Land Adjacent to Park Lane	691	3.06	76 - 107
5	Land West of Malmesbury & Land at Park Road	502 & 452	6.21	155 - 217
6	White Lodge Farmhouse and surrounding area, Filands, Malmesbury	3706	0.55	13 - 19
7	Lawn Farm	3751	26.20	655 - 917

5.8.3 The SA has identified the likely effects of developing these sites against a range of sustainability criteria. Refer to Annex 2.7 for further detail. Table 5.14 presents the assessment scores and overall sustainability performance of each site. Sites are presented in order of sustainability performance in Table 5.14, with the sites considered more sustainable towards the top and those considered less sustainable towards the bottom. This assessment has informed the selection of preferred site options by the Council.

Table 5.14: Summary of the assessment of Malmesbury sites (in order of sustainability performance)

SITE	Sustainability performance (MORE → LESS)	Overall site score and position	SA obj 1 (Biodiversity) overall score	SA obj 2 (Land + soil) overall score	SA obj 3 (Water) overall score	SA obj 4 (Air/poll'n) overall score	SA obj 5 (Climate) overall score	SA obj 6 (Energy) overall score	SA obj 7 (Heritage) overall score	SA obj 8 (Landscape) overall score	SA obj 9 (Housing) overall score	SA obj 10 (Inc comms) overall score	SA obj 11 (Transport) overall score	SA obj 12 (Economic) overall score
4	MORE SUSTAINABLE ↑ ↓ LESS SUSTAINABLE	-3 (1st)	-	-	--	-	-	+	-	-	+	++	-	++
1		-6 (=2nd)	-	--	--	-	-	0	--	--	++	++	--	+++
5		-6 (=2nd)	--	-	--	-	--	+	-	-	+	++	--	++
6		-6 (=2nd)	0	-	--	-	-	+	-	-	+	0	-	0
7		-6 (=2nd)	--	--	--	-	-	0	-	--	+++	++	--	++
3		-7 (6th)	--	-	--	-	-	+	-	--	+	+	-	+
2		-8 (7th)	--	-	--	-	-	+	--	--	+	+	-	+

Key to likely significance of effects:					
+++	Major positive effect = +3 points	0	Neutral effect = 0 points	---	Major adverse effect = -3 points
++	Moderate positive effect = +2 points			--	Moderate adverse effect = -2 points
+	Minor positive effect = +1 point			-	Minor adverse effect = -1 point

Performance of Malmesbury sites when assessed against the SA Framework

- 5.8.4 Site assessment scores range from -3 (most sustainable) for Site 4 to -8 (least sustainable) for Site 2.
- 5.8.5 Site 4 is considered the most sustainable site when assessed against objectives in the SA Framework. Site 2 is considered the least sustainable.
- 5.8.6 No sites are considered likely to have ‘major adverse effects’ whereby mitigation is considered to be unachievable.
- 5.8.7 The detailed assessment of likely effects and possible mitigation measures for all sites can be found in Annex 2.7. Further assessment of sites and details of any site allocations proposed in the Local Plan Review (LPR) are presented in the separate ‘*Planning for Malmesbury*’ paper.

5.9 Marlborough

5.9.1 The site selection process (stages 1 and 2 in Figure 2.1) has informed the selection of 5 reasonable alternative sites at Marlborough for further assessment through the SA. The separate ‘*Planning for Marlborough*’ paper should be referred to for further information as to how these sites were chosen for further assessment through the SA and for the reasons why certain sites (if any) were chosen to be taken forward for further, more detailed assessment. The reasonable alternative sites are shown on the following map with red boundaries:

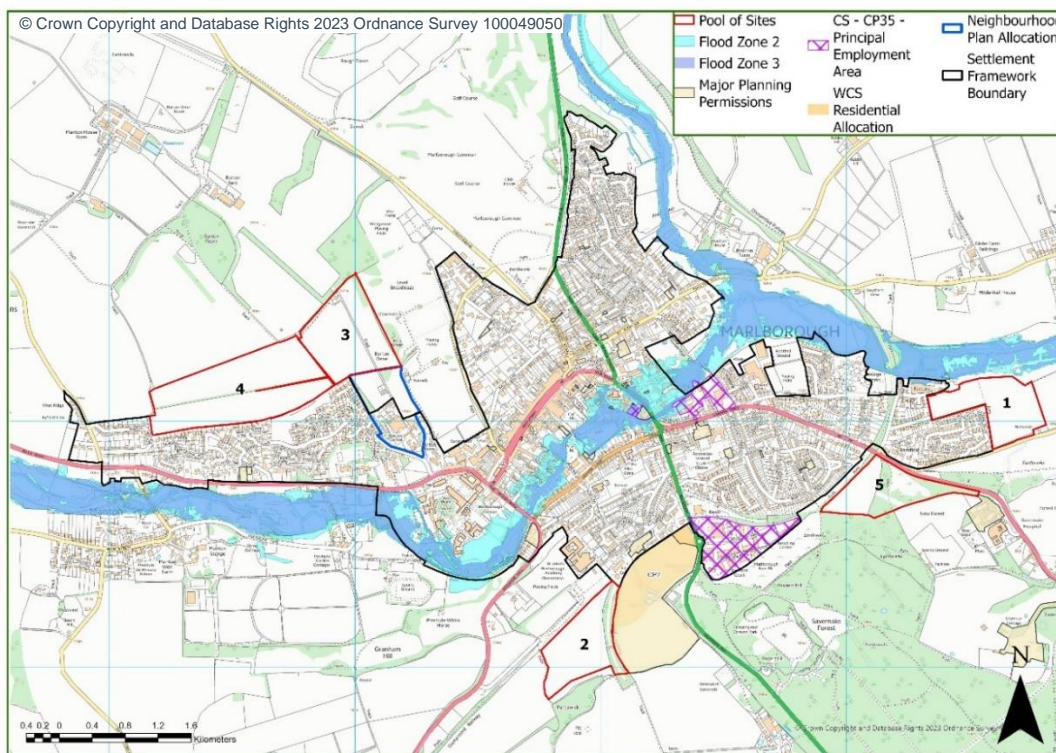


Figure 5.9 ‘Reasonable alternative’ development sites at Marlborough

5.9.2 Site numbers, site names, corresponding SHELAA references (where relevant), site size and approximate range of dwellings considered are shown in Table 5.15:

Table 5.15: 'Reasonable alternative' development sites at Marlborough

Site	Site name	Site/SHELAA ref(s)	Site size (Ha)	Approx. range (No. of dwellings)
1	Further Land at Chopping Knife Lane	660, 661	7.63	190 - 267
2	Land on the south site of the Wyvern Centre Cherry Orchard	3796	8.13	203 - 285
3	Land off Barton Dene	565, 3626b, 3626a	13.87	346 - 485
4	Land to NW of Barton's Green & at College Fields	3622, 3326	17.03	425 - 596
5	Land to the South of London Road	3797	6.94	173 - 243

5.9.3 The SA has identified the likely effects of developing these sites against a range of sustainability criteria. Refer to Annex 2.8 for further detail. Table 5.16 presents the assessment scores and overall sustainability performance of each site. Sites are presented in order of sustainability performance in Table 5.16, with the sites considered more sustainable towards the top and those considered less sustainable towards the bottom. This assessment has informed the selection of preferred site options by the Council.

Table 5.16: Summary of the assessment of Marlborough sites (in order of sustainability performance)

SITE	Sustainability performance (MORE → LESS)	Overall site score and position	SA obj 1 (Biodiversity) overall score	SA obj 2 (Land + soil) overall score	SA obj 3 (Water) overall score	SA obj 4 (Air/poll'n) overall score	SA obj 5 (Climate) overall score	SA obj 6 (Energy) overall score	SA obj 7 (Heritage) overall score	SA obj 8 (Landscape) overall score	SA obj 9 (Housing) overall score	SA obj 10 (Inc comms) overall score	SA obj 11 (Transport) overall score	SA obj 12 (Economic) overall score
3	MORE SUSTAINABLE ↑ ↓ LESS SUSTAINABLE	-8 (=1st)	--	--	-	--	-	0	-	--	++	++	--	+
4		-8 (=1st)	--	--	-	--	-	0	-	--	+++	+	--	+
1		-9 (=3rd)	--	-	-	--	-	0	--	--	+	+	--	++
2		-9 (=3rd)	---	-	--	--	-	0	-	--	+	++	--	++
5		-10 (5th)	---	--	-	--	-	0	--	--	+	++	--	++

Key to likely significance of effects:				
+++	Major positive effect = +3 points	0	Neutral effect = 0 points	
++	Moderate positive effect = +2 points		---	Major adverse effect = -3 points
+	Minor positive effect = +1 point		--	Moderate adverse effect = -2 points
			-	Minor adverse effect = -1 point

Performance of Marlborough sites when assessed against the SA Framework

- 5.9.4 Site assessment scores range from -8 (most sustainable) for Sites 3 and 4 to -10 (least sustainable) for Site 5.
- 5.9.5 Sites 3 and 4 are considered the most sustainable sites when assessed against objectives in the SA Framework. Site 5 is considered the least sustainable.
- 5.9.6 Two sites are considered likely to have ‘major adverse effects’ whereby mitigation is considered to be unachievable. It is recommended that these sites are not considered further in the site selection process. These sites are as follows:
 Site 2 – ‘major adverse effect’ considered likely on biodiversity grounds
 Site 5 – ‘major adverse effect’ considered likely on biodiversity grounds
- 5.9.7 The detailed assessment of likely effects and possible mitigation measures for all sites can be found in Annex 2.8. Further assessment of sites and details of any site allocations proposed in the Local Plan Review (LPR) are presented in the separate ‘*Planning for Marlborough*’ paper.

5.10 Melksham

- 5.10.1 The site selection process (stages 1 and 2 in Figure 2.1) has informed the selection of 17 reasonable alternative sites at Melksham for further assessment through the SA. The separate ‘*Planning for Melksham*’ paper should be referred to for further information as to how these sites were chosen for further assessment through the SA and for the reasons why certain sites (if any) were chosen to be taken forward for further, more detailed assessment. The reasonable alternative sites are shown on the following map with red boundaries:

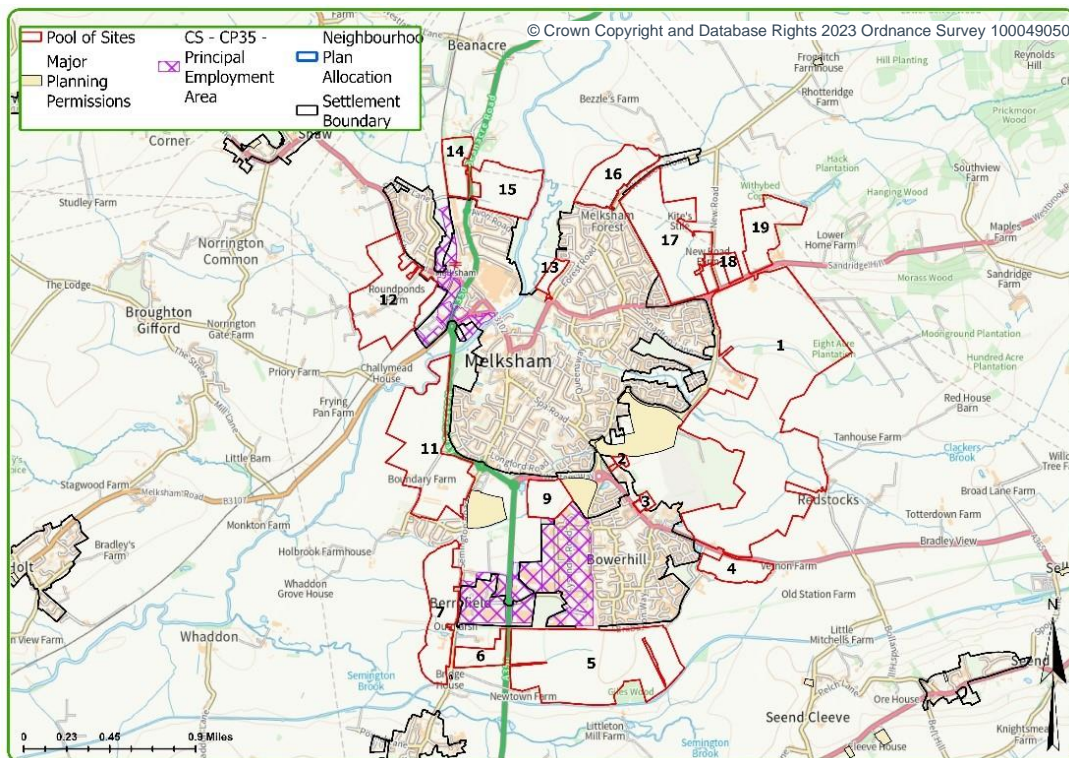


Figure 5.10 ‘Reasonable alternative’ development sites at Melksham

- 5.10.2 Site numbers, site names, corresponding SHELAA references (where relevant), site size and approximate range of dwellings considered are shown in Table 5.17:

Table 5.17: ‘Reasonable alternative’ development sites at Melksham

Site	Site name	SHELAA ref(s)	Site size (Ha)	Approx. range (No. of dwellings)
1	Land to the east of Melksham	3123, 3525, 3552, 3678, 3683, 3692, 3701, 3704, 3752	206.52	4442 - 6223
2	398a The Spa	3249	1.12	28 - 39
3	Land adjacent to Woolmore Manor	3219, 1034	1.72	43 - 60
4	Land to the east of Bowerhill	3345, 3331	10.46	261 - 366
5	Land to the south of Bowerhill	1005, 1006, 3603	76.85	1921 - 2690
6	Land south of Hampton Park	1004	7.83	195 - 274
7	Land to the south of Berryfield	1003, 1019, 1002	27.38	684 - 958
9	Land south of Western Way	1025	10.22	255 - 358
11	Land to the west of Melksham	3105a, 3105b, 3105c, 3105d, 728, 3645	52.06	1301 - 1822
12	Land to the west of Shurnhold	3352, 3310	38.90	972 - 1361
13	Land to rear of Lowbourne Infants School	1000	3.31	82 - 116
14	Land north of Dunch Lane	3243	10.20	255 - 357
15	Land to the north of Melksham	3405, 187	20.60	515 - 721
16	North-West of Woodrow Road & Land Rear of Woodrow	3107, 1001	18.09	452 - 633
17	Land to the north of A3102	715, 1027, 3479, 3478, 3742, 3743	47.28	1177 - 1650
18	Land northwest of Blackmore Farm	3744	3.55	88 - 125
19	Land to the north and west of Manor Farm	3712	18.79	469 - 658

5.10.3 The SA has identified the likely effects of developing these sites against a range of sustainability criteria. Refer to Annex 2.9 for further detail. Table 5.18 presents the assessment scores and overall sustainability performance of each site. Sites are presented in order of sustainability performance in Table 5.18, with the sites considered more sustainable towards the top and those considered less sustainable towards the bottom. This assessment has informed the selection of preferred site options by the Council.

Key to likely significance of effects:					
+++	Major positive effect = +3 points	0	Neutral effect = 0 points	---	Major adverse effect = -3 points
++	Moderate positive effect = +2 points			--	Moderate adverse effect = -2 points
+	Minor positive effect = +1 point			-	Minor adverse effect = -1 point

Table 5.18: Summary of the assessment of Melksham sites (in order of sustainability performance)

SITE	Sustainability performance (MORE → LESS)	Overall site score and position	SA obj 1 (Biodiversity) overall score	SA obj 2 (Land + soil) overall score	SA obj 3 (Water) overall score	SA obj 4 (Air/poll'n) overall score	SA obj 5 (Climate) overall score	SA obj 6 (Energy) overall score	SA obj 7 (Heritage) overall score	SA obj 8 (Landscape) overall score	SA obj 9 (Housing) overall score	SA obj 10 (Inc comms) overall score	SA obj 11 (Transport) overall score	SA obj 12 (Economic) overall score
1	↑ MORE SUSTAINABLE	-3 (=1st)	-	--	--	-	-	0	-	--	+++	+++	--	+++
9		-3 (=1st)	-	-	--	-	-	+	-	-	++	++	--	++
17		-4 (3rd)	-	--	--	-	-	0	-	-	+++	++	--	++
5		-5 (=4th)	-	--	--	--	-	0	-	--	+++	++	--	+++
16		-5 (=4th)	-	--	--	-	-	0	--	-	+++	++	--	++
2		-6 (=6th)	-	-	-	-	-	+	---	-	+	+	-	+
4		-6 (=6th)	-	-	--	-	-	+	--	--	++	++	--	+
11		-6 (=6th)	-	--	--	-	--	0	-	--	+++	++	--	++
13		-6 (=6th)	--	--	-	-	-	+	-	-	+	+	-	+
3		-7 (=10th)	--	-	-	-	-	+	---	-	+	+	-	+
6	-7 (=10th)	-	-	--	--	-	+	-	-	+	+	--	+	
7	-7 (=10th)	-	--	--	--	--	0	-	--	+++	++	--	++	
15	↓ LESS SUSTAINABLE	-7 (=10th)	-	--	--	-	-	0	---	--	+++	++	--	++
18		-7 (=10th)	-	-	--	-	-	+	-	--	+	+	--	+
19		-7 (=10th)	-	--	--	-	-	0	-	--	+++	+	--	+
12		-9 (=16th)	-	--	--	--	--	0	---	--	+++	++	--	++
14		-9 (=16th)	--	--	--	--	--	+	--	--	++	++	--	++

Performance of Melksham sites when assessed against the SA Framework

- 5.10.4 Site assessment scores ranged from -3 (most sustainable) for Sites 1 and 9 to -9 (least sustainable) for Sites 12 and 14.
- 5.10.5 Sites 1 and 9 are considered the most sustainable sites when assessed against objectives in the SA Framework. Sites 12 and 14 are considered the least sustainable.
- 5.10.6 Sites 2, 3, 12 and 15 are considered likely to have ‘major adverse effects’ on heritage grounds whereby mitigation is considered to be unachievable. It is recommended that these sites are not considered further in the site selection process.
- 5.10.7 The detailed assessment of likely effects and possible mitigation measures for all sites can be found in Annex 2.9. Further assessment of sites and details of any site allocations proposed in the Local Plan Review (LPR) are presented in the separate ‘*Planning for Melksham*’ paper.

5.11 Royal Wootton Bassett

5.11.1 The site selection process (stages 1 and 2 in Figure 2.1) has informed the selection of 9 reasonable alternative sites at Royal Wootton Bassett for further assessment through the SA. The separate ‘*Planning for Royal Wootton Bassett*’ paper should be referred to for further information as to how these sites were chosen for further assessment through the SA and for the reasons why certain sites (if any) were chosen to be taken forward for further, more detailed assessment. The reasonable alternative sites are shown on the following map with red boundaries:

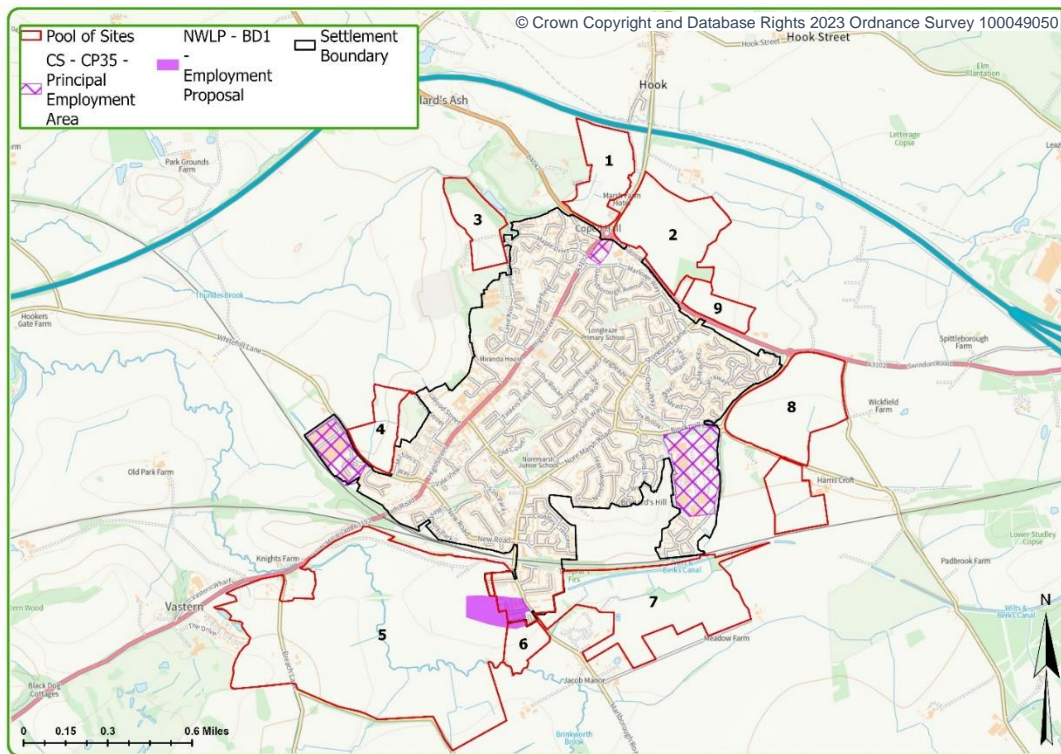


Figure 5.11 ‘Reasonable alternative’ development sites at Royal Wootton Bassett

5.11.2 Site numbers, site names, corresponding SHELAA references (where relevant), site size and approximate range of dwellings considered are shown in Table 5.19:

Table 5.19: ‘Reasonable alternative’ development sites at Royal Wootton Bassett

Site	Site name	Site/SHELAA ref(s)	Site size (Ha)	Approx. range (No. of dwellings)
1	Land at Marsh Farm	499	14.44	492 - 689
2	Land adjoining Midge Hall Farm	3366	24.32	608 - 851
3	Land West of Maple Drive	477 and 3160	12.03	300 - 421
4	Land at Whitehill Lane	3161	8.86	221 - 310
5	Land South of Royal Wootton Bassett	3156	129.58	2613 - 3658
6	Templars Way Industrial Estate	498	4.21	90 - 126
7	Land South of Royal Wootton Bassett (Parts A & B)	462 and 463	39.95	896 - 1255
8	Land at Woodshaw	3357	52.00	1252 - 1752
9	Land to the north of Swindon Road	3737	6.06	151 - 212

5.11.3 The SA has identified the likely effects of developing these sites against a range of sustainability criteria. Refer to Annex 2.10 for further detail. Table 5.20 presents the assessment scores and overall sustainability performance of each site. Sites are presented in order of sustainability performance in Table 5.20, with the sites considered more sustainable towards the top and those considered less sustainable towards the bottom. This assessment has informed the selection of preferred site options by the Council.

Table 5.20: Summary of the assessment of Royal Wootton Bassett sites (in order of sustainability performance)

SITE	Sustainability performance (MORE → LESS)	Overall site score and position	SA obj 1 (Biodiversity) overall score	SA obj 2 (Land + soil) overall score	SA obj 3 (Water) overall score	SA obj 4 (Air/poll'n) overall score	SA obj 5 (Climate) overall score	SA obj 6 (Energy) overall score	SA obj 7 (Heritage) overall score	SA obj 8 (Landscape) overall score	SA obj 9 (Housing) overall score	SA obj 10 (Inc comms) overall score	SA obj 11 (Transport) overall score	SA obj 12 (Economic) overall score
4	MORE SUSTAINABLE ↑ ↓ LESS SUSTAINABLE	-4 (1st)	-	-	--	-	-	+	-	-	+	++	--	++
2		-5 (2nd)	-	--	--	-	-	0	--	-	+++	++	--	++
5		-6 (=3rd)	-	--	--	-	--	0	--	--	+++	++	--	+++
8		-6 (=3rd)	--	--	--	-	-	0	--	--	+++	++	--	+++
1		-7 (=5th)	-	--	--	-	--	0	--	-	++	++	--	++
3		-7 (=5th)	--	--	--	-	--	+	-	-	++	++	--	+
6		-7 (=5th)	-	-	--	--	-	+	-	-	+	+	--	+
7		-7 (=5th)	--	--	--	--	--	0	-	--	+++	++	--	+++
9		-7 (=5th)	-	-	--	-	-	+	--	--	+	+	-	+

Key to likely significance of effects:			
+++	Major positive effect = +3 points	0	Neutral effect = 0 points
++	Moderate positive effect = +2 points		
+	Minor positive effect = +1 point		
---	Major adverse effect = -3 points	0	Neutral effect = 0 points
--	Moderate adverse effect = -2 points		
-	Minor adverse effect = -1 point		

Performance of Royal Wootton Bassett sites when assessed against the SA Framework

- 5.11.4 Site assessment scores range from -4 (most sustainable) for Site 4 to -7 (least sustainable) for Sites 1, 3, 6, 7 and 9.
- 5.11.5 Site 4 is considered the most sustainable site when assessed against objectives in the SA Framework. Sites 1, 3, 6, 7 and 9 are considered the least sustainable.
- 5.11.6 No sites are considered likely to have ‘major adverse effects’ whereby mitigation is considered to be unachievable.
- 5.11.7 The detailed assessment of likely effects and possible mitigation measures for all sites can be found in Annex 2.10. Further assessment of sites and details of any site allocations proposed in the Local Plan Review (LPR) are presented in the separate ‘*Planning for Royal Wootton Bassett*’ paper.

5.12 Salisbury and Laverstock

5.12.1 The site selection process (stages 1 and 2 in Figure 2.1) has informed the selection of 14 reasonable alternative sites at Salisbury and Laverstock for further assessment through the SA. The separate ‘*Planning for Salisbury*’ paper should be referred to for further information as to how these sites were chosen for further assessment through the SA and for the reasons why certain sites (if any) were chosen to be taken forward for further, more detailed assessment. The reasonable alternative sites are shown on the following map with red boundaries:

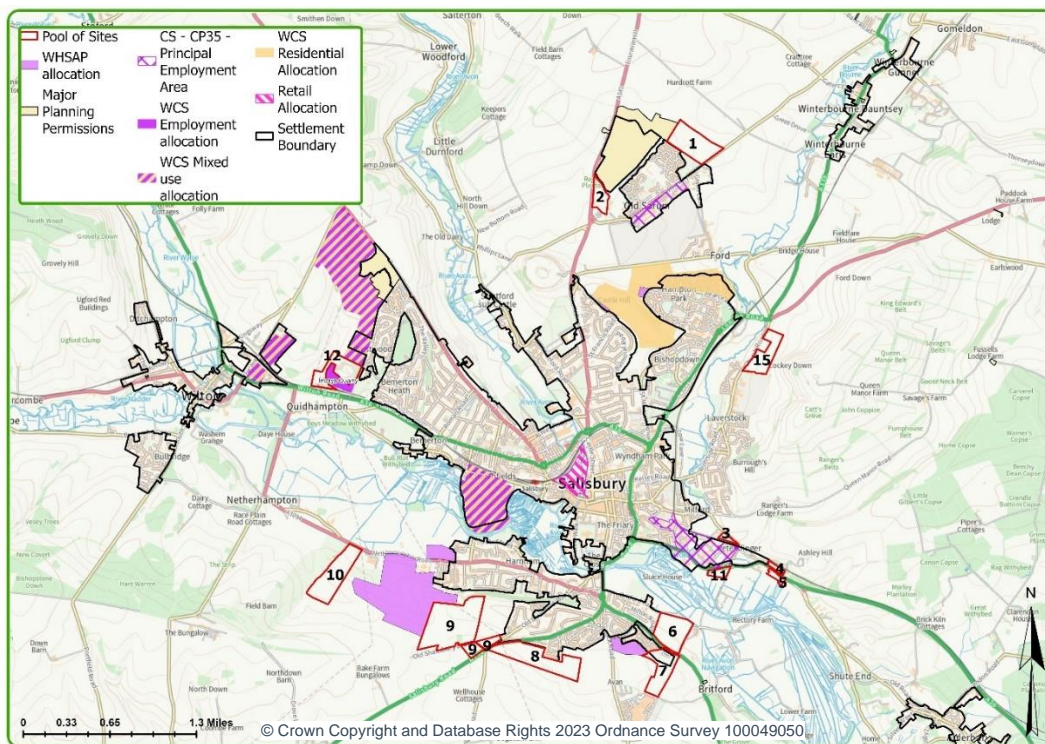


Figure 5.12: ‘Reasonable alternative’ development sites at Salisbury and Laverstock

5.12.2 Site numbers, site names, corresponding SHELAA references (where relevant), site size and approximate range of dwellings considered are shown in Table 5.21:

Table 5.21: ‘Reasonable alternative’ development sites at Salisbury and Laverstock

Site	Site name	SHELAA ref(s)	Site size (Ha)	Approx. range (No. of dwellings)
Salisbury sites				
1	Land to the north of Old Sarum	S80	16.95	423 - 593
2	Land north of Beehive Park & Ride	3707	5.74	143 - 201
3	Land east of Milford Care Home	3554b	1.21	30 - 42
4	Land to the east of Hughendon Manor, Petersfinger	S193, S97	1.33	33 - 46
5	Land east of The Dormers, Petersfinger	S189	1.60	40 - 56
6	Land to the north of Downton Road	S159	13.53	338 - 474
7	Land south of Downton Road	3422, OM009, 3641, 3423, 3521, 3694	17.94	448 - 628
8	Land adjacent to A354, south of Harnham	3421	22.0	550 - 770
9	Land west of Coombe Road	3690, 3691 and 3215	39.73	993 – 1,392
10	Land at Netherhampton Road Garden Centre	3716 and 3465	18.59	464 – 651
11	Land south of Southampton Road	3754	2.40	60 - 84
12	Land at Quidhampton Quarry	S253	12.35	308 - 432
14	Land at Coldharbour Lane (former Gasworks)	S243	0.85	Approx. 43
Laverstock sites				
15	Land at Church Road, Laverstock	S204	10.76	269 – 377

5.12.3 The SA has identified the likely effects of developing these sites against a range of sustainability criteria. Refer to Annex 2.11 for further detail. Table 5.22 presents the assessment scores and overall sustainability performance of each site. Sites are presented in order of performance in Table 5.22 with the sites considered more sustainable towards the top and those considered less sustainable towards the bottom. This assessment has informed the selection of preferred options by the Council (stage 4 in Figure 2.1).

Key to likely significance of effects:					
+++	Major positive effect = +3 points	0	Neutral effect = 0 points	---	Major adverse effect = -3 points
++	Moderate positive effect = +2 points			--	Moderate adverse effect = -2 points
+	Minor positive effect = +1 point			-	Minor adverse effect = -1 point

Table 5.22: Summary of the assessment of Salisbury and Laverstock sites (in order of sustainability performance)

SITE	Sustainability performance (MORE → LESS)	Overall site score and position	SA obj 1 (Biodiversity) overall score	SA obj 2 (Land + soil) overall score	SA obj 3 (Water) overall score	SA obj 4 (Air/poll'n) overall score	SA obj 5 (Climate) overall score	SA obj 6 (Energy) overall score	SA obj 7 (Heritage) overall score	SA obj 8 (Landscape) overall score	SA obj 9 (Housing) overall score	SA obj 10 (Inc comms) overall score	SA obj 11 (Transport) overall score	SA obj 12 (Economic) overall score
14	MORE SUSTAINABLE ↑ ↓ LESS SUSTAINABLE	1 (1st)	-	+	-	-	--	0	-	+++	+	+	0	+
1		-4 (=2nd)	-	-	--	--	-	0	--	-	+++	++	-	++
7		-4 (=2nd)	-	--	--	--	-	0	--	-	+++	+++	--	+++
9		-6 (4th)	-	--	--	--	-	0	-	--	+++	++	--	++
6		-7 (=5th)	--	--	--	--	-	0	--	--	++	+++	--	+++
8		-7 (=5th)	-	--	--	--	-	0	--	-	+++	++	--	+
2		-9 (=7th)	-	-	--	--	-	0	---	-	+	+	-	+
3		-9 (=7th)	-	-	--	--	-	0	-	-	+	+	---	+
5		-9 (=7th)	--	0	--	--	-	0	0	0	+	+	---	-
12		-9 (=7th)	---	+	--	--	-	0	-	-	++	+	---	+
15		-10 (11th)	--	--	--	--	-	0	-	--	++	+	--	+
10		-11 (=12th)	-	-	--	--	--	0	--	--	+++	+	--	-
4		-12 (=13th)	--	-	--	--	-	0	0	-	0	0	---	0
11		-12 (=13th)	---	-	--	--	--	0	--	--	+	+	--	++

Performance of Salisbury and Laverstock sites when assessed against the SA Framework

- 5.12.4 Site assessment scores range from 1 (most sustainable) for Site 14 to -12 (least sustainable) for Sites 4 and 11.
- 5.12.5 Site 14 is considered the most sustainable site when assessed against objectives in the SA Framework. Sites 4 and 11 are considered the least sustainable.
- 5.12.6 The following sites are considered likely to have ‘major adverse effects’ whereby mitigation is considered to be unachievable. It is recommended that these sites are not considered further in the site selection process. These sites are as follows:
- Site 2 – ‘major adverse effect’ considered likely on heritage grounds
 - Site 3 – ‘major adverse effect’ considered likely on transport/highways grounds
 - Site 4 – ‘major adverse effect’ considered likely on transport/highways grounds
 - Site 5 – ‘major adverse effect’ considered likely on transport/highways grounds
 - Site 11 – ‘major adverse effect’ considered likely on biodiversity grounds
 - Site 12 – ‘major adverse effect’ considered likely on biodiversity and transport/highways grounds
- 5.12.7 The detailed assessment of likely effects and possible mitigation measures for all sites can be found in Annex 2.11. Further assessment of sites and details of any site allocations proposed in the Local Plan Review (LPR) are presented in the separate ‘*Planning for Salisbury*’ paper.

5.13 Tidworth and Ludgershall

- 5.13.1 The site selection process (stages 1 and 2 in Figure 2.1) has informed the selection of 4 reasonable alternative sites at Tidworth and Ludgershall for further assessment through the SA. The separate ‘*Planning for Tidworth and Ludgershall*’ paper should be referred to for further information as to how these sites were chosen for further assessment through the SA and for the reasons why certain sites (if any) were chosen to be taken forward for further, more detailed assessment. The reasonable alternative sites are shown on the following map with red boundaries:

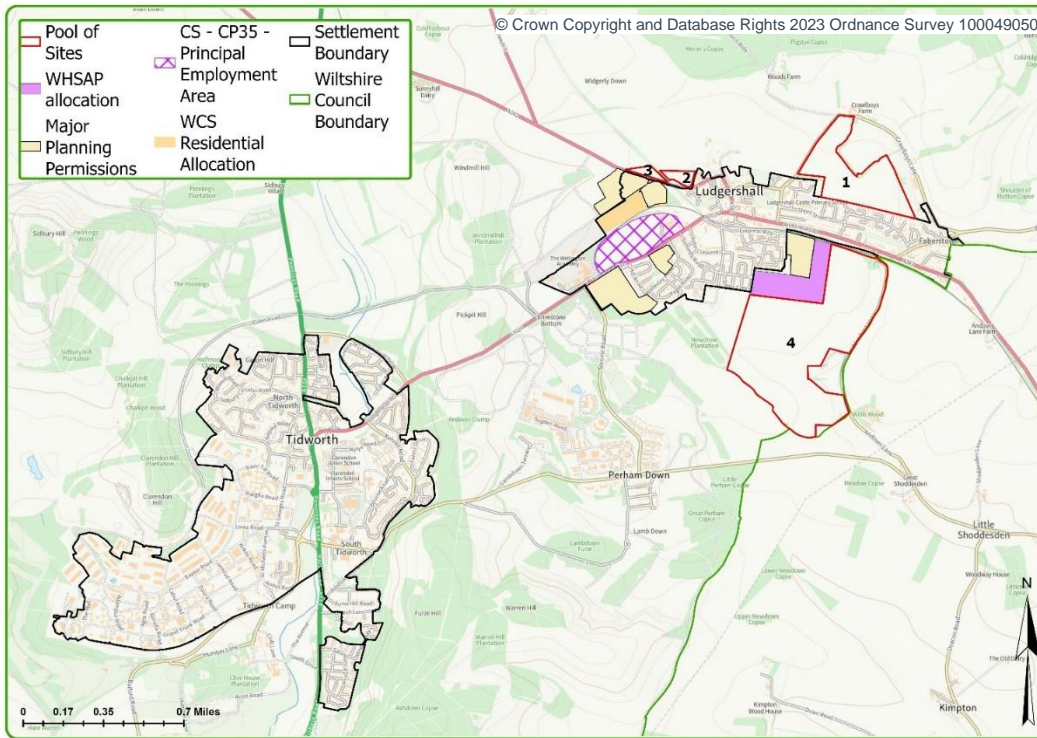


Figure 5.13 ‘Reasonable alternative’ development sites at Tidworth and Ludgershall

5.13.2 Site numbers, site names, corresponding SHELAA references (where relevant), site size and approximate range of dwellings considered are shown in Table 5.23:

Table 5.23: ‘Reasonable alternative’ development sites at Tidworth and Ludgershall

Site	Site name	SHELAA ref(s)	Site size (Ha)	Approx. range (No. of dwellings)
1	Land East of Crawlboys Road, Ludgershall	3498	23.79	594 - 833
2	Land North of A342, Ludgershall	3468	1.68	42 - 59
3	Land north-east of A342, Ludgershall	2067	1.22	30 - 43
4	Land south-east of Empress Way, Ludgershall	555	62.11	1552 - 2174

5.13.3 The SA has identified the likely effects of developing these sites against a range of sustainability criteria. Refer to Annex 2.12 for further detail. Table 5.24 presents the assessment scores and overall sustainability performance of each site. Sites are presented in order of sustainability performance in Table 5.24, with the sites considered more sustainable towards the top and those considered less sustainable towards the bottom. This assessment has informed the selection of preferred site options by the Council.

Table 5.24: Summary of the assessment of Tidworth and Ludgershall sites (in order of sustainability performance)

SITE	Sustainability performance (MORE → LESS)	Overall site score and position	SA obj 1 (Biodiversity) overall score	SA obj 2 (Land + soil) overall score	SA obj 3 (Water) overall score	SA obj 4 (Air/poll'n) overall score	SA obj 5 (Climate) overall score	SA obj 6 (Energy) overall score	SA obj 7 (Heritage) overall score	SA obj 8 (Landscape) overall score	SA obj 9 (Housing) overall score	SA obj 10 (Inc comms) overall score	SA obj 11 (Transport) overall score	SA obj 12 (Economic) overall score
3	MORE SUSTAINABLE ↑ ↓ LESS SUSTAINABLE	-5 (=1st)	-	-	-	-	-	+	---	-	+	++	-	+
4		-5 (=1st)	-	--	--	-	--	0	-	--	+++	+++	--	++
2		-6 (3rd)	-	-	-	-	--	+	---	-	+	++	-	+
1		-7 (4th)	--	--	--	-	--	0	-	--	+++	++	--	++

Key to likely significance of effects:	
+++	Major positive effect = +3 points
++	Moderate positive effect = +2 points
+	Minor positive effect = +1 point
0	Neutral effect = 0 points
---	Major adverse effect = -3 points
--	Moderate adverse effect = -2 points
-	Minor adverse effect = -1 point

Performance of Tidworth and Ludgershall sites when assessed against the SA Framework

- 5.13.4 Site assessment scores range from -5 (most sustainable) for Sites 3 and 4 to -7 (least sustainable) for Site 1.
- 5.13.5 Site 4 is considered the most sustainable site when assessed against objectives in the SA Framework. Site 3 is considered likely to have ‘major adverse effects’ on heritage grounds whereby mitigation is considered to be unachievable. Site 2 is also considered likely to have ‘major adverse effects’ on heritage grounds whereby mitigation is considered to be unachievable. It is recommended that Sites 2 and 3 are not considered further in the site selection process.
- 5.13.6 Site 1 is considered the least sustainable site.
- 5.13.7 The detailed assessment of likely effects and possible mitigation measures for all sites can be found in Annex 2.12. Further assessment of sites and details of any site allocations proposed in the Local Plan Review (LPR) are presented in the separate ‘*Planning for Tidworth and Ludgershall*’ paper.

