

## WARMINSTER NEIGHBOURHOOD PLAN HABITATS REGULATIONS ASSESSMENT (HRA)

### 1. Introduction

- 1.1. This Habitats Regulations Assessment (HRA) relates to the Warminster Neighbourhood Plan Review, Draft Policies for SEA/HRA Screening, February 2023, hereafter referred to as the NP, submitted to Wiltshire Council in February 2023 prior to the Regulation 14 consultation stage.
- 1.2. The HRA has been carried out to comply with Regulation 105 of the Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019<sup>1</sup>, hereafter referred to as the Habitats Regulations. Under these Regulations, a competent authority must consider whether a relevant plan is likely to have a significant effect on any European sites (formerly also referred to as Natura 2000 sites and now known as the national site network<sup>2</sup>) before deciding to give any consent, permission or other authorisation. If the screening exercise demonstrates significant effects are likely, whether or not these are addressed through mitigation measures<sup>3</sup>, the competent authority must undertake an appropriate assessment to examine the effects of the plan on the conservation objectives of the European sites in question, consult the appropriate nature conservation body and have regard to its representations. Both the screening, and any subsequent appropriate assessment must consider the impacts of the plan alone and in combination with other plans or projects.
- 1.3. It is usually the case that a plan of this nature does not go into the detailed aspects of development proposals and therefore the full effects of potential development cannot be accurately assessed at the plan making stage. Those details will typically be identified through a planning application which would be subject to further, more detailed HRA. The principle that a HRA need only consider the effects of a proposal or policy in as much detail as is specified by the plan was explained by Advocate General Kokott in a judgement brought against the UK government in 2005:  
  
*“Many details are regularly not settled until the time of the final permission. It would also hardly be proper to require a greater level of detail in preceding plans or the abolition of multi-stage planning and approval procedures so that the assessment of implications can be concentrated on one point in the procedure. Rather, adverse effects on areas of conservation must be assessed at every relevant stage of the procedure to the extent possible on the basis of the precision of the plan. This assessment is to be updated with increasing specificity in subsequent stages of the procedure.”*<sup>4</sup>
- 1.4. Where appropriate assessment is undertaken, the competent authority may go on to authorise the plan provided that it will not adversely affect the integrity of any European sites. Where an **adverse effect on the integrity (AEoI)** of any European sites cannot be ruled out, and where there are no alternative solutions, the plan can only be authorised and proceed if there are **imperative reasons of over-riding public interest (IROPI)** and if the necessary compensatory measures can be secured.
- 1.5. Wiltshire Council has conducted the following HRA as competent authority for the Warminster NP. Where risks to European sites are identified, changes are recommended to remove or reduce the risks, and these

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<sup>1</sup> On 1<sup>st</sup> January 2021 the Conservation of Habitats and Species Regulations 2017 were amended by the Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019. Most of these changes involved transferring functions from the European Commission to the appropriate authorities in England and Wales. All other processes or terms in the 2017 Regulations remain unchanged and existing guidance is still relevant. The obligations of a competent authority in the 2017 Regulations for the protection of sites or species do not change [Changes to the Habitats Regulations 2017 - GOV.UK](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/612222/changes-to-the-habitats-regulations-2017.pdf) ([www.gov.uk](https://www.gov.uk))

<sup>2</sup> Due to the Conservation of Habitats and Species Regulations 2017 (as amended) being amended by the Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019 on 1<sup>st</sup> January 2021.

<sup>3</sup> Court of Justice of the European Union, Case C 323/17 “People Over Wind”/P. Sweetman v Coillte Teoranta

<sup>4</sup> Commission of the European Communities v UK and NI, opinion of Advocate General Kokott, 9 June 2005, Case C-6/04

should be incorporated into the plan before it is made. Likewise, if the policies or planning context change after the HRA is completed, the HRA process must be repeated before the final plan is considered by a referendum and adopted.

## 2. Screening Methodology

- 2.1. Each element of the plan has been categorised against screening criteria developed by Natural England (NE) to provide a clear audit trail for the screening assessment.
- 2.2. The screening criteria used are as follows:
  - Category A1: The policy will not itself lead to development e.g., because it relates to design or other qualitative criteria for development.
  - Category A2: The policy is intended to protect the natural environment.
  - Category A3: The policy is intended to conserve or enhance the natural, built or historic environment.
  - Category A4: The policy would positively steer development away from European sites and associated sensitive areas.
  - Category A5: The policy would have no effect because no development could occur through the policy itself, the development being implemented through other policies in the same plan, which are more specific and therefore more appropriate to assess for their effects on