5.14 Trowbridge

5.14.1 The Council's site selection process (stages 1 and 2 in Figure 2.1) has informed the selection of 6 reasonable alternative sites at Trowbridge for further assessment through the SA. The separate ‘*Planning for Trowbridge*’ paper should be referred to for further information as to how these sites were chosen for further assessment through the SA and for the reasons why certain sites (if any) were chosen to be taken forward for further, more detailed assessment. The reasonable alternative sites are shown on the following map with red boundaries:

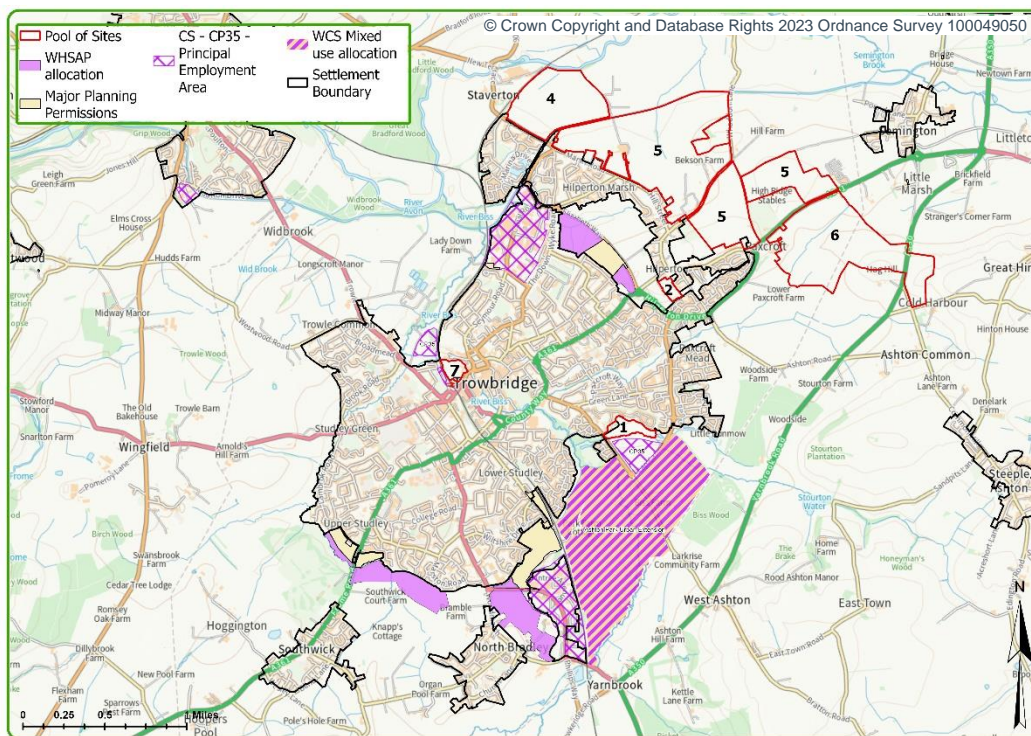


Figure 5.14: ‘Reasonable alternative’ development sites at Trowbridge

5.14.2 Site numbers, site names, corresponding SHELAA references (where relevant), site size and approximate range of dwellings considered are shown in Table 5.25:

Table 5.25: ‘Reasonable alternative’ development sites at Trowbridge

Site	Site name	SHELAA ref(s)	Site size (Ha)	Approx. range (No. of dwellings)
1	Land at The Uplands, Trowbridge	3644	2.69	67 - 94
2	Land to rear of 116 & 118 Trowbridge Rd	646, 647	2.72	68 - 95
4	Land north of Marsh Road, Staverton	3668, 735 and 3687	42.27	1056 - 1480
5	Land east of Hilperton	3541, 3134, 723, 736, 644, 2093, 641, 3741, 677a, 3791, 731, 732	187.26	4,681 – 6,554
6	Paxcroft Farm	733, 734	85.47	2136 - 2991
7	Former Bowyers site	OM020	3.74	187

5.14.3 The SA has identified the likely effects of developing these sites against a range of sustainability criteria. Refer to Annex 2.13 for further detail. Table 5.26 presents the assessment scores and overall sustainability performance of each site. Sites are presented in order of performance in Table 5.26 with sites considered more sustainable towards the top and those considered less sustainable towards the bottom. This assessment has informed the selection of preferred options by the Council (stage 4 in Figure 2.1).

Table 5.26: Summary of the assessment of Trowbridge sites (in order of sustainability performance)

SITE	Sustainability performance (MORE → LESS)	Overall site score and position	SA obj 1 (Biodiversity) overall score	SA obj 2 (Land + soil) overall score	SA obj 3 (Water) overall score	SA obj 4 (Air/poll'n) overall score	SA obj 5 (Climate) overall score	SA obj 6 (Energy) overall score	SA obj 7 (Heritage) overall score	SA obj 8 (Landscape) overall score	SA obj 9 (Housing) overall score	SA obj 10 (Inc comms) overall score	SA obj 11 (Transport) overall score	SA obj 12 (Economic) overall score
7	MORE SUSTAINABLE ↑ ↓ LESS SUSTAINABLE	4 (1st)	-	++	--	-	--	+	-	+++	+	++	-	+++
4		-6 (=3rd)	--	--	--	--	-	0	-	--	+++	++	--	+++
5		-6 (=3rd)	--	--	--	--	-	0	--	--	+++	+++	--	+++
2		-7 (=5th)	--	-	-	--	--	+	-	-	+	+	-	+
6		-7 (=5th)	--	--	--	--	-	0	-	--	+++	++	--	++
1		-8 (7th)	--	-	--	--	--	+	-	--	+	+	-	++

Key to likely significance of effects:					
+++	Major positive effect = +3 points	0	Neutral effect = 0 points	---	Major adverse effect = -3 points
++	Moderate positive effect = +2 points			--	Moderate adverse effect = -2 points
+	Minor positive effect = +1 point			-	Minor adverse effect = -1 point

Performance of Trowbridge sites when assessed against the SA Framework

- 5.14.4 Site assessment scores range from 4 (most sustainable) for Site 7 to -8 (least sustainable) for Site 1.
- 5.14.5 Site 7 is considered the most sustainable site when assessed against objectives in the SA Framework. Site 1 is considered the least sustainable.
- 5.14.6 No sites are considered likely to have ‘major adverse effects’ whereby mitigation is considered to be unachievable.
- 5.14.7 The detailed assessment of likely effects and possible mitigation measures for all sites can be found in Annex 2.13. Further assessment of sites and details of any site allocations proposed in the Local Plan Review (LPR) are presented in the separate ‘*Planning for Trowbridge*’ paper.

5.15 Warminster

5.15.1 The site selection process (stages 1 and 2 in Figure 2.1) has informed the selection of 10 reasonable alternative sites at Warminster for further assessment through the SA. The separate ‘*Planning for Warminster*’ paper should be referred to for further information as to how these sites were chosen for further assessment through the SA and for the reasons why certain sites (if any) were chosen to be taken forward for further, more detailed assessment. The reasonable alternative sites are shown on the following map with red boundaries:

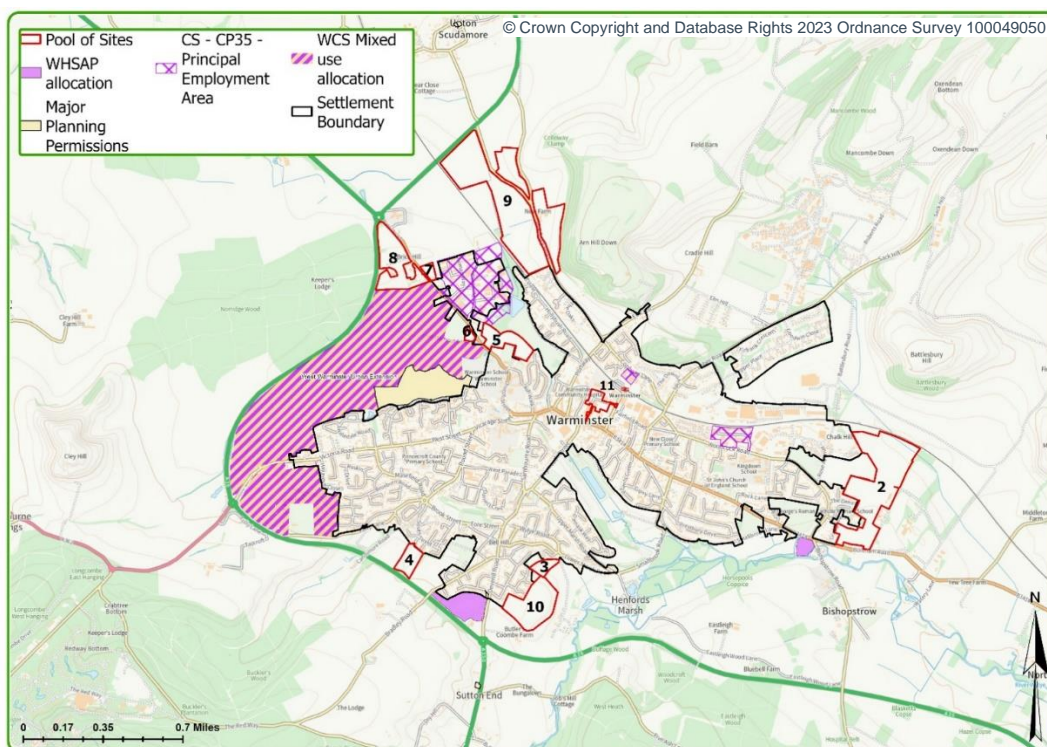


Figure 5.15 ‘Reasonable alternative’ development sites at Warminster

5.15.2 Site numbers, site names, corresponding SHELAA references (where relevant), site size and approximate range of dwellings considered are shown in Table 5.27:

Table 5.27: ‘Reasonable alternative’ development sites at Warminster

Site	Site name	SHELAA ref(s)	Site size (Ha)	Approx. range (No. of dwellings)
2	Land East of the Dene & North of Woodcock Road	2074, 2075 and 603	31.39	784 - 1098
3	Land adjacent to Fanshaw Way	3242	1.38	34 - 48
4	Land at Warminster Common & south of Wren Close	3667, 275	2.54	63 - 89
5	Land at Church Street	303	4.25	106 - 149
6	Land adjacent 89 Bath Road, Warminster	3793	0.51	12 - 18
7	44 & 48 Bath Road	1030	0.79	20 - 28
8	Land at Brick Hill & between Bath Road and A36	OM005 and 2091	8.66	216 - 303
9	Land at New Farm, Warminster	3676	33.42	835 - 1170
10	Land off Ashley Coombe/Fanshaw Way	3702 and 3703	8.42	210 - 295
11	Central Car Park (WARM1)	N/A	1.71	86

5.15.3 The SA has identified the likely effects of developing these sites against a range of sustainability criteria. Refer to Annex 2.14 for further detail. Table 5.28 presents the assessment scores and overall sustainability performance of each site. Sites are presented in order of sustainability performance in Table 5.28, with the sites considered more sustainable towards the top and those considered less sustainable towards the bottom. This assessment has informed the selection of preferred site options by the Council.

Table 5.28: Summary of the assessment of Warminster sites (in order of sustainability performance)

SITE	Sustainability performance (MORE → LESS)	Overall site score and position	SA obj 1 (Biodiversity) overall score	SA obj 2 (Land + soil) overall score	SA obj 3 (Water) overall score	SA obj 4 (Air/poll'n) overall score	SA obj 5 (Climate) overall score	SA obj 6 (Energy) overall score	SA obj 7 (Heritage) overall score	SA obj 8 (Landscape) overall score	SA obj 9 (Housing) overall score	SA obj 10 (Inc comms) overall score	SA obj 11 (Transport) overall score	SA obj 12 (Economic) overall score
11	MORE SUSTAINABLE ↑ ↓ LESS SUSTAINABLE	-2 (1st)	---	+	--	-	--	0	-	+	+	++	0	++
3		-9 (=2nd)	---	-	--	--	-	0	-	-	+	+	-	+
9		-9 (=2nd)	---	--	--	--	-	0	-	--	+++	+	--	++
2		-10 (=4th)	---	--	--	--	-	0	--	--	+++	+	--	++
4		-10 (=4th)	---	-	-	--	-	0	-	-	+	+	-	-
5		-10 (=4th)	---	-	--	--	--	0	--	--	+	++	-	++
7		-11 (=7th)	---	-	--	--	-	0	-	-	+	0	---	++
8		-11 (=7th)	---	-	--	--	-	0	-	-	+	0	--	+
10		-11 (=7th)	---	-	--	--	--	0	-	-	+	+	--	+
6		-13 (10th)	---	-	--	--	--	0	-	-	+	0	---	+

Key to likely significance of effects:				
+++	Major positive effect = +3 points	0	Neutral effect = 0 points	
++	Moderate positive effect = +2 points		---	Major adverse effect = -3 points
+	Minor positive effect = +1 point		--	Moderate adverse effect = -2 points
			-	Minor adverse effect = -1 point

Performance of Warminster sites when assessed against the SA Framework

- 5.15.4 Site assessment scores range from -2 (most sustainable) for Site 11 to -13 (least sustainable) for Site 6.
- 5.15.5 However, at Warminster, all sites are considered likely to have a ‘major adverse effect’ on biodiversity grounds whereby mitigation is not currently considered to be achievable. All sites are within the catchment of the River Avon SAC where excessively high phosphorus concentrations are preventing the SAC from meeting its conservation objectives. Development at any of these sites is currently dependent upon effective phosphorus mitigation, such as wetland creation and/or bespoke mitigation, the delivery of which is not currently satisfactorily certain. It is recommended that none of the sites are considered further through the site selection process until a satisfactory solution is found to excessive phosphorous concentrations within the River Avon catchment.
- 5.15.6 ‘Major adverse effects’ have also been noted for Sites 6 and 7 on transport/highways grounds whereby mitigation is not considered to be achievable. It is recommended that, for the reasons given in Annex 2.14, these sites are not considered further in the site selection process.
- 5.15.7 The detailed assessment of likely effects and possible mitigation measures for all sites can be found in Annex 2.14. Further assessment of sites and details of any site allocations proposed in the Local Plan Review (LPR) are presented in the separate ‘*Planning for Warminster*’ paper.

5.16 Westbury

- 5.16.1 The site selection process (stages 1 and 2 in Figure 2.1) has informed the selection of 13 reasonable alternative sites at Westbury for further assessment through the SA. The separate ‘*Planning for Westbury*’ paper should be referred to for further information as to how these sites were chosen for further assessment through the SA and for the reasons why certain sites (if any) were chosen to be taken forward for further, more detailed assessment. The reasonable alternative sites are shown on the following map with red boundaries:

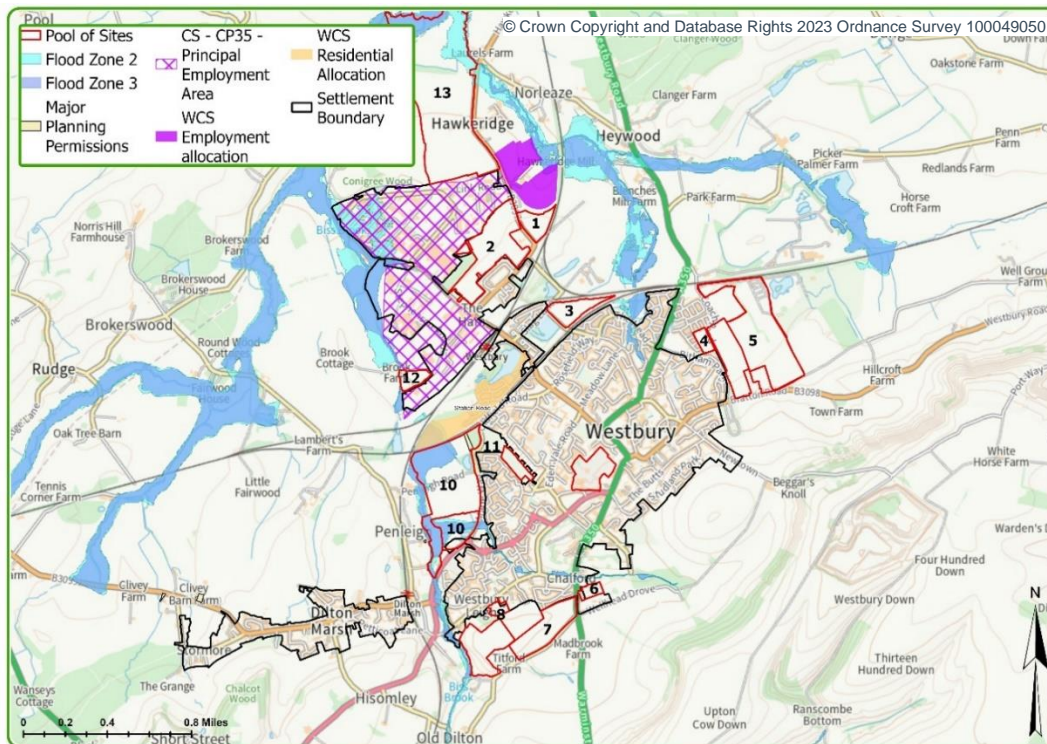


Figure 5.16 ‘Reasonable alternative’ development sites at Westbury

5.16.2 Site numbers, site names, corresponding SHELAA references (where relevant), site size and approximate range of dwellings considered are shown in Table 5.29:

Table 5.29: ‘Reasonable alternative’ development sites at Westbury

Site	Site name	Site/SHELAA ref(s)	Site size (Ha)	Approx. range (No. of dwellings)
1	Land North of Shallow Waggon Lane	3445	4.16	104 – 146
2	Glenmore Farm	1014, 742 & 3734	18.37	459 – 643
3	Land at Slag Lane	3218	5.02	125 – 176
4	Land to west of Coach Road	3620	1.66	41 – 58
5	Land at Bratton Road	3679, 3404	38.63	965 – 1,353
6	Land rear of Leighton Recreation Centre	251	1.60	32 – 48
7	Turnpike Field, Old Dilton Lane and Land at Titford Farm	3375, 3337, 622 & 3740	20.33	507 – 712
8	Land to the rear of 71 Westbury Leigh	3223	1.16	29 – 41
10	Land to the west of Mane Way	3205	35.38	884 – 1238
11	Land at Redland Lane	269	2.47	61 – 86
12	Brook Farm, Brook Drive, Westbury	3681	2.64	66 – 92
13	Court Farm Estate, Westbury	3709	63.85	1596 – 2235
14	Land at Matravers School	2087	7.02	351

5.16.3 The SA has identified the likely effects of developing these sites against a range of sustainability criteria. Refer to Annex 2.15 for further detail. Table 5.30 presents the assessment scores and overall sustainability performance of each site. Sites are presented in order of sustainability performance in Table 5.30, with the sites considered more sustainable towards the top and those considered less sustainable towards the bottom. This assessment has informed the selection of preferred site options by the Council.

Table 5.30: Summary of the assessment of Westbury sites (in order of sustainability performance)

SITE	Sustainability performance (MORE → LESS)	Overall site score and position	SA obj 1 (Biodiversity) overall score	SA obj 2 (Land + soil) overall score	SA obj 3 (Water) overall score	SA obj 4 (Air/poll'n) overall score	SA obj 5 (Climate) overall score	SA obj 6 (Energy) overall score	SA obj 7 (Heritage) overall score	SA obj 8 (Landscape) overall score	SA obj 9 (Housing) overall score	SA obj 10 (Inc comms) overall score	SA obj 11 (Transport) overall score	SA obj 12 (Economic) overall score
14	MORE SUSTAINABLE ↑	-2 (1st)	-	++	--	-	-	0	-	-	+	++	--	++
2		-5 (2nd)	-	--	--	--	-	0	-	0	+++	+	--	++
4		-7 (=3rd)	-	-	--	--	-	0	-	-	+	+	-	+
10		-7 (=3rd)	-	--	--	--	--	0	--	--	+++	+++	--	++
11		-7 (=3rd)	0	-	-	--	-	0	-	-	+	-	-	+
1		-8 (=6th)	-	-	--	--	-	0	--	-	+	+	-	+
5		-8 (=6th)	--	--	--	--	-	0	--	--	+++	++	--	++
7		-8 (=6th)	--	--	--	--	--	0	-	--	+++	++	--	++
3		-10 (=9th)	--	-	--	--	-	0	-	-	+	0	--	+
13		-10 (=9th)	--	--	--	--	-	0	--	--	+++	+	--	+
8	LESS SUSTAINABLE ↓	-11 (=11th)	--	-	-	--	--	0	-	-	+	0	--	0
12		-11 (=11th)	--	--	--	--	--	0	--	-	+	0	-	++
6		-12 (13th)	--	-	--	--	--	0	-	--	+	0	--	+

Key to likely significance of effects:				
+++	Major positive effect = +3 points	0	Neutral effect = 0 points	
++	Moderate positive effect = +2 points			
+	Minor positive effect = +1 point			
---	Major adverse effect = -3 points			
			--	Moderate adverse effect = -2 points
			-	Minor adverse effect = -1 point

Performance of Westbury sites when assessed against the SA Framework

- 5.16.4 Site assessment scores range from -2 (most sustainable) for Site 14 to -12 (least sustainable) for Site 6.
- 5.16.5 Site 14 is considered the most sustainable site when assessed against objectives in the SA Framework. Site 6 is considered the least sustainable.
- 5.16.6 No sites are considered likely to have 'major adverse effects' whereby mitigation is considered to be unachievable.
- 5.16.7 The detailed assessment of likely effects and possible mitigation measures for all sites can be found in Annex 2.15. Further assessment of sites and details of any site allocations proposed in the Local Plan Review (LPR) are presented in the separate '*Planning for Westbury*' paper.

6. Assessment of Plan objectives and policies

6.1 Introduction

- 6.1.1 This section presents a qualitative assessment of the Draft Wiltshire Local Plan Review (LPR) policies against the SA Framework. This section includes an assessment of the Plan's objectives against the objectives in the SA Framework as it is important for the Plan's objectives to be in accordance with sustainability principles.
- 6.1.2 The assessment of policies evaluates the likely effects of the policies, with a focus on effects that are considered likely to be significant and suggests ways of improving policies in sustainability terms. Detailed assessment of policies is presented in Annex 3 to this SA Report. This section includes a brief summary of findings and any recommendations for improving the sustainability of a policy. It also includes any mitigation recommended in the Habitats Regulations Assessment⁸⁴ (where applicable).
- 6.1.3 The assessment of various Alternative Development Strategies (ADS) and emerging and revised spatial strategies (outlined in Chapter 4 of this report and Annex 1) has informed Policy 1 (Settlement Strategy), Policy 2 (Delivery Strategy) and the various area strategies that are based on Principal Settlements and Market Towns. These area strategies set scales of growth to be achieved at each settlement over the plan period, in accordance with the delivery strategy set out in strategic policy 2.
- 6.1.4 The policies that allocate land for development have been informed by the 'reasonable alternative' site assessments outlined in Chapter 5 of this report and in Annex 2. Further information on the selection of any sites as allocations for development is outlined in the various '*Planning for...*' documents for each Principal Settlement and Market Town.
- 6.1.5 The policies in the draft Plan that are theme based are considered to be in accordance with higher level policy e.g., NPPF, legislation and other locally derived evidence. These policies are considered to be reasonable options for dealing with these various themes/issues in planning terms and it is not considered necessary to assess other alternatives to these policies in the SA.

6.2 Compatibility of Local Plan objectives with SA objectives

- 6.2.1 The objectives of the Wiltshire LPR set out what it is aiming to achieve in spatial planning terms and set the context for development of options. It is important for the objectives of the Plan to be in accordance with sustainability principles. Therefore, they have been tested for compatibility with the SA objectives and this is presented in Annex 3.
- 6.2.2 Plan objectives cover a broad range of topics and it is not surprising that some are likely to have positive effects against some SA objectives and some will have adverse effects. In particular, Plan objective 3 that supports housing growth across the county is considered likely to have moderate adverse effects on land and soil resources, water resources, air quality and environmental pollution and transport, whereby mitigation measures would be achievable but problematic. No other Plan objective is considered likely to have significant adverse effects against the SA objectives.
- 6.2.3 All Plan objectives are considered likely to have some significant benefits against some of the SA objectives.

6.3 Policy 1 – Settlement strategy

- 6.3.1 This policy has been assessed against the 12 SA objectives and related decision-aiding questions contained in the SA Framework (see Appendix A). The detailed assessment is presented in Annex 3 to this report. A summary of the performance of this policy against the SA objectives is as follows:

⁸⁴ Wiltshire Local Plan Review Habitats Regulations Assessment Appropriate Assessment (LUC, June 2023)

Policy 1 – Assessment of policy against SA objectives											
SA 1	SA 2	SA 3	SA 4	SA 5	SA 6	SA 7	SA 8	SA 9	SA 10	SA 11	SA 12
-	--	-	-	-	0	-	-	++	+	-	+

6.3.2 The policy is considered likely to have a minor adverse effect overall against the SA objectives.

Specific recommendations for improving the sustainability of the policy

6.3.3 There are no specific SA recommendations from the SA.

6.4 Policy 2 – Delivery strategy

6.4.1 This policy has been assessed against the 12 SA objectives and related decision-aiding questions contained in the SA Framework (see Appendix A). The detailed assessment is presented in Annex 3 to this report. A summary of the performance of this policy against the SA objectives is as follows:

Policy 2 – Assessment of policy against SA objectives											
SA 1	SA 2	SA 3	SA 4	SA 5	SA 6	SA 7	SA 8	SA 9	SA 10	SA 11	SA 12
-	--	-	-	-	0	-	-	++	+	-	+

6.4.2 The policy is considered likely to have a minor adverse effect overall against the SA objectives.

Specific recommendations for improving the sustainability of the policy

6.4.3 There are no specific SA recommendations from the SA.

6.5 Policy 3 – Housing delivery

6.5.1 This policy has been assessed against the 12 SA objectives and related decision-aiding questions contained in the SA Framework (see Appendix A). The detailed assessment is presented in Annex 3 to this report. A summary of the performance of this policy against the SA objectives is as follows:

Policy 3 – Assessment of policy against SA objectives											
SA 1	SA 2	SA 3	SA 4	SA 5	SA 6	SA 7	SA 8	SA 9	SA 10	SA 11	SA 12
--	--	--	--	-	0	--	--	++	++	--	++

6.5.2 The policy is considered likely to have a minor adverse effect overall against the SA objectives.

Specific recommendations for improving the sustainability of the policy

6.5.3 There are no specific SA recommendations from the SA.

6.6 Policy 4 – Addressing climate change

6.6.1 This policy has been assessed against the 12 SA objectives and related decision-aiding questions contained in the SA Framework (see Appendix A). The detailed assessment is presented in Annex 3 to this report. A summary of the performance of this policy against the SA objectives is as follows:

Policy 4 – Assessment of policy against SA objectives											
SA 1	SA 2	SA 3	SA 4	SA 5	SA 6	SA 7	SA 8	SA 9	SA 10	SA 11	SA 12
++	+	++	++	+++	+++	+	+	0	++	++	++

6.6.2 The policy is considered likely to have a moderate positive effect overall against the SA objectives.

Specific recommendations for improving the sustainability of the policy

1. To increase the sustainability benefits of this policy, Policy 4 could include the benefits of developing brownfield sites in preference to greenfield sites as a way of mitigating and adapting to the effects of climate change.
2. To increase the sustainability benefits of this policy, Policy 4 could include the benefits of protecting viable mineral resources as a way of mitigating and adapting to the effects of climate change.
3. To increase the sustainability benefits of this policy, Policy 4 could include the benefits of incorporating sustainable waste management facilities and integrated recycling infrastructure in new developments as a way of mitigating and adapting to the effects of climate change.

6.7 Policy 5 – Securing infrastructure provision from new development

6.7.1 This policy has been assessed against the 12 SA objectives and related decision-aiding questions contained in the SA Framework (see Appendix A). The detailed assessment is presented in Annex 3 to this report. A summary of the performance of this policy against the SA objectives is as follows:

Policy 5 – Assessment of policy against SA objectives											
SA 1	SA 2	SA 3	SA 4	SA 5	SA 6	SA 7	SA 8	SA 9	SA 10	SA 11	SA 12
0	+	++	0	++	0	+	0	+	+++	++	++

6.7.2 The policy is considered likely to have a minor positive effect overall against the SA objectives.

Specific recommendations for improving the sustainability of the policy

6.7.3 There are no specific SA recommendations from the SA.

6.8 Policy 6 – Chippenham Principal Settlement

6.8.1 This policy has been assessed against the 12 SA objectives and related decision-aiding questions contained in the SA Framework (see Appendix A). The detailed assessment is presented in Annex 3 to this report. A summary of the performance of this policy against the SA objectives is as follows:

Policy 6 – Assessment of policy against SA objectives											
SA 1	SA 2	SA 3	SA 4	SA 5	SA 6	SA 7	SA 8	SA 9	SA 10	SA 11	SA 12
--	--	--	--	-	0	--	-	++	+++	--	+++

6.8.2 The policy is considered likely to have a minor adverse effect overall against the SA objectives.

Specific recommendations for improving the sustainability of the policy

1. It is recommended that the policy includes support for energy generated by renewable energy and low carbon sources.

6.9 Policy 7 – Land south of Chippenham and East of Showell Farm

6.9.1 This policy has been assessed against the 12 SA objectives and related decision-aiding questions contained in the SA Framework (see Appendix A). The detailed assessment is presented in Annex 3 to this report. A summary of the performance of this policy against the SA objectives is as follows:

Policy 7 – Assessment of policy against SA objectives											
SA 1	SA 2	SA 3	SA 4	SA 5	SA 6	SA 7	SA 8	SA 9	SA 10	SA 11	SA 12
--	--	--	--	-	0	--	--	+++	++	--	+++

6.9.2 The policy is considered likely to have a minor adverse effect overall against the SA objectives.

Specific recommendations for improving the sustainability of the policy

1. The SA assessment of this site has noted that there are several farms within the site where localised contamination may be an issue. It is recommended that the policy includes as a mitigation measure that 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.

2. The SA assessment of this site has noted that the northern most point and southwestern part of the site sit within the Bristol Avon sand and gravel Mineral Safeguarding Area. The potential impact on the resource may be high and the potential resource is likely to be substantially sterilised. A significant area of the site could be lost but constraints could be overcome through mitigation, such as extraction of mineral prior to development. It is recommended that this issue is covered within the wording of the policy.

3. Reference could be made to avoiding areas of high value archaeological assets. Suggest amending the archaeology bullet as follows (changes in italics): “There are possible impacts on archaeological remains across the site. *High value archaeological remains should be avoided and preservation in situ is likely to be required. An archaeological survey...*”

4. Reference could be made into taking into account the setting of grade 2 listed Showell Farm. Suggest adding a sentence to the end of this bullet (changes in italics): “There are possible impacts on several designated and undesignated assets..... *The setting of the grade 2 listed Showell Farm should be taken into account in the layout*”.

5. The SA assessment of this site has noted that there is an area in the centre of the site, east of Lower Lodge Farm which poses a high risk of pluvial flooding, associated with Cocklemore Brook which would have to be addressed in a surface water drainage strategy and this issue should be covered in the policy wording.

6. It is recommended that the policy be amended to include reference to the need for steps to be taken to ensure the efficient use of water through the development and occupation of the site.

7. It is recommended that the ‘mitigation requirements’ section of the policy includes reference to development of the site would still need to make necessary provision to prevent harm or pollution to any surface or groundwater. This is particularly the case when designing Surface Water Drainage Systems.

8. It is recommended that the policy wording is amended to include stringent policy criteria would be required to address potential cumulative impacts of development on surface water discharges.

9. It is recommended that the policy is amended to include measures to mitigate the additional impact of development on additional air quality pressures. The availability of a range of reliable and accessible sustainable transport options will be required to help avoid significant impacts on local air quality.

10. The River Avon corridor to the west and south of this site will need to be protected from noise and light pollution by leaving wide dark undeveloped buffer zones that will benefit wildlife. It is recommended that the policy is amended to reflect this.

11. It is recommended that the 'mitigation requirements' section of the policy be amended to include reference for the need for a noise, light, odour impact assessment in relation to potential impacts from adjacent land uses.

12. It is recommended that the policy includes support for energy generated by renewable energy and low carbon sources.

6.10 Policy 8 – Chippenham Town Centre

6.10.1 This policy has been assessed against the 12 SA objectives and related decision-aiding questions contained in the SA Framework (see Appendix A). The detailed assessment is presented in Annex 3 to this report. A summary of the performance of this policy against the SA objectives is as follows:

Policy 8 – Assessment of policy against SA objectives											
SA 1	SA 2	SA 3	SA 4	SA 5	SA 6	SA 7	SA 8	SA 9	SA 10	SA 11	SA 12
0	++	-	-	--	0	-	+	0	+++	0	++

6.10.2 The policy is considered likely to have a minor positive effect overall against the SA objectives.

Specific recommendations for improving the sustainability of the policy

1. The SA assessment of the Bath Road car park/Bridge Centre site and Emery Gate site has noted that, as previously developed land, there may be some contamination issues. It is recommended that the policy includes as a mitigation measure that if subsequent evidence becomes available that suggests there may be land contamination, an assessment would be required as part of any future planning application to establish a remediation and mitigation strategy.

2. The SA assessment of the Bath Road car park/Bridge Centre site and Emery Gate site has noted that financial contributions into expanding offsite facilities will be required for early years, primary and secondary education. A new site for a secondary school will need to be safeguarded. This should be included within the general introduction to the policy.

3. The SA assessment of the Bath Road car park/Bridge Centre site and Emery Gate site has noted that financial contributions should be sought towards health care services should be sought. This should be included in the general introduction to the policy.

4. The Bath Road and Bridge Centre site - at the end of the heritage bullet the following detail could be added *“The site is within the Conversation Area and development should respect the settlement pattern, character and appearance of the town, and the setting of the adjacent listed Bank House. An analysis of townscape should be carried out as part of the planning application process. Further investigation should be carried out at the planning application stage to identify the presence 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 or preservation by record.”*

5. For the Emery Gate site – a bullet could be added to the end of the section to require *“The site is within the Conversation Area and development should respect the settlement pattern, character and appearance of the town, and the setting of the adjacent listed United Reform Church. An analysis of townscape should be carried out as part of the planning application process. High value archaeological remains could be avoided where preservation in situ is likely to be required.”*

6. The SA for the two sites included in this policy recommends that a Flood Risk Assessment and Surface Water Drainage Strategy Are undertaken to address the groundwater and surface water flood risk on the two town centre sites within the policy. These should be clearly referenced within the policy as a requirement for any future planning application.

7. It is recommended that the policy includes support for energy generated by renewable energy and low carbon sources.

6.11 Policy 9 – Calne Market Town

6.11.1 This policy has been assessed against the 12 SA objectives and related decision-aiding questions contained in the SA Framework (see Appendix A). The detailed assessment is presented in Annex 3 to this report. A summary of the performance of this policy against the SA objectives is as follows:

Policy 9 – Assessment of policy against SA objectives											
SA 1	SA 2	SA 3	SA 4	SA 5	SA 6	SA 7	SA 8	SA 9	SA 10	SA 11	SA 12
-	--	-	--	-	0	-	-	++	+++	--	+++

6.11.2 The policy is considered likely to have a minor adverse effect overall against the SA objectives.

Specific recommendations for improving the sustainability of the policy

1. It is recommended that the policy includes support for energy generated by renewable energy and low carbon sources.

6.12 Policy 10 – Land off Spitfire Road, Calne

6.12.1 This policy has been assessed against the 12 SA objectives and related decision-aiding questions contained in the SA Framework (see Appendix A). The detailed assessment is presented in Annex 3 to this report. A summary of the performance of this policy against the SA objectives is as follows:

Policy 10 – Assessment of policy against SA objectives											
SA 1	SA 2	SA 3	SA 4	SA 5	SA 6	SA 7	SA 8	SA 9	SA 10	SA 11	SA 12
-	-	--	--	-	0	-	-	0	++	-	++

6.12.2 The policy is considered likely to have a minor adverse effect overall against the SA objectives.

Specific recommendations for improving the sustainability of the policy

1. As recommended by the SA site assessment at Annex 2.3, financial contributions should be sought for education (early years, primary and secondary) and healthcare provision. This should be included within the ‘infrastructure and mitigation requirements’ section of the policy.

2. The SA site assessment for Land off Spitfire Road recommends that a Flood Risk Assessment is carried out to ensure that there is no flood risk to the site and that development will not exacerbate flooding elsewhere. This recommendation should be included in the policy wording.

3. It is recommended that the policy includes support for energy generated by renewable energy and low carbon sources.

4. It is recommended a requirement is added to the policy as follows - Further investigation is needed during a planning application process to identify the presence and significance of as yet unknown archaeological remains across the site. Mitigation could include preservation by record where relevant.

6.13 Policy 11 – Land to the north of Spitfire Road, Calne

6.13.1 This policy has been assessed against the 12 SA objectives and related decision-aiding questions contained in the SA Framework (see Appendix A). The detailed assessment is presented in Annex 3 to this report. A summary of the performance of this policy against the SA objectives is as follows:

Policy 11 – Assessment of policy against SA objectives											
SA 1	SA 2	SA 3	SA 4	SA 5	SA 6	SA 7	SA 8	SA 9	SA 10	SA 11	SA 12
-	--	--	--	0	0	-	--	+++	+++	--	+++

6.13.2 The policy is considered likely to have a minor adverse effect overall against the SA objectives.

Specific recommendations for improving the sustainability of the policy

1. The SA of this site notes that there may be land contamination issues associated with the farm and associated buildings. 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. It is recommended that this possible impact is included in the policy text.

2. It is recommended in accordance with the SA site assessment, that the following provisions are included in the ‘infrastructure and mitigation’ section: enhanced crossing between Spitfire Road and Abberd Lane for walking and cycling use; enhanced bus stops along Oxford Road, including mobility impaired access, cycle parking, real time information and seating; and a shuttle service to accommodate the site and the southeast quadrant of Calne should be researched and delivered if feasible.

3. It is recommended in accordance with the SA site assessment, under the ‘infrastructure and mitigation section’, to include a contribution towards a Calne Transport Strategy.

4. As recommended by the SA site assessment at Annex 2.3, financial contributions should be sought for education (early years, primary and secondary) and healthcare provision. This should be included within the ‘infrastructure and mitigation requirements’ section of the policy.

5. It is recommended in accordance with the SA site assessment to include a requirement for a Flood Risk Assessment to ensure there is no flood risk to the site.

6. It is recommended that the policy wording is amended to include ‘*significant offsite infrastructure reinforcement for both water supply and foul water disposal will likely be required*’ to the ‘infrastructure and mitigation requirements’ section of the policy.

7. It is recommended that the policy be amended to include reference to the need for steps to be taken to ensure the efficient use of water through the development and occupation of the site.

8. It is recommended that the policy wording is amended to include stringent policy criteria would be required to address potential cumulative impacts of development on surface water discharges.

9. It is recommended that the policy includes support for energy generated by renewable energy and low carbon sources.

10. It is recommended a requirement is added to the policy as follows - Further investigation is needed during a planning application process to identify the presence and significance of as yet unknown archaeological remains across the site. Mitigation could include preservation by record where relevant.

6.14 Policy 12 – Corsham Market Town

6.14.1 This policy has been assessed against the 12 SA objectives and related decision-aiding questions contained in the SA Framework (see Appendix A). The detailed assessment is presented in Annex 3 to this report. A summary of the performance of this policy against the SA objectives is as follows:

Policy 12 – Assessment of policy against SA objectives											
SA 1	SA 2	SA 3	SA 4	SA 5	SA 6	SA 7	SA 8	SA 9	SA 10	SA 11	SA 12
-	-	-	-	-	0	--	-	+	+	-	++

6.14.2 The policy is considered likely to have a minor adverse effect overall against the SA objectives.

Specific recommendations for improving the sustainability of the policy

1. It is recommended that the policy includes support for energy generated by renewable energy and low carbon sources.

6.15 Policy 13 – Land South of Dicketts Road, Corsham

6.15.1 This policy has been assessed against the 12 SA objectives and related decision-aiding questions contained in the SA Framework (see Appendix A). The detailed assessment is presented in Annex 3 to this report. A summary of the performance of this policy against the SA objectives is as follows:

Policy 13 – Assessment of policy against SA objectives											
SA 1	SA 2	SA 3	SA 4	SA 5	SA 6	SA 7	SA 8	SA 9	SA 10	SA 11	SA 12
--	--	--	-	-	0	-	--	+	+	--	+

6.15.2 The policy is considered likely to have a minor adverse effect overall against the SA objectives.

Specific recommendations for improving the sustainability of the policy

1. The SA of this site highlights the fact that this site is covered by a Mineral Safeguarding Area. The area around Corsham, Box and Gastard includes a concentration of active and dormant underground mines. It is recommended that this issue is included within the policy text as the development of this site could potentially impact upon this designation.

2. The policy states that this site is being allocated for mixed-use development. However, the only use mentioned is 105 dwellings. It is recommended that the other uses are stated in the policy.

3. It is recommended in accordance with the SA site assessment, under 'infrastructure and mitigation requirements'; to include a contribution towards a Corsham's Strategic Plan transport and highways objectives.

4. As recommended by the SA site assessment at Annex 2.5, financial contributions should be sought to create new early years places to meet needs created as a result of development and in expanding existing primary and secondary educational provision. This should be included within the 'infrastructure and mitigation requirements' section of the policy.

5. As recommended by the SA site assessment at Annex 2.5, financial contributions should be sought to support health care provision. This should be included within the 'infrastructure and mitigation requirements' section of the policy.

6. The SA of this site highlights the groundwater risk on part of the site and recommends that a Flood Risk Assessment and Surface Water Drainage Strategy are required to better understand the overall flood risks. Surface water and groundwater risks are mentioned in the 'infrastructure and mitigation requirements' within the policy, but the assessment and strategy need to be included in the 'infrastructure and mitigation requirements'

7. It is recommended that the policy wording is amended to include '*significant offsite infrastructure reinforcement for both water supply and foul water disposal will likely be required*' to the 'infrastructure and mitigation requirements' section of the policy.

8. It is recommended that the policy be amended to include reference to the need for steps to be taken to ensure the efficient use of water through the development and occupation of the site.

9. It is recommended that the policy is amended to include reference to significant water infrastructure crosses the site – an existing public water main crosses the site which will require suitable easements.

10. It is recommended that the 'infrastructure and mitigation requirements' section of the policy be amended to include 'any development of the site would need to reserve land for a pumping station'.

11. It is recommended that the 'infrastructure and mitigation requirements' section of the policy includes reference to surface water would need to be discharged in accordance with local and national policy, and there must be no surface water connections to the foul sewer network. If surface water from this development is to connect upstream to the Southerwicks / Station Road surface water network appraisal must assess impact and mitigation measures.

12. It is recommended that the policy includes support for energy generated by renewable energy and low carbon sources.

13. It is recommended that in the 'infrastructure and mitigation requirements' section of the policy the requirement in the policy for further investigation into unknown archaeological remains could be strengthened by adding the following text to the end - Mitigation could include avoidance of high value archaeological remains or preservation by record.

Habitats Regulations Assessment - specific policy recommendations

For recreational pressure on the Bath and Bradford on Avon Bats SAC, the HRA recommends that this policy includes a requirement for screening of planning applications for proposals for residential development within relevant ZOIs to consider the requirement to undertake project level HRA, and where appropriate would be expected to incorporate necessary safeguards in line with the policy safeguards included within the plan.

6.16 Policy 14 – Devizes Market Town

6.16.1 This policy has been assessed against the 12 SA objectives and related decision-aiding questions contained in the SA Framework (see Appendix A). The detailed assessment is presented in Annex 3 to this report. A summary of the performance of this policy against the SA objectives is as follows:

Policy 14 – Assessment of policy against SA objectives											
SA 1	SA 2	SA 3	SA 4	SA 5	SA 6	SA 7	SA 8	SA 9	SA 10	SA 11	SA 12
-	--	-	--	--	0	-	-	++	++	-	+++

6.16.2 The policy is considered likely to have a minor adverse effect overall against the SA objectives.

Specific recommendations for improving the sustainability of the policy

1. It is recommended that the policy includes support for energy generated by renewable energy and low carbon sources.

6.17 Policy 15 – Land at Devizes Wharf, Assize Court and Wadworth Brewery, Devizes

6.17.1 This policy has been assessed against the 12 SA objectives and related decision-aiding questions contained in the SA Framework (see Appendix A). The detailed assessment is presented in Annex 3 to this report. A summary of the performance of this policy against the SA objectives is as follows:

Policy 15 – Assessment of policy against SA objectives											
SA 1	SA 2	SA 3	SA 4	SA 5	SA 6	SA 7	SA 8	SA 9	SA 10	SA 11	SA 12
-	++	--	--	-	0	--	-	+	++	-	++

6.17.2 The policy is considered likely to have a minor adverse effect overall against the SA objectives.

Specific recommendations for improving the sustainability of the policy

1. It is recommended that the policy wording is amended to include ‘*moderate offsite infrastructure reinforcement for both water supply and foul water disposal will likely be required*’ to the ‘infrastructure and mitigation requirements’ section of the policy.

2. It is recommended that the policy be amended to include reference to the need for steps to be taken to ensure the efficient use of water through the development and occupation of the site and that surface water reduction would be required over existing levels to the combined sewer to provide capacity for more foul flows.

3. It is recommended that the ‘infrastructure and mitigation requirements’ section of the policy be amended to include reference for the need for a noise impact assessment in relation to potential impacts from adjacent land uses.

4. It is recommended that the ‘infrastructure and mitigation requirements’ section of the policy be amended to include ‘Funding contributions toward measures that improve air quality. An assessment will be needed to understand cumulative effects of development on relevant receptors in the AQMA’.

5. This site has a mixture of different uses, some of which are industrial, and therefore some form of land contamination is a possibility in different parts of the site. 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. It is recommended that this potential issue is included in the wording of the policy.

6. It is recommended that, in accordance with the SA site assessment, contributions to create new early years education provision and to expand both primary and secondary provision should be sought. This should be included within the bullet point list of the policy wording.

7. It is recommended that, in accordance with the SA site assessment, contributions to support health care provision should be sought. This should be included within the bullet point list of the policy wording.

8. The SA of this site highlights the level of risk of groundwater flooding and recommends that a Flood Risk Assessment is carried out to understand the overall flood risk on the site. Undertaking a Flood Risk Assessment should be a requirement within the policy, given the groundwater risk in much of Devizes.

9. It is recommended that the policy includes support for energy generated by renewable energy and low carbon sources.

Habitats Regulations Assessment – specific policy recommendations

6.17.3 For recreational pressure on the River Avon SAC, the HRA recommends that this policy includes a requirement for screening of planning applications for proposals for residential development within relevant ZOIs to consider the requirement to undertake project level HRA, and where appropriate would be expected to incorporate necessary safeguards in line with the policy safeguards included within the plan.

6.18 Policy 16 – Malmesbury Market Town

6.18.1 This policy has been assessed against the 12 SA objectives and related decision-aiding questions contained in the SA Framework (see Appendix A). The detailed assessment is presented in Annex 3 to this report. A summary of the performance of this policy against the SA objectives is as follows:

Policy 16 – Assessment of policy against SA objectives											
SA 1	SA 2	SA 3	SA 4	SA 5	SA 6	SA 7	SA 8	SA 9	SA 10	SA 11	SA 12
-	-	-	-	-	0	-	-	++	++	-	+++

6.18.2 The policy is considered likely to have a minor adverse effect overall against the SA objectives.

Specific recommendations for improving the sustainability of the policy

1. It is recommended that the policy includes support for energy generated by renewable energy and low carbon sources.

6.19 Policy 17 – Melksham Market Town

6.19.1 This policy has been assessed against the 12 SA objectives and related decision-aiding questions contained in the SA Framework (see Appendix A). The detailed assessment is presented in Annex 3 to this report. A summary of the performance of this policy against the SA objectives is as follows:

Policy 17 – Assessment of policy against SA objectives											
SA 1	SA 2	SA 3	SA 4	SA 5	SA 6	SA 7	SA 8	SA 9	SA 10	SA 11	SA 12
-	--	-	-	-	0	-	-	+++	+++	--	+++

6.19.2 The policy is considered likely to have a minor adverse effect overall against the SA objectives.

Specific recommendations for improving the sustainability of the policy

1. It is recommended that the policy includes support for energy generated by renewable energy and low carbon sources.

6.20 Policy 18 – Land East of Melksham

6.20.1 This policy has been assessed against the 12 SA objectives and related decision-aiding questions contained in the SA Framework (see Appendix A). The detailed assessment is presented in Annex 3 to this report. A summary of the performance of this policy against the SA objectives is as follows:

Policy 18 – Assessment of policy against SA objectives											
SA 1	SA 2	SA 3	SA 4	SA 5	SA 6	SA 7	SA 8	SA 9	SA 10	SA 11	SA 12
-	--	--	-	-	0	-	--	++	+++	--	+++

6.20.2 The policy is considered likely to have a minor adverse effect overall against the SA objectives.

Specific recommendations for improving the sustainability of the policy

1. It is recommended adding ‘*Significant offsite infrastructure reinforcement for water supply and foul water drainage will likely be required*’ to the ‘infrastructure and mitigation requirements’ section of the policy. Extra investment might be needed to build an additional pumping station.

2. It is recommended that the policy be amended to include reference to the need for steps to be taken to ensure the efficient use of water through the development and occupation of the site.

3. It is recommended the supporting text be amended to include reference to significant water infrastructure crossing the site.
4. It is recommended that the 'infrastructure and mitigation requirements' section of the policy be amended to include reference for the need of a noise and light impact assessments in relation to potential impacts from adjacent land uses.
5. It is recommended that the 'infrastructure and mitigation requirements' section of the policy be amended to include reference to measures to mitigate the additional impact of development on additional air quality pressures.
6. The SA of this site notes that there is an area of unknown filled ground indicated within the site. This could be potentially contaminated land and require investigation in terms of its effect upon development. 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. It is recommended that this potential issue is included under 'infrastructure and mitigation requirements' for this policy.
7. It is recommended in accordance with the SA site assessment, under 'infrastructure and mitigation requirements', to include a contribution towards a Melksham Transport Strategy and/or the delivery of sections of Melksham bypass.
8. It is recommended in accordance with the SA site assessment, under 'infrastructure and mitigation requirements', to deliver a mobility hub, including bus and cycle infrastructure provisions on site and at destinations.
9. It is recommended in accordance with the SA site assessment, under 'infrastructure and mitigation requirements', to deliver bus service provision that accommodates at least 3 half-hourly bus services.
10. The SA of this site recommends that a detailed Flood Risk Assessment and Surface Water Drainage Strategy is required, this should be reflected in the policy wording under 'infrastructure and mitigation requirements'
11. It is recommended that the policy includes support for energy generated by renewable energy and low carbon sources.
12. The policy could be strengthened by amending the third bullet under the mitigation and infrastructure requirements to:
'Design and layout to protect the setting of Grade 2 listed Blackmore Farmhouse and safeguard high value archaeological features including the former medieval settlement of Snarlton. Further investigation is needed during a planning application process to identify the presence and significance of as yet unknown archaeological remains across the site. Mitigation could include avoidance of high value archaeological remains'.
13. It is recommended that, in accordance with the SA site assessment that financial contributions are sought towards health care and educational provision. This should be included with the 'infrastructure and mitigation requirements' section of the policy.

6.21 Policy 19 – Land off Bath Road, Melksham

- 6.21.1 This policy has been assessed against the 12 SA objectives and related decision-aiding questions contained in the SA Framework (see Appendix A). The detailed assessment is presented in Annex 3 to this report. A summary of the performance of this policy against the SA objectives is as follows:

Policy 19 – Assessment of policy against SA objectives											
SA 1	SA 2	SA 3	SA 4	SA 5	SA 6	SA 7	SA 8	SA 9	SA 10	SA 11	SA 12
-	-	--	-	-	0	-	-	++	++	-	+

6.21.2 The policy is considered likely to have a minor adverse effect overall against the SA objectives.

Specific recommendations for improving the sustainability of the policy

1. It is recommended that the 'infrastructure and mitigation requirements' section be amended to include the following *'Measures to protect and enhance watercourses within **and adjacent to the site**'*.
2. It is recommended that the 'infrastructure and mitigation requirements' section be amended as follows: *'Green and blue infrastructure through the development that incorporates new and existing woodland and protects and enhances existing hedgerows and trees'*.
3. It is recommended that the 'infrastructure and mitigation requirements' section be amended as follows: *'Public Open Space within the development and as the main recreational area in **the eastern part of the site**'*.
4. It is recommended adding *'Significant offsite infrastructure reinforcement for water supply and foul water drainage will likely be required'* to the 'infrastructure and mitigation requirements' section of the policy. Extra investment might be needed to build an additional pumping station.
5. It is recommended that the policy be amended to include reference to the need for efficient use of water through the development and occupation of the site.
6. It is recommended the supporting text be amended to include reference to the significant water infrastructure crossing the eastern part of the site.
7. It is recommended that the infrastructure and mitigation requirements include the following: *'Further investigation is needed during a planning application process to identify the presence and significance of as yet unknown archaeological remains across the site. Mitigation could include avoidance of high value archaeological remains or preservation by record where relevant''*
8. A tributary watercourse runs through the site. A detailed Flood Risk Assessment and Surface Water Drainage Strategy are recommended to mitigate flood risk on the site and elsewhere - this should be contained within the policy wording under 'infrastructure and mitigation requirements'.
9. The policy should include a requirement for a Noise and Light Impact Assessment due to the close proximity of the Melksham Football and Rugby Club and Melksham Oak School.
10. It is recommended that in accordance with the SA site assessment, under 'infrastructure and mitigation requirements', to include a contribution towards a Melksham Transport Strategy.
11. It is recommended that the policy includes support for energy generated by renewable energy and low carbon sources.

6.22 Policy 20 – Land north of the A3102

6.22.1 This policy has been assessed against the 12 SA objectives and related decision-aiding questions contained in the SA Framework (see Appendix A). The detailed assessment is presented in Annex 3 to this report. A summary of the performance of this policy against the SA objectives is as follows:

Policy 20 – Assessment of policy against SA objectives											
SA 1	SA 2	SA 3	SA 4	SA 5	SA 6	SA 7	SA 8	SA 9	SA 10	SA 11	SA 12
-	--	--	-	-	0	-	-	++	++	--	++

6.22.2 The policy is considered likely to have a minor adverse effect overall against the SA objectives.

Specific recommendations for improving the sustainability of the policy

1. It is recommended that the policy wording is amended to include 'Significant offsite infrastructure reinforcement for water supply and foul water drainage will be required' to the 'infrastructure and mitigation requirements' section of the policy.
2. It is recommended that the policy be amended to include reference to the need for steps to be taken to ensure the efficient use of water through the development and occupation of the site.
3. It is recommended the supporting text be amended to include reference to significant water infrastructure crossing the site.
4. It is recommended that the 'infrastructure and mitigation requirements' section of the policy be amended to include reference for the need of a noise impact assessment in relation to potential impacts from adjacent land uses (working farms/industrial units).
5. It is recommended that the 'infrastructure and mitigation requirements' section of the policy be amended to include reference to measures to mitigate the additional impact of development on additional air quality pressures.
6. It is recommended that in accordance with the SA site assessment, under 'infrastructure and mitigation requirements', to include a contribution towards a Melksham Transport Strategy.
7. The SA highlights that the site contains unknown filled ground which would be regarded as potentially contaminated land and require investigation in terms of its effect upon development. Suitable assessment to confirm if impact is significant. If so, a remediation strategy will need to be developed and implemented. It is recommended that this issue is included under 'infrastructure and mitigation requirements' in the policy.
8. The SA site assessment identifies parts of the site to be in Flood Zone 2 and 3, as well as area that are prone to surface water flooding. A detailed Flood Risk Assessment and Surface Water Drainage Strategy are recommended to mitigate flood risk on the site and elsewhere, this should be contained within the policy wording under 'infrastructure and mitigation requirements'.
9. It is recommended that the policy includes support for energy generated by renewable energy and low carbon sources.
10. It is recommended that the infrastructure and mitigation requirements include the following: Further investigation is needed during a planning application process to identify the presence and significance of as yet unknown archaeological remains across the site. Mitigation could include avoidance of high value archaeological remains or preservation by record where relevant'
11. It is recommended that the infrastructure and mitigation requirements include the following: 'Site layout could incorporate historic landscape elements, such as field patterns, hedgerows and mature trees'.

6.23 Policy 21 – New Community Area of Search

- 6.23.1 This policy has been assessed against the 12 SA objectives and related decision-aiding questions contained in the SA Framework (see Appendix A). The detailed assessment is presented in Annex 3 to this report. A summary of the performance of this policy against the SA objectives is as follows:

Policy 21 – Assessment of policy against SA objectives											
SA 1	SA 2	SA 3	SA 4	SA 5	SA 6	SA 7	SA 8	SA 9	SA 10	SA 11	SA 12
--	--	--	--	-	0	--	--	++	+	--	+

- 6.23.2 The policy is considered likely to have a minor adverse effect overall against the SA objectives.

Specific recommendations for improving the sustainability of the policy

1. Future major development in this broad location must demonstrate how it would avoid significant negative effects upon nearby European site designations such as the Salisbury Plain SPA.
2. Future major development in this broad location must demonstrate how it would use and manage water resources in a sustainable manner.
3. Future major development in this broad location must demonstrate how it would improve air quality and minimise all sources of environmental pollution.
4. It is recommended that the policy includes support for energy generated by renewable energy and low carbon sources.
5. Future major development in this broad location must demonstrate how it would avoid significant negative effects on heritage assets, historic landscape and archaeology.

6.24 Policy 22 – Salisbury Principal Settlement

6.24.1 This policy has been assessed against the 12 SA objectives and related decision-aiding questions contained in the SA Framework (see Appendix A). The detailed assessment is presented in Annex 3 to this report. A summary of the performance of this policy against the SA objectives is as follows:

Policy 22 – Assessment of policy against SA objectives											
SA 1	SA 2	SA 3	SA 4	SA 5	SA 6	SA 7	SA 8	SA 9	SA 10	SA 11	SA 12
--	--	--	--	--	0	--	--	+++	+++	--	+++

6.24.2 The policy is considered likely to have a minor adverse effect overall against the SA objectives.

Specific recommendations for improving the sustainability of the policy

1. It is recommended that the policy includes support for energy generated by renewable energy and low carbon sources.

6.25 Policy 23 – Land north-east of Old Sarum, Salisbury

6.25.1 This policy has been assessed against the 12 SA objectives and related decision-aiding questions contained in the SA Framework (see Appendix A). The detailed assessment is presented in Annex 3 to this report. A summary of the performance of this policy against the SA objectives is as follows:

Policy 23 – Assessment of policy against SA objectives											
SA 1	SA 2	SA 3	SA 4	SA 5	SA 6	SA 7	SA 8	SA 9	SA 10	SA 11	SA 12
-	-	--	--	-	0	--	-	++	++	-	++

6.25.2 The policy is considered likely to have a minor adverse effect overall against the SA objectives.

Specific recommendations for improving the sustainability of the policy

1. The site is covered by Source Protection Zone 2 and a Drinking Water Protection Safeguarding Zone. It is recommended that policy wording be amended to include reference to the need for development 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 as attenuation and infiltration may be limited.
2. It is recommended that the policy wording is amended to include 'Significant offsite infrastructure reinforcement for water supply and foul drainage will likely be required' to the "infrastructure and mitigation requirements' section of the policy.

3. It is recommended the supporting text be amended to include; 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.
4. It is recommended that the 'infrastructure and mitigation requirements' section of the policy be amended to include reference for the need of a noise impact assessment in relation to potential impacts from adjacent land uses (airfield).
5. It is recommended that measures to support public transport use from the site is included under 'infrastructure and mitigation requirements'
6. It is recommended that the policy includes support for energy generated by renewable energy and low carbon sources.
7. Further investigation is needed during a planning application process to identify the presence and significance of as yet unknown archaeological remains across the site. Mitigation could include avoidance of high value archaeological remains'
8. Site design and landscaping could consider the site's location close to the Old Sarum Scheduled Monument and Conservation Area'

Habitats Regulations Assessment - specific policy recommendations

- 6.25.3 The HRA has recommended that for sites such as this that will result in a net increase in nutrient levels will be required to achieve nutrient neutrality and to ensure no adverse effect on the integrity of the Solent European Sites. This must be demonstrated through the provision of a project-level HRA and where there is an increase in nutrient levels, appropriate mitigation measures will be implemented to ensure the scheme achieves nutrient neutrality.
- 6.25.4 For recreational pressure on the River Avon SAC, the HRA recommends that this policy includes a requirement for screening of planning applications for proposals for residential development within relevant ZOIs to consider the requirement to undertake project level HRA, and where appropriate would be expected to incorporate necessary safeguards in line with the policy safeguards included within the plan.

6.26 Policy 24 – Land at Netherhampton Road Garden Centre

- 6.26.1 This policy has been assessed against the 12 SA objectives and related decision-aiding questions contained in the SA Framework (see Appendix A). The detailed assessment is presented in Annex 3 to this report. A summary of the performance of this policy against the SA objectives is as follows:

Policy 24 – Assessment of policy against SA objectives											
SA 1	SA 2	SA 3	SA 4	SA 5	SA 6	SA 7	SA 8	SA 9	SA 10	SA 11	SA 12
-	-	--	--	-	0	--	--	+	+	--	+

- 6.26.2 The policy is considered likely to have a minor adverse effect overall against the SA objectives.

Specific recommendations for improving the sustainability of the policy

1. It is recommended that opportunities to enhance sustainable transport modes should be pursued. This should be included under the 'infrastructure and mitigation requirements' section of the policy.
2. It is recommended that the policy wording is amended to include 'Moderate offsite infrastructure reinforcement for water supply and foul drainage will likely be required' to the 'infrastructure and mitigation requirements' section of the policy.

3. It is recommended that the policy wording is amended to include stringent policy criteria would be required to address potential cumulative impacts of development on surface water discharges.
4. It is recommended that the policy wording is amended to include reference to the need for development of the site to make necessary provision to protect from harm or pollution to any ground, surface or drinking water.
5. It is recommended the supporting text be amended to include; 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.
6. It is recommended that the policy wording is amended to include the requirement for a Flood Risk Assessment in the 'infrastructure and mitigation requirements' to ensure that development of this site won't exacerbate flood risk elsewhere.
7. It is recommended that the policy includes support for energy generated by renewable energy and low carbon sources.
8. It is recommended the infrastructure and mitigation section of the policy includes the following: 'Further investigation is needed during a planning application process to identify the presence and significance of as yet unknown archaeological remains across the site. Mitigation could include avoidance of high value archaeological remains or preservation by record where relevant
9. It is recommended that the infrastructure and mitigation section of the policy includes the following: 'Site layout should ensure development is restricted to higher levels and that development avoids impact on views to and from the medieval city and spire'.

Habitats Regulations Assessment - specific policy recommendations

- 6.26.3 The HRA has recommended that for sites such as this that will result in a net increase in nutrient levels will be required to achieve nutrient neutrality and to ensure no adverse effect on the integrity of the Solent European Sites. This must be demonstrated through the provision of a project-level HRA and where there is an increase in nutrient levels, appropriate mitigation measures will be implemented to ensure the scheme achieves nutrient neutrality.
- 6.26.4 For recreational pressure on River Avon SAC and The New Forest SAC, SPA and Ramsar, the HRA recommends that this policy includes a requirement for screening of planning applications for proposals for residential development within relevant ZOIs to consider the requirement to undertake project level HRA, and where appropriate would be expected to incorporate necessary safeguards in line with the policy safeguards included within the plan.

6.27 Policy 25 – Land north of the Beehive Park and Ride, Old Sarum

- 6.27.1 This policy has been assessed against the 12 SA objectives and related decision-aiding questions contained in the SA Framework (see Appendix A). The detailed assessment is presented in Annex 3 to this report. A summary of the performance of this policy against the SA objectives is as follows:

Policy 25 – Assessment of policy against SA objectives											
SA 1	SA 2	SA 3	SA 4	SA 5	SA 6	SA 7	SA 8	SA 9	SA 10	SA 11	SA 12
-	-	--	--	-	0	---	-	+	+	-	+

- 6.27.2 The policy is considered likely to have a minor adverse effect overall against the SA objectives. However, a major adverse effect is considered likely for likely effects on heritage assets. This is consistent with the SA of this site in Annex 2.11 which recommends that the site is not considered further in the site selection process.

Specific recommendations for improving the sustainability of the policy

1. It is recommended that opportunities to enhance sustainable transport modes may exist and these should be pursued where possible. This should be included under the 'infrastructure and mitigation requirements' section of the policy.
2. It is recommended that the policy wording is amended to include 'Moderate offsite infrastructure reinforcement for water supply and foul drainage will likely be required' to the 'infrastructure and mitigation requirements' section of the policy.
3. It is recommended that the policy wording is amended to include stringent policy criteria would be required to address potential cumulative impacts of development on surface water discharges.
4. It is recommended that the policy wording is amended to include reference to the need for development of the site needing 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 as attenuation and infiltration may be limited.
5. It is recommended the supporting text be amended to include; 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. Also, the site is within a Drinking Water Safeguarding Zone, therefore further consideration and consultation with the Environment Agency would be required. Minor wastewater infrastructure crosses the site.
6. It is recommended that the policy text also includes a requirement for a surface water drainage strategy as surface water flood risk has been identified on site and this can be more difficult to manage due to the groundwater flood risk also identified across the site.
7. It is recommended that the policy includes support for energy generated by renewable energy and low carbon sources.
8. The SA recommends the site is not considered further in the site selection process. Should the site for forward it is recommended the infrastructure and mitigation section of the policy includes the following requirement – 'The layout of the development will ensure that the setting of the Old Sarum Scheduled monument is conserved and enhanced'.
9. The SA recommends the site is not considered further in the site selection process. Should the site come forward it is recommended the infrastructure and mitigation section of the policy includes the following requirement - 'The site includes various archaeological features of high value, Further investigation is needed during a planning application process to identify the presence and significance of as yet unknown archaeological remains across the site. Mitigation could include avoidance of high value archaeological remains or preservation by record where relevant'
10. The SA recommends the site is not considered further in the site selection process. Should the site for forward it is recommended the infrastructure and mitigation section of the policy includes the following requirement 'Layout should include historic landscape elements, such as the old parish boundary, field patterns, hedgerows and mature trees'.

Habitats Regulations Assessment - specific policy recommendations

- 6.27.3 The HRA has recommended that for sites such as this that will result in a net increase in nutrient levels will be required to achieve nutrient neutrality and to ensure no adverse effect on the integrity of the Solent European Sites. This must be demonstrated through the provision of a project-level HRA and where there is an increase in nutrient levels, appropriate mitigation measures will be implemented to ensure the scheme achieves nutrient neutrality.
- 6.27.4 For recreational pressure on the River Avon SAC, the HRA recommends that this policy includes a requirement for screening of planning applications for proposals for residential development within relevant ZOIs to consider the requirement to undertake project level HRA, and where appropriate

would be expected to incorporate necessary safeguards in line with the policy safeguards included within the plan.

6.28 Policy 26 – Land North of Downton Road

6.28.1 This policy has been assessed against the 12 SA objectives and related decision-aiding questions contained in the SA Framework (see Appendix A). The detailed assessment is presented in Annex 3 to this report. A summary of the performance of this policy against the SA objectives is as follows:

Policy 26 – Assessment of policy against SA objectives											
SA 1	SA 2	SA 3	SA 4	SA 5	SA 6	SA 7	SA 8	SA 9	SA 10	SA 11	SA 12
--	--	--	--	-	0	--	--	+	++	--	++

6.28.2 The policy is considered likely to have a minor adverse effect overall against the SA objectives.

Specific recommendations for improving the sustainability of the policy

1. The SA highlights that this 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). It is recommended that this issue is addressed either in the policy or in the background text to the policy.

2. It is recommended that, in accordance with the SA Site Assessment, contributions towards health care provision, in the form of increasing capacity of GP surgeries should be sought under the 'infrastructure and mitigation requirements' section of the policy.

3. It is recommended that opportunities to enhance sustainable transport modes should be pursued. This should be included under the 'infrastructure and mitigation requirements' section of the policy.

4. It is recommended that the policy wording is amended to include 'Significant offsite infrastructure reinforcement for water supply will likely be required' to the 'infrastructure and mitigation requirements' section of the policy.

5. It is recommended that the policy wording is amended to include reference to the need for development of the site to make necessary provision to protect from harm or pollution to any ground, surface or drinking water.

6. It is recommended the supporting text be amended to include 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. Also, significant water infrastructure crosses the site.

7. It is recommended that the 'infrastructure and mitigation requirements' section of the policy be amended to include reference for the need of a noise impact assessment in relation to potential impacts from the highway network.

8. It is recommended that the policy includes support for energy generated by renewable energy and low carbon sources.

9. It is recommended the infrastructure and mitigation section of the policy includes the following requirement - 'The layout should include a buffer to the north and east to protect the setting of heritage assets at Britford Farm and soften the edge of the built form'

10. It is recommended the infrastructure and mitigation section of the policy includes the following requirement - 'Further assessment could be carried out of the rural setting of the Salisbury

Conservation Area, Britford Conservation Area and the medieval city to inform site layout. The view to Salisbury Cathedral will be conserved by a visual corridor vista through the site’.

11. It is recommended the infrastructure and mitigation section of the policy includes the following requirement ‘Further investigation is needed during a planning application process to identify the presence and significance of as yet unknown archaeological remains across the site. Mitigation could include avoidance of high value archaeological remains or preservation by record where relevant’

Habitats Regulations Assessment - specific policy recommendations

- 6.28.3 HRA screening identified Land north of Downton Road as a proposed allocation within 500m of the River Avon SAC that has potential to result in a likely significant effect on qualifying fish species as a result of disturbance from noise and vibrations and from increased light spill. Due to the proximity of these proposed site allocations to the SAC, appropriate mitigation measures will be required to ensure no adverse effects on integrity.
- 6.28.4 Due to the proximity of this proposed site allocation to the River Avon SAC, the HRA recommends that appropriate mitigation measures will be required to ensure no adverse effects on integrity. This includes ‘*at project level, any proposals within 500m of River Avon SAC and its tributaries should be subject to project level construction and environmental management plans, or equivalent, are implemented to avoid non-toxic contamination*’.
- 6.28.5 The HRA specifies that policy mitigation should include ‘*appropriate treatment of site margins, including a 50m buffer along the northern boundary, to ensure a suitable boundary and transition between development and the open countryside and sensitive ecology*’ and ‘*measures for habitat enhancement, river access management and implementation of a Construction Method Statement, to safeguard the ecological interests of the River Avon SAC*’.
- 6.28.6 For recreational pressure on River Avon SAC, the Avon Valley SPA and Ramsar and the New Forest SAC, SPA and Ramsar, the HRA recommends that this policy includes a requirement for screening of planning applications for proposals for residential development within relevant ZOIs to consider the requirement to undertake project level HRA, and where appropriate would be expected to incorporate necessary safeguards in line with the policy safeguards included within the plan.
- 6.28.7 The HRA has recommended that for sites such as this that will result in a net increase in nutrient levels will be required to achieve nutrient neutrality and to ensure no adverse effect on the integrity of the Solent European Sites. This must be demonstrated through the provision of a project-level HRA and where there is an increase in nutrient levels, appropriate mitigation measures will be implemented to ensure the scheme achieves nutrient neutrality.

6.29 Policy 27 – Land South of Harnham

6.29.1 This policy has been assessed against the 12 SA objectives and related decision-aiding questions contained in the SA Framework (see Appendix A). The detailed assessment is presented in Annex 3 to this report. A summary of the performance of this policy against the SA objectives is as follows:

Policy 27 – Assessment of policy against SA objectives											
SA 1	SA 2	SA 3	SA 4	SA 5	SA 6	SA 7	SA 8	SA 9	SA 10	SA 11	SA 12
-	--	--	--	0	0	--	-	+	++	--	+

6.29.2 The policy is considered likely to have a minor adverse effect overall against the SA objectives.

Specific recommendations for improving the sustainability of the policy

1. It is recommended that, in accordance with the SA Site Assessment, contributions towards health care provision, in the form of increasing capacity of GP surgeries should be sought.

2. It is recommended that, in accordance with the SA Site Assessment, contributions towards offsite provision of local services and facilities, should be sought where appropriate under the 'infrastructure and mitigation requirements' section of the policy.
3. It is recommended that opportunities to enhance sustainable transport modes should be pursued. This should be included under the 'infrastructure and mitigation requirements' section of the policy.
4. It is recommended that, in accordance with the SA Site Assessment, contributions towards educational provision or new onsite provision, should be sought where appropriate under the 'infrastructure and mitigation requirements' section of the policy.
5. It is recommended that the policy wording is amended to include 'Moderate offsite infrastructure reinforcement for water supply and foul drainage will likely be required' to the 'infrastructure and mitigation requirements' section of the policy.
6. It is recommended that the policy wording is amended to include reference to the need for development of the site to make necessary provision to protect from harm or pollution to any ground, surface or drinking water.
7. It is recommended the supporting text be amended to include; 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. Also, significant water infrastructure crosses the site.
8. It is recommended that the policy wording is amended to include the requirement for a Flood Risk Assessment under 'infrastructure and mitigation requirements'. This is to ensure that development of the site would not have a cumulate effect and exacerbate flood risk elsewhere.
9. It is recommended that the policy includes support for energy generated by renewable energy and low carbon sources.
10. It is recommended the infrastructure and mitigation section of the policy includes the following: - 'An eastern section of the site will remain undeveloped to preserve and enhance the heritage setting of the Woodbury Ancient Villages complex'
11. It is recommended the infrastructure and mitigation section of the policy includes the following: - 'An improved urban edge and countryside transition can be provided on this approach into Salisbury from the south-west, whilst the setting and interpretation of *Woodbury Ancient Villages* scheduled monument can be enhanced'
12. It is recommended the infrastructure and mitigation section of the policy includes the following: 'Further investigation is needed during a planning application process to identify the presence and significance of as yet unknown archaeological remains across the site. Mitigation could include avoidance of high value archaeological remains or preservation by record where relevant'.

Habitats Regulations Assessment - specific policy recommendations

- 6.29.3 For recreational pressure on the River Avon SAC, Avon Valley SPA and Ramsar and the New Forest SAC, SPA and Ramsar, the HRA recommends that this policy includes a requirement for screening of planning applications for proposals for residential development within relevant ZOIs to consider the requirement to undertake project level HRA, and where appropriate would be expected to incorporate necessary safeguards in line with the policy safeguards included within the plan.
- 6.29.4 The HRA has recommended that for sites such as this that will result in a net increase in nutrient levels will be required to achieve nutrient neutrality and to ensure no adverse effect on the integrity of the Solent European Sites. This must be demonstrated through the provision of a project-level HRA and where there is an increase in nutrient levels, appropriate mitigation measures will be implemented to ensure the scheme achieves nutrient neutrality.

6.30 Policy 28 – Land West of Coombe Road, Harnham

6.30.1 This policy has been assessed against the 12 SA objectives and related decision-aiding questions contained in the SA Framework (see Appendix A). The detailed assessment is presented in Annex 3 to this report. A summary of the performance of this policy against the SA objectives is as follows:

Policy 28 – Assessment of policy against SA objectives											
SA 1	SA 2	SA 3	SA 4	SA 5	SA 6	SA 7	SA 8	SA 9	SA 10	SA 11	SA 12
-	-	--	--	0	0	-	-	+	+	-	+

6.30.2 The policy is considered likely to have a minor adverse effect overall against the SA objectives.

Specific recommendations for improving the sustainability of the policy

1. It is recommended that the policy wording is amended to include ‘Significant offsite infrastructure reinforcement for water supply and foul drainage will likely be required’ to the ‘infrastructure and mitigation requirements’ section of the policy.
2. It is recommended that the policy wording is amended to include stringent policy criteria would be required to address potential cumulative impacts of development on surface water discharges.
3. It is recommended that the policy wording is amended to include reference to the need for development of the site to make necessary provision to protect from harm or pollution to any ground, surface or drinking water.
4. It is recommended the supporting text be amended to include; 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.
5. It is recommended that the ‘infrastructure and mitigation requirements’ section of the policy be amended to include reference for the need of a noise impact assessment in relation to potential impacts from adjacent land uses.
6. It is recommended that, in accordance with the SA Site Assessment, contributions towards health care provision, in the form of increasing capacity of GP surgeries should be sought under the ‘infrastructure and mitigation requirements’ section of the policy.
7. It is recommended that, in accordance with the SA Site Assessment, contributions towards offsite provision of local services and facilities, should be sought where appropriate under the ‘infrastructure and mitigation requirements’ section of the policy.
8. It is recommended that opportunities to enhance sustainable transport modes should be pursued. This should be included under the ‘infrastructure and mitigation requirements’ section of the policy.
9. It is recommended that the policy includes support for energy generated by renewable energy and low carbon sources.
10. It is recommended that the infrastructure and mitigation section of the policy includes the following requirement – *‘further investigation is needed during a planning application process to identify the presence and significance of as yet unknown archaeological remains across the site. Mitigation could include avoidance of high value archaeological remains or preservation by record where relevant’.*

Habitats Regulations Assessment - specific policy recommendations

6.30.3 For recreational pressure on the River Avon SAC, Avon Valley SPA and Ramsar and the New Forest SAC, SPA and Ramsar, the HRA recommends that this policy includes a requirement for screening of planning applications for proposals for residential development within relevant ZOIs to consider the

requirement to undertake project level HRA, and where appropriate would be expected to incorporate necessary safeguards in line with the policy safeguards included within the plan.

- 6.30.4 The HRA has recommended that for sites such as this that will result in a net increase in nutrient levels will be required to achieve nutrient neutrality and to ensure no adverse effect on the integrity of the Solent European Sites. This must be demonstrated through the provision of a project-level HRA and where there is an increase in nutrient levels, appropriate mitigation measures will be implemented to ensure the scheme achieves nutrient neutrality.

6.31 Policy 29 – Suitable Alternative Natural Greenspace, South Salisbury

- 6.31.1 This policy has been assessed against the 12 SA objectives and related decision-aiding questions contained in the SA Framework (see Appendix A). The detailed assessment is presented in Annex 3 to this report. A summary of the performance of this policy against the SA objectives is as follows:

Policy 29 – Assessment of policy against SA objectives											
SA 1	SA 2	SA 3	SA 4	SA 5	SA 6	SA 7	SA 8	SA 9	SA 10	SA 11	SA 12
+	0	0	0	+	0	0	++	0	+	-	0

- 6.31.2 The policy is considered likely to have a minor positive effect overall against the SA objectives.

Specific recommendations for improving the sustainability of the policy

1. It is recommended that there is provision for access to the Country Park by public transport that links to the major development to the south of Salisbury and the City Centre.
2. It is recommended that the location of the car park takes into account the setting of Woodbury Ancient Villages Scheduled Monument.

6.32 Policy 30 – Land East of Church Road, Laverstock

- 6.32.1 This policy has been assessed against the 12 SA objectives and related decision-aiding questions contained in the SA Framework (see Appendix A). The detailed assessment is presented in Annex 3 to this report. A summary of the performance of this policy against the SA objectives is as follows:

Policy 30 – Assessment of policy against SA objectives											
SA 1	SA 2	SA 3	SA 4	SA 5	SA 6	SA 7	SA 8	SA 9	SA 10	SA 11	SA 12
--	-	--	--	-	0	-	--	+	+	--	+

- 6.32.2 The policy is considered likely to have a minor adverse effect overall against the SA objectives.

Specific recommendations for improving the sustainability of the policy

1. It is noted that landscape sensitivity is heightened to the east of the site as reported within the SA site assessment. This policy should reflect the need to respect this sensitivity and limit development to the east of the site in line with the mitigation measure outlined within the SA site assessment.
2. It is recommended that, in accordance with the SA Site Assessment, contributions towards health care provision, in the form of increasing capacity of GP surgeries should be sought under the 'infrastructure and mitigation requirements' section of the policy.
3. It is recommended that, in accordance with the SA Site Assessment, contributions towards offsite provision of local services and facilities, should be sought where appropriate under the 'infrastructure and mitigation requirements' section of the policy.

4. It is recommended that the 'infrastructure and mitigation requirements' section of the policy be amended to include reference to development of the site needing to make necessary provision to protect from harm or pollution to any ground, surface or drinking water.
5. It is recommended that the 'infrastructure and mitigation requirements' section of the policy be amended to refer to the likely need for moderate off-site infrastructure reinforcement to the foul water network capacity.
6. It is recommended that the supporting text be amended to include reference to 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. Also, significant water infrastructure crosses the site.
7. It is recommended that the 'infrastructure and mitigation requirements' section of the policy makes reference to the requirement for a noise assessment to assess the potential impacts of the electronics manufacturing plant and any mitigation measures resulting from this assessment.
8. It is recommended that the 'infrastructure and mitigation requirements' section of the policy is updated to reflect the need for a Flood Risk Assessment to ascertain the level of flood risk on the site, given the potential ground water risk across much of the site.
9. It is recommended that the policy includes support for energy generated by renewable energy and low carbon sources.
10. It is recommended the infrastructure and mitigation section of the policy includes the following: "Further investigation is needed during a planning application process to identify the presence and significance of as yet unknown archaeological remains across the site. Mitigation could include avoidance of high value archaeological remains or preservation by record where relevant"
11. It is recommended the infrastructure and mitigation section of the policy includes the following: 'Layout could include historic landscape elements, such as field patterns, hedgerows and mature trees'

Habitats Regulations Assessment - specific policy recommendations

- 6.32.3 Due to the proximity of this proposed site allocation to the River Avon SAC, the HRA recommends that appropriate mitigation measures will be required to ensure no adverse effects on integrity. This includes *'at project level, any proposals within 500m of River Avon SAC and its tributaries should be subject to project level construction and environmental management plans, or equivalent, are implemented to avoid non-toxic contamination'*.
- 6.32.4 For recreational pressure on the Avon Valley SPA and Ramsar and the New Forest SAC, SPA and Ramsar, the HRA recommends that this policy includes a requirement for screening of planning applications for proposals for residential development within relevant ZOIs to consider the requirement to undertake project level HRA, and where appropriate would be expected to incorporate necessary safeguards in line with the policy safeguards included within the plan.
- 6.32.5 The HRA has recommended that for sites such as this that will result in a net increase in nutrient levels will be required to achieve nutrient neutrality and to ensure no adverse effect on the integrity of the Solent European Sites. This must be demonstrated through the provision of a project-level HRA and where there is an increase in nutrient levels, appropriate mitigation measures will be implemented to ensure the scheme achieves nutrient neutrality.

6.33 Policy 31 – Salisbury Central Area

- 6.33.1 This policy has been assessed against the 12 SA objectives and related decision-aiding questions contained in the SA Framework (see Appendix A). The detailed assessment is presented in Annex 3 to this report. A summary of the performance of this policy against the SA objectives is as follows:

Policy 31 – Assessment of policy against SA objectives											
SA 1	SA 2	SA 3	SA 4	SA 5	SA 6	SA 7	SA 8	SA 9	SA 10	SA 11	SA 12
-	++	0	0	-	0	-	0	0	++	0	++

6.33.2 The policy is considered likely to have a minor positive effect overall against the SA objectives.

Specific recommendations for improving the sustainability of the policy

1. It is recommended that the policy includes a measure to improve opportunities for active travel (walking and cycling) and public transport options. This can could be placed under “Amongst other measures, fulfilment of the central area’s potential will be achieved by:..”

2. It is recommended the policy includes the following criteria: ‘Development in the central area should conserve and enhance heritage assets with heritage playing a key role regeneration’

6.34 Policy 32 – Salisbury Skyline

6.34.1 This policy has been assessed against the 12 SA objectives and related decision-aiding questions contained in the SA Framework (see Appendix A). The detailed assessment is presented in Annex 3 to this report. A summary of the performance of this policy against the SA objectives is as follows:

Policy 32 – Assessment of policy against SA objectives											
SA 1	SA 2	SA 3	SA 4	SA 5	SA 6	SA 7	SA 8	SA 9	SA 10	SA 11	SA 12
0	-	0	0	0	0	+++	+	0	0	0	0

6.34.2 The policy is considered likely to have a minor positive effect overall against the SA objectives.

Specific recommendations for improving the sustainability of the policy

6.34.3 There are no specific SA recommendations.

6.35 Policy 33 – The Maltings and Central Car Park

6.35.1 This policy has been assessed against the 12 SA objectives and related decision-aiding questions contained in the SA Framework (see Appendix A). The detailed assessment is presented in Annex 3 to this report. A summary of the performance of this policy against the SA objectives is as follows:

Policy 33 – Assessment of policy against SA objectives											
SA 1	SA 2	SA 3	SA 4	SA 5	SA 6	SA 7	SA 8	SA 9	SA 10	SA 11	SA 12
-	++	0	0	-	0	-	0	+++	+++	0	+++

6.35.2 The policy is considered likely to have a minor positive effect overall against the SA objectives.

Specific recommendations for improving the sustainability of the policy

1. It is recommended that the policy includes support for energy generated by renewable energy and low carbon sources.

2. The policy should say ‘conserve and enhance’ rather than ‘preserve and enhance’ to be in line with the NPPF.

Habitats Regulations Assessment - specific policy recommendations

6.35.3 Due to the proximity of this proposed site allocation to the River Avon SAC, the HRA recommends that appropriate mitigation measures will be required to ensure no adverse effects on integrity. This

includes 'at project level, any proposals within 500m of River Avon SAC and its tributaries should be subject to project level construction and environmental management plans, or equivalent, are implemented to avoid non-toxic contamination'.

6.35.4 For recreational pressure on The New Forest SAC, SPA and Ramsar, the HRA recommends that this policy includes a requirement for screening of planning applications for proposals for residential development within relevant ZOIs to consider the requirement to undertake project level HRA, and where appropriate would be expected to incorporate necessary safeguards in line with the policy safeguards included within the plan.

6.36 Policy 34 – Churchfields Employment Area

6.36.1 This policy has been assessed against the 12 SA objectives and related decision-aiding questions contained in the SA Framework (see Appendix A). The detailed assessment is presented in Annex 3 to this report. A summary of the performance of this policy against the SA objectives is as follows:

Policy 34 – Assessment of policy against SA objectives											
SA 1	SA 2	SA 3	SA 4	SA 5	SA 6	SA 7	SA 8	SA 9	SA 10	SA 11	SA 12
-	++	0	0	-	0	-	0	0	++	++	+++

6.36.2 The policy is considered likely to have a minor positive effect overall against the SA objectives.

Specific recommendations for improving the sustainability of the policy

1. It is recommended that the policy includes a requirement to conduct a Flood Risk Assessment to assess the level of groundwater flood risk on the site.
2. It is recommended that the policy includes support for energy generated by renewable energy and low carbon sources.
3. It is recommended that the policy includes the requirement to conserve and enhance the setting of the adjoining Conservation Area.

6.37 Policy 35 – Salisbury District Hospital Campus

6.37.1 This policy has been assessed against the 12 SA objectives and related decision-aiding questions contained in the SA Framework (see Appendix A). The detailed assessment is presented in Annex 3 to this report. A summary of the performance of this policy against the SA objectives is as follows:

Policy 35 – Assessment of policy against SA objectives											
SA 1	SA 2	SA 3	SA 4	SA 5	SA 6	SA 7	SA 8	SA 9	SA 10	SA 11	SA 12
-	0	-	-	-	0	-	-	0	+	-	+++

6.37.2 The policy is considered likely to have a minor adverse effect overall against the SA objectives.

Specific recommendations for improving the sustainability of the policy

1. It is recommended that the policy includes support for energy generated by renewable energy and low carbon sources.
2. It is recommended that the policy includes criteria to ensure any heritage assets are conserved and enhanced.

6.38 Policy 36 – Amesbury Market Town

6.38.1 This policy has been assessed against the 12 SA objectives and related decision-aiding questions contained in the SA Framework (see Appendix A). The detailed assessment is presented in Annex 3 to this report. A summary of the performance of this policy against the SA objectives is as follows:

Policy 36 – Assessment of policy against SA objectives											
SA 1	SA 2	SA 3	SA 4	SA 5	SA 6	SA 7	SA 8	SA 9	SA 10	SA 11	SA 12
-	-	--	-	-	0	-	-	+	+	-	+

6.38.2 The policy is considered likely to have a minor adverse effect overall against the SA objectives.

Specific recommendations for improving the sustainability of the policy

1. It is recommended that the policy includes support for energy generated by renewable energy and low carbon sources.

6.39 Policy 37 – Boscombe Down

6.39.1 This policy has been assessed against the 12 SA objectives and related decision-aiding questions contained in the SA Framework (see Appendix A). The detailed assessment is presented in Annex 3 to this report. A summary of the performance of this policy against the SA objectives is as follows:

Policy 37– Assessment of policy against SA objectives											
SA 1	SA 2	SA 3	SA 4	SA 5	SA 6	SA 7	SA 8	SA 9	SA 10	SA 11	SA 12
-	+	0	0	0	0	-	-	0	+	-	+++

6.39.2 The policy is considered likely to have a minor positive effect overall against the SA objectives.

Specific recommendations for improving the sustainability of the policy

1. It is recommended that the policy includes support for energy generated by renewable energy and low carbon sources.

6.40 Policy 38 – Porton Down

6.40.1 This policy has been assessed against the 12 SA objectives and related decision-aiding questions contained in the SA Framework (see Appendix A). The detailed assessment is presented in Annex 3 to this report. A summary of the performance of this policy against the SA objectives is as follows:

Policy 38 – Assessment of policy against SA objectives											
SA 1	SA 2	SA 3	SA 4	SA 5	SA 6	SA 7	SA 8	SA 9	SA 10	SA 11	SA 12
--	+	0	0	0	0	-	--	0	+	--	++

6.40.2 The policy is considered likely to have a minor adverse effect overall against the SA objectives.

Specific recommendations for improving the sustainability of the policy

1. It is recommended that the policy includes support for energy generated by renewable energy and low carbon sources.

6.41 Policy 39 – Tidworth and Ludgershall Market Town

6.41.1 This policy has been assessed against the 12 SA objectives and related decision-aiding questions contained in the SA Framework (see Appendix A). The detailed assessment is presented in Annex 3 to this report. A summary of the performance of this policy against the SA objectives is as follows:

Policy 39 – Assessment of policy against SA objectives											
SA 1	SA 2	SA 3	SA 4	SA 5	SA 6	SA 7	SA 8	SA 9	SA 10	SA 11	SA 12
--	--	--	-	-	0	--	--	+++	+++	--	+++

6.41.2 The policy is considered likely to have a minor adverse effect overall against the SA objectives.

Specific recommendations for improving the sustainability of the policy

1. It is recommended that the policy includes support for energy generated by renewable energy and low carbon sources.

6.42 Policy 40 – Land south east of Empress Way

6.42.1 This policy has been assessed against the 12 SA objectives and related decision-aiding questions contained in the SA Framework (see Appendix A). The detailed assessment is presented in Annex 3 to this report. A summary of the performance of this policy against the SA objectives is as follows:

Policy 40 – Assessment of policy against SA objectives											
SA 1	SA 2	SA 3	SA 4	SA 5	SA 6	SA 7	SA 8	SA 9	SA 10	SA 11	SA 12
-	--	--	-	-	0	-	--	+++	+++	--	++

6.42.2 The policy is considered likely to have a minor adverse effect overall against the SA objectives.

Specific recommendations for improving the sustainability of the policy

1. In accordance with the SA site assessment, it is recommended that the ‘infrastructure and mitigation requirements’ section of the policy include reference to significant off-site infrastructure reinforcement and improvements being required for both the water supply network and for the foul water drainage network.
2. It is recommended that the ‘infrastructure and mitigation requirements’ section of the policy be amended to include reference to the need for steps to be taken to ensure the efficient use of water through the development and occupation of the site.
3. In accordance with the SA site assessment, it is recommended that the “infrastructure and mitigation requirements’ section of the policy include stringent policy criteria would be required to address potential cumulative impacts of development on surface water discharges.
4. It is recommended that the ‘infrastructure and mitigation requirements’ section of the policy be amended to include reference to significant infrastructure crossing the site and the need for appropriate stand-off distances around this infrastructure.
5. It is recommended that, in accordance with the SA site assessment that financial contributions are sought towards health care and educational provision. This should be included with the ‘infrastructure and mitigation requirements’ section of the policy.
6. It is recommended that, in accordance with the SA site assessment, where possible, access to work via sustainable transport modes should be encouraged, with connectivity enhanced through development. This should be included in the bullet point list of the policy requirements.

7. It is recommended that the policy includes support for energy generated by renewable energy and low carbon sources.

8. It is recommended the infrastructure and mitigation section of the policy includes the following: 'Further investigation is needed during a planning application process to identify the presence and significance of as yet unknown archaeological remains across the site. Mitigation could include avoidance of high value archaeological remains or preservation by record where relevant'

9. It is recommended the infrastructure and mitigation section of the policy includes the following: "Site layout could incorporate historic landscape elements, such as field patterns, hedgerows and mature trees'

Habitats Regulations Assessment - specific policy recommendations

6.42.3 The HRA has recommended that for sites such as this that will result in a net increase in nutrient levels will be required to achieve nutrient neutrality and to ensure no adverse effect on the integrity of the Solent European Sites. This must be demonstrated through the provision of a project-level HRA and where there is an increase in nutrient levels, appropriate mitigation measures will be implemented to ensure the scheme achieves nutrient neutrality.

6.42.4 For recreational pressure on the Salisbury Plain SAC and SPA and River Avon SAC, the HRA recommends that this policy includes a requirement for screening of planning applications for proposals for residential development within relevant ZOIs to consider the requirement to undertake project level HRA, and where appropriate would be expected to incorporate necessary safeguards in line with the policy safeguards included within the plan.

6.43 Policy 41 – Land at Bulbridge Estate, Wilton

6.43.1 This policy has been assessed against the 12 SA objectives and related decision-aiding questions contained in the SA Framework (see Appendix A). The detailed assessment is presented in Annex 3 to this report. A summary of the performance of this policy against the SA objectives is as follows:

Policy 41 – Assessment of policy against SA objectives											
SA 1	SA 2	SA 3	SA 4	SA 5	SA 6	SA 7	SA 8	SA 9	SA 10	SA 11	SA 12
-	-	-	-	-	0	-	-	+	+	-	+

6.43.2 The policy is considered likely to have a minor adverse effect overall against the SA objectives.

Specific recommendations for improving the sustainability of the policy

6.43.3 There are no specific SA recommendations.

Habitats Regulations Assessment – specific policy recommendations

6.43.4 For recreational pressure on the River Avon SAC, the HRA recommends that this policy includes a requirement for screening of planning applications for proposals for residential development within relevant ZOIs to consider the requirement to undertake project level HRA, and where appropriate would be expected to incorporate necessary safeguards in line with the policy safeguards included within the plan.

6.44 Policy 42 – Land at Dead Maid Quarry Employment Area, Mere

6.44.1 This policy has been assessed against the 12 SA objectives and related decision-aiding questions contained in the SA Framework (see Appendix A). The detailed assessment is presented in Annex 3 to this report. A summary of the performance of this policy against the SA objectives is as follows:

Policy 42 – Assessment of policy against SA objectives											
SA 1	SA 2	SA 3	SA 4	SA 5	SA 6	SA 7	SA 8	SA 9	SA 10	SA 11	SA 12
--	-	-	-	-	0	-	--	0	+	-	++

6.44.2 The policy is considered likely to have a minor adverse effect overall against the SA objectives.

Specific recommendations for improving the sustainability of the policy

1. It is recommended the policy outlines the need to conserve and enhance the value of the habitat, and the associated connected habitats, present at Nor wood.
2. It is recommended the policy itself outlines the need to conserve and enhance the setting of the AONB and provide significant landscape planting to provide visual softening of the site along its boundaries.
3. It is recommended that, where possible, access to work via sustainable transport modes should be encouraged. This should be included within the body of the policy.
4. It is recommended that the policy includes support for energy generated by renewable energy and low carbon sources.

6.45 Policy 43 – Land safeguarded for education at Tanner's Lane, Shrewton

6.45.1 This policy has been assessed against the 12 SA objectives and related decision-aiding questions contained in the SA Framework (see Appendix A). The detailed assessment is presented in Annex 3 to this report. A summary of the performance of this policy against the SA objectives is as follows:

Policy 43 – Assessment of policy against SA objectives											
SA 1	SA 2	SA 3	SA 4	SA 5	SA 6	SA 7	SA 8	SA 9	SA 10	SA 11	SA 12
-	-	-	-	-	0	-	-	+	+	-	0

6.45.2 The policy is considered likely to have a minor adverse effect overall against the SA objectives.

Specific recommendations for improving the sustainability of the policy

6.45.3 There are no specific SA recommendations.

6.46 Policy 44 – Marlborough Market Town

6.46.1 This policy has been assessed against the 12 SA objectives and related decision-aiding questions contained in the SA Framework (see Appendix A). The detailed assessment is presented in Annex 3 to this report. A summary of the performance of this policy against the SA objectives is as follows:

Policy 44 – Assessment of policy against SA objectives											
SA 1	SA 2	SA 3	SA 4	SA 5	SA 6	SA 7	SA 8	SA 9	SA 10	SA 11	SA 12
--	--	-	--	-	0	--	--	++	+++	--	+++

6.46.2 The policy is considered likely to have a minor adverse effect overall against the SA objectives.

Specific recommendations for improving the sustainability of the policy

1. It is recommended that the policy includes support for energy generated by renewable energy and low carbon sources.

6.47 Policy 45 – Land at Chopping Knife Lane, Marlborough

6.47.1 This policy has been assessed against the 12 SA objectives and related decision-aiding questions contained in the SA Framework (see Appendix A). The detailed assessment is presented in Annex 3 to this report. A summary of the performance of this policy against the SA objectives is as follows:

Policy 45 – Assessment of policy against SA objectives											
SA 1	SA 2	SA 3	SA 4	SA 5	SA 6	SA 7	SA 8	SA 9	SA 10	SA 11	SA 12
-	-	-	--	-	0	--	--	+	+	--	+

6.47.2 The policy is considered likely to have a minor adverse effect overall against the SA objectives.

Specific recommendations for improving the sustainability of the policy

1. It is recommended in accordance with the SA site assessment, under 'infrastructure and mitigation requirements' that walking and cycling infrastructure should link Elcot Lane, Chopping Knife Lane and White Horse Lane if feasible.
2. It is recommended in accordance with the SA site assessment, under 'infrastructure and mitigation requirements', to include a contribution towards a Marlborough Transport Strategy.
3. It is recommended that, in accordance the SA site assessment that financial contributions be sought for education provision (both early years and secondary). This should be included in the "infrastructure and mitigation requirements' section of the policy.
4. It is recommended that, in accordance the SA site assessment that financial contributions be sought for healthcare provision. This should be included in the 'infrastructure and mitigation requirements' section of the policy.
5. It is recommended that, in accordance with the SA site assessment, improved access to the bus network, to and from nearby employment, and improved strategic sustainable connectivity (i.e. to the railway) should be sought. This should be included in the "infrastructure and mitigation requirements" section of the policy.
6. It is recommended that the 'infrastructure and mitigation requirements' section of the policy include reference to the need for steps to be taken to ensure the efficient use of water through the development and occupation of the site.
7. It is recommended that the supporting text be amended to include reference to water supply capacity and necessary engagement with Thames Water to ensure development does not outpace delivery of essential network upgrades to accommodate future development/s in this catchment. In terms of foul network capacity, the scale of growth is likely to require upgrades of the network and early engagement with Thames Water will be required to agree a housing phasing plan to determine what phasing may be required to ensure development does not outpace delivery of essential network upgrades.
8. It is recommended that the 'infrastructure and mitigation requirements' of the policy be amended to include reference to the need for an assessment of the impacts of noise, light, dust and odour from the adjacent factory and any mitigation required as a result.
9. It is recommended that the policy includes support for energy generated by renewable energy and low carbon sources.
10. It is recommended the infrastructure and mitigation section of the policy includes the following: 'Layout of the site must take account of the setting of Grade 2 listed Elcott Mill and stable block, the scheduled iron hillfort and roman settlement and the post medieval water meadows to the north'

11. It is recommended the infrastructure and mitigation section of the policy includes the following: 'Further investigation is needed during a planning application process to identify the presence and significance of as yet unknown archaeological remains across the site. Mitigation could include avoidance of high value archaeological remains or preservation by record where relevant'.

Habitats Regulations Assessment – specific policy recommendations

6.47.3 For recreational pressure on the River Avon SAC, the HRA recommends that this policy includes a requirement for screening of planning applications for proposals for residential development within relevant ZOIs to consider the requirement to undertake project level HRA, and where appropriate would be expected to incorporate necessary safeguards in line with the policy safeguards included within the plan.

6.48 Policy 46 – Land off Barton Dene

6.48.1 This policy has been assessed against the 12 SA objectives and related decision-aiding questions contained in the SA Framework (see Appendix A). The detailed assessment is presented in Annex 3 to this report. A summary of the performance of this policy against the SA objectives is as follows:

Policy 46 – Assessment of policy against SA objectives											
SA 1	SA 2	SA 3	SA 4	SA 5	SA 6	SA 7	SA 8	SA 9	SA 10	SA 11	SA 12
--	-	-	--	-	0	-	--	+	++	--	+++

6.48.2 The policy is considered likely to have a minor adverse effect overall against the SA objectives.

Specific recommendations for improving the sustainability of the policy

1. It is recommended in accordance with the SA site assessment, under 'infrastructure and mitigation requirements', to include a contribution towards a Marlborough Transport Strategy.
2. It is recommended that, in accordance the SA site assessment that financial contributions be sought for education provision (both early years and secondary). This should be included in the "infrastructure and mitigation requirements section of the policy.
3. It is recommended that, in accordance the SA site assessment that financial contributions be sought for healthcare provision. This should be included in the 'infrastructure and mitigation requirements' section of the policy.
4. It is recommended that the 'infrastructure and mitigation requirements' section of the policy include reference to the need for steps to be taken to ensure the efficient use of water through the development and occupation of the site.
5. It is recommended that the supporting text be amended to include reference to water supply capacity and necessary engagement with Thames Water to ensure development does not outpace delivery of essential network upgrades to accommodate future development/s in this catchment. In terms of foul network capacity, the scale of growth is likely to require upgrades of the network and early engagement with Thames Water will be required to agree a housing phasing plan to determine what phasing may be required to ensure development does not outpace delivery of essential network upgrades.
6. It is recommended that the 'infrastructure and mitigation requirements' section of the policy include reference to noise and lighting assessment from the nearby sports pitch and MUGA at St Johns School and potential mitigation measures resulting from this.
7. It is recommended that the policy includes support for energy generated by renewable energy and low carbon sources.

8. it is recommended the infrastructure and mitigation section of the policy includes the following requirement: 'Further investigation is needed during a planning application process to identify the presence and significance of as yet unknown archaeological remains across the site. Mitigation could include avoidance of high value archaeological remains or preservation by record where relevant'

Habitats Regulations Assessment – specific policy recommendations

6.48.3 For recreational pressure on the River Avon SAC, the HRA recommends that this policy includes a requirement for screening of planning applications for proposals for residential development within relevant ZOIs to consider the requirement to undertake project level HRA, and where appropriate would be expected to incorporate necessary safeguards in line with the policy safeguards included within the plan.

6.49 Policy 47 – Royal Wootton Bassett Market Town

6.49.1 This policy has been assessed against the 12 SA objectives and related decision-aiding questions contained in the SA Framework (see Appendix A). The detailed assessment is presented in Annex 3 to this report. A summary of the performance of this policy against the SA objectives is as follows:

Policy 47 – Assessment of policy against SA objectives											
SA 1	SA 2	SA 3	SA 4	SA 5	SA 6	SA 7	SA 8	SA 9	SA 10	SA 11	SA 12
-	--	-	-	-	0	-	-	+++	+++	--	+++

6.49.2 The policy is considered likely to have a minor adverse effect overall against the SA objectives.

Specific recommendations for improving the sustainability of the policy

1. It is recommended that the policy includes support for energy generated by renewable energy and low carbon sources.

6.50 Policy 48 – Land at Marsh Farm

6.50.1 This policy has been assessed against the 12 SA objectives and related decision-aiding questions contained in the SA Framework (see Appendix A). The detailed assessment is presented in Annex 3 to this report. A summary of the performance of this policy against the SA objectives is as follows:

Policy 48 – Assessment of policy against SA objectives											
SA 1	SA 2	SA 3	SA 4	SA 5	SA 6	SA 7	SA 8	SA 9	SA 10	SA 11	SA 12
-	--	--	-	-	0	--	-	++	+	--	++

6.50.2 The policy is considered likely to have a minor adverse effect overall against the SA objectives.

Specific recommendations for improving the sustainability of the policy

1. In accordance with the SA site assessment, it is recommended that the 'infrastructure and mitigation requirements' section of the policy reference the need to ensure the efficient use of water through the development and occupation of the site.

2. It is recommended that the supporting text be amended to include reference to water supply and the potential for abstraction licence reduction in the next 10 years which would require investment in a major infrastructure development project to support significant new development, which would take significant time to develop and deliver (3-5 years).

3. It is recommended that the requirement for a surface water drainage strategy is included in the 'infrastructure and mitigation requirements' to ensure surface water is managed effectively on the site given the groundwater flooding risk.

4. It is recommended that the policy includes support for energy generated by renewable energy and low carbon sources.

5. It is recommended the infrastructure and mitigation section of the policy includes the following: 'Further investigation is needed into the survival and extent of ridge and furrow earthworks in the eastern site area. Mitigation could involve avoiding ridge and furrow earthworks in site layout'.

6. It is recommended the infrastructure and mitigation section of the policy includes the following: 'Further investigation is needed during a planning application process to identify the presence and significance of as yet unknown archaeological remains across the site. Mitigation could include avoidance of high value archaeological remains or preservation by record where relevant'.

6.51 Policy 49 – Land at Midge Hall Farm

6.51.1 This policy has been assessed against the 12 SA objectives and related decision-aiding questions contained in the SA Framework (see Appendix A). The detailed assessment is presented in Annex 3 to this report. A summary of the performance of this policy against the SA objectives is as follows:

Policy 49 – Assessment of policy against SA objectives											
SA 1	SA 2	SA 3	SA 4	SA 5	SA 6	SA 7	SA 8	SA 9	SA 10	SA 11	SA 12
-	--	--	-	-	0	--	--	+++	+++	--	+++

6.51.2 The policy is considered likely to have a minor adverse effect overall against the SA objectives.

Specific recommendations for improving the sustainability of the policy

1. It is recommended in accordance with the SA site assessment, under 'infrastructure and mitigation requirements', that there is a widening of footway on northern side of Swindon Road to meet LTN 1/20 standards.
2. It is recommended in accordance with the SA site assessment, under 'infrastructure and mitigation requirements', that there is provision of a controlled pedestrian crossing and improved cycle access to the A3102 leading to the High Street.
3. It is recommended in accordance with the SA site assessment, under 'infrastructure and mitigation requirements', that there is an enhancement of and improvement of connectivity to Marlowe Way Bus Stops.
4. It is recommended in accordance with the SA site assessment, under 'infrastructure and mitigation requirements', that there is bus stop provision to be made within the site should a re-routed extension of the 55 Service be deemed deliverable – this extension will be at a cost to the developer.
5. It is recommended that, in accordance the SA site assessment that land and financial contributions be sought for educational provision (both early years and primary). Financial contributions should be sought to support the expansion of secondary provision (Royal Wootton Bassett Academy), although this is capped at 1600 homes. This should be included in the 'infrastructure and mitigation requirements' section of the policy.
6. In accordance with the SA site assessment, it is recommended that the 'infrastructure and mitigation requirements' section of the policy reference the need to ensure the efficient use of water through the development and occupation of the site.
7. It is recommended that the supporting text be amended to include reference to water supply and the potential for abstraction licence reduction in the next 10 years which would require investment in a major infrastructure development project to support significant new development, which would take significant time to develop and deliver (3-5 years).

8. It is recommended that the 'infrastructure and mitigation requirements' section of the policy be amended to include reference to the need for likely significant investment for foul water capacity and the likelihood this would take some time to deliver.

9. It is recommended that the 'infrastructure and mitigation requirements' section of the policy be amended to include reference to the need for stringent policy criteria to address potential cumulative impacts of development on surface water discharges.

10. It is recommended that the policy includes support for energy generated by renewable energy and low carbon sources.

11. It is recommended the infrastructure and mitigation section of the policy includes the following: 'Further investigation is needed during a planning application process to identify the presence and significance of as yet unknown archaeological remains across the site. This should include considering the Scheduled Monument Post Mill at Church Hills and its setting. Mitigation could include avoidance of high value archaeological remains or preservation by record where relevant'.

12. It is recommended the infrastructure and mitigation section of the policy includes the following: 'Further investigation is needed into the survival and extent of watermeadows. Mitigation could involve avoiding water meadows in site layout and incorporating historic landscape elements such as field patterns, hedgerows and mature trees'.

6.52 Policy 50 – Land West of Maple Drive

6.52.1 This policy has been assessed against the 12 SA objectives and related decision-aiding questions contained in the SA Framework (see Appendix A). The detailed assessment is presented in Annex 3 to this report. A summary of the performance of this policy against the SA objectives is as follows:

Policy 50 – Assessment of policy against SA objectives											
SA 1	SA 2	SA 3	SA 4	SA 5	SA 6	SA 7	SA 8	SA 9	SA 10	SA 11	SA 12
--	--	--	-	-	0	-	-	++	++	--	+

6.52.2 The policy is considered likely to have a minor adverse effect overall against the SA objectives.

Specific recommendations for improving the sustainability of the policy

1. It is noted the policy outlines the need to “avoid development in the north of the site where it would remove woodland and alter the landscape setting of Jubilee Lake green space”. For the avoidance of doubt, it is recommended the area from the point of hedgerow/tree boundary to the north of the apparent arable field is excluded from the allocation. Sufficient buffering, informed by assessment to include habitat enhancement, to the south of the hedgerow boundary should be provided alongside greenspace elsewhere on the site to alleviate pressure and negative impacts on the CWS/LNR.

2. It is noted the policy outlines the need to “avoid development in the north of the site where it would remove woodland and alter the landscape setting of Jubilee Lake green space”. There also appears to be a significant portion of functionally linked habitat to the west of the site comprising an apparent mix of woodland/scrub habitat. This habitat should also be noted as important for retention, buffering and enhancement with greenspace elsewhere on the site to alleviate pressure on the CWS/LNR.

3. It is recommended in accordance with the SA site assessment, under 'mitigation measures', to include a contribution towards a Royal Wootton Bassett Transport Strategy and towards extensions and connections to the proposed Swindon to Royal Wootton Bassett cycle route.

4. It is recommended in accordance with the SA site assessment, under 'infrastructure and mitigation requirements', that there is provision of a crossing facility to access pedestrian cyclist infrastructure on the eastern side of the road (Maple Drive).

5. It is recommended in accordance with the SA site assessment, under ‘infrastructure and mitigation requirements’, that there is a replacement/enhancement of existing but unused bus stop provision on Maple Drive and extension of bus service to provide a minimum hourly service between the site and Swindon – this extension will be at a cost to the developer.

6. In accordance with the SA site assessment, it is recommended that the ‘infrastructure and mitigation requirements’ section of the policy reference the need to ensure the efficient use of water through the development and occupation of the site.

7. It is recommended that the supporting text be amended to include reference to water supply and the potential for abstraction licence reduction in the next 10 years which would require investment in a major infrastructure development project to support significant new development, which would take significant time to develop and deliver (3-5 years).

8. It is recommended that the ‘infrastructure and mitigation requirements’ section of the policy be amended to include reference to the need for investment in sewage treatment capacity infrastructure.

9. It is recommended that the policy includes support for energy generated by renewable energy and low carbon sources.

10. It is recommended the infrastructure and mitigation section of the policy includes the following: ‘Further investigation is needed into the survival and extent of medieval deer park. Mitigation could involve avoiding medieval deer park and incorporating historic landscape elements, such as field patterns, hedgerows and mature trees or elements of medieval deer park such as park pale or earthworks, in site layout

11. It is recommended the infrastructure and mitigation section of the policy includes the following: ‘Further investigation is needed during a planning application process to identify the presence and significance of as yet unknown archaeological remains across the site. Mitigation could include avoidance of high value archaeological remains or preservation by record where relevant’

6.53 Policy 51 – Land at Woodshaw

6.53.1 This policy has been assessed against the 12 SA objectives and related decision-aiding questions contained in the SA Framework (see Appendix A). The detailed assessment is presented in Annex 3 to this report. A summary of the performance of this policy against the SA objectives is as follows:

Policy 51 – Assessment of policy against SA objectives											
SA 1	SA 2	SA 3	SA 4	SA 5	SA 6	SA 7	SA 8	SA 9	SA 10	SA 11	SA 12
--	--	--	-	-	0	--	--	+++	++	--	+++

6.53.2 The policy is considered likely to have a minor adverse effect overall against the SA objectives.

Specific recommendations for improving the sustainability of the policy

1. It is recommended in accordance with the SA site assessment, under ‘infrastructure and mitigation requirements’, to include a contribution towards a Royal Wootton Bassett Transport Strategy and towards extensions and connections to the proposed Swindon to Royal Wootton Bassett cycle route.

2. It is recommended in accordance with the SA site assessment, under ‘infrastructure and mitigation requirements’, for the delivery of footway/cycleway provision along the site frontage, connecting into Garraways and Swallows Mead via controlled pedestrian/cyclist crossings and enhancing the route to the town centre to accommodate cyclists.

3. It is recommended in accordance with the SA site assessment, under ‘infrastructure and mitigation requirements’, for the provision of additional bus stops and enhancement of service 99.

4. It is recommended in accordance with the SA site assessment, under 'infrastructure and mitigation requirements', for the possible capacity enhancement of the A3102 roundabout to the north (subject to achievability and feasibility).

5. In accordance with the SA site assessment, it is recommended that the wording under the 'infrastructure and mitigation requirements' section of the policy be amended to include reference to steps needing to be taken to ensure the efficient use of water through the development and occupation of the site.

6. In accordance with the SA site assessment, it is recommended that the supporting text be amended to include reference to water supply and the potential for abstraction licence reduction in the next 10 years which would require investment in a major infrastructure development project to support significant new development, which would take significant time to develop and deliver (3-5 years).

7. In accordance with the SA site assessment, it is recommended that the wording under the 'infrastructure and mitigation requirements' section of the policy be amended to include 'investment in sewage treatment capacity infrastructure will be required'.

8. In accordance with the SA site assessment, it is recommended that the supporting text include reference to the issue that part of the site adjoins a busy railway line which may give rise to noise impacts and may require mitigation.

9. It is recommended that a surface water drainage strategy is included in the list of mitigation measures to address the surface water flood risks on the site.

10. It is recommended that the policy includes support for energy generated by renewable energy and low carbon sources.

11. It is recommended the infrastructure and mitigation section of the policy includes the following: 'Historic landscape elements, such as field patterns, hedgerows and mature trees could be incorporated into in site layout'

12. It is recommended the infrastructure and mitigation section of the policy includes the following: 'Further investigation is needed during a planning application process to identify the presence and significance of as yet unknown archaeological remains across the site. Mitigation could include avoidance of high value archaeological remains or preservation by record where relevant.'

13. It is recommended the infrastructure and mitigation section of the policy includes the following: 'The setting of the Schedule Monument on the western buffer should be taken into account in site design'.

6.54 Policy 52 – Trowbridge Principal Settlement

6.54.1 This policy has been assessed against the 12 SA objectives and related decision-aiding questions contained in the SA Framework (see Appendix A). The detailed assessment is presented in Annex 3 to this report. A summary of the performance of this policy against the SA objectives is as follows:

Policy 52 – Assessment of policy against SA objectives											
SA 1	SA 2	SA 3	SA 4	SA 5	SA 6	SA 7	SA 8	SA 9	SA 10	SA 11	SA 12
--	--	--	--	-	0	--	--	+++	+++	--	+++

6.54.2 The policy is considered likely to have a minor adverse effect overall against the SA objectives.

Specific recommendations for improving the sustainability of the policy

1. It is recommended that the policy includes support for energy generated by renewable energy and low carbon sources.

6.55 Policy 53 – Land north of Trowbridge

6.55.1 This policy has been assessed against the 12 SA objectives and related decision-aiding questions contained in the SA Framework (see Appendix A). The detailed assessment is presented in Annex 3 to this report. A summary of the performance of this policy against the SA objectives is as follows:

Policy 53 – Assessment of policy against SA objectives											
SA 1	SA 2	SA 3	SA 4	SA 5	SA 6	SA 7	SA 8	SA 9	SA 10	SA 11	SA 12
--	--	--	--	-	0	--	-	+++	+++	--	++

6.55.2 The policy is considered likely to have a minor adverse effect overall against the SA objectives.

Specific recommendations for improving the sustainability of the policy

1. It is recommended in accordance with the SA site assessment, under 'infrastructure and mitigation requirements', to include a contribution towards a Trowbridge Transport Strategy.
2. It is recommended that, in accordance with the SA site assessment, provision for both early years and secondary school provision should be met through new onsite provision (in addition to the proposed new primary school). This should be included in the 'infrastructure and mitigation requirements' section of the policy.
3. It is recommended that, in accordance the SA site assessment that financial contributions be sought for healthcare provision. This should be included in the 'infrastructure and mitigation requirements' section of the policy.
4. It is recommended that the 'infrastructure and mitigation requirements' section of the policy be amended to include 'Significant offsite infrastructure reinforcement for water supply and foul drainage will likely be required'.
5. It is recommended that the 'infrastructure and mitigation requirements' section of the policy be amended to include a site-specific policy requirement for the control of surface water discharges from new development is required for this site.
6. It is recommended that the 'infrastructure and mitigation requirements' section of the policy be amended to include reference to the need to make necessary provision to protect from harm or pollution to any ground, surface or drinking water resulting from development. Steps will need to be taken to ensure the efficient use of water through the development and occupation of the site.
7. It is recommended that the policy wording under the 'infrastructure and mitigation requirements' section of the policy be amended to include mitigation measures to protect development from potential noise, dust and odour from the adjacent land uses (working farm and sewage treatment works).
8. It is recommended that the policy wording under 'infrastructure and mitigation requirements' section be amended to include reference to the potential cumulative impacts of additional traffic generated by the development and subsequent increase in emissions would need assessment as well as the effects the development may have on existing road networks and nearby AQMAs (Devizes and Bradford on Avon).
9. It is recommended that the policy includes support for energy generated by renewable energy and low carbon sources.
10. It is recommended consideration is given to providing further detail in the policy on the heritage assets effected in line with the SA site assessment.

Habitats Regulations Assessment - specific policy recommendations

For recreational pressure on the River Avon SAC, Bath and Bradford on Avon Bats SAC and Mells Valley SAC, the HRA recommends that this policy includes a requirement for screening of planning applications for proposals for residential development within relevant ZOIs to consider the requirement to undertake project level HRA, and where appropriate would be expected to incorporate necessary safeguards in line with the policy safeguards included within the plan.

6.56 Policy 54 – North Trowbridge Country Park

6.56.1 This policy has been assessed against the 12 SA objectives and related decision-aiding questions contained in the SA Framework (see Appendix A). The detailed assessment is presented in Annex 3 to this report. A summary of the performance of this policy against the SA objectives is as follows:

Policy 54 – Assessment of policy against SA objectives											
SA 1	SA 2	SA 3	SA 4	SA 5	SA 6	SA 7	SA 8	SA 9	SA 10	SA 11	SA 12
+	0	0	0	+	0	0	++	0	+	-	0

6.56.2 The policy is considered likely to have a minor positive effect overall against the SA objectives.

Specific recommendations for improving the sustainability of the policy

1. It is recommended that there is provision for access to the Country Park by public transport that links to the major development to the north of Trowbridge and the Town Centre.
2. It is recommended that the policy provides details (both in the policy itself and/or supporting text) of how the country park will be a local asset that may be sustainably accessed and enjoyed by all.
3. It is recommended that the location of the car park takes into account the setting of the Scheduled Monument Shrunken Settlement of Paxcroft to the west of Paxcroft Farm and that the layout of the access routes could take account of historic landscape features such as field patterns, hedgerows and mature trees.

6.57 Policy 55 – Land at Inox Mills, Trowbridge

6.57.1 This policy has been assessed against the 12 SA objectives and related decision-aiding questions contained in the SA Framework (see Appendix A). The detailed assessment is presented in Annex 3 to this report. A summary of the performance of this policy against the SA objectives is as follows:

Policy 55 – Assessment of policy against SA objectives											
SA 1	SA 2	SA 3	SA 4	SA 5	SA 6	SA 7	SA 8	SA 9	SA 10	SA 11	SA 12
-	++	--	-	--	0	-	++	+	++	-	+++

6.57.2 The policy is considered likely to have a minor positive effect overall against the SA objectives.

Specific recommendations for improving the sustainability of the policy

1. This policy may benefit from reflecting the need to ensure development height is limited to that of the existing surrounding roofline and townscape whilst reflecting the surrounding scale, pattern and vernacular as per the suggested mitigation measures within the SA site assessment.
2. The SA has highlighted the former industrial uses on this site and the possibility of land contamination. It is recommended that reference is made in this policy to the need for further investigation of this. A 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.

3. It is recommended in accordance with the SA site assessment, under 'infrastructure and mitigation requirements', that access to the station should also be served by new lift access to the railway line bridge, in order to facilitate disabled access to both platforms from within the station.
4. It is recommended in accordance with the SA site assessment, under 'infrastructure and mitigation requirements', that enhancements are made to Stallard Street to increase the standard and size of bus stops and waiting areas and pedestrian infrastructure, wherever possible this should tie in with the Council's Future High Streets fund scheme. This should fall under 'infrastructure and mitigation requirements' within the policy.
5. It is recommended in accordance with the SA site assessment, under 'infrastructure and mitigation requirements', to include a contribution towards a Trowbridge Transport Strategy.
6. It is recommended that policy wording under 'infrastructure and mitigation requirements' section of the policy be amended to include 'Development of the site would need to make necessary provision to protect from harm or pollution to any ground, surface or drinking water. Steps will need to be taken to ensure the efficient use of water through the development and occupation of the site'.
7. It is recommended that policy wording under 'infrastructure and mitigation requirements' section of the policy be amended to include 'It is likely that moderate off-site infrastructure reinforcement would be required for both water supply and foul water drainage'.
8. It is recommended that the policy supporting text be amended to include reference to 'Significant wastewater infrastructure/service crossing traverse the site, which may affect development viability'.
9. It is recommended that policy wording under 'infrastructure and mitigation requirements' section of the policy be amended to include the requirement of an odour assessment to assess the potential impacts of the odour buffer of the sewage treatment works. Results of the assessment and any mitigation measures should be adopted'.
10. It is recommended that policy wording under 'infrastructure and mitigation requirements' section of the policy be amended to include reference to the requirement of a noise assessment to assess the potential impacts of the highway network. Results of the assessment and any mitigation measures should be adopted'.
11. It is recommended that the policy supporting text be amended to include reference to potential light pollution from the railway station and how this should be mitigated.
12. It is recommended, as detailed with the SA site assessment that financial contributions be sought towards education either expanding or creating off site facilities. This should be included within the 'infrastructure and mitigation requirements' section of the policy.
13. It is recommended, as detailed with the SA site assessment that financial contributions be sought towards health care provision. This should be included within the 'infrastructure and mitigation requirements' section of the policy.
14. It is recommended that policy wording under 'infrastructure and mitigation requirements' includes the requirement for a Flood Risk Assessment as well as a Surface Water Drainage Strategy to ensure flood risk is managed on site.
15. It is recommended that the policy includes support for energy generated by renewable energy and low carbon sources.
16. It is recommended consideration is given to providing further detail in the policy on the heritage assets effected in line with the SA site assessment.

Habitats Regulations Assessment - specific policy recommendations

- 6.57.3 For recreational pressure on the River Avon SAC, Bath and Bradford on Avon Bats SAC and Mells Valley SAC, the HRA recommends that this policy includes a requirement for screening of planning

applications for proposals for residential development within relevant ZOIs to consider the requirement to undertake project level HRA, and where appropriate would be expected to incorporate necessary safeguards in line with the policy safeguards included within the plan.

6.58 Policy 56 – Trowbridge Central Area

6.58.1 This policy has been assessed against the 12 SA objectives and related decision-aiding questions contained in the SA Framework (see Appendix A). The detailed assessment is presented in Annex 3 to this report. A summary of the performance of this policy against the SA objectives is as follows:

Policy 56 – Assessment of policy against SA objectives											
SA 1	SA 2	SA 3	SA 4	SA 5	SA 6	SA 7	SA 8	SA 9	SA 10	SA 11	SA 12
0	++	0	0	-	0	-	0	0	+++	0	+++

6.58.2 The policy is considered likely to have a minor positive effect overall against the SA objectives.

Specific recommendations for improving the sustainability of the policy

1. It is recommended that the policy includes a measure to improve opportunities for active travel (walking and cycling) and public transport options.
2. It is recommended that the policy includes support for energy generated by renewable energy and low carbon sources
3. It is recommended that the policy could be strengthened by adding the following the section that states 'Development proposals should improve the resilience of the town centre by: 'Conserving and enhancing heritage assets as part of wider regeneration projects'.

6.59 Policy 57 – Bradford on Avon Market Town

6.59.1 This policy has been assessed against the 12 SA objectives and related decision-aiding questions contained in the SA Framework (see Appendix A). The detailed assessment is presented in Annex 3 to this report. A summary of the performance of this policy against the SA objectives is as follows:

Policy 57 – Assessment of policy against SA objectives											
SA 1	SA 2	SA 3	SA 4	SA 5	SA 6	SA 7	SA 8	SA 9	SA 10	SA 11	SA 12
-	-	-	-	-	0	-	-	+	+	-	+

6.59.2 The policy is considered likely to have a minor adverse effect overall against the SA objectives.

Specific recommendations for improving the sustainability of the policy

1. It is recommended that the policy includes support for energy generated by renewable energy and low carbon sources.

6.60 Policy 58 – Warminster Market Town

6.60.1 This policy has been assessed against the 12 SA objectives and related decision-aiding questions contained in the SA Framework (see Appendix A). The detailed assessment is presented in Annex 3 to this report. A summary of the performance of this policy against the SA objectives is as follows:

Policy 58 – Assessment of policy against SA objectives											
SA 1	SA 2	SA 3	SA 4	SA 5	SA 6	SA 7	SA 8	SA 9	SA 10	SA 11	SA 12
---	--	--	-	--	0	-	-	+	++	--	++

6.60.2 The policy is considered likely to have a minor adverse effect overall against the SA objectives.

Specific recommendations for improving the sustainability of the policy

1. Currently additional development at the town is facing a hiatus due to phosphate levels and discharges into the River Avon SAC. It is recommended that solutions to this ecological problem are outlined as a priority at Warminster within this policy to improve the conditions within the River Avon SAC.

2. It is recommended that the policy includes support for energy generated by renewable energy and low carbon sources.

6.61 Policy 59 – Land at Brook Street

6.61.1 This policy has been assessed against the 12 SA objectives and related decision-aiding questions contained in the SA Framework (see Appendix A). The detailed assessment is presented in Annex 3 to this report. A summary of the performance of this policy against the SA objectives is as follows:

Policy 59 – Assessment of policy against SA objectives											
SA 1	SA 2	SA 3	SA 4	SA 5	SA 6	SA 7	SA 8	SA 9	SA 10	SA 11	SA 12
++	0	0	0	+	0	0	0	0	0	0	0

6.61.2 The policy is considered likely to have a minor positive effect overall against the SA objectives.

Specific recommendations for improving the sustainability of the policy

6.61.3 There are no specific SA recommendations.

6.62 Policy 60 – Westbury Market Town

6.62.1 This policy has been assessed against the 12 SA objectives and related decision-aiding questions contained in the SA Framework (see Appendix A). The detailed assessment is presented in Annex 3 to this report. A summary of the performance of this policy against the SA objectives is as follows:

Policy 60 – Assessment of policy against SA objectives											
SA 1	SA 2	SA 3	SA 4	SA 5	SA 6	SA 7	SA 8	SA 9	SA 10	SA 11	SA 12
-	--	-	--	-	0	-	-	++	+++	--	+++

6.62.2 The policy is considered likely to have a minor adverse effect overall against the SA objectives.

Specific recommendations for improving the sustainability of the policy

1. It is recommended that the policy includes support for energy generated by renewable energy and low carbon sources.

6.63 Policy 61 – Land west of Mane Way, Westbury

6.63.1 This policy has been assessed against the 12 SA objectives and related decision-aiding questions contained in the SA Framework (see Appendix A). The detailed assessment is presented in Annex 3 to this report. A summary of the performance of this policy against the SA objectives is as follows:

Policy 61 – Assessment of policy against SA objectives											
SA 1	SA 2	SA 3	SA 4	SA 5	SA 6	SA 7	SA 8	SA 9	SA 10	SA 11	SA 12
-	--	--	--	--	0	--	--	++	++	--	+

6.63.2 The policy is considered likely to have a minor adverse effect overall against the SA objectives.

Specific recommendations for improving the sustainability of the policy

1. It is recommended in accordance with the SA site assessment, under ‘infrastructure and mitigation requirements’, that a crossing is delivered on Mane Way to access the shared route network.
2. It is recommended in accordance with the SA site assessment, under ‘infrastructure and mitigation requirements’, to include a contribution towards a Westbury Strategic Transport Strategy.
3. It is recommended in accordance with the SA site assessment, under ‘infrastructure and mitigation requirements’, that the site makes a bus service contribution to deliver a new 30-minute frequency service.
4. It is recommended that wording under ‘infrastructure and mitigation requirements’ section of the policy be amended to include ‘Steps will need to be taken to ensure the efficient use of water through the development and occupation of the site’.
5. It is recommended that wording under the ‘infrastructure and mitigation requirements’ section of the policy be amended to include ‘It is likely that moderate off-site infrastructure reinforcement would be required for water supply and likely significant off-site infrastructure reinforcement required for foul water drainage’.
6. It is recommended that the policy includes support for energy generated by renewable energy and low carbon sources.
7. It is recommended that in accordance with the SA site assessment, under ‘mitigation measures’ a Flood Risk Assessment is required to understand the overall flood risk on site.
8. It is recommended the infrastructure and mitigation section of the policy includes the following: ‘Further research is needed to identify survival and extent of watermeadows across the site. Mitigation could include avoidance of areas of high historic landscape value’.
9. Consider adding further detail on archaeological assessment in line with the SA site assessment.

Habitats Regulations Assessment - specific policy recommendations

6.63.3 For recreational pressure on the Salisbury Plain SAC and SPA, River Avon SAC, Bath and Bradford on Avon Bats SAC and Mells Valley SAC, the HRA recommends that this policy includes a requirement for screening of planning applications for proposals for residential development within relevant ZOIs to consider the requirement to undertake project level HRA, and where appropriate would be expected to incorporate necessary safeguards in line with the policy safeguards included within the plan.

6.64 Policy 62 – Land at Bratton Road, Westbury

6.64.1 This policy has been assessed against the 12 SA objectives and related decision-aiding questions contained in the SA Framework (see Appendix A). The detailed assessment is presented in Annex 3 to this report. A summary of the performance of this policy against the SA objectives is as follows:

Policy 62 – Assessment of policy against SA objectives											
SA 1	SA 2	SA 3	SA 4	SA 5	SA 6	SA 7	SA 8	SA 9	SA 10	SA 11	SA 12
--	--	--	--	-	0	--	--	++	++	--	+

6.64.2 The policy is considered likely to have a minor adverse effect overall against the SA objectives.

Specific recommendations for improving the sustainability of the policy

1. It is recommended the policy reflects the landscape sensitivity to the south of the site owing to the intervisibility with the ridgeline with development minimising negative effects upon the landscape character.
2. In accordance with the SA site assessment, it is recommended mixed-use development is proposed to help increase opportunities to capture trips.
3. It recommended in accordance with the SA site assessment, under 'infrastructure and mitigation requirements', to include a contribution towards a Westbury Strategic Transport Strategy including an extension across the railway line at Mane Way.
4. It is recommended that wording under 'infrastructure and mitigation requirements' section of the policy be amended to include 'Steps will need to be taken to ensure the efficient use of water through the development and occupation of the site'.
5. It is recommended that wording under the "infrastructure and mitigation requirements' section of the policy be amended to include 'It is likely that moderate off-site infrastructure reinforcement would be required for water supply and likely significant off-site infrastructure reinforcement required for foul water drainage'.
6. It is recommended that wording under the 'infrastructure and mitigation requirements' section of the policy be amended to include stringent policy criteria would be required to address potential cumulative impacts of development on surface water discharges.
7. It is recommended that the policy includes support for energy generated by renewable energy and low carbon sources.
8. It is recommended the infrastructure and mitigation section of the policy includes the following: 'Layout could include historic landscape elements, such as field patterns, hedgerows and mature trees'.
9. Consider adding further detail on archaeological assessment in line with the SA site assessment.

Habitats Regulations Assessment - specific policy recommendations

- 6.64.3 The plan proposes development in areas where qualifying Salisbury Plain SPA bird species may make use of offsite habitat for foraging, roosting and loafing. The HRA screening identified Land at Bratton Road, Westbury as having potential to result in a likely significant effect as a result of physical damage and loss to the SPA.
- 6.64.4 The HRA recommends that, to provide certainty that the loss of offsite functional habitat will not adversely affect the integrity of Salisbury Plain SPA, wintering and breeding bird surveys are required for sites with moderate suitability to support these qualifying bird species to determine their individual and cumulative importance for these species and inform mitigation proposals. A commitment to mitigation is required within the plan, dependent on the findings of bird surveys. In the unlikely but possible event that cumulative numbers of SPA birds affected are likely to exceed thresholds of significance (i.e. >1% of the population of associated European Site), appropriate mitigation in the form of habitat creation and management in perpetuity, either on-site or through provision of strategic sites for these species elsewhere, will be required. If required, mitigation will need to create and manage suitably located habitat which maximises feeding productivity for these SPA species, and such migratory habitat would need to be provided and be fully functional prior to development which would affect significant numbers of SPA birds.
- 6.64.5 For recreational pressure on the Salisbury Plain SAC and SPA, River Avon SAC, Bath and Bradford on Avon Bats SAC and Mells Valley SAC, the HRA recommends that this policy includes a requirement for screening of planning applications for proposals for residential development within relevant ZOIs to consider the requirement to undertake project level HRA, and where appropriate would be expected to incorporate necessary safeguards in line with the policy safeguards included within the plan.

6.65 Policy 63 – Westbury Country Park

6.65.1 This policy has been assessed against the 12 SA objectives and related decision-aiding questions contained in the SA Framework (see Appendix A). The detailed assessment is presented in Annex 3 to this report. A summary of the performance of this policy against the SA objectives is as follows:

Policy 63 – Assessment of policy against SA objectives											
SA 1	SA 2	SA 3	SA 4	SA 5	SA 6	SA 7	SA 8	SA 9	SA 10	SA 11	SA 12
+	0	0	0	+	0	0	++	0	+	-	0

6.65.2 The policy is considered likely to have a minor positive effect overall against the SA objectives.

Specific recommendations for improving the sustainability of the policy

1. It is recommended that there is provision for access to the Country Park by public transport that links to the major development to the north of Westbury and the town centre.
2. It is recommended that the location of the car park takes into account the setting of Bratton Park and Heywood House and that the layout of the access routes could take account of historic landscape features such as field patterns, hedgerows and mature trees.

6.66 Policy 64 – Additional Employment Land

6.66.1 This policy has been assessed against the 12 SA objectives and related decision-aiding questions contained in the SA Framework (see Appendix A). The detailed assessment is presented in Annex 3 to this report. A summary of the performance of this policy against the SA objectives is as follows:

Policy 64 – Assessment of policy against SA objectives											
SA 1	SA 2	SA 3	SA 4	SA 5	SA 6	SA 7	SA 8	SA 9	SA 10	SA 11	SA 12
-	-	-	-	-	0	-	--	0	++	-	+++

6.66.2 The policy is considered likely to have a minor adverse effect overall against the SA objectives.

Specific recommendations for improving the sustainability of the policy

1. It is recommended that the policy includes support for energy generated by renewable energy and low carbon sources.
2. It is recommended that criteria b. include reference to the historic environment, as well as landscape character.

6.67 Policy 65 – Existing Employment Land

6.67.1 This policy has been assessed against the 12 SA objectives and related decision-aiding questions contained in the SA Framework (see Appendix A). The detailed assessment is presented in Annex 3 to this report. A summary of the performance of this policy against the SA objectives is as follows:

Policy 65 – Assessment of policy against SA objectives											
SA 1	SA 2	SA 3	SA 4	SA 5	SA 6	SA 7	SA 8	SA 9	SA 10	SA 11	SA 12
0	+	0	0	0	0	-	-	0	++	0	+++

6.67.2 The policy is considered likely to have a minor positive effect overall against the SA objectives.

Specific recommendations for improving the sustainability of the policy

1. It is recommended that the policy includes support for energy generated by renewable energy and low carbon sources.

6.68 Policy 66 – Military Establishments

6.68.1 This policy has been assessed against the 12 SA objectives and related decision-aiding questions contained in the SA Framework (see Appendix A). The detailed assessment is presented in Annex 3 to this report. A summary of the performance of this policy against the SA objectives is as follows:

Policy 66 – Assessment of policy against SA objectives											
SA 1	SA 2	SA 3	SA 4	SA 5	SA 6	SA 7	SA 8	SA 9	SA 10	SA 11	SA 12
--	+	-	-	-	0	-	--	+	+	--	++

6.68.2 The policy is considered likely to have a minor adverse effect overall against the SA objectives.

Specific recommendations for improving the sustainability of the policy

1. It is recommended the policy includes criteria for ensuring there is adequate provision of sustainable transport choices, for the change of use, conversion, or redevelopment of redundant military establishments outside settlement boundaries to employment uses.
2. It is recommended that the policy includes support for energy generated by renewable energy and low carbon sources.
3. It is recommended that the policy make clear that any such proposals must be appropriate to heritage assets and their settings that could be affected by the development.

6.69 Policy 67 – Sequential Test and Retail Impact Assessment

6.69.1 This policy has been assessed against the 12 SA objectives and related decision-aiding questions contained in the SA Framework (see Appendix A). The detailed assessment is presented in Annex 3 to this report. A summary of the performance of this policy against the SA objectives is as follows:

Policy 67 – Assessment of policy against SA objectives											
SA 1	SA 2	SA 3	SA 4	SA 5	SA 6	SA 7	SA 8	SA 9	SA 10	SA 11	SA 12
0	+	0	+	+	0	0	0	0	++	+	+++

6.69.2 The policy is considered likely to have a minor positive effect overall against the SA objectives.

Specific recommendations for improving the sustainability of the policy

6.69.3 There are no specific SA recommendations.

6.70 Policy 68 – Managing Town Centres

6.70.1 This policy has been assessed against the 12 SA objectives and related decision-aiding questions contained in the SA Framework (see Appendix A). The detailed assessment is presented in Annex 3 to this report. A summary of the performance of this policy against the SA objectives is as follows:

Policy 68 – Assessment of policy against SA objectives											
SA 1	SA 2	SA 3	SA 4	SA 5	SA 6	SA 7	SA 8	SA 9	SA 10	SA 11	SA 12
0	+	0	+	0	0	0	0	0	+	+	+++

6.70.2 The policy is considered likely to have a minor positive effect overall against the SA objectives.

Specific recommendations for improving the sustainability of the policy

6.70.3 There are no specific SA recommendations.

6.71 Policy 69 – Tourism and Related Development

6.71.1 This policy has been assessed against the 12 SA objectives and related decision-aiding questions contained in the SA Framework (see Appendix A). The detailed assessment is presented in Annex 3 to this report. A summary of the performance of this policy against the SA objectives is as follows:

Policy 69 – Assessment of policy against SA objectives											
SA 1	SA 2	SA 3	SA 4	SA 5	SA 6	SA 7	SA 8	SA 9	SA 10	SA 11	SA 12
-	0	-	-	-	0	-	-	0	+	-	+++

6.71.2 The policy is considered likely to have a minor adverse effect overall against the SA objectives.

Specific recommendations for improving the sustainability of the policy

1. It is recommended that the policy includes provision for sustainable transport choices under 'development proposals based around tourism should...'.
2. It is recommended that the policy text be amended to ensure that development, particularly in rural or isolated locations, lead to no adverse impacts in respect of environmental pollution (light, noise, odour).
3. It is recommended that the policy text be amended to ensure that development, particularly in areas of flood risk, requires a Flood Risk Assessment to ensure there are no flood risks on site and development will not exacerbate flood risk elsewhere.
4. It is recommended that the final bullet of the policy be amended to make clear that not only heritage assets that are related to the proposed development be preserved and enhanced.

6.72 Policy 70 – Sustainable Transport

6.72.1 This policy has been assessed against the 12 SA objectives and related decision-aiding questions contained in the SA Framework (see Appendix A). The detailed assessment is presented in Annex 3 to this report. A summary of the performance of this policy against the SA objectives is as follows:

Policy 70 – Assessment of policy against SA objectives											
SA 1	SA 2	SA 3	SA 4	SA 5	SA 6	SA 7	SA 8	SA 9	SA 10	SA 11	SA 12
+	+	+	++	+	+++	0	+	0	++	+++	+

6.72.2 The policy is considered likely to have a minor positive effect overall against the SA objectives.

Specific recommendations for improving the sustainability of the policy

6.72.3 There are no specific SA recommendations.

6.73 Policy 71 – Transport and New Development

6.73.1 This policy has been assessed against the 12 SA objectives and related decision-aiding questions contained in the SA Framework (see Appendix A). The detailed assessment is presented in Annex 3 to this report. A summary of the performance of this policy against the SA objectives is as follows:

Policy 71 – Assessment of policy against SA objectives											
SA 1	SA 2	SA 3	SA 4	SA 5	SA 6	SA 7	SA 8	SA 9	SA 10	SA 11	SA 12
+	+	+	+	+	+++	0	+	0	+	++	+

6.73.2 The policy is considered likely to have a minor positive effect overall against the SA objectives.

Specific recommendations for improving the sustainability of the policy

6.73.3 There are no specific SA recommendations.

6.74 Policy 72 – Development Impacts on the Primary and Major Road Networks

6.74.1 This policy has been assessed against the 12 SA objectives and related decision-aiding questions contained in the SA Framework (see Appendix A). The detailed assessment is presented in Annex 3 to this report. A summary of the performance of this policy against the SA objectives is as follows:

Policy 72 – Assessment of policy against SA objectives											
SA 1	SA 2	SA 3	SA 4	SA 5	SA 6	SA 7	SA 8	SA 9	SA 10	SA 11	SA 12
0	0	0	+	0	0	0	0	0	0	+	0

6.74.2 The policy is considered likely to have a minor positive effect overall against the SA objectives.

Specific recommendations for improving the sustainability of the policy

6.74.3 There are no specific SA recommendations.

6.75 Policy 73 – Transport: Demand Management

6.75.1 This policy has been assessed against the 12 SA objectives and related decision-aiding questions contained in the SA Framework (see Appendix A). The detailed assessment is presented in Annex 3 to this report. A summary of the performance of this policy against the SA objectives is as follows:

Policy 73 – Assessment of policy against SA objectives+											
SA 1	SA 2	SA 3	SA 4	SA 5	SA 6	SA 7	SA 8	SA 9	SA 10	SA 11	SA 12
+	+	0	+	+	+	0	+	0	+	++	+

6.75.2 The policy is considered likely to have a minor positive effect overall against the SA objectives.

Specific recommendations for improving the sustainability of the policy

6.75.3 There are no specific SA recommendations.

6.76 Policy 74 – Movement of Goods

6.76.1 This policy has been assessed against the 12 SA objectives and related decision-aiding questions contained in the SA Framework (see Appendix A). The detailed assessment is presented in Annex 3 to this report. A summary of the performance of this policy against the SA objectives is as follows:

Policy 74 – Assessment of policy against SA objectives											
SA 1	SA 2	SA 3	SA 4	SA 5	SA 6	SA 7	SA 8	SA 9	SA 10	SA 11	SA 12
0	0	0	+	0	0	0	0	0	+	--	+

6.76.2 The policy is considered likely to have a minor positive effect overall against the SA objectives.

Specific recommendations for improving the sustainability of the policy

6.76.3 There are no specific SA recommendations.

6.77 Policy 75 – Strategic Transport Network

6.77.1 This policy has been assessed against the 12 SA objectives and related decision-aiding questions contained in the SA Framework (see Appendix A). The detailed assessment is presented in Annex 3 to this report. A summary of the performance of this policy against the SA objectives is as follows:

Policy 75 – Assessment of policy against SA objectives											
SA 1	SA 2	SA 3	SA 4	SA 5	SA 6	SA 7	SA 8	SA 9	SA 10	SA 11	SA 12
-	-	-	0	-	+	-	-	+	+	+	++

6.77.2 The policy is considered likely to have a neutral effect overall against the SA objectives.

Specific recommendations for improving the sustainability of the policy

6.77.3 There are no specific SA recommendations.

6.78 Policy 76 – Providing Affordable Homes

6.78.1 This policy has been assessed against the 12 SA objectives and related decision-aiding questions contained in the SA Framework (see Appendix A). The detailed assessment is presented in Annex 3 to this report. A summary of the performance of this policy against the SA objectives is as follows:

Policy 76 – Assessment of policy against SA objectives											
SA 1	SA 2	SA 3	SA 4	SA 5	SA 6	SA 7	SA 8	SA 9	SA 10	SA 11	SA 12
0	0	0	0	0	0	0	0	+++	++	0	0

6.78.2 The policy is considered likely to have a minor positive effect overall against the SA objectives.

Specific recommendations for improving the sustainability of the policy

6.78.3 There are no specific SA recommendations.

6.79 Policy 77 – Rural Exceptions Sites

6.79.1 This policy has been assessed against the 12 SA objectives and related decision-aiding questions contained in the SA Framework (see Appendix A). The detailed assessment is presented in Annex 3 to this report. A summary of the performance of this policy against the SA objectives is as follows:

Policy 77 – Assessment of policy against SA objectives											
SA 1	SA 2	SA 3	SA 4	SA 5	SA 6	SA 7	SA 8	SA 9	SA 10	SA 11	SA 12
-	-	-	-	-	0	-	-	+	++	-	+

6.79.2 The policy is considered likely to have a minor adverse effect overall against the SA objectives.

Specific recommendations for improving the sustainability of the policy

1. It is recommended that reference is made to the need to ensure that heritage assets and their settings would be preserved through any such schemes.

6.80 Policy 78 – Meeting Wiltshire’s Housing Needs

6.80.1 This policy has been assessed against the 12 SA objectives and related decision-aiding questions contained in the SA Framework (see Appendix A). The detailed assessment is presented in Annex 3 to this report. A summary of the performance of this policy against the SA objectives is as follows:

Policy 78– Assessment of policy against SA objectives											
SA 1	SA 2	SA 3	SA 4	SA 5	SA 6	SA 7	SA 8	SA 9	SA 10	SA 11	SA 12
0	0	0	0	0	0	0	0	+++	++	0	0

6.80.2 The policy is considered likely to have a minor positive effect overall against the SA objectives.

Specific recommendations for improving the sustainability of the policy

6.80.3 There are no specific SA recommendations.

6.81 Policy 79 – First Homes Exception Sites

6.81.1 This policy has been assessed against the 12 SA objectives and related decision-aiding questions contained in the SA Framework (see Appendix A). The detailed assessment is presented in Annex 3 to this report. A summary of the performance of this policy against the SA objectives is as follows:

Policy 79 – Assessment of policy against SA objectives											
SA 1	SA 2	SA 3	SA 4	SA 5	SA 6	SA 7	SA 8	SA 9	SA 10	SA 11	SA 12
-	-	-	-	-	0	-	-	+	++	-	0

6.81.2 The policy is considered likely to have a minor adverse effect overall against the SA objectives.

Specific recommendations for improving the sustainability of the policy

1. The policy states that a proposal should be ‘within or adjoining the existing settlement’. It is not clear what settlements are included in this. Does this include any settlement outside of designated rural areas and Green Belt? Does it include Small Villages and those in the open countryside? It is recommended that this is clarified to make the policy more effective.

2. Supporting text to the policy states that First Homes Exception Sites can come forward on unallocated land ‘outside of a development plan’. It is not clear what this means and recommended that this is clarified.

3. The description of what areas are included in ‘designated rural areas’ in the policy supporting text includes Green Belt and excludes national parks and therefore differs from that in the footnote to the supporting text to policy ‘Providing Affordable Homes’ which states that ‘designated rural areas include National Parks; Areas of Outstanding Natural Beauty and areas designated by the Secretary of State as ‘rural’ under S157 (1)(c) of the Housing Act 1985 (Designated Rural Areas)’. It is recommended that this is clarified.

4. The policy states that ‘Development proposals for First Homes Exception Schemes will be supported, provided (skip to point 4) The proposal does not result in unacceptable harm to areas or assets of designated importance or constrained by wider environmental considerations - e.g. areas at risk of flooding. It is considered this may encompass designated landscapes or ecological/geological designations. The suggestion that, if unacceptable harm to such designations is avoided development is acceptable, may undermine the policies of the Local Plan that aim to conserve and enhance Wiltshire’s Landscapes and/or Biodiversity/Geodiversity. It is recommended this is either clarified or removed given development that comes forward will need to accord with the policies of the wider Local Plan that aim to go beyond simply the avoidance of unacceptable harm to the environment.

5. It is recommended that for clarity point 4 includes, within the list of examples, heritage assets and their settings.

6.82 Policy 80 – Self and Custom Build Housing

6.82.1 This policy has been assessed against the 12 SA objectives and related decision-aiding questions contained in the SA Framework (see Appendix A). The detailed assessment is presented in Annex 3 to this report. A summary of the performance of this policy against the SA objectives is as follows:

Policy 80 – Assessment of policy against SA objectives											
SA 1	SA 2	SA 3	SA 4	SA 5	SA 6	SA 7	SA 8	SA 9	SA 10	SA 11	SA 12
0	0	0	0	0	0	0	0	+	0	0	0

6.82.2 The policy is considered likely to have a minor positive effect overall against the SA objectives.

Specific recommendations for improving the sustainability of the policy

6.82.3 There are no specific SA recommendations.

6.83 Policy 81 – Community Facilities

6.83.1 This policy has been assessed against the 12 SA objectives and related decision-aiding questions contained in the SA Framework (see Appendix A). The detailed assessment is presented in Annex 3 to this report. A summary of the performance of this policy against the SA objectives is as follows:

Policy 81 – Assessment of policy against SA objectives											
SA 1	SA 2	SA 3	SA 4	SA 5	SA 6	SA 7	SA 8	SA 9	SA 10	SA 11	SA 12
-	0	-	-	0	0	-	-	0	+++	+	+

6.83.2 The policy is considered likely to have a neutral effect overall against the SA objectives.

Specific recommendations for improving the sustainability of the policy

1. Introduce additional criteria under 'Development of new community facilities' requiring development to demonstrate that there would be an acceptable level of impact in terms of environmental pollution arising from the development, including noise, light, odour and air pollution.

2. Amend criterion ii. under 'Development of new community facilities' to include reference to the historic setting and heritage assets.

6.84 Policy 82 – Housing in the Countryside

6.84.1 This policy has been assessed against the 12 SA objectives and related decision-aiding questions contained in the SA Framework (see Appendix A). The detailed assessment is presented in Annex 3 to this report. A summary of the performance of this policy against the SA objectives is as follows:

Policy 82 – Assessment of policy against SA objectives											
SA 1	SA 2	SA 3	SA 4	SA 5	SA 6	SA 7	SA 8	SA 9	SA 10	SA 11	SA 12
+	+	-	-	0	0	-	+	-	0	-	0

6.84.2 The policy is considered likely to have a minor adverse effect overall against the SA objectives.

Specific recommendations for improving the sustainability of the policy

1. Introduce additional criteria under the final paragraph requiring development to demonstrate that there would be an acceptable level of impact in terms of environmental pollution arising from the development, including noise and light.

2. Introduce additional criteria under the final paragraph requiring development to demonstrate that there would be an acceptable level of impact on the historic environment.

6.85 Policy 83 – Health and Wellbeing

6.85.1 This policy has been assessed against the 12 SA objectives and related decision-aiding questions contained in the SA Framework (see Appendix A). The detailed assessment is presented in Annex 3 to this report. A summary of the performance of this policy against the SA objectives is as follows:

Policy 83 – Assessment of policy against SA objectives											
SA 1	SA 2	SA 3	SA 4	SA 5	SA 6	SA 7	SA 8	SA 9	SA 10	SA 11	SA 12
0	0	0	0	0	0	0	0	0	+++	0	0

6.85.2 The policy is considered likely to have a minor positive effect overall against the SA objectives.

Specific recommendations for improving the sustainability of the policy

6.85.3 There are no specific SA recommendations.

6.86 Policy 84 – Public Open Space and Play Facilities

6.86.1 This policy has been assessed against the 12 SA objectives and related decision-aiding questions contained in the SA Framework (see Appendix A). The detailed assessment is presented in Annex 3 to this report. A summary of the performance of this policy against the SA objectives is as follows:

Policy 84 – Assessment of policy against SA objectives											
SA 1	SA 2	SA 3	SA 4	SA 5	SA 6	SA 7	SA 8	SA 9	SA 10	SA 11	SA 12
+	+	+	+	+	0	+	+	0	+++	0	0

6.86.2 The policy is considered likely to have a minor positive effect overall against the SA objectives.

Specific recommendations for improving the sustainability of the policy

6.86.3 There are no specific SA recommendations.

6.87 Policy 85 – Sustainable Construction and Low Carbon Energy

6.87.1 This policy has been assessed against the 12 SA objectives and related decision-aiding questions contained in the SA Framework (see Appendix A). The detailed assessment is presented in Annex 3 to this report. A summary of the performance of this policy against the SA objectives is as follows:

Policy 85 – Assessment of policy against SA objectives											
SA 1	SA 2	SA 3	SA 4	SA 5	SA 6	SA 7	SA 8	SA 9	SA 10	SA 11	SA 12
++	0	0	++	+++	+++	-	+	0	0	0	++

6.87.2 The policy is considered likely to have a minor positive effect overall against the SA objectives.

Specific recommendations for improving the sustainability of the policy

1. This policy begins by outlining how ‘new build residential will strive to achieve a zero-carbon standard’. It is considered this policy could be strengthened by outlining that development ‘will’

achieve this standard as opposed to ‘striving’ to do so. This would have a positive impact on the policies ability to tackle climate change which subsequently has a positive impact against objectives 1, 4 and 8.

2. The elements of the policy relating to new builds could be improved with reference to the need to ensure that external onsite renewable generation must demonstrate that there would be no adverse impacts as a result on the historic environment.

6.88 Policy 86 – Renewable Energy

6.88.1 This policy has been assessed against the 12 SA objectives and related decision-aiding questions contained in the SA Framework (see Appendix A). The detailed assessment is presented in Annex 3 to this report. A summary of the performance of this policy against the SA objectives is as follows:

Policy 86 – Assessment of policy against SA objectives											
SA 1	SA 2	SA 3	SA 4	SA 5	SA 6	SA 7	SA 8	SA 9	SA 10	SA 11	SA 12
+	0	0	++	+++	+++	-	-	0	++	0	++

6.88.2 The policy is considered likely to have a minor positive effect overall against the SA objectives.

Specific recommendations for improving the sustainability of the policy

1. It is considered that this policy, when considering standalone renewable energy installations, could include the suggestion that where possible land for such installations is managed in a way to maximise its ecological value. For instance, the management of grassland and the surrounding habitat, for instance a solar installation, could be managed in a manner as to optimise the ecological value of the grassland and boundary habitat. This would optimise the possibility of positive effects against objective 1.

6.89 Policy 87 – Embodied Carbon

6.89.1 This policy has been assessed against the 12 SA objectives and related decision-aiding questions contained in the SA Framework (see Appendix A). The detailed assessment is presented in Annex 3 to this report. A summary of the performance of this policy against the SA objectives is as follows:

Policy 87 – Assessment of policy against SA objectives											
SA 1	SA 2	SA 3	SA 4	SA 5	SA 6	SA 7	SA 8	SA 9	SA 10	SA 11	SA 12
0	0	0	0	+++	+++	0	0	0	0	0	+

6.89.2 The policy is considered likely to have a minor positive effect overall against the SA objectives.

Specific recommendations for improving the sustainability of the policy

6.89.3 There are no specific SA recommendations.

6.90 Policy 88 – Biodiversity and Geodiversity

6.90.1 This policy has been assessed against the 12 SA objectives and related decision-aiding questions contained in the SA Framework (see Appendix A). The detailed assessment is presented in Annex 3 to this report. A summary of the performance of this policy against the SA objectives is as follows:

Policy 88 – Assessment of policy against SA objectives											
SA 1	SA 2	SA 3	SA 4	SA 5	SA 6	SA 7	SA 8	SA 9	SA 10	SA 11	SA 12
+++	0	+	0	+	0	0	0	0	0	0	+

6.90.2 The policy is considered likely to have a minor positive effect overall against the SA objectives.

Specific recommendations for improving the sustainability of the policy

6.90.3 There are no specific SA recommendations.

6.91 Policy 89 – Biodiversity Net Gain

6.91.1 This policy has been assessed against the 12 SA objectives and related decision-aiding questions contained in the SA Framework (see Appendix A). The detailed assessment is presented in Annex 3 to this report. A summary of the performance of this policy against the SA objectives is as follows:

Policy 89 – Assessment of policy against SA objectives											
SA 1	SA 2	SA 3	SA 4	SA 5	SA 6	SA 7	SA 8	SA 9	SA 10	SA 11	SA 12
+++	0	0	0	0	0	0	0	0	0	0	0

6.91.2 The policy is considered likely to have a minor positive effect overall against the SA objectives.

Specific recommendations for improving the sustainability of the policy

6.91.3 There are no specific SA recommendations.

6.92 Policy 90 – Woodland, Hedgerows, and Trees

6.92.1 This policy has been assessed against the 12 SA objectives and related decision-aiding questions contained in the SA Framework (see Appendix A). The detailed assessment is presented in Annex 3 to this report. A summary of the performance of this policy against the SA objectives is as follows:

Policy 90 – Assessment of policy against SA objectives											
SA 1	SA 2	SA 3	SA 4	SA 5	SA 6	SA 7	SA 8	SA 9	SA 10	SA 11	SA 12
+	0	+	++	++	0	0	+	0	++	0	++

6.92.2 The policy is considered likely to have a minor positive effect overall against the SA objectives.

Specific recommendations for improving the sustainability of the policy

6.92.3 There are no specific SA recommendations.

6.93 Policy 91 – Conserving and enhancing Wiltshire’s Landscapes

6.93.1 This policy has been assessed against the 12 SA objectives and related decision-aiding questions contained in the SA Framework (see Appendix A). The detailed assessment is presented in Annex 3 to this report. A summary of the performance of this policy against the SA objectives is as follows:

Policy 91 – Assessment of policy against SA objectives											
SA 1	SA 2	SA 3	SA 4	SA 5	SA 6	SA 7	SA 8	SA 9	SA 10	SA 11	SA 12
0	0	+	++	+	0	+	+++	0	0	-	0

6.93.2 The policy is considered likely to have a minor positive effect overall against the SA objectives.

Specific recommendations for improving the sustainability of the policy

6.93.3 There are no specific SA recommendations.

6.94 Policy 92 – Conserving and enhancing dark skies

6.94.1 This policy has been assessed against the 12 SA objectives and related decision-aiding questions contained in the SA Framework (see Appendix A). The detailed assessment is presented in Annex 3 to this report. A summary of the performance of this policy against the SA objectives is as follows:

Policy 92 – Assessment of policy against SA objectives											
SA 1	SA 2	SA 3	SA 4	SA 5	SA 6	SA 7	SA 8	SA 9	SA 10	SA 11	SA 12
++	0	0	+++	0	++	0	++	0	0	0	0

6.94.2 The policy is considered likely to have a minor positive effect overall against the SA objectives.

Specific recommendations for improving the sustainability of the policy

6.94.3 There are no specific SA recommendations.

6.95 Policy 93 – Green and Blue Infrastructure

6.95.1 This policy has been assessed against the 12 SA objectives and related decision-aiding questions contained in the SA Framework (see Appendix A). The detailed assessment is presented in Annex 3 to this report. A summary of the performance of this policy against the SA objectives is as follows:

Policy 93 – Assessment of policy against SA objectives											
SA 1	SA 2	SA 3	SA 4	SA 5	SA 6	SA 7	SA 8	SA 9	SA 10	SA 11	SA 12
++	0	++	+	+	0	+	+	0	++	+	0

6.95.2 The policy is considered likely to have a minor positive effect overall against the SA objectives.

Specific recommendations for improving the sustainability of the policy

6.95.3 There are no specific SA recommendations.

6.96 Policy 94 – Wiltshire's Canals and the Boating Community

6.96.1 This policy has been assessed against the 12 SA objectives and related decision-aiding questions contained in the SA Framework (see Appendix A). The detailed assessment is presented in Annex 3 to this report. A summary of the performance of this policy against the SA objectives is as follows:

Policy 94 – Assessment of policy against SA objectives											
SA 1	SA 2	SA 3	SA 4	SA 5	SA 6	SA 7	SA 8	SA 9	SA 10	SA 11	SA 12
0	0	+	0	+	0	0	0	0	+	0	0

6.96.2 The policy is considered likely to have a minor positive effect overall against the SA objectives.

Specific recommendations for improving the sustainability of the policy

6.96.3 There are no specific SA recommendations.

6.97 Policy 95 – Flood Risk

6.97.1 This policy has been assessed against the 12 SA objectives and related decision-aiding questions contained in the SA Framework (see Appendix A). The detailed assessment is presented in Annex 3 to this report. A summary of the performance of this policy against the SA objectives is as follows:

Policy 95 – Assessment of policy against SA objectives											
SA 1	SA 2	SA 3	SA 4	SA 5	SA 6	SA 7	SA 8	SA 9	SA 10	SA 11	SA 12
0	0	++	0	+++	0	0	0	0	0	0	0

6.97.2 The policy is considered likely to have a minor positive effect overall against the SA objectives.

Specific recommendations for improving the sustainability of the policy

6.97.3 There are no specific SA recommendations.

6.98 Policy 96 – Water Resources

6.98.1 This policy has been assessed against the 12 SA objectives and related decision-aiding questions contained in the SA Framework (see Appendix A). The detailed assessment is presented in Annex 3 to this report. A summary of the performance of this policy against the SA objectives is as follows:

Policy 96 – Assessment of policy against SA objectives											
SA 1	SA 2	SA 3	SA 4	SA 5	SA 6	SA 7	SA 8	SA 9	SA 10	SA 11	SA 12
+	0	+++	0	+	0	0	0	0	0	0	0

6.98.2 The policy is considered likely to have a minor positive effect overall against the SA objectives.

Specific recommendations for improving the sustainability of the policy

6.98.3 There are no specific SA recommendations.

6.99 Policy 97 – Contaminated Land

6.99.1 This policy has been assessed against the 12 SA objectives and related decision-aiding questions contained in the SA Framework (see Appendix A). The detailed assessment is presented in Annex 3 to this report. A summary of the performance of this policy against the SA objectives is as follows:

Policy 97 – Assessment of policy against SA objectives											
SA 1	SA 2	SA 3	SA 4	SA 5	SA 6	SA 7	SA 8	SA 9	SA 10	SA 11	SA 12
0	++	++	0	0	0	0	0	0	0	0	0

6.99.2 The policy is considered likely to have a minor positive effect overall against the SA objectives.

Specific recommendations for improving the sustainability of the policy

1. The background text to the policy includes a list of documents, one or more of which will need to be provided by developers to demonstrate that the development site is, or will be, made suitable for the proposed final use. It is recommended that this list is included within the policy itself to improve its effectiveness as such requirements have been included in other policies in the Plan.

6.100 Policy 98 – Ensuring High Quality Design and Place Shaping

6.100.1 This policy has been assessed against the 12 SA objectives and related decision-aiding questions contained in the SA Framework (see Appendix A). The detailed assessment is presented in Annex 3 to this report. A summary of the performance of this policy against the SA objectives is as follows:

Policy 98 – Assessment of policy against SA objectives											
SA 1	SA 2	SA 3	SA 4	SA 5	SA 6	SA 7	SA 8	SA 9	SA 10	SA 11	SA 12
+	+	0	0	++	+++	++	+++	0	+++	+	++

6.100.2 The policy is considered likely to have a moderate positive effect overall against the SA objectives.

Specific recommendations for improving the sustainability of the policy

6.100.3 There are no specific SA recommendations.

6.101 Policy 99 – Ensuring the Conservation and Enhancement of the Historic Environment

6.101.1 This policy has been assessed against the 12 SA objectives and related decision-aiding questions contained in the SA Framework (see Appendix A). The detailed assessment is presented in Annex 3 to this report. A summary of the performance of this policy against the SA objectives is as follows:

Policy 99 – Assessment of policy against SA objectives											
SA 1	SA 2	SA 3	SA 4	SA 5	SA 6	SA 7	SA 8	SA 9	SA 10	SA 11	SA 12
0	0	0	0	0	0	+++	+	0	0	0	0

6.101.2 The policy is considered likely to have a minor positive effect overall against the SA objectives.

Specific recommendations for improving the sustainability of the policy

1. An amendment to criteria iii. is recommended for the sake of clarity to include reference to Listed Buildings and Scheduled Monuments: “iii. buildings and structures of special architectural or historic interest, such as Listed Buildings and Scheduled Monuments”

6.102 Policy 100 – The Stonehenge, Avebury and Associated Sites World Heritage Site

6.102.1 This policy has been assessed against the 12 SA objectives and related decision-aiding questions contained in the SA Framework (see Appendix A). The detailed assessment is presented in Annex 3 to this report. A summary of the performance of this policy against the SA objectives is as follows:

Policy 100– Assessment of policy against SA objectives											
SA 1	SA 2	SA 3	SA 4	SA 5	SA 6	SA 7	SA 8	SA 9	SA 10	SA 11	SA 12
0	0	0	0	0	0	+++	+	0	0	0	0

6.102.2 The policy is considered likely to have a minor positive effect overall against the SA objectives.

Specific recommendations for improving the sustainability of the policy

6.102.3 There are no specific SA recommendations.

6.103 Policy 101 – Air Quality

6.103.1 This policy has been assessed against the 12 SA objectives and related decision-aiding questions contained in the SA Framework (see Appendix A). The detailed assessment is presented in Annex 3 to this report. A summary of the performance of this policy against the SA objectives is as follows:

Policy 101 – Assessment of policy against SA objectives											
SA 1	SA 2	SA 3	SA 4	SA 5	SA 6	SA 7	SA 8	SA 9	SA 10	SA 11	SA 12
0	+	0	+++	0	0	0	0	0	++	++	0

6.103.2 The policy is considered likely to have a minor positive effect overall against the SA objectives.

Specific recommendations for improving the sustainability of the policy

6.103.3 There are no specific SA recommendations.

7. Cumulative Effects

7.1 Combined effects of plan policies

7.1.1 Having assessed the effects of policies in the Plan individually, it is important to consider their combined effects in relation to one another. Table 7.1 provides a summary table of the likely cumulative effects of all policies in the Plan against SA objectives:

Table 7.1: Combined effects of plan policies

SA Objective	Commentary
1. Biodiversity	<p>The SA assessment of individual settlement and site allocation policies, which seek to deliver housing and employment development, showed a range of likely adverse effects from minor to moderate for this objective. However, it is likely that mitigation measures listed in site allocation policies and Plan policies that require environmental enhancement such as biodiversity and geodiversity, Biodiversity Net Gain, Woodland, Hedgerows and Trees and Green and Blue Infrastructure will be somewhat effective in reducing impacts of development on biodiversity.</p> <p>The HRA concluded that there will be no adverse effect on the integrity of any European site, subject to the safeguards and mitigation measures in the Plan and those recommended in the HRA being implemented.</p> <p>Overall, a minor adverse effect is likely against this objective from Plan policies combined.</p>
Overall effects of the Plan against SA Objective 1: Minor adverse	
2. Land and Soil Resources	<p>It is possible that development coming forward in accordance with Plan policies can maximise the efficient use of land and the Plan seeks 35% of new development taking place on PDL. However, due to the relative lack of brownfield sites in Wiltshire, the majority of new development will undoubtedly come forward on agricultural land, some of which will be BMV land. It is also possible that viable mineral resources may be lost if the importance of providing new homes is seen as preferential to mineral extraction.</p> <p>Overall, a moderate adverse effect is likely against this objective from Plan policies combined.</p>
Overall effects of the Plan against SA Objective 2: Moderate adverse	
3. Water Resources	<p>The new development proposed in the Plan will put pressure on water resources. For water supply, in many areas, larger housing sites will require significant off-site infrastructure reinforcement. With regards to foul network capacity, it is likely that significant off-site infrastructure reinforcement will be required for larger sites. And since 2021 Wiltshire has been classified by the Environment Agency as 'seriously water stressed' – therefore steps will need to be taken to ensure the efficient use of water through the development and occupation of housing sites.</p> <p>The requirement of the policy 'Water Resources' that new residential development should have a predicted mains water consumption of no more than 85 litres per person per day will help reduce consumption but demand is still likely to rise.</p> <p>Overall, a moderate adverse effect is likely against this objective from Plan policies combined.</p>
Overall effects of the Plan against SA Objective 3: Moderate adverse	
4. Air Quality and Environmental Pollution	<p>Air quality in Wiltshire is predominantly good. There are, however, a small number of locations where the combination of traffic, road layout and geography has resulted in exceedances. It is recognised that improving air quality in these specific locations is difficult due to the increased use of, and reliance on, private motor vehicles.</p> <p>Policies of the Plan seek to reduce need to travel, increase modal shift to sustainable transport modes, increase active travel and ensure new developments have good connectivity with public transport routes, provision or support for public transport. However, it is likely that in the short-term, air quality will deteriorate further due to ongoing development pressure in Principal Settlements and Market Towns with significant improvements seen towards the latter part of the Plan period as use of electric vehicles increases.</p> <p>Overall, a minor adverse effect is likely against this objective from Plan policies combined.</p>
Overall effects of the Plan against SA Objective 4: Minor adverse	
5. Climatic Factors	<p>The number of renewable energy installations is likely to increase during the Plan period and new and existing homes are likely to become more energy efficient and resilient to the effects of climate change. However, proposals for housing and employment may lead to an increase in greenhouse gas emissions overall during construction and operation and from people driving private cars. Policies in the Plan on sustainable transport, climate change, flood risk, embodied carbon and renewable energy and mitigation measures for individual site allocations will help reduce emissions and all new housing allocated within the Plan can be built in Flood Zone 1.</p>

	Overall, a minor adverse effect is likely against this objective from Plan policies combined.
Overall effects of the Plan against SA Objective 5: Minor adverse	
6. Energy	<p>Policies in the Plan support the development of renewable and low carbon sources of energy and during the Plan period to 2038, the % of energy generated from these sources is likely to increase. Policies also support developments to achieve a zero-carbon standard by significantly reducing heat and power demand of buildings through energy efficient design and/or modern methods of construction. However, at the present time, the majority of developments will not be achieving a zero-carbon standard, although the number that do will likely increase during the Plan period.</p> <p>It has been noted in many of the site assessments in the SA, particularly the larger sites, that there are significant opportunities to support energy generation from renewable and low carbon sources, although this is often not a requirement in site allocation policies. The electricity infrastructure is constrained across much of Wiltshire. The Grid Supply Points in Wiltshire are constrained. The Bulk Supply Points across Wiltshire are also constrained. Energy demand from the combination of site allocations would be significant and could require substantial investment to reinforce the grid. According to SSEN's generation availability map, many substations are constrained, therefore they could struggle to withstand additional energy generation connections to the grid if housing sites were to produce their own energy. According to SSEN's Network Capacity (demand) Map, substations are often also constrained, therefore they could potentially struggle to withstand further significant demand. Further conversations with SSEN will be required to ensure connectivity to the grid. Overall, a neutral effect is likely against this objective from Plan policies combined.</p>
Overall effects of the Plan against SA Objective 6: Neutral	
7. Historic Environment	<p>Effects on heritage assets of housing and employment development proposed in area strategies and individual site allocations are largely localised and include effects on conservation areas and listed buildings and their settings and on archaeology. Specific mitigation measures are proposed in individual site allocation policies that seek to reduce harm but it is likely that some degree of harm will occur.</p> <p>Where necessary, further detailed site-specific heritage impact assessment is required for individual site allocations which will prescribe measures that will need to be incorporated as part of a scheme in order to protect heritage assets, including the importance of their settings.</p> <p>Overall, a minor adverse effect is likely against this objective from Plan policies combined.</p>
Overall effects of the Plan against SA Objective 7: Minor adverse	
8. Landscapes	<p>The combined effects of policies that support housing and employment development will likely adversely affect local landscapes in the various locations where development takes place. However, policy requirements for appropriate landscaping within site design and layout, green and blue infrastructure protection and enhancement, lower densities in certain parts of sites, open space provision and requirement for biodiversity net gain will help reduce these adverse effects.</p> <p>Given the different locations of the site allocations, cumulative effects are most likely to occur at the individual policy level rather than as a combination of all policies; although the increased urbanisation of Wiltshire villages and towns could contribute to adverse effects on the overall rural landscape. Sites have, however, been selected to avoid significant adverse effects on AONBs and to avoid significantly extending the urban fabric of built-up areas and therefore landscaping should help to reduce any adverse effects.</p> <p>Overall, a minor adverse effect is likely against this objective from Plan policies combined.</p>
Overall effects of the Plan against SA Objective 8: Minor adverse	
9. Population and Housing	<p>The combined effects of policies that support housing development are likely to be significantly beneficial given that the policies provide a substantial quantity of dwellings, thus helping the council meet its housing requirements. They will provide an appropriate supply of affordable housing and support the provision of a range of house types and sizes to meet the needs of all sectors of the community.</p> <p>However, the SA of the different development strategies and spatial strategies (Annex 1) has noted that the limited amount of housing proposed in certain constrained settlements and in some rural areas could effectively lead to a hiatus in housing provision, not providing needed affordable housing and worsening the affordability of housing.</p> <p>Overall, a moderate positive effect is likely against this objective from Plan policies combined.</p>
Overall effects of the Plan against SA Objective 9: Moderate positive	
10. Healthy and Inclusive communities	<p>The combined effects of policies that support housing and employment development, open space and infrastructure provision, sustainable transport, health and wellbeing and environmental protection will likely have significant benefits for healthy and inclusive communities. In combination, the benefits are likely to be considerable given that the policies provide a substantial quantity of dwellings, thus helping the council meet its housing requirements.</p>

	<p>The increase in dwellings will put increased pressure on existing school and health facility capacity. However, the inclusion of the requirement for schools in some policies, plus the requirement to consider contributions towards such infrastructure overall will result in positive effects.</p> <p>Overall, a moderate positive effect is likely against this objective from Plan policies combined.</p>
Overall effects of the Plan against SA Objective 10: Moderate positive	
11. Transport	<p>The combined effects of policies that support housing and employment development will increase pressure on the existing transport network. Policies are supportive of reducing the need to travel through locating new developments in locations that have good connections to town centres and public transport nodes and supportive of active travel and increasing the use of sustainable forms of transport. However, the majority of residents of new housing developments will use the private car for many journeys and this will likely add to traffic congestion in towns centres and on key routes and add to air quality concerns in the short-term.</p> <p>Proposed road schemes such as the A350 Melksham bypass and road linking the A4 with the A350 south of Chippenham may provide for a more resilient local network addressing traffic congestion within the town centres and the increasing use of electric vehicles during the Plan period will ease air quality concerns in certain towns that have AQMAs.</p> <p>Overall, a minor adverse effect is likely against this objective from Plan policies combined.</p>
Overall effects of the Plan against SA Objective 11: Minor adverse	
12. Economy and Enterprise	<p>The combined effects of policies that support housing and employment development will support the vitality and viability of town centres, provide a variety of employment land to meet evidenced needs, including those for higher skilled employment uses and 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. There is also likely to be a better balance between residential and employment development to help reduce travel to work distances and out-commuting.</p> <p>Overall, a moderate positive effect is likely against this objective from Plan policies combined.</p>
Overall effects of the Plan against SA Objective 12: Moderate positive	

7.2 Secondary, cumulative and synergistic effects of plan policies

- 7.2.1 Using the combined effects of policies assessment identified in Table 7.1, there may be further effects upon the same resources and receptors as a result of synergistic i.e. multiple, effects. In terms of effects on humans, these are primarily captured through SA objective 4 which covers not only air quality, but also other forms of pollution such as noise and light.
- 7.2.2 The main interactive effect will be as a result of SA objective 4 and SA objective 3 (water resources) upon ecological resources, leading to a possible worsening of SA objective 1.

7.3 Cumulative effects between the Local Plan Review and other plans

- 7.3.1 In terms of considering other plans adopted by Wiltshire Council, this SA has used baseline data wherever possible, including identifying designations and constraints on current local authority plans such as the Wiltshire Core Strategy (WCS), Chippenham Site Allocations Plan (CSAP) and Wiltshire Housing Site Allocations Plan (WHSAP), and their respective Proposals Maps. For this reason, the SA is inherently cumulative as it factors in local spatial plans, which are likely to be a main source of potential cumulative effects.
- 7.3.2 Significant cumulative effects are most likely to occur at the local level between sites allocated in the Local Plan Review (LPR), WCS, CSAP and WHSAP. Sites allocated in neighbourhood plans are non-strategic and tend to be significantly smaller and are therefore not considered likely to have significant cumulative effects with other plans like those of strategic sites. The combination of sites in specific areas most likely to result in significant cumulative effects are shown in Table 7.2:

Table 7.2: Wiltshire Council site allocations likely to have significant cumulative effects

Settlement	LPR site allocation	Other Wiltshire Council adopted site allocations
Chippenham	Policy 7 - Land south of Chippenham	CSAP Policy CH1 – South West Chippenham CSAP Policy CH2 – Rawlings Green
Salisbury	Policy 22 – New Community Area of Search Policy 24 - Land north east of Old Sarum, Salisbury Policy 25 - Land at Netherhampton Road Garden Centre Policy 26 - Land north of the Beehive Park and Ride, Old Sarum Policy 27 - Land north of Downton Road Policy 28 - Land south of Harnham Policy 29 - Land west of Coombe Road, Harnham Policy 30 - Land East of Church Road, Laverstock	WCS Core Policy 20 – Salisbury Community Area (strategic growth sites at Fugglestone Red, Hampton Park and Longhedge) WHSAP Policy H3.1 – Netherhampton Road, Salisbury WHSAP Policy H3.3 – North of Netherhampton Road WHSAP Policy H3.4 – Land at Rowbarrow
Trowbridge	Policy 53 – Land north of Trowbridge Policy 55 – Land at Innox Mills	WCS Core Policy 29 – Trowbridge Community Area (Ashton Park Urban Extension) WHSAP Policy H2.1 – Elm Grove Farm WHSAP Policy H2.2 – Land off A363 at White Horse Business Park WHSAP Policy H2.3 – Elizabeth Way WHSAP Policy H2.6 – Southwick Court
Tidworth and Ludgershall	Policy 40 - Land South East of Empress Way	WCS Core Policy 26 – Tidworth Community Area (strategic growth site Drummond Park MSA Depot, Ludgershall) WHSAP Policy H1.1 – Empress Way, Ludgershall
Marlborough	Policy 45 – Land at Chopping Knife Lane Policy 46 – Land off Barton Dene	WCS Core Policy 14 – Marlborough Community Area (strategic growth site Land to the west of Salisbury Road)
Westbury	Policy 61 – Land west of Mane Way Policy 62 – Land at Bratton Road	WCS Core Policy 32 – Westbury Community Area (strategic growth site Land at Station Road)

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

8. Monitoring

- 8.1 The SEA Directive states that *'member states shall monitor the significant environmental effects of the implementation of plans and programmes.....in order, inter alia, to identify at an early stage unforeseen adverse effects, and to be able to undertake appropriate remedial action'* (Article 10.1). In addition, the Environmental Report should provide information on a *'description of the measures envisaged concerning monitoring'* (Annex I (i)) (StageE).
- 8.2 SA monitoring will cover significant social and economic effects as well as significant environmental effects; and it involves measuring indicators which will enable the establishment of a causal link between the implementation of the plan and the likely significant sustainability effects (both beneficial or adverse) being monitored. This will allow the identification of any unforeseen adverse effects and enable appropriate remedial action to be taken.
- 8.3 Existing guidance recommends monitoring to be incorporated into Local Authority's existing monitoring arrangements. Under Section 35 of the Planning and Compulsory Purchase Act 2004, the Local Authority is required to prepare an Annual Monitoring Report (AMR) to assess the implementation of the Local Development Plan and the extent to which policies and proposals are being achieved and to identify any changes if a policy is not working or if the targets are not met.
- 8.4 The Wiltshire Monitoring Framework was published alongside the Core Strategy and is used to check on the effectiveness of policies and whether they are delivering sustainable development. The monitoring framework is used to ask whether the policy is working, whether it is delivering the underlying objectives of the policy, and what the significant effects of this are. It sets out objectives and targets for each policy and identifies the indicators which will be used to assess progress against these. The monitoring framework proposed in this SA Report complements the Wiltshire Monitoring Framework.
- 8.5 In order to reach a final framework of indicators for the Local Plan Review, the Council will need to consider the indicators proposed in this SA Report to identify those which can be most effectively used to monitor the sustainability effects. This will need to be undertaken in dialogue with statutory consultees and other bodies, as in many cases the monitoring information may need to be provided by outside bodies.
- 8.6 Table 8.1 proposes targets and indicators to monitor potential significant effects (direct as well as cumulative effects) against the SA objectives and forms the basis of the monitoring programme.

Table 8.1 Proposed monitoring programme

SA Objective	Targets	Suggested indicators for monitoring programme
1. Biodiversity	<ul style="list-style-type: none"> • Development to achieve a minimum of 20% Biodiversity Net Gain, or higher as stipulated in national legislation and/or policy or supplementary guidance, over the pre-development biodiversity value as measured by the DEFRA Biodiversity Metric 	<ul style="list-style-type: none"> • % of developments achieving a minimum of 20% Biodiversity Net Gain, or higher, over the pre-development biodiversity value as measured by the DEFRA Biodiversity Metric
2. Land and soil resources	<ul style="list-style-type: none"> • Reduce loss of best and most versatile agricultural land • Ensure remediation of contaminated sites prior to development • Ensure development maximises the efficient use of land 	<ul style="list-style-type: none"> • Amount (Ha) of best and most versatile agricultural land lost to development • Number of contaminated sites that have been remediated/ Area (Ha) of derelict/contaminated land • % of new development taking place on previously developed land

	<ul style="list-style-type: none"> • Maximise the reuse of Previously Developed Land 	<ul style="list-style-type: none"> • Density (dwellings/ha) achieved on all new developments
3. Water Resources	<ul style="list-style-type: none"> • Improve sustainable water management • 100% new households with access to water and wastewater infrastructure 	<ul style="list-style-type: none"> • Number of consented applications integrating surface water management and water pollution prevention measures within new development, e.g. smart water meters, greywater recycling, rainwater harvesting and recycling • % of development using SuDS techniques • Number of water leaks, water quality, water shortage incidents/complaints • Number of households with access to water and wastewater infrastructure
4. Air Quality and Environmental Pollution	<ul style="list-style-type: none"> • No applications permitted contrary to the advice of Wiltshire Council on the grounds of air pollution that cannot be mitigated 	<ul style="list-style-type: none"> • Air quality in and around new development sites within legal permissible levels • Air Quality Strategy Implementation Plan
5. Climatic Factors	<ul style="list-style-type: none"> • Avoid flood risk areas for new development • Increase in renewable energy installations through new development 	<ul style="list-style-type: none"> • % of development in zone 2, 3a and 3b of the flood plain • Number of new properties at risk of flooding • % of developments with SuDS schemes delivered • % of new homes built against Environment Agency advice on flooding • Number of new developments incorporating renewable energy technologies
6. Energy	<ul style="list-style-type: none"> • New build residential to achieve a zero-carbon standard • Major non-residential development to achieve BREEAM Excellent (or future equivalent legislation standard) and achieve net zero carbon emissions • Major residential and non-residential development to be supported by an Embodied Carbon Assessment that demonstrates a score of less than 900kg/sqm of carbon can be achieved within the development of the substructure, superstructure, and finishes 	<ul style="list-style-type: none"> • % of new build residential achieving zero-carbon standard • % of major non-residential development achieving BREEAM Excellent (or future equivalent legislation standard) and achieving net zero carbon emissions • % of major residential and non-residential development supported by an Embodied Carbon Assessment that demonstrates a score of less than 900kg/sqm of carbon can be achieved within the development of the substructure, superstructure, and finishes
7. Historic Environment	<ul style="list-style-type: none"> • Features and areas of historical, archaeological and cultural value will be conserved and where possible enhanced, including the sensitive re-use of historical buildings where appropriate 	<ul style="list-style-type: none"> • % of developments causing harm to the significance of designated heritage assets • % of developments causing harm to the significance of non-designated heritage assets • % of developments making sensitive reuse of historic buildings and spaces • % of developments adapting heritage assets in accordance with sustainable construction and low carbon energy policies of the Plan using appropriate materials and techniques

		<ul style="list-style-type: none"> • Number of heritage assets at risk that have had their condition improved through development proposals
8. Landscapes	<ul style="list-style-type: none"> • Development will respect Wiltshire's landscape character, conserving and enhancing key features 	<ul style="list-style-type: none"> • Number of dwellings permitted in AONBs and New Forest National Park • Number of dwellings permitted in an International Dark Sky Reserve
9. Population and Housing	<ul style="list-style-type: none"> • Increase affordable housing and mix of dwelling sizes • Meet annual housing requirements 	<ul style="list-style-type: none"> • Delivery of allocated housing sites • Tenure and mix of houses delivered • Affordable housing completed as % all new development completed • Average property price vs household gross earned income ratio
10. Healthy and Inclusive communities	<ul style="list-style-type: none"> • Development will contribute positively to health and wellbeing by enabling and promoting healthy lifestyle • All development to protect and improve the quantity, quality, and accessibility of and to open space 	<ul style="list-style-type: none"> • Number of developments submitting a Health Impact Assessment • Obesity levels • New residential developments having access to, or being accessible to green infrastructure, including community gardens and/or allotments • Number of new hot food takeaways being permitted within a 400-metre radius of a new or existing secondary school • Amount of new open space delivered as part of new developments
11. Transport	<ul style="list-style-type: none"> • People travelling shorter distances and driving less in order to reduce transport carbon emissions • New development located and designed to promote and encourage the use of sustainable transport modes • Proposals for new development should not be accessed directly from the national primary route network or major road network outside built-up areas • New railway stations delivered at Corsham, Devizes and Royal Wootton Bassett 	<ul style="list-style-type: none"> • % of journeys undertaken by car, bus, cycling and walking • Amount (km) of cycle lanes and footpaths built/restored as a result of new development • % of new residential within 1km catchment area of public transport station • Number of bicycle parking spaces within new major development • Number of EV charging stations delivered • Number of new developments achieving direct access from the national primary route network or major road network outside built-up areas • Number of new railway stations delivered
12. Economy and Enterprise	<ul style="list-style-type: none"> • Proposals for employment development will be supported on unallocated sites within or adjacent to Principal Settlements, Market Towns, Local Service Centres and Large and Small Villages where they are appropriate to the role and function of the settlement • All land in employment use should be retained for employment purposes to safeguard their 	<ul style="list-style-type: none"> • Number/area of new employment proposals permitted on unallocated sites • Area of existing land in employment use lost to other uses • Permissions for proposals for main town centre uses permitted outside of town centres • Number of active frontages within Primary Shopping Areas lost to non-retail uses

	<p>contribution to the Wiltshire economy and the role and function of individual settlements</p> <ul style="list-style-type: none">• Proposals for Main Town Centre Uses on sites which lie outside of defined Town Centres to be accompanied by a Sequential Test• Retain and enhance active frontages within Primary Shopping Areas to support the wider attractiveness of town centres	
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9. Conclusions and next steps

9.1 Conclusions

9.1.1 This SA Report has included assessment and discussion, including consideration of potential mitigation measures, of the following aspects of the Wiltshire Local Plan Review:

- Alternative Development Strategies, Emerging Spatial Strategies and Revised Spatial Strategies for the four different Housing Market Areas (HMAs)
- Reasonable alternative development sites at Principal Settlements and Market Towns
- Local Plan Review objectives and policies
- Combined effects of Local Plan Review policies
- Secondary, cumulative and synergistic effects of plan policies
- Cumulative effects between the Local Plan Review and other plans
- A potential monitoring framework for monitoring likely significant effects

9.1.2 The Council has responded to the recommendations stemming from the assessment of policies in Chapter 6 and in some cases made changes to policies. Recommendations and responses are presented in Appendix B to this report.

9.2 Next steps

9.2.1 This SA Report is being consulted on alongside the Regulation 19 consultation on the Wiltshire Local Plan Review.

9.2.2 Comments received will be considered and the SA Report reviewed as necessary.

Appendix A – Sustainability Appraisal Framework

Sustainability Appraisal topic	Sustainability Appraisal Objective	Decision-Aiding Questions (DAQs). Will the option...
Biodiversity	1. Protect and enhance all biodiversity and geological features and avoid irreversible losses.	<ol style="list-style-type: none"> 1. Avoid potential adverse impacts of development on local biodiversity and geodiversity? 2. Protect and enhance designated and non-designated sites, priority species and habitats and protected species? 3. Ensure that all new developments protect Local Geological Sites (LGSs) from development? 4. Aid in the delivery of a network of multifunctional Green Infrastructure?
Land and Soil Resources	2. Ensure efficient and effective use of land and the use of suitably located previously developed land and buildings	<ol style="list-style-type: none"> 1. Ensure development maximises the efficient use of land? 2. Maximise the reuse of Previously Developed Land? 3. Encourage remediation of contaminated land? If so, would this lead to issues of viability and deliverability? 4. Result in the permanent loss of the Best and Most Versatile 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? 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?
Water Resources	3. Use and manage water resources in a sustainable manner	<ol style="list-style-type: none"> 1. Protect surface, ground and drinking water quantity/quality? 2. Direct development to sites where adequate water supply, foul drainage, sewage treatment facilities and surface water drainage is available?
Air Quality and Environmental Pollution	4. Improve air quality and reduce all sources of environmental pollution	<ol style="list-style-type: none"> 1. Minimise and, where possible, improve on unacceptable levels of noise, light pollution, odour, and vibration? 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? 3. Lie within a consultation risk zone for a major hazard site or hazardous installation?
Climatic Factors	5. Minimise our impacts on climate change (mitigation) and reduce our vulnerability to future	<ol style="list-style-type: none"> 1. Maximise the creation and utilisation of renewable energy opportunities, including low carbon community infrastructure such as district heating? 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? 3. Minimise vulnerability to surface water flooding and other sources of flooding, without increasing flood risk elsewhere? 4. Promote and deliver resilient development that is capable of adapting to the predicted effects of climate change, including

	climate change effects (adaptation).	increasing temperatures and rainfall, through design e.g. rainwater harvesting, Sustainable Drainage Systems, permeable paving etc.
Energy	6. Increase the proportion of energy generated by renewable and low carbon sources of energy	<ol style="list-style-type: none"> 1. Support the development of renewable and low carbon sources of energy? 2. Be capable of connecting to the local Grid without the need for further investment? 3. Create economic and employment opportunities in sustainable green technologies? 4. Deliver high-quality development that maximises the use of sustainable construction materials? 5. Deliver energy efficient development that exceeds the minimum requirements set by Building Regulations?
Historic Environment	7. Protect, maintain and enhance the historic environment.	<ol style="list-style-type: none"> 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? 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?
Landscapes	8. Conserve and enhance the character and quality of rural and urban landscapes, maintaining and strengthening local distinctiveness and sense of place.	<ol style="list-style-type: none"> 1. Minimise impact on and, where appropriate, conserve and enhance nationally designated 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? 3. Protect and enhance rights of way, public open space and common land?
Population and Housing	9. Provide everyone with the opportunity to live in good quality, affordable housing, and ensure an appropriate mix of dwelling sizes, types and tenures.	<ol style="list-style-type: none"> 1. Provide an appropriate supply of affordable housing? 2. Support the provision of a range of house types and sizes to meet the needs of all sectors of the community?
Healthy and Inclusive communities	10. Reduce poverty and deprivation and promote more inclusive communities with	<ol style="list-style-type: none"> 1. Maximise opportunities for affordable homes and job creation within the most deprived areas? 2. Be accessible to educational, health, amenity greenspace, community and town centre facilities which are able to cope with the additional demand? 3. Promote/create public spaces and community facilities that might support public health, civic, cultural, recreational and community functions?

	better services and 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?
Transport	11. Reduce the need to travel and promote more sustainable transport choices.	<ol style="list-style-type: none"> 1. Promote mixed-use developments, in accessible locations, that reduce the need to travel and reduce reliance on the private car? 2. Provide suitable access and not significantly exacerbate issues of local transport capacity? 3. Make efficient use of existing transport infrastructure and promote investment in sustainable transport options, including Active Travel?
Economy and Enterprise	12. Encourage a vibrant and diversified economy and provide for long-term sustainable economic growth.	<ol style="list-style-type: none"> 1. Support the vitality and viability of town centres (proximity to town centres, built up areas, station hub)? 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? 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? 4. Promote a balance between residential and employment development to help reduce travel to work distances?

Appendix B – Local Plan policy assessment recommendations and Council responses

Plan Policy	Recommendations	Council Response	Plan amendment
Policy 4 – Addressing climate change	1. To increase the sustainability benefits of this policy, Policy 4 could include the benefits of developing brownfield sites in preference to greenfield sites as a way of mitigating and adapting to the effects of climate change.	The policy applies to residential and non-residential development regardless of whether it occurs on brownfield or greenfield	No change
	2. To increase the sustainability benefits of this policy, Policy 4 could include the benefits of protecting viable mineral resources as a way of mitigating and adapting to the effects of climate change.	This is a matter dealt with through the policies within Minerals Development Framework. Policy 4 – Addressing climate change, Clause A. v. and vii. seek to reduce consumption of finite resources	No change
	3. To increase the sustainability benefits of this policy, Policy 4 could include the benefits of incorporating sustainable waste management facilities and integrated recycling infrastructure in new developments as a way of mitigating and adapting to the effects of climate change.	Policy 4 – Addressing climate change, Clause A. vii. addresses this point	No change
Policy 6 – Chippenham Principal Settlement	1. It is recommended that the policy includes support for energy generated by renewable energy and low carbon sources.	The Plan should be read as a whole, and this is a matter dealt with in Policy 86 – Renewable Energy	No change
Policy 7 – Land south of Chippenham and East of Showell Farm	1. The SA assessment of this site has noted that there are several farms within the site where localised contamination may be an issue. It is recommended that the policy includes as a mitigation measure that 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.	The Plan should be read as a whole, and this is a matter dealt with in Policy 97 – Contaminated Land	No change
	2. The SA assessment of this site has noted that the northern most point and southwestern part of the site sit within the Bristol Avon sand and gravel Mineral Safeguarding Area. The potential impact on the resource may be high and the potential resource is likely to be substantially sterilised. A significant area of the site could be lost but constraints could be overcome through mitigation, such as extraction of mineral prior to development. It is recommended that this issue is covered within the wording of the policy.	This is a matter dealt with through the policies within Minerals Development Framework	No change
	3. Reference could be made to avoiding areas of high value archaeological assets. Suggest amending the archaeology bullet as follows (changes in italics): “There are possible impacts on archaeological remains across the site. <i>High value archaeological remains should be avoided and preservation in situ is likely to be required.</i> An archaeological survey...”	The Plan should be read as a whole, and this is a matter dealt with by Policy 99 – Ensuring the Conservation and Enhancement of the Historic Environment	No change

	4. Reference could be made into taking into account the setting of grade 2 listed Showell Farm. Suggest adding a sentence to the end of this bullet (changes in italics): “There are possible impacts on several designated and undesignated assets..... <i>The setting of the grade 2 listed Showell Farm should be taken into account in the layout</i> ”.	The Plan should be read as a whole, and this is a matter dealt with by Policy 99 – Ensuring the Conservation and Enhancement of the Historic Environment	No change
	5. The SA assessment of this site has noted that there is an area in the centre of the site, east of Lower Lodge Farm which poses a high risk of pluvial flooding, associated with Cocklemore Brook which would have to be addressed in a surface water drainage strategy and this issue should be covered in the policy wording.	The Plan should be read as a whole, and this is a matter dealt with by Policy 97 – Contaminated Land	No change
	6.It is recommended that the policy be amended to include reference to the need for steps to be taken to ensure the efficient use of water through the development and occupation of the site.	Further material would replicate measures already included in the development plan, Policy 96 – Water Resources	No change
	7.It is recommended that the ‘infrastructure and mitigation requirements’ section of the policy includes reference to development of the site would still need to make necessary provision to prevent harm or pollution to any surface or groundwater. This is particularly the case when designing Surface Water Drainage Systems.	Further material would replicate measures already included in the development plan, Policy 95 – Flood Risk	No change
	8.It is recommended that the policy wording is amended to include stringent policy criteria would be required to address potential cumulative impacts of development on surface water discharges.	Further material would replicate measures already included in the development plan, Policy 95 – Flood Risk	No change
	9.It is recommended that the policy is amended to include measures to mitigate the additional impact of development on additional air quality pressures. The availability of a range of reliable and accessible sustainable transport options will be required to help avoid significant impacts on local air quality.	This is addressed by Policy 101 – Air Quality	No change
	10.The River Avon corridor to the west and south of this site will need to be protected from noise and light pollution by leaving wide dark undeveloped buffer zones that will benefit wildlife. It is recommended that the policy is amended to reflect this.	This is addressed by Policy 88 – Biodiversity and Geodiversity	No change
	11. It is recommended that the ‘infrastructure and mitigation requirements’ section of the policy be amended to include reference for the need for a noise, light, odour impact assessment in relation to potential impacts from adjacent land uses.	This is addressed by Policy 98 – Ensuring High Quality Design and Place Shaping	No change
	12. It is recommended that the policy includes support for energy generated by renewable energy and low carbon sources.	This is addressed by Policy 86 – Renewable Energy	No change
Policy 8 – Chippenham Town Centre	1. The SA assessment of the Bath Road car park/Bridge Centre site and Emery Gate site has noted that, as previously developed land, there may be some contamination issues. It is recommended that the policy includes as a mitigation measure that if subsequent evidence becomes available which suggests that there may be land contamination, an assessment would	This is addressed by Policy 97 – Contaminated Land	No change

	be required as part of any future planning application to establish a remediation and mitigation strategy.		
	2. The SA assessment of the Bath Road car park/Bridge Centre site and Emery Gate site has noted that financial contributions into expanding offsite facilities will be required for early years, primary and secondary education. A new site for a secondary school will need to be safeguarded. This should be included within the general introduction to the policy.	This is addressed by Policy 5 – Securing Infrastructure Provision from New Development	No change
	3. The SA assessment of the Bath Road car park/Bridge Centre site and Emery Gate site has noted that financial contributions should be sought towards health care services should be sought. This should be included in the general introduction to the policy.	This is addressed by Policy 5 – Securing Infrastructure Provision from New Development	No change
	4. The Bath Road and Bridge Centre site - At the end of the heritage bullet the following detail could be added “The site is within the Conversation Area and development should respect the settlement pattern, character and appearance of the town, and the setting of the adjacent listed Bank House. An analysis of townscape should be carried out as part of the planning application process. Further investigation should be carried out at the planning application stage to identify the presence 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 or preservation by record.	This is addressed by Policy 99 – Ensuring the Conservation and Enhancement of the Historic Environment	No change
	5. For the Emery Gate site – A bullet could be added to the end of the section to require – “The site is within the Conversation Area and development should respect the settlement pattern, character and appearance of the town, and the setting of the adjacent listed United Reform Church. An analysis of townscape should be carried out as part of the planning application process. High value archaeological remains could be avoided where preservation in situ is likely to be required.”	This is addressed by Policy 99 – Ensuring the Conservation and Enhancement of the Historic Environment. Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990	No change
	6. The SA for the two sites included in this policy recommends that a Flood Risk Assessment and Surface Water Drainage Strategy are undertaken to address the groundwater and surface water flood risk on the two town centre sites within the policy. These should be clearly referenced within the policy as a requirement for any future planning application.	This is addressed by Policy 95 – Flood Risk	No change
	7. It is recommended that the policy includes support for energy generated by renewable energy and low carbon sources.	This is addressed by Policy 86 – Renewable Energy	No change
Policy 9 – Calne Market Town	1. It is recommended that the policy includes support for energy generated by renewable energy and low carbon sources.	This is addressed by Policy 86 – Renewable Energy	No change
Policy 10 – Land off Spitfire Road, Calne	1. As recommended by the SA site assessment at Annex 2.3, financial contributions should be sought for education (early years, primary and secondary) and healthcare provision. This should be included within the ‘infrastructure and mitigation requirements’ section of the policy.	This is addressed by Policy 5 – Securing Infrastructure Provision from New Development	No change
	2. The SA site assessment for Land off Spitfire Road recommends that a Flood Risk Assessment is carried out to ensure that there is no flood risk to the site and that development will not exacerbate flooding elsewhere. This recommendation should be included in the policy wording.	This is addressed by Policy 95 – Flood Risk	No change

	3. It is recommended that the policy includes support for energy generated by renewable energy and low carbon sources.	This is addressed by Policy 86 – Renewable Energy	No change
	4. It is recommended a requirement is added to the policy as follows - Further investigation is needed during a planning application process to identify the presence and significance of as yet unknown archaeological remains across the site. Mitigation could include preservation by record where relevant.	This is addressed by Policy 99 – Ensuring the Conservation and Enhancement of the Historic Environment	No change
Policy 11 – Land to the north of Spitfire Road, Calne	1. The SA of this site notes that there may be land contamination issues associated with the farm and associated buildings. 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. It is recommended that this possible impact is included in the policy text.	This is addressed by Policy 97 – Contaminated Land	No change
	2. It is recommended in accordance with the SA site assessment, that the following provisions are included in the ‘infrastructure and mitigation’ section: enhanced crossing between Spitfire Road and Abberd Lane for walking and cycling use; enhanced bus stops along Oxford Road, including mobility impaired access, cycle parking, real time information and seating; and a shuttle service to accommodate the site and the southeast quadrant of Calne should be researched and delivered if feasible.	Amend this policy as recommended	Change made
	3. It is recommended in accordance with the SA site assessment, under the ‘infrastructure and mitigation section’, to include a contribution towards a Calne Transport Strategy.	Amend this policy as recommended	Change made
	4. As recommended by the SA site assessment at Annex 2.3, financial contributions should be sought for education (early years, primary and secondary) and healthcare provision. This should be included within the ‘infrastructure and mitigation requirements’ section of the policy.	This is addressed by Policy 5 – Securing Infrastructure Provision from New Development	No change
	5. It is recommended in accordance with the SA site assessment to include a requirement for a Flood Risk Assessment to ensure there is no flood risk to the site.	This is addressed by Policy 95 – Flood Risk	No change
	6. It is recommended that the policy wording is amended to include ‘ <i>significant offsite infrastructure reinforcement for both water supply and foul water disposal will likely be required</i> ’ to the ‘infrastructure and mitigation requirements’ section of the policy.	Amend this policy as recommended	Change made
	7. It is recommended that the policy be amended to include reference to the need for steps to be taken to ensure the efficient use of water through the development and occupation of the site.	This is addressed by Policy 96 – Water Resources	No change
	8. It is recommended that the policy wording is amended to include stringent policy criteria would be required to address potential cumulative impacts of development on surface water discharges.	This is addressed by Policy 96 – Water Resources	No change
	9. It is recommended that the policy includes support for energy generated by renewable energy and low carbon sources.	This is addressed by Policy 86 – Renewable Energy	No change
	10. It is recommended a requirement is added to the policy as follows - Further investigation is needed during a planning application process to identify the presence and significance of as yet unknown archaeological remains across the site. Mitigation could include preservation by record where relevant.	This is addressed by Policy 99 – Ensuring the Conservation and Enhancement of the Historic Environment	No change

Policy 12 – Corsham Market Town	1. It is recommended that the policy includes support for energy generated by renewable energy and low carbon sources.	This is addressed by Policy 86 – Renewable Energy	No change.
Policy 13 – Land south of Dicketts Road, Corsham	1. The SA of this site highlights the fact that this site is covered by a Mineral Safeguarding Area. The area around Corsham, Box and Gastard includes a concentration of active and dormant underground mines. It is recommended that this issue is included within the policy text as the development of this site could potentially impact upon this designation.	This is a matter dealt with through the policies within Minerals Development Framework.	No change
	2. The policy states that this site is being allocated for mixed-use development. However, the only use mentioned is 105 dwellings. It is recommended that the other uses are stated in the policy.	The policy only allocates land for 105 dwellings. No need to change the wording.	No change
	3. It is recommended in accordance with the SA site assessment, under ‘infrastructure and mitigation requirements’; to include a contribution towards a Corsham Transport Plan.	Amend this policy as recommended	Change made
	4. As recommended by the SA site assessment at Annex 2.5, financial contributions should be sought to create new early years places to meet needs created as a result of development and in expanding existing primary and secondary educational provision. This should be included within the ‘infrastructure and mitigation requirements’ section of the policy.	This is addressed by Policy 5 – Securing Infrastructure Provision from New Development	No change
	5. As recommended by the SA site assessment at Annex 2.5, financial contributions should be sought to support health care provision. This should be included within the ‘infrastructure and mitigation requirements’ section of the policy.	This is addressed by Policy 5 – Securing Infrastructure Provision from New Development	No change
	6. The SA of this site highlights the groundwater risk on part of the site and recommends that a Flood Risk Assessment and Surface Water Drainage Strategy are required to better understand the overall flood risks. Surface water and groundwater risks are mentioned in the ‘infrastructure and mitigation requirements’ within the policy, but the assessment and strategy need to be included in the ‘infrastructure and mitigation requirements’	This is addressed by Policy 95 – Flood Risk	No change
	7. It is recommended that the policy wording is amended to include ‘ <i>significant offsite infrastructure reinforcement for both water supply and foul water disposal will likely be required</i> ’ to the ‘infrastructure and mitigation requirements’ section of the policy.	Amend this policy as recommended	Change made
	8. It is recommended that the policy be amended to include reference to the need for steps to be taken to ensure the efficient use of water through the development and occupation of the site.	This is addressed by Policy 96 – Water Resources	No change
	9. It is recommended that the policy is amended to include reference to significant water infrastructure crosses the site – an existing public water main crosses the site which will require suitable easements.	Amend this policy as recommended	Change made
	10. It is recommended that the ‘infrastructure and mitigation requirements’ section of the policy be amended to include ‘any development of the site would need to reserve land for a pumping station’.	Amend this policy as recommended	Change made
	11. It is recommended that the ‘infrastructure and mitigation requirements’ section of the policy includes reference to surface water would need to be discharged in accordance with local and national policy, and there must be no surface water connections to the foul sewer network. If	Amend this policy as recommended	Change made

	surface water from this development is to connect upstream to the Southerwicks / Station Road surface water network appraisal must assess impact and mitigation measures.		
	12. It is recommended that the policy includes support for energy generated by renewable energy and low carbon sources.	This is addressed by Policy 86 – Renewable Energy	No change
	13. It is recommended that in the ‘infrastructure and mitigation requirements’ section of the policy the requirement in the policy for further investigation into unknown archaeological remains could be strengthened by adding the following text to the end – ‘Mitigation could include avoidance of high value archaeological remains or preservation by record.’	This is addressed by Policy 99 – Ensuring the Conservation and Enhancement of the Historic Environment	No change
Policy 14 – Devizes Market Town	1. It is recommended that the policy includes support for energy generated by renewable energy and low carbon sources.	This is addressed by Policy 86 – Renewable Energy	No change
Policy 15 – Land at Devizes Wharf, Assize Court and Wadworth Brewery, Devizes	1. It is recommended that the policy wording is amended to include ‘ <i>moderate offsite infrastructure reinforcement for both water supply and foul water disposal will likely be required</i> ’ to the ‘infrastructure and mitigation requirements’ section of the policy.	Amend this policy as recommended	Change made
	2. It is recommended that the policy be amended to include reference to the need for steps to be taken to ensure the efficient use of water through the development and occupation of the site and that surface water reduction would be required over existing levels to the combined sewer to provide capacity for more foul flows.	This is addressed by Policy 96 – Water Resources	No change
	3. It is recommended that the ‘infrastructure and mitigation requirements’ section of the policy be amended to include reference for the need for a noise impact assessment in relation to potential impacts from adjacent land uses.	This is addressed by Policy 98 – Ensuring High Quality Design and Place Shaping	No change
	4. It is recommended that the ‘infrastructure and mitigation requirements’ section of the policy be amended to include ‘Funding contributions toward measures that improve air quality. An assessment will be needed to understand cumulative effects of development on relevant receptors in the AQMA’.	This is addressed by Policy 101 – Air Quality	No change
	5. This site has a mixture of different uses, some of which are industrial, and therefore some form of land contamination is a possibility in different parts of the site. 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. It is recommended that this potential issue is included in the wording of the policy.	This is addressed by Policy 97 – Contaminated Land	No change
	6. It is recommended that, in accordance with the SA site assessment, contributions to create new early years education provision and to expand both primary and secondary provision should be sought. This should be included within the bullet point list of the policy wording.	This is addressed by Policy 5 – Securing Infrastructure Provision from New Development	No change
	7. It is recommended that, in accordance with the SA site assessment, contributions to support health care provision should be sought. This should be included within the bullet point list of the policy wording.	This is addressed by Policy 5 – Securing Infrastructure Provision from New Development	No change

	8. The SA of this site highlights the level of risk of groundwater flooding and recommends that a Flood Risk Assessment is carried out to understand the overall flood risk on the site. Undertaking a Flood Risk Assessment should be a requirement within the policy, given the groundwater risk in much of Devizes.	This is addressed by Policy 95 – Flood Risk	No change
	9. It is recommended that the policy includes support for energy generated by renewable energy and low carbon sources.	This is addressed by Policy 86 – Renewable Energy	No change
Policy 16 – Malmesbury Market Town	1. It is recommended that the policy includes support for energy generated by renewable energy and low carbon sources.	This is addressed by Policy 86 – Renewable Energy	No change
Policy 17 – Melksham Market Town	1. It is recommended that the policy includes support for energy generated by renewable energy and low carbon sources.	This is addressed by Policy 86 – Renewable Energy	No change
Policy 18 – Land East of Melksham	1.It is recommended adding ‘ <i>Significant offsite infrastructure reinforcement for water supply and foul water drainage will likely be required</i> ’ to the ‘infrastructure and mitigation requirements’ section of the policy. Extra investment might be needed to build an additional pumping station.	Amend this policy as recommended	Change made
	2.It is recommended that the policy be amended to include reference to the need for steps to be taken to ensure the efficient use of water through the development and occupation of the site.	This is addressed by Policy 96 – Water Resources	No change
	3.It is recommended the policy be amended to include reference to significant water infrastructure crossing the site.	Amend this policy as recommended	Change made
	4.It is recommended that the ‘infrastructure and mitigation requirements’ section of the policy be amended to include reference for the need of a noise and light impact assessments in relation to potential impacts from adjacent land uses.	This is addressed by Policy 98 – Ensuring High Quality Design and Place Shaping	No change
	5.It is recommended that the ‘infrastructure and mitigation requirements’ section of the policy be amended to include reference to measures to mitigate the additional impact of development on additional air quality pressures.	This is addressed by Policy 101 – Air Quality	No change
	6. The SA of this site notes that there is an area of unknown filled ground indicated within the site. This could be potentially contaminated land and require investigation in terms of its effect upon development. 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. It is recommended that this potential issue is included under ‘infrastructure and mitigation requirements’ for this policy.	This is addressed by Policy 97 – Contaminated Land	No change
	7. It is recommended in accordance with the SA site assessment, under ‘infrastructure and mitigation requirements’, to include a contribution towards a Melksham Transport Strategy and/or the delivery of sections of Melksham bypass.	Amend this policy as recommended	Change made
	8. It is recommended in accordance with the SA site assessment, under ‘infrastructure and mitigation requirements’, to deliver a mobility hub, including bus and cycle infrastructure provisions on site and at destinations.	Amend this policy as recommended	Change made

	9. It is recommended in accordance with the SA site assessment, under ‘infrastructure and mitigation requirements’, to deliver bus service provision that accommodates at least 3 half-hourly bus services.	Amend this policy as recommended	Change made
	10. The SA of this site recommends that a detailed Flood Risk Assessment and Surface Water Drainage Strategy is required, this should be reflected in the policy wording under ‘infrastructure and mitigation requirements’	This is addressed by Policy 95 – Flood Risk	No change
	11. It is recommended that the policy includes support for energy generated by renewable energy and low carbon sources.	This is addressed by Policy 86 – Renewable Energy	No change
	12. The policy could be strengthened by amending the third bullet under the mitigation and infrastructure requirements to: ‘Design and layout to protect the setting of Grade 2 listed Blackmore Farmhouse and safeguard high value archaeological features including the former medieval settlement of Snarlton. Further investigation is needed during a planning application process to identify the presence and significance of as yet unknown archaeological remains across the site. Mitigation could include avoidance of high value archaeological remains’.	This is addressed by Policy 99 – Ensuring the Conservation and Enhancement of the Historic Environment	No change
	13. It is recommended that, in accordance with the SA site assessment that financial contributions are sought towards health care and educational provision. This should be included with the ‘infrastructure and mitigation requirements’ section of the policy.	This is addressed by Policy 5 – Securing Infrastructure Provision from New Development	No change
Policy 19 – Land off Bath Road, Melksham	1. It is recommended that the ‘infrastructure and mitigation requirements’ section be amended to include the following <i>‘Measures to protect and enhance watercourses within and adjacent to the site’</i> .	This is addressed by Policies 88 – Biodiversity and Geodiversity and 93 – Green and Blue Infrastructure	No change
	2. It is recommended that the ‘infrastructure and mitigation requirements’ section be amended as follows: <i>‘Green and blue infrastructure through the development that incorporates new and existing woodland and protects and enhances existing hedgerows and trees’</i> .	Amend this policy as recommended	Change made
	3. It is recommended that the ‘infrastructure and mitigation requirements’ section be amended as follows: <i>‘Public Open Space within the development and as the main recreational area in the eastern toe part of the site’</i> .	Amend this policy as recommended	Change made
	4. It is recommended adding <i>‘Significant offsite infrastructure reinforcement for water supply and foul water drainage will likely be required’</i> to the ‘infrastructure and mitigation requirements’ section of the policy. Extra investment might be needed to build an additional pumping station.	Amend this policy as recommended	Change made
	5. It is recommended that the policy be amended to include reference to the need for efficient use of water through the development and occupation of the site.	This is addressed by Policy 96 – Water Resources	No change
	6. It is recommended the supporting text be amended to include reference to the significant water infrastructure crossing the eastern part of the site.	This is addressed by this policy	No change
	7. It is recommended that the infrastructure and mitigation requirements include the following: <i>‘Further investigation is needed during a planning application process to identify the presence and significance of as yet unknown archaeological remains across the site. Mitigation could</i>	This is addressed by Policy 99 – Ensuring the Conservation and	No change

	<i>include avoidance of high value archaeological remains or preservation by record where relevant'</i>	Enhancement of the Historic Environment	
	8. A tributary watercourse runs through the site. A detailed Flood Risk Assessment and Surface Water Drainage Strategy are recommended to mitigate flood risk on the site and elsewhere - this should be contained within the policy wording under 'infrastructure and mitigation requirements'.	This is addressed by Policy 95 – Flood Risk	No change
	9. The policy should include a requirement for a Noise and Light Impact Assessment due to the close proximity of the Melksham Football and Rugby Club and Melksham Oak School.	This is addressed by Policy 98 – Ensuring High Quality Design and Place Shaping	No change
	10. It is recommended that in accordance with the SA site assessment, under 'infrastructure and mitigation requirements', to include a contribution towards a Melksham Transport Strategy.	Amend this policy as recommended	Change made
	11. It is recommended that the policy includes support for energy generated by renewable energy and low carbon sources.	This is addressed by Policy 86 – Renewable Energy	No change
Policy 20 – Land north of the A3102	1. It is recommended that the policy wording is amended to include ' <i>Significant offsite infrastructure reinforcement for water supply and foul water drainage will be required</i> ' to the 'infrastructure and mitigation requirements' section of the policy.	Amend this policy as recommended	Change made
	2. It is recommended that the policy be amended to include reference to the need for steps to be taken to ensure the efficient use of water through the development and occupation of the site.	This is addressed by Policy 96 – Water Resources	No change
	3. It is recommended the supporting text be amended to include reference to significant water infrastructure crossing the site.	Amend this policy as recommended	Change made
	4. It is recommended that the 'infrastructure and mitigation requirements' section of the policy be amended to include reference for the need of a noise impact assessment in relation to potential impacts from adjacent land uses (working farms/industrial units).	This is addressed by Policy 98 – Ensuring High Quality Design and Place Shaping	No change
	5. It is recommended that the 'infrastructure and mitigation requirements' section of the policy be amended to include reference to measures to mitigate the additional impact of development on additional air quality pressures.	This is addressed by Policy 101 – Air Quality	No change
	6. It is recommended that in accordance with the SA site assessment, under 'infrastructure and mitigation requirements', to include a contribution towards a Melksham Transport Strategy.	Amend this policy as recommended	Change made
	7. The SA highlights that the site contains unknown filled ground which would be regarded as potentially contaminated land and require investigation in terms of its effect upon development. Suitable assessment to confirm if impact is significant. If so, a remediation strategy will need to be developed and implemented. It is recommended that this issue is included under 'infrastructure and mitigation requirements' in the policy.	This is addressed by Policy 97 – Contaminated Land	No change
	8. The SA site assessment identifies parts of the site to be in Flood Zone 2 and 3, as well as area that are prone to surface water flooding. A detailed Flood Risk Assessment and Surface	This is addressed by Policy 95 – Flood Risk	No change

	Water Drainage Strategy are recommended to mitigate flood risk on the site and elsewhere, this should be contained within the policy wording under 'infrastructure and mitigation requirements'.		
	9. It is recommended that the policy includes support for energy generated by renewable energy and low carbon sources.	This is addressed by Policy 86 - Renewable Energy	No change
	10. It is recommended that the infrastructure and mitigation requirements include the following: Further investigation is needed during a planning application process to identify the presence and significance of as yet unknown archaeological remains across the site. Mitigation could include avoidance of high value archaeological remains or preservation by record where relevant'	This is addressed by Policy 99 – Ensuring the Conservation and Enhancement of the Historic Environment	No change
	11. It is recommended that the infrastructure and mitigation requirements include the following: 'Site layout could incorporate historic landscape elements, such as field patterns, hedgerows and mature trees'.	This is addressed by Policy 90 – Woodland, Hedgerows and Trees and 91 – Conserving and Enhancing Wiltshire's Landscapes	No change
Policy 21 – New Community Area of Search	1. Future major development in this broad location must demonstrate how it would avoid significant negative effects upon nearby European site designations such as the Salisbury Plain SPA.	This is addressed by Policy 88 – Biodiversity and Geodiversity Detailed matters in relation to the identification of a site through the plan review process.	No change
	2. Future major development in this broad location must demonstrate how it would use and manage water resources in a sustainable manner.	This is addressed by Policy 96 – Water Resources	No change
	3. Future major development in this broad location must demonstrate how it would improve air quality and minimise all sources of environmental pollution.	This is addressed by Policy 101 – Air Quality	No change
	4. It is recommended that the policy includes support for energy generated by renewable energy and low carbon sources.	This is addressed by Policy 86 – Renewable Energy	No change
	5. Future major development in this broad location must demonstrate how it would avoid significant negative effects on heritage assets, historic landscape and archaeology.	This is addressed by Policy 99 – Ensuring the Conservation and Enhancement of the Historic Environment	No change
Policy 22 – Salisbury Principal Settlement	1. It is recommended that the policy includes support for energy generated by renewable energy and low carbon sources.	This is addressed by Policy 86 - Renewable Energy	No change
Policy 23 – Land North East of Old Sarum, Salisbury	1. The site is covered by Source Protection Zone 2 and a Drinking Water Protection Safeguarding Zone. It is recommended that policy wording be amended to include reference to the need for development 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.	This is addressed by Policy 96 – Water Resources	No change

	2. It is recommended that the policy wording is amended to include ' <i>Significant offsite infrastructure reinforcement for water supply and foul drainage will likely be required</i> ' to the 'infrastructure and mitigation requirements' section of the policy.	Amend this policy as recommended	Change made
	3. It is recommended the supporting text be amended to include; 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.	This is addressed by Policy 96 – Water Resources	No change
	4. It is recommended that the 'infrastructure and mitigation requirements' section of the policy be amended to include reference for the need of a noise impact assessment in relation to potential impacts from adjacent land uses (airfield).	Amend this policy as recommended	Change made
	5. It is recommended that measures to support public transport use from the site is included under 'infrastructure and mitigation requirements'	This is addressed by Policy 70 – Sustainable Transport	
	6. It is recommended that the policy includes support for energy generated by renewable energy and low carbon sources.	This is addressed by Policy 86 – Renewable Energy	No change
	7. Further investigation is needed during a planning application process to identify the presence and significance of as yet unknown archaeological remains across the site. Mitigation could include avoidance of high value archaeological remains'	This is addressed by Policy 99 – Ensuring the Conservation and Enhancement of the Historic Environment	No change
	8. Site design and landscaping could consider the site's location close to the Old Sarum Scheduled Monument and Conservation Area'	This is addressed by Policy 99 – Ensuring the Conservation and Enhancement of the Historic Environment	No change
Policy 24 – Land at Netherhampton Road Garden Centre	1. It is recommended that opportunities to enhance sustainable transport modes should be pursued. This should be included under the 'infrastructure and mitigation requirements' section of the policy.	This is addressed by Policy 70 – Sustainable Transport	No change
	2. It is recommended that the policy wording is amended to include ' <i>Moderate offsite infrastructure reinforcement for water supply and foul drainage will likely be required</i> ' to the 'infrastructure and mitigation requirements' section of the policy.	Amend this policy as recommended	Change made
	3. It is recommended that the policy wording is amended to include stringent policy criteria would be required to address potential cumulative impacts of development on surface water discharges.	This is addressed by Policy 96 – Water Resources	No change
	4. It is recommended that the policy wording is amended to include reference to the need for development of the site to make necessary provision to protect from harm or pollution to any ground, surface or drinking water.	This is addressed by Policy 96 – Water Resources	No change
	5. It is recommended the supporting text be amended to include; the area covered by Wessex Water has been classed by the Environment Agency as 'seriously water stressed'. Significant	This is addressed by Policy 96 – Water Resources	No change

	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.		
	6. It is recommended that the policy wording is amended to include the requirement for a Flood Risk Assessment in the 'infrastructure and mitigation requirements' to ensure that development of this site won't exacerbate flood risk elsewhere.	This is addressed by Policy 95 – Flood Risk	No change
	7. It is recommended that the policy includes support for energy generated by renewable energy and low carbon sources.	This is addressed by Policy 86 – Renewable Energy	No change
	8. It is recommended the infrastructure and mitigation section of the policy includes the following: 'Further investigation is needed during a planning application process to identify the presence and significance of as yet unknown archaeological remains across the site. Mitigation could include avoidance of high value archaeological remains or preservation by record where relevant	This is addressed by Policy 99 – Ensuring the Conservation and Enhancement of the Historic Environment	No change
	9. It is recommended that the infrastructure and mitigation section of the policy includes the following: 'Site layout should ensure development is restricted to higher levels and that development avoids impact on views to and from the medieval city and spire'.	Amend this policy as recommended	Change made
Policy 25 – Land north of the Beehive Park and Ride, Old Sarum	1. It is recommended that opportunities to enhance sustainable transport modes may exist and these should be pursued where possible. This should be included under the 'infrastructure and mitigation requirements' section of the policy.	This is addressed by Policy 70 – Sustainable Transport	No change
	2. It is recommended that the policy wording is amended to include ' <i>Moderate offsite infrastructure reinforcement for water supply and foul drainage will likely be required</i> ' to the 'infrastructure and mitigation requirements' section of the policy.	Amend this policy as recommended	Change made
	3. It is recommended that the policy wording is amended to include stringent policy criteria to address potential cumulative impacts of development on surface water discharges.	This is addressed by Policy 95 – Flood Risk	No change
	4. It is recommended that the policy wording is amended to include reference to the need for development of the site needing 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 as attenuation and infiltration may be limited.	This is addressed by Policy 95 – Flood Risk and 96 – Water Resources	No change
	5. It is recommended the supporting text be amended to include; 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. Also, the site is within a Drinking Water Safeguarding Zone, therefore further consideration and consultation with the Environment Agency would be required. Minor wastewater infrastructure crosses the site.	This is addressed by Policy 96 – Water Resources	No change
	6. It is recommended that the policy text also includes a requirement for a surface water drainage strategy as surface water flood risk has been identified on site and this can be more difficult to manage due to the groundwater flood risk also identified across the site.	This is addressed by Policy 95 – Flood Risk	No change

	7. It is recommended that the policy includes support for energy generated by renewable energy and low carbon sources.	This is addressed by Policy 86 – Renewable Energy	No change
	8. The SA recommends the site is not considered further in the site selection process. Should the site come forward it is recommended the infrastructure and mitigation section of the policy includes the following requirement – ‘The layout of the development will ensure that the setting of the Old Sarum Scheduled monument is conserved and enhanced’.	This is addressed by Policy 99 – Ensuring the Conservation and Enhancement of the Historic Environment	No change
	9. The SA recommends the site is not considered further in the site selection process. Should the site come forward it is recommended the infrastructure and mitigation section of the policy includes the following requirement - ‘The site includes various archaeological features of high value, Further investigation is needed during a planning application process to identify the presence and significance of as yet unknown archaeological remains across the site. Mitigation could include avoidance of high value archaeological remains or preservation by record where relevant’	This is addressed by Policy 99 – Ensuring the Conservation and Enhancement of the Historic Environment	No change
	10. The SA recommends the site is not considered further in the site selection process. Should the site come forward it is recommended the infrastructure and mitigation section of the policy includes the following requirement ‘Layout should include historic landscape elements, such as the old parish boundary, field patterns, hedgerows and mature trees’.	This is addressed by Policies 91 – Conserving and Enhancing Wiltshire’s Landscapes and 99 – Ensuring the Conservation and Enhancement of the Historic Environment	No change
Policy 26 – Land North of Downton Road	1. The SA highlights that this 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). It is recommended that this issue is addressed either in the policy or in the background text to the policy.	This is a matter dealt with through the policies within Minerals Development Framework. Clause A. v. and vii. seek to reduce consumption of finite resources.	No change
	2. It is recommended that, in accordance with the SA Site Assessment, contributions towards health care provision, in the form of increasing capacity of GP surgeries should be sought under the ‘infrastructure and mitigation requirements’ section of the policy.	This is addressed by Policy 5 – Securing Infrastructure Provision from New Development	No change
	3. It is recommended that opportunities to enhance sustainable transport modes should be pursued. This should be included under the ‘infrastructure and mitigation requirements’ section of the policy.	This is addressed by Policy 70 – Sustainable Transport	No change
	4. It is recommended that the policy wording is amended to include ‘ <i>Significant offsite infrastructure reinforcement for water supply will likely be required</i> ’ to the ‘infrastructure and mitigation requirements’ section of the policy.	Amend this policy as recommended	Change made
	5. It is recommended that the policy wording is amended to include reference to the need for development of the site to make necessary provision to protect from harm or pollution to any ground, surface or drinking water.	This is addressed by Policy 96 – Water Resources	No change
	6. It is recommended the supporting text be amended to include 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	This is addressed by Policy 96 – Water Resources	No change

	regulators and mitigation measures are likely to take time, and unlikely to deliver capacity before 2030. Also, significant water infrastructure crosses the site.		
	7. It is recommended that the 'infrastructure and mitigation requirements' section of the policy be amended to include reference for the need of a noise impact assessment in relation to potential impacts from the highway network.	Amend this policy as recommended	Change made
	8. It is recommended that the policy includes support for energy generated by renewable energy and low carbon sources.	This is addressed by Policy 86 – Renewable Energy	No change
	9. It is recommended the infrastructure and mitigation section of the policy includes the following requirement - 'The layout should include a buffer to the north and east to protect the setting of heritage assets at Britford Farm and soften the edge of the built form'	This is addressed by Policy 99 – Ensuring the Conservation and Enhancement of the Historic Environment	No change
	10. It is recommended the infrastructure and mitigation section of the policy includes the following requirement - 'Further assessment could be carried out of the rural setting of the Salisbury Conservation Area, Britford Conservation Area and the medieval city to inform site layout. The view to Salisbury Cathedral will be conserved by a visual corridor vista through the site'.	This is addressed by Policy 99 – Ensuring the Conservation and Enhancement of the Historic Environment	No change
	11. It is recommended the infrastructure and mitigation section of the policy includes the following requirement 'Further investigation is needed during a planning application process to identify the presence and significance of as yet unknown archaeological remains across the site. Mitigation could include avoidance of high value archaeological remains or preservation by record where relevant'	This is addressed by Policy 99 – Ensuring the Conservation and Enhancement of the Historic Environment	No change
Policy 27 – Land South of Harnham	1. It is recommended that, in accordance with the SA Site Assessment, contributions towards health care provision, in the form of increasing capacity of GP surgeries should be sought.	This is addressed by Policy 5 – Securing Infrastructure Provision from New Development	No change
	2. It is recommended that, in accordance with the SA Site Assessment, contributions towards offsite provision of local services and facilities, should be sought where appropriate under the 'infrastructure and mitigation requirements' section of the policy.	This is addressed by Policy 5 – Securing Infrastructure Provision from New Development	No change
	3. It is recommended that opportunities to enhance sustainable transport modes should be pursued. This should be included under the 'infrastructure and mitigation requirements' section of the policy.	This is addressed by Policy 70 – Sustainable Transport	No change
	4. It is recommended that, in accordance with the SA Site Assessment, contributions towards educational provision or new onsite provision, should be sought where appropriate under the 'infrastructure and mitigation requirements' section of the policy.	This is addressed by Policy 5 – Securing Infrastructure Provision from New Development	No change
	5. It is recommended that the policy wording is amended to include 'Moderate <i>offsite infrastructure reinforcement for water supply and foul drainage will likely be required</i> ' to the 'infrastructure and mitigation requirements' section of the policy.	Amend this policy as recommended	Change made

	6. It is recommended that the policy wording is amended to include reference to the need for development of the site to make necessary provision to protect from harm or pollution to any ground, surface or drinking water.	This is addressed by Policy 96 – Water Resources	No change
	7. It is recommended the supporting text be amended to include; 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. Also, significant water infrastructure crosses the site.	This is addressed by Policy 96 – Water Resources	No change
	8. It is recommended that the policy wording is amended to include the requirement for a Flood Risk Assessment under ‘infrastructure and mitigation requirements’. This is to ensure that development of the site would not have a cumulate effect and exacerbate flood risk elsewhere.	This is addressed by Policy 95 – Flood Risk	No change
	9. It is recommended that the policy includes support for energy generated by renewable energy and low carbon sources.	This is addressed by Policy 86 – Renewable Energy	No change
	10. It is recommended the infrastructure and mitigation section of the policy includes the following: - ‘An eastern section of the site will remain undeveloped to preserve and enhance the heritage setting of the Woodbury Ancient Villages complex’	Amend this policy as recommended	Change made
	11. It is recommended the infrastructure and mitigation section of the policy includes the following: - ‘An improved urban edge and countryside transition can be provided on this approach into Salisbury from the south-west, whilst the setting and interpretation of <i>Woodbury Ancient Villages</i> scheduled monument can be enhanced’	Amend this policy as recommended	Change made
	12. It is recommended the infrastructure and mitigation section of the policy includes the following: ‘ Further investigation is needed during a planning application process to identify the presence and significance of as yet unknown archaeological remains across the site. Mitigation could include avoidance of high value archaeological remains or preservation by record where relevant’.	This is addressed by Policy 99 – Ensuring the Conservation and Enhancement of the Historic Environment	No change
Policy 28 – Land West of Coombe Road, Harnham	1. It is recommended that the policy wording is amended to include ‘ <i>Significant offsite infrastructure reinforcement for water supply and foul drainage will likely be required</i> ’ to the ‘infrastructure and mitigation requirements’ section of the policy.	Amend this policy as recommended	Change made
	2. It is recommended that the policy wording is amended to include stringent policy criteria would be required to address potential cumulative impacts of development on surface water discharges.	This is addressed by Policy 96 – Water Resources	No change
	3. It is recommended that the policy wording is amended to include reference to the need for development of the site to make necessary provision to protect from harm or pollution to any ground, surface or drinking water.	This is addressed by Policy 96 – Water Resources	No change
	4. It is recommended the supporting text be amended to include; 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	This is addressed by Policy 96 – Water Resources	No change

	regulators and mitigation measures are likely to take time, and unlikely to deliver capacity before 2030.		
	5. It is recommended that the 'infrastructure and mitigation requirements' section of the policy be amended to include reference for the need of a noise impact assessment in relation to potential impacts from adjacent land uses.	Amend this policy as recommended	Change made
	6. It is recommended that, in accordance with the SA Site Assessment, contributions towards health care provision, in the form of increasing capacity of GP surgeries should be sought under the 'infrastructure and mitigation requirements' section of the policy.	This is addressed by Policy 5 – Securing Infrastructure Provision from New Development	No change
	7. It is recommended that, in accordance with the SA Site Assessment, contributions towards offsite provision of local services and facilities, should be sought where appropriate under the 'infrastructure and mitigation requirements' section of the policy.	This is addressed by Policy 5 – Securing Infrastructure Provision from New Development	No change
	8. It is recommended that opportunities to enhance sustainable transport modes should be pursued. This should be included under the 'infrastructure and mitigation requirements' section of the policy.	This is addressed by Policy 70 – Sustainable Transport	No change
	9. It is recommended that the policy includes support for energy generated by renewable energy and low carbon sources.	This is addressed by Policy 86 – Renewable Energy	No change
	10. It is recommended the infrastructure and mitigation section of the policy includes the following requirement - Further investigation is needed during a planning application process to identify the presence and significance of as yet unknown archaeological remains across the site. Mitigation could include avoidance of high value archaeological remains or preservation by record where relevant'	This is addressed by Policy 99 – Ensuring the Conservation and Enhancement of the Historic Environment	No change
Policy 29 – Suitable Alternative Natural Greenspace, South Salisbury	1. It is recommended that there is provision for access to the Country Park by public transport that links to the major development to the south of Salisbury and the City Centre.	Amend this policy as recommended	Change made
	2. It is recommended that the location of the car park takes into account the setting of Woodbury Ancient Villages Scheduled Monument.	Amend this policy as recommended	Change made
Policy 30 – Land East of Church Road, Laverstock	1. It is noted that landscape sensitivity is heightened to the east of the site as reported within the SA site assessment. This policy should reflect the need to respect this sensitivity and limit development to the west of the site in line with the mitigation measure outlined within the SA site assessment.	Amend this policy as recommended	Change made
	2. It is recommended that, in accordance with the SA Site Assessment, contributions towards health care provision, in the form of increasing capacity of GP surgeries should be sought under the 'infrastructure and mitigation requirements' section of the policy.	This is addressed by Policy 5 – Securing Infrastructure Provision from New Development	No change
	3. It is recommended that, in accordance with the SA Site Assessment, contributions towards offsite provision of local services and facilities, should be sought where appropriate under the 'infrastructure and mitigation requirements' section of the policy.	This is addressed by Policy 5 – Securing Infrastructure Provision from New Development	No change

	4. It is recommended that the 'infrastructure and mitigation requirements' section of the policy be amended to include reference to development of the site needing to make necessary provision to protect from harm or pollution to any ground, surface or drinking water.	This is addressed by Policy 96 – Water Resources	No change
	5. It is recommended that the 'infrastructure and mitigation requirements' section of the policy be amended to refer to the likely need for moderate off-site infrastructure reinforcement to the foul water network capacity.	Amend this policy as recommended	Change made
	6. It is recommended that the supporting text be amended to include reference to 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. Also, significant water infrastructure crosses the site.	This is addressed by Policy 96 – Water Resources	No change
	7. It is recommended that the 'infrastructure and mitigation requirements' section of the policy makes reference to the requirement for a noise assessment to assess the potential impacts of the electronics manufacturing plant and any mitigation measures resulting from this assessment.	Amend this policy as recommended	Change made
	8. It is recommended that the 'infrastructure and mitigation requirements' section of the policy is updated to reflect the need for a Flood Risk Assessment to ascertain the level of flood risk on the site, given the potential ground water risk across much of the site.	This is addressed by Policy 95 – Flood Risk	No change
	9. It is recommended that the policy includes support for energy generated by renewable energy and low carbon sources.	This is addressed by Policy 86 – Renewable Energy	No change
	10. It is recommended the infrastructure and mitigation section of the policy includes the following: "Further investigation is needed during a planning application process to identify the presence and significance of as yet unknown archaeological remains across the site. Mitigation could include avoidance of high value archaeological remains or preservation by record where relevant"	This is addressed by Policy 99 – Ensuring the Conservation and Enhancement of the Historic Environment	No change
	11. It is recommended the infrastructure and mitigation section of the policy includes the following: 'Layout could include historic landscape elements, such as field patterns, hedgerows and mature trees'	This is addressed by Policies 91 – Conserving and Enhancing Wiltshire's Landscapes and 99 – Ensuring the Conservation and Enhancement of the Historic Environment	No change
Policy 31 – Salisbury Central Area	1. It is recommended that the policy includes a measure to improve opportunities for active travel (walking and cycling) and public transport options. This can could be placed under "Amongst other measures, fulfilment of the central area's potential will be achieved by:.."	This is addressed by Policy 70 – Sustainable Transport	No change
	2. It is recommended the policy includes the following criteria: 'Development in the central area should conserve and enhance heritage assets with heritage playing a key role in the regeneration of sites'	Amend this policy as recommended	Change made
Policy 33 – The Maltings and	1. It is recommended that the policy includes support for energy generated by renewable energy and low carbon sources.	This is addressed by Policy 86 – Renewable Energy	No change

Central Car Park	2. The policy should say 'conserve and enhance' rather than 'preserve and enhance' to be in line with the NPPF.	Amend this policy as recommended	Change made
Policy 34 – Churchfields Employment Area	1. It is recommended that the policy includes a requirement to conduct a Flood Risk Assessment to assess the level of groundwater flood risk on the site.	This is addressed by Policy 95 – Flood Risk	No change
	2. It is recommended that the policy includes support for energy generated by renewable energy and low carbon sources.	This is addressed by Policy 86 – Renewable Energy	No change
	3. It is recommended that the policy includes the requirement to conserve and enhance the setting of the adjoining Conservation Area.	This is addressed by Policy 99 – Ensuring the Conservation and Enhancement of the Historic Environment. Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990	No change
Policy 35 – Salisbury District Hospital Campus	1. It is recommended that the policy includes support for energy generated by renewable energy and low carbon sources.	This is addressed by Policy 86 – Renewable Energy	No change
	2. It is recommended that the policy includes criteria to ensure any heritage assets are conserved and enhanced.	This is addressed by Policy 99 – Ensuring the Conservation and Enhancement of the Historic Environment	No change
Policy 36 – Amesbury Market Town	1. It is recommended that the policy includes support for energy generated by renewable energy and low carbon sources.	This is addressed by Policy 86 – Renewable Energy	No change
Policy 37 – Boscombe Down	1. It is recommended that the policy includes support for energy generated by renewable energy and low carbon sources.	This is addressed by Policy 86 – Renewable Energy	No change
Policy 38 – Porton Down	1. It is recommended that the policy includes support for energy generated by renewable energy and low carbon sources.	This is addressed by Policy 86 – Renewable Energy	No change
Policy 39 – Tidworth and Ludgershall Market Town	1. It is recommended that the policy includes support for energy generated by renewable energy and low carbon sources.	This is addressed by Policy 86 – Renewable Energy	No change
Policy 40 – Land South east of Empress Way	1. In accordance with the SA site assessment, it is recommended that the 'infrastructure and mitigation requirements' section of the policy include reference to significant off-site infrastructure reinforcement and improvements being required for both the water supply network and for the foul water drainage network.	Amend this policy as recommended	Change made
	2. It is recommended that the 'infrastructure and mitigation requirements' section of the policy be amended to include reference to the need for steps to be taken to ensure the efficient use of water through the development and occupation of the site.	This is addressed by Policy 96 – Water Resources	No change

	3. In accordance with the SA site assessment, it is recommended that the “infrastructure and mitigation requirements’ section of the policy include stringent policy criteria would be required to address potential cumulative impacts of development on surface water discharges.	This is addressed by Policy 96 – Water Resources	No change
	4. It is recommended that the ‘infrastructure and mitigation requirements’ section of the policy be amended to include reference to significant infrastructure crossing the site and the need for appropriate stand-off distances around this infrastructure.	Policy amended	Change made
	5. It is recommended that, in accordance with the SA site assessment that financial contributions are sought towards health care and educational provision. This should be included with the ‘infrastructure and mitigation requirements’ section of the policy.	This is addressed by Policy 5 – Securing Infrastructure Provision from New Development	No change
	6. It is recommended that, in accordance with the SA site assessment, where possible, access to work via sustainable transport modes should be encouraged, with connectivity enhanced through development. This should be included in the bullet point list of the policy requirements.	This is addressed by Policy 70 – Sustainable Transport	No change
	7. It is recommended that the policy includes support for energy generated by renewable energy and low carbon sources.	This is addressed by Policy 86 – Renewable Energy	No change
	8. It is recommended the infrastructure and mitigation section of the policy includes the following: ‘Further investigation is needed during a planning application process to identify the presence and significance of as yet unknown archaeological remains across the site. Mitigation could include avoidance of high value archaeological remains or preservation by record where relevant’	This is addressed by Policy 99 – Ensuring the Conservation and Enhancement of the Historic Environment	No change
	9. It is recommended the infrastructure and mitigation section of the policy includes the following: “Site layout could incorporate historic landscape elements, such as field patterns, hedgerows and mature trees’	This is addressed by Policies 91 – Conserving and Enhancing Wiltshire’s Landscapes and 99 – Ensuring the Conservation and Enhancement of the Historic Environment	No change
Policy 42 – Land at Dead Maid Quarry Employment Area, Mere	1. It is recommended the policy outlines the need to conserve and enhance the value of the habitat, and the associated connected habitats, present at Norwood.	Amend this policy as recommended	Change made
	2. It is recommended the policy itself outlines the need to conserve and enhance the setting of the AONB and provide significant landscape planting to provide visual softening of the site along its boundaries.	This is addressed by Policy 91 – Conserving and Enhancing Wiltshire’s Landscapes	No change
	3. It is recommended that, where possible, access to work via sustainable transport modes should be encouraged. This should be included within the body of the policy.	This is addressed by Policy 70 – Sustainable Transport	No change
	4. It is recommended that the policy includes support for energy generated by renewable energy and low carbon sources.	This is addressed by Policy 86 – Renewable Energy	No change
Policy 44 – Marlborough Market Town	1. It is recommended that the policy includes support for energy generated by renewable energy and low carbon sources.	This is addressed by Policy 86 – Renewable Energy	No change

Policy 45 – Land at Chopping Knife Lane, Marlborough	1. It is recommended in accordance with the SA site assessment, under ‘infrastructure and mitigation requirements’ that walking and cycling infrastructure should link Elcot Lane, Chopping Knife Lane and White Horse Lane if feasible.	Policy amended	Change made
	2. It is recommended in accordance with the SA site assessment, under ‘infrastructure and mitigation requirements’, to include a contribution towards a Marlborough Transport Strategy.	Amend this policy as recommended	Change made
	3. It is recommended that, in accordance the SA site assessment that financial contributions be sought for education provision (both early years and secondary). This should be included in the ‘infrastructure and mitigation requirements’ section of the policy.	This is addressed by Policy 5 – Securing Infrastructure Provision from New Development	No change
	4. It is recommended that, in accordance the SA site assessment that financial contributions be sought for healthcare provision. This should be included in the ‘infrastructure and mitigation requirements’ section of the policy.	This is addressed by Policy 5 – Securing Infrastructure Provision from New Development	No change
	5. It is recommended that, in accordance with the SA site assessment, improved access to the bus network, to and from nearby employment, and improved strategic sustainable connectivity (i.e. to the railway) should be sought. This should be included in the “infrastructure and mitigation requirements” section of the policy.	This is addressed by Policy 70 – Sustainable Transport	No change
	6. It is recommended that the ‘infrastructure and mitigation requirements’ section of the policy include reference to the need for steps to be taken to ensure the efficient use of water through the development and occupation of the site.	This is addressed by Policy 96 – Water Resources	No change
	7. It is recommended that the supporting text be amended to include reference to water supply capacity and necessary engagement with Thames Water to ensure development does not outpace delivery of essential network upgrades to accommodate future development/s in this catchment. In terms of foul network capacity, the scale of growth is likely to require upgrades of the network and early engagement with Thames Water will be required to agree a housing phasing plan to determine what phasing may be required to ensure development does not outpace delivery of essential network upgrades.	Amend supporting text to Policy 44 – Marlborough Market Town	Change made
	8. It is recommended that the ‘infrastructure and mitigation requirements’ of the policy be amended to include reference to the need for an assessment of the impacts of noise, light, dust and odour from the adjacent factory and any mitigation required as a result.	Amend this policy as recommended	Change made
	9. It is recommended that the policy includes support for energy generated by renewable energy and low carbon sources.	This is addressed by Policy 86 – Renewable Energy	No change
	10. It is recommended the infrastructure and mitigation section of the policy includes the following: ‘Layout of the site must take account of the setting of Grade 2 listed Elcott Mill and stable block, the scheduled iron hillfort and roman settlement and the post medieval water meadows to the north’	Amend this policy as recommended	Change made
	11. It is recommended the infrastructure and mitigation section of the policy includes the following: ‘Further investigation is needed during a planning application process to identify the presence and significance of as yet unknown archaeological remains across the site.	This is addressed by Policy 99 – Ensuring the Conservation and Enhancement of the Historic Environment	No change

	Mitigation could include avoidance of high value archaeological remains or preservation by record where relevant’.		
Policy 46 – Land off Barton Dene	1. It is recommended in accordance with the SA site assessment, under ‘infrastructure and mitigation requirements’, to include a contribution towards a Marlborough Transport Strategy.	Amend this policy as recommended	Change made
	2. It is recommended that, in accordance the SA site assessment that financial contributions be sought for education provision (both early years and secondary). This should be included in the ‘infrastructure and mitigation requirements section of the policy.	This is addressed by Policy 5 – Securing Infrastructure Provision from New Development	No change
	3. It is recommended that, in accordance the SA site assessment that financial contributions be sought for healthcare provision. This should be included in the ‘infrastructure and mitigation requirements’ section of the policy.	This is addressed by Policy 5 – Securing Infrastructure Provision from New Development	No change
	4. It is recommended that the ‘infrastructure and mitigation requirements’ section of the policy include reference to the need for steps to be taken to ensure the efficient use of water through the development and occupation of the site.	This is addressed by Policy 96 – Water Resources	No change
	5. It is recommended that the supporting text be amended to include reference to water supply capacity and necessary engagement with Thames Water to ensure development does not outpace delivery of essential network upgrades to accommodate future development/s in this catchment. In terms of foul network capacity, the scale of growth is likely to require upgrades of the network and early engagement with Thames Water will be required to agree a housing phasing plan to determine what phasing may be required to ensure development does not outpace delivery of essential network upgrades.	Amend supporting text to Policy 44 – Marlborough Market Town	Change made
	6. It is recommended that the ‘infrastructure and mitigation requirements’ section of the policy include reference to noise and lighting assessment from the nearby sports pitch and MUGA at St Johns School and potential mitigation measures resulting from this.	Amend this policy as recommended	Change made
	7. It is recommended that the policy includes support for energy generated by renewable energy and low carbon sources.	This is addressed by Policy 86 – Renewable Energy	No change
	8. It is recommended the infrastructure and mitigation section of the policy includes the following requirement: ‘Further investigation is needed during a planning application process to identify the presence and significance of as yet unknown archaeological remains across the site. Mitigation could include avoidance of high value archaeological remains or preservation by record where relevant’	This is addressed by Policy 99 – Ensuring the Conservation and Enhancement of the Historic Environment	No change
Policy 47 – Royal Wootton Bassett Market Town	1. It is recommended that the policy includes support for energy generated by renewable energy and low carbon sources.	This is addressed by Policy 86 – Renewable Energy	No change
Policy 48 – Land at Marsh Farm	1. In accordance with the SA site assessment, it is recommended that the ‘infrastructure and mitigation requirements’ section of the policy reference the need to ensure the efficient use of water through the development and occupation of the site.	This is addressed by Policy 96 – Water Resources	No change

	2. It is recommended that the supporting text be amended to include reference to water supply and the potential for abstraction licence reduction in the next 10 years which would require investment in a major infrastructure development project to support significant new development, which would take significant time to develop and deliver (3-5 years).	Amended supporting text to Policy 47 - Royal Wootton Bassett Market Town	Change made
	3. It is recommended that the requirement for a surface water drainage strategy is included in the 'infrastructure and mitigation requirements' to ensure surface water is managed effectively on the site given the groundwater flooding risk.	This is addressed by Policy 95 – Flood Risk	No change
	4. It is recommended that the policy includes support for energy generated by renewable energy and low carbon sources.	This is addressed by Policy 86 – Renewable Energy	No change
	5. It is recommended the infrastructure and mitigation section of the policy includes the following: 'Further investigation is needed into the survival and extent of ridge and furrow earthworks in the eastern site area. Mitigation could involve avoiding ridge and furrow earthworks in site layout'.	Amend this policy as recommended	Change made
	6. It is recommended the infrastructure and mitigation section of the policy includes the following: ' Further investigation is needed during a planning application process to identify the presence and significance of as yet unknown archaeological remains across the site. Mitigation could include avoidance of high value archaeological remains or preservation by record where relevant'.	This is addressed by Policy 99 – Ensuring the Conservation and Enhancement of the Historic Environment	No change
Policy 49 – Land at Midge Hall Farm	1. It is recommended in accordance with the SA site assessment, under 'infrastructure and mitigation requirements', that there is a widening of footway on northern side of Swindon Road to meet LTN 1/20 standards.	Amend this policy as recommended	Change made
	2. It is recommended in accordance with the SA site assessment, under 'infrastructure and mitigation requirements', that there is provision of a controlled pedestrian crossing and improved cycle access to the A3102 leading to the High Street.	Amend this policy as recommended	Change made
	3. It is recommended in accordance with the SA site assessment, under 'infrastructure and mitigation requirements', that there is an enhancement of and improvement of connectivity to Marlowe Way Bus Stops.	Amend this policy as recommended	Change made
	4. It is recommended in accordance with the SA site assessment, under 'infrastructure and mitigation requirements', that there is bus stop provision to be made within the site should a re-routed extension of the 55 Service be deemed deliverable – this extension will be at a cost to the developer.	Amend this policy as recommended	Change made
	5. In accordance with the SA site assessment, it is recommended that the 'infrastructure and mitigation requirements' section of the policy reference the need to ensure the efficient use of water through the development and occupation of the site.	This is addressed by Policy 96 – Water Resources	No change
	6. It is recommended that the supporting text be amended to include reference to water supply and the potential for abstraction licence reduction in the next 10 years which would require investment in a major infrastructure development project to support significant new development, which would take significant time to develop and deliver (3-5 years).	Amend supporting text to Policy 47 - Royal Wootton Bassett Market Town	Change made

	7. It is recommended that the 'infrastructure and mitigation requirements' section of the policy be amended to include reference to the need for likely significant investment for foul water capacity and the likelihood this would take some time to deliver.	Amend policy 47 - Royal Wootton Bassett Market Town	Change made
	8. It is recommended that the 'infrastructure and mitigation requirements' section of the policy be amended to include reference to the need for stringent policy criteria to address potential cumulative impacts of development on surface water discharges.	This is addressed by Policy 95 – Flood Risk	No change
	9. It is recommended that the policy includes support for energy generated by renewable energy and low carbon sources.	This is addressed by Policy 86 – Renewable Energy	No change
	10. It is recommended the infrastructure and mitigation section of the policy includes the following: 'Further investigation is needed during a planning application process to identify the presence and significance of as yet unknown archaeological remains across the site. This should include considering the Scheduled Monument Post Mill at Church Hills and its setting. Mitigation could include avoidance of high value archaeological remains or preservation by record where relevant'.	This is addressed by Policy 99 – Ensuring the Conservation and Enhancement of the Historic Environment	No change
	11. It is recommended the infrastructure and mitigation section of the policy includes the following: 'Further investigation is needed into the survival and extent of watermeadows. Mitigation could involve avoiding water meadows in site layout and incorporating historic landscape elements such as field patterns, hedgerows and mature trees'.	Amend this policy as recommended	Change made
Policy 50 – Land West of Maple Drive	1. It is noted the policy outlines the need to “avoid development in the north of the site where it would remove woodland and alter the landscape setting of Jubilee Lake green space”. For the avoidance of doubt, it is recommended the area from the point of hedgerow/tree boundary to the north of the apparent arable field is excluded from the allocation. Sufficient buffering, informed by assessment to include habitat enhancement, to the south of the hedgerow boundary should be provided alongside greenspace elsewhere on the site to alleviate pressure and negative impacts on the CWS/LNR.	Amend this policy as recommended	Change made
	2. It is recommended in accordance with the SA site assessment, under 'mitigation measures', to include a contribution towards a Royal Wootton Bassett Transport Strategy and towards extensions and connections to the proposed Swindon to Royal Wootton Bassett cycle route.	Amend policy 47 - Royal Wootton Bassett Market Town	Change made
	3. It is recommended in accordance with the SA site assessment, under 'infrastructure and mitigation requirements', that there is provision of a crossing facility to access pedestrian cyclist infrastructure on the eastern side of the road (Maple Drive).	Amend this policy as recommended	Change made
	4. It is recommended in accordance with the SA site assessment, under 'infrastructure and mitigation requirements', that there is a replacement/enhancement of existing but unused bus stop provision on Maple Drive and extension of bus service to provide a minimum hourly service between the site and Swindon – this extension will be at a cost to the developer.	Amend this policy as recommended	Change made
	5. In accordance with the SA site assessment, it is recommended that the 'infrastructure and mitigation requirements' section of the policy reference the need to ensure the efficient use of water through the development and occupation of the site.	This is addressed by Policy 96 – Water Resources	Change made

	6. It is recommended that the supporting text be amended to include reference to water supply and the potential for abstraction licence reduction in the next 10 years which would require investment in a major infrastructure development project to support significant new development, which would take significant time to develop and deliver (3-5 years).	Amendments to supporting text to Policy 47 - Royal Wootton Bassett Market Town	Change made
	7. It is recommended that the 'infrastructure and mitigation requirements' section of the policy be amended to include reference to the need for investment in sewage treatment capacity infrastructure.	Amend policy 47 - Royal Wootton Bassett Market Town	Change made
	8. It is recommended that the policy includes support for energy generated by renewable energy and low carbon sources.	This is addressed by Policy 86 – Renewable Energy	No change
	9. It is recommended the infrastructure and mitigation section of the policy includes the following: 'Further investigation is needed into the survival and extent of medieval deer park. Mitigation could involve avoiding medieval deer park and incorporating historic landscape elements, such as field patterns, hedgerows and mature trees or elements of medieval deer park such as park pale or earthworks, in site layout	Amend this policy as recommended	Change made
	10. It is recommended the infrastructure and mitigation section of the policy includes the following: 'Further investigation is needed during a planning application process to identify the presence and significance of as yet unknown archaeological remains across the site. Mitigation could include avoidance of high value archaeological remains or preservation by record where relevant'	This is addressed by Policy 99 – Ensuring the Conservation and Enhancement of the Historic Environment	No change
Policy 51 – Land at Woodshaw	1. It is recommended in accordance with the SA site assessment, under 'infrastructure and mitigation requirements', to include a contribution towards a Royal Wootton Bassett Transport Strategy and towards extensions and connections to the proposed Swindon to Royal Wootton Bassett cycle route.	Amend this policy as recommended	Change made
	2. It is recommended in accordance with the SA site assessment, under 'infrastructure and mitigation requirements', for the delivery of footway/cycleway provision along the site frontage, connecting into Garraways and Swallows Mead via controlled pedestrian/cyclist crossings and enhancing the route to the town centre to accommodate cyclists.	Amend this policy as recommended	Change made
	3. It is recommended in accordance with the SA site assessment, under 'infrastructure and mitigation requirements', for the provision of additional bus stops and enhancement of service 99.	Amend this policy as recommended	Change made
	4. It is recommended in accordance with the SA site assessment, under 'infrastructure and mitigation requirements', for the possible capacity enhancement of the A3102 roundabout to the north (subject to achievability and feasibility).	Amend this policy as recommended	Change made
	5. In accordance with the SA site assessment, it is recommended that the wording under the 'infrastructure and mitigation requirements' section of the policy be amended to include reference to steps needing to be taken to ensure the efficient use of water through the development and occupation of the site.	This is addressed by Policy 96 – Water Resources	No change

	6. In accordance with the SA site assessment, it is recommended that the supporting text be amended to include reference to water supply and the potential for abstraction licence reduction in the next 10 years which would require investment in a major infrastructure development project to support significant new development, which would take significant time to develop and deliver (3-5 years).	Amended supporting text to Policy 47 - Royal Wootton Bassett Market Town	Change made
	7. In accordance with the SA site assessment, it is recommended that the wording under the 'infrastructure and mitigation requirements' section of the policy be amended to include 'investment in sewage treatment capacity infrastructure will be required'.	Amended Policy 47 - Royal Wootton Bassett Market Town	Change made
	8. In accordance with the SA site assessment, it is recommended that the supporting text include reference to the issue that part of the site adjoins a busy railway line which may give rise to noise impacts and may require mitigation.	Amend this policy as recommended	Change made
	9. It is recommended that a surface water drainage strategy is included in the list of mitigation measures to address the surface water flood risks on the site.	This is addressed by Policy 95 – Flood Risk	No change
	10. It is recommended that the policy includes support for energy generated by renewable energy and low carbon sources.	This is addressed by Policy 86 – Renewable Energy	No change
	11. It is recommended the infrastructure and mitigation section of the policy includes the following: 'Historic landscape elements, such as field patterns, hedgerows and mature trees could be incorporated into in site layout'	This is addressed by Policies 91 – Conserving and Enhancing Wiltshire's Landscapes and 99 – Ensuring the Conservation and Enhancement of the Historic Environment	No change
	12. It is recommended the infrastructure and mitigation section of the policy includes the following: 'Further investigation is needed during a planning application process to identify the presence and significance of as yet unknown archaeological remains across the site. Mitigation could include avoidance of high value archaeological remains or preservation by record where relevant.'	This is addressed by Policy 99 – Ensuring the Conservation and Enhancement of the Historic Environment	No change
	13. It is recommended the infrastructure and mitigation section of the policy includes the following: 'The setting of the Schedule Monument on the western buffer should be taken into account in site design'.	Amend this policy as recommended	Change made
Policy 52 – Trowbridge Principal Settlement	1. It is recommended that the policy includes support for energy generated by renewable energy and low carbon sources.	This is addressed by Policy 86 – Renewable Energy	No change
Policy 53 – Land north of Trowbridge	1. It is recommended in accordance with the SA site assessment, under 'infrastructure and mitigation requirements', to include a contribution towards a Trowbridge Transport Strategy.	Amend this policy as recommended	Change made
	2. It is recommended that, in accordance the SA site assessment that provision for both early years and secondary school provision should be met through new onsite provision (in addition to the proposed new primary school). This should be included in the 'infrastructure and mitigation requirements' section of the policy.	This is addressed by Policy 5 – Securing Infrastructure Provision from New Development	No change

	3. It is recommended that, in accordance the SA site assessment that financial contributions be sought for healthcare provision. This should be included in the 'infrastructure and mitigation requirements' section of the policy.	This is addressed by Policy 5 – Securing Infrastructure Provision from New Development	No change
	4. It is recommended that the 'infrastructure and mitigation requirements' section of the policy be amended to include 'Significant offsite infrastructure reinforcement for water supply and foul drainage will likely be required'.	Amend this policy as recommended	Change made
	5. It is recommended that the 'infrastructure and mitigation requirements' section of the policy be amended to include a site-specific policy requirement for the control of surface water discharges from new development is required for this site.	This is addressed by Policy 95 – Flood Risk	No change
	6. It is recommended that the 'infrastructure and mitigation requirements' section of the policy be amended to include reference to the need to make necessary provision to protect from harm or pollution to any ground, surface or drinking water resulting from development. Steps will need to be taken to ensure the efficient use of water through the development and occupation of the site.	This is addressed by Policy 96 – Water Resources	No change
	7. It is recommended that the policy wording under the 'infrastructure and mitigation requirements' section of the policy be amended to include mitigation measures to protect development from potential noise, dust and odour from the adjacent land uses (working farm and sewage treatment works).	Amend this policy as recommended	Change made
	8. It is recommended that the policy wording under 'infrastructure and mitigation requirements' section be amended to include reference to the potential cumulative impacts of additional traffic generated by the development and subsequent increase in emissions would need assessment as well as the effects the development may have on existing road networks and nearby AQMAs (Devizes and Bradford-on-Avon).	This is addressed by Policy 101 – Air Quality	No change
	9. It is recommended that the policy includes support for energy generated by renewable energy and low carbon sources.	This is addressed by Policy 86 – Renewable Energy	No change
	10. It is recommended consideration is given to providing further detail in the policy on the heritage assets effected in line with the SA site assessment.	This is addressed by Policy 99 – Ensuring the Conservation and Enhancement of the Historic Environment	No change
Policy 54 – North Trowbridge Country Park	1. It is recommended that there is provision for access to the Country Park by public transport that links to the major development to the north of Trowbridge and the Town Centre.	Amend this policy as recommended	Change made
	2. It is recommended that the policy provides details (both in the policy itself and/or supporting text) of how the country park will be a local asset that may be sustainably accessed and enjoyed by all.	Amend this policy as recommended	Change made
	3. It is recommended that the location of the car park takes into account the setting of the Scheduled Monument Shrunken Settlement of Paxcroft to the west of Paxcroft Farm and that the layout of the access routes could take account of historic landscape features such as field patterns, hedgerows and mature trees.	Amend this policy as recommended	Change made

Policy 55 – Land at Innox Mills, Trowbridge	1. This policy may benefit from reflecting the need to ensure development height is limited to that of the existing surrounding roofline and townscape whilst reflecting the surrounding scale, pattern and vernacular as per the suggested mitigation measures within the SA site assessment.	This is dealt with in Policy 55 - Land at Innox Mills and Policy 98 – Ensuring High Quality Design and Place Shaping	No change
	2. The SA has highlighted the former industrial uses on this site and the possibility of land contamination. It is recommended that reference is made in this policy to the need for further investigation of this. A 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.	This is addressed by Policy 97 – Contaminated Land	No change
	3. It is recommended in accordance with the SA site assessment, under ‘infrastructure and mitigation requirements’, that access to the station should also be served by new lift access to the railway line bridge, in order to facilitate disabled access to both platforms from within the station.	Amend this policy as recommended	Change made
	4. It is recommended in accordance with the SA site assessment, under ‘infrastructure and mitigation requirements’, that enhancements are made to Stallard Street to increase the standard and size of bus stops and waiting areas and pedestrian infrastructure, wherever possible this should tie in with the Council’s Future High Streets fund scheme. This should fall under “infrastructure and mitigation requirements’ within the policy.	Amend this policy as recommended	Change made
	5. It is recommended in accordance with the SA site assessment, under ‘infrastructure and mitigation requirements’, to include a contribution towards a Trowbridge Transport Strategy.	Amend this policy as recommended	Change made
	6. It is recommended that policy wording under ‘infrastructure and mitigation requirements’ section of the policy be amended to include ‘Development of the site would need to make necessary provision to protect from harm or pollution to any ground, surface or drinking water. Steps will need to be taken to ensure the efficient use of water through the development and occupation of the site’.	This is addressed by Policy 96 – Water Resources	No change
	7. It is recommended that policy wording under ‘infrastructure and mitigation requirements’ section of the policy be amended to include ‘It is likely that moderate off-site infrastructure reinforcement would be required for both water supply and foul water drainage’.	Amend this policy as recommended	Change made
	8. It is recommended that the policy supporting text be amended to include reference to ‘Significant wastewater infrastructure/service crossing traverse the site, which may affect development viability’.	Amend this policy as recommended	Change made
	9. It is recommended that policy wording under ‘infrastructure and mitigation requirements’ section of the policy be amended to include the requirement of an odour assessment to assess the potential impacts of the odour buffer of the sewage treatment works. Results of the assessment and any mitigation measures should be adopted’.	Amend this policy as recommended	Change made
	10. It is recommended that policy wording under ‘infrastructure and mitigation requirements’ section of the policy be amended to include reference to the requirement of a noise assessment	Amend this policy as recommended	Change made

	to assess the potential impacts of the highway network. Results of the assessment and any mitigation measures should be adopted’.		
	11. It is recommended that the policy supporting text be amended to include reference to potential light pollution from the railway station and how this should be mitigated.	Amend supporting text to this policy	Change made
	12. It is recommended, as detailed with the SA site assessment that financial contributions be sought towards education either expanding or creating off site facilities. This should be included within the ‘infrastructure and mitigation requirements’ section of the policy.	This is addressed by Policy 5 – Securing Infrastructure Provision from New Development	No change
	13. It is recommended, as detailed with the SA site assessment that financial contributions be sought towards health care provision. This should be included within the ‘infrastructure and mitigation requirements’ section of the policy.	This is addressed by Policy 5 – Securing Infrastructure Provision from New Development	No change
	14. It is recommended that policy wording under ‘infrastructure and mitigation requirements’ includes the requirement for a Flood Risk Assessment as well as a Surface Water Drainage Strategy to ensure flood risk is managed on site.	This is addressed by Policy 95 – Flood Risk	No change
	15. It is recommended that the policy includes support for energy generated by renewable energy and low carbon sources.	This is addressed by Policy 86 – Renewable Energy	No change
	16. It is recommended consideration is given to providing further detail in the policy on the heritage assets effected in line with the SA site assessment.	This is addressed by Policy 99 – Ensuring the Conservation and Enhancement of the Historic Environment	No change
Policy 56 – Trowbridge Central Area	1. It is recommended that the policy includes a measure to improve opportunities for active travel (walking and cycling) and public transport options.	This is addressed by Policy 70 – Sustainable Transport	No change
	2. It is recommended that the policy includes support for energy generated by renewable energy and low carbon sources.	This is addressed by Policy 86 – Renewable Energy	No change
	3. It is recommended that the policy could be strengthened by adding the following the section that states ‘Development proposals should improve the resilience of the town centre by: ‘Conserving and enhancing heritage assets as part of wider regeneration projects’.	Amend this policy as recommended	Change made
Policy 57 – Bradford on Avon Market Town	1. It is recommended that the policy includes support for energy generated by renewable energy and low carbon sources.	This is addressed by Policy 86 – Renewable Energy	No change
Policy 58 – Warminster Market Town	1. Currently additional development at the town is facing a hiatus due to phosphate levels and discharges into the River Avon SAC. It is recommended that solutions to this ecological problem are outlined as a priority at Warminster within this policy to improve the conditions within the River Avon SAC.	Amend this policy as recommended	Change made
	2. It is recommended that the policy includes support for energy generated by renewable energy and low carbon sources.	This is addressed by Policy 86 – Renewable Energy	No change

Policy 60 – Westbury Market Town	1. It is recommended that the policy includes support for energy generated by renewable energy and low carbon sources.	This is addressed by Policy 86 – Renewable Energy	No change
Policy 61 – Land West of Mane Way, Westbury	1. It is recommended in accordance with the SA site assessment, under ‘infrastructure and mitigation requirements’, that a crossing is delivered on Mane Way to access the shared route network.	Amend this policy as recommended	Change made
	2. It is recommended in accordance with the SA site assessment, under ‘infrastructure and mitigation requirements’, to include a contribution towards a Westbury Strategic Transport Strategy.	Amend this policy (place this clause before 1. above)	Change made
	3. It is recommended in accordance with the SA site assessment, under ‘infrastructure and mitigation requirements’, that the site makes a bus service contribution to deliver a new 30-minute frequency service.	Amend this policy as recommended	Change made
	4. It is recommended that wording under ‘infrastructure and mitigation requirements’ section of the policy be amended to include ‘Steps will need to be taken to ensure the efficient use of water through the development and occupation of the site’.	This is addressed by Policy 96 – Water Resources	No change
	5. It is recommended that wording under the ‘infrastructure and mitigation requirements’ section of the policy be amended to include ‘It is likely that moderate off-site infrastructure reinforcement would be required for water supply and likely significant off-site infrastructure reinforcement required for foul water drainage’.	Amend this policy as recommended	Change made
	6. It is recommended that the policy includes support for energy generated by renewable energy and low carbon sources.	This is addressed by Policy 86 – Renewable Energy	No change
	7. It is recommended that in accordance with the SA site assessment, under ‘mitigation measures’ a Flood Risk Assessment is required to understand the overall flood risk on site.	This is addressed by Policy 95 – Flood Risk	No change
	8. It is recommended the infrastructure and mitigation section of the policy includes the following: ‘Further research is needed to identify survival and extent of watermeadows across the site. Mitigation could include avoidance of areas of high historic landscape value’.	Amend this policy as recommended	Change made
	9. Consider adding further detail on archaeological assessment in line with the SA site assessment.	This is addressed by Policy 99 – Ensuring the Conservation and Enhancement of the Historic Environment	No change
Policy 62 – Land at Bratton Road, Westbury	1. It is recommended the policy reflects the landscape sensitivity to the south of the site owing to the intervisibility with the ridgeline with development minimising negative effects upon the landscape character.	Amend this policy as recommended	Change made
	2. In accordance with the SA site assessment, it is recommended that given the site’s size and location, mixed-use development is proposed for this allocation. This will help increase opportunities for linked trips through the provision of on-site local services and facilities, subsequently reducing the need for local residents to travel further afield.	Amend this policy as recommended	Change made

	3. It recommended in accordance with the SA site assessment, under 'infrastructure and mitigation requirements', to include a contribution towards a Westbury Strategic Transport Strategy including an extension across the railway line at Mane Way.	Amend this policy as recommended	Change made
	4. It is recommended that wording under 'infrastructure and mitigation requirements' section of the policy be amended to include 'Steps will need to be taken to ensure the efficient use of water through the development and occupation of the site'.	This is addressed by Policy 96 – Water Resources	No change
	5. It is recommended that wording under the "infrastructure and mitigation requirements' section of the policy be amended to include 'It is likely that moderate off-site infrastructure reinforcement would be required for water supply and likely significant off-site infrastructure reinforcement required for foul water drainage'.	Amend this policy as recommended	Change made
	6. It is recommended that wording under the 'infrastructure and mitigation requirements' section of the policy be amended to include stringent policy criteria would be required to address potential cumulative impacts of development on surface water discharges.	This is addressed by Policy 96 – Water Resources	No change
	7. It is recommended that the policy includes support for energy generated by renewable energy and low carbon sources.	This is addressed by Policy 86 – Renewable Energy	No change
	8. It is recommended the infrastructure and mitigation section of the policy includes the following: 'Layout could include historic landscape elements, such as field patterns, hedgerows and mature trees'.	This is addressed by Policies 91 – Conserving and Enhancing Wiltshire's Landscapes and 99 – Ensuring the Conservation and Enhancement of the Historic Environment	No change
	9. Consider adding further detail on archaeological assessment in line with the SA site assessment.	This is addressed by Policy 99 – Ensuring the Conservation and Enhancement of the Historic Environment	No change
Policy 63 – Westbury Country Park	1. It is recommended that there is provision for access to the Country Park by public transport that links to the major development to the north of Westbury and the town centre.	Amend this policy as recommended	Change made
	2. It is recommended that the location of the car park takes into account the setting of Bratton Park and Heywood House and that the layout of the access routes could take account of historic landscape features such as field patterns, hedgerows and mature trees.	Amend supporting text	Change made
Policy 64 – Additional Employment Land	1. It is recommended that the policy includes support for energy generated by renewable energy and low carbon sources.	This is addressed by Policy 86 – Renewable Energy	No change
	2. It is recommended that criteria b. include reference to the historic environment, as well as landscape character.	Policy amended	No change
Policy 65 – Existing	1. It is recommended that the policy includes support for energy generated by renewable energy and low carbon sources.	This is addressed by Policy 86 – Renewable Energy	No change

Employment Land			
Policy 66 – Military Establishments	1. It is recommended the policy includes criteria for ensuring there is adequate provision of sustainable transport choices, for the change of use, conversion, or redevelopment of redundant military establishments outside settlement boundaries to employment uses.	This is addressed by Policy 70 – Sustainable Transport	No change
	2. It is recommended that the policy includes support for energy generated by renewable energy and low carbon sources.	This is addressed by Policy 86 – Renewable Energy	No change
	3. It is recommended that the policy make clear that any such proposals must be appropriate in the context of heritage assets and their settings that could be affected by the development.	This is addressed by Policy 99 – Ensuring the Conservation and Enhancement of the Historic Environment	No change
Policy 69 – Tourism and Related Development	1. It is recommended that the policy includes provision for sustainable transport choices under ‘development proposals based around tourism should...’.	This is addressed by Policy 70 – Sustainable Transport	No change
	2. It is recommended that the policy text be amended to ensure that development, particularly in rural or isolated locations, lead to no adverse impacts in respect of environmental pollution (light, noise, odour).	Amend this policy as recommended	Change made
	3. It is recommended that the policy text be amended to ensure that development, particularly in areas of flood risk, requires a Flood Risk Assessment to ensure there are no flood risks on site and development will not exacerbate flood risk elsewhere.	This is addressed by Policy 95 – Flood Risk	No change
	4. It is recommended that the final bullet of the policy be amended to make clear that not only heritage assets that are related to the proposed development be preserved and enhanced.	This is addressed by Policy 99 – Ensuring the Conservation and Enhancement of the Historic Environment	No change
Policy 77 – Rural Exceptions Sites	1. It is recommended that reference is made to the need to ensure that heritage assets and their settings would be preserved through any such schemes.	This is addressed by Policy 99 – Ensuring the Conservation and Enhancement of the Historic Environment	No change
Policy 79 – First Homes Exception Sites	1. The policy states that a proposal should be ‘ <i>within or adjoining the existing settlement</i> ’. It is not clear what settlements are included in this. Does this include any settlement outside of designated rural areas and Green Belt? Does it include Small Villages and those in the open countryside? It is recommended that this is clarified to make the policy more effective.	The policy would not apply in the Green Belt, unless very special circumstances could be argued.	No change
	2. Supporting text to the policy states that First Homes Exception Sites can come forward on unallocated land ‘ <i>outside of a development plan..</i> ’. It is not clear what this means and recommended that this is clarified.	Text deleted	Change made
	3. The policy states that ‘ <i>Development proposals for First Homes Exception Schemes will be supported, provided (skip to point 4) The proposal does not result in unacceptable harm to areas or assets of designated importance or constrained by wider environmental considerations - e.g. areas at risk of flooding.</i> It is considered this may encompass designated landscapes or	The policy needs to be read in conjunction with other relevant policies in the draft Plan.	No change

	ecological/geological designations. The suggestion that, if unacceptable harm to such designations is avoided development is acceptable, may undermine the policies of the Local Plan that aim to conserve and enhance Wiltshire's Landscapes and/or Biodiversity/Geodiversity. It is recommended this is either clarified or removed given development that comes forward will need to accord with the policies of the wider Local Plan that aim to go beyond simply the avoidance of unacceptable harm to the environment.		
	4. It is recommended that for clarity point 4 includes, within the list of examples, heritage assets and their settings.	Amend this policy as recommended	Change made
Policy 81 – Community Facilities	1. Introduce additional criteria under 'Development of new community facilities' requiring development to demonstrate that there would be an acceptable level of impact in terms of environmental pollution arising from the development, including noise, light, odour and air pollution.	Dealt with by other policies of the Plan.	No change
	2. Amend criterion ii. under 'Development of new community facilities' to include reference to the historic setting and heritage assets.	This is addressed by Policy 99 – Ensuring the Conservation and Enhancement of the Historic Environment	No change
Policy 82 – Housing in the Countryside	1. Introduce additional criteria under the final paragraph requiring development to demonstrate that there would be an acceptable level of impact in terms of environmental pollution arising from the development, including noise and light.	Dealt with by other policies of the Plan	No change
	2. Introduce additional criteria under the final paragraph requiring development to demonstrate that there would be an acceptable level of impact on the historic environment.	This is addressed by Policy 99 – Ensuring the Conservation and Enhancement of the Historic Environment	No change
Policy 85 – Sustainable Construction and Low Carbon Energy	1. This policy begins by outlining how 'new build residential will <i>strive</i> to achieve a zero-carbon standard'. It is considered this policy could be strengthened by outlining that development ' <i>will</i> ' achieve this standard as opposed to ' <i>striving</i> ' to do so. This would have a positive impact on the policies ability to tackle climate change which subsequently has a positive impact against objectives 1, 4 and 8.	Policy has been amended	No change
	2. The elements of the policy relating to new builds could be improved with reference to the need to ensure that external onsite renewable generation must demonstrate that there would be no adverse impacts as a result on the historic environment.	This is addressed by Policy 86 – Renewable Energy	No change
Policy 86 – Renewable Energy	1. It is considered that this policy, when considering standalone renewable energy installations, could include the suggestion that where possible land for such installations is managed in a way to maximise its ecological value. For instance, the management of grassland and the surrounding habitat, for instance a solar installation, could be managed in a manner as to optimise the ecological value of the grassland and boundary habitat. This would optimise the possibility of positive effects against objective 1.	Dealt with by other policies of the Plan	No change

<p>Policy 97 – Contaminated Land</p>	<p>1. The background text to the policy includes a list of documents, one or more of which will need to be provided by developers to demonstrate that the development site is, or will be, made suitable for the proposed final use. It is recommended that this list is included within the policy itself to improve its effectiveness as such requirements have been included in other policies in the Plan.</p>	<p>Policy already amended as it was considered that the list of documents would form part of the validation checklist process. Documents moved to supporting text.</p>	<p>No change</p>
<p>Policy 99 – Ensuring the Conservation and Enhancement of the Historic Environment</p>	<p>1. Amend criteria iii. for the sake of clarity to include reference Listed Buildings and Scheduled Monuments: “iii. buildings and structures of special architectural or historic interest, <u>such as Listed Buildings and Scheduled Monuments</u>”</p>	<p>The text at iii) covers Listed Buildings and Scheduled Monuments.</p>	<p>No change</p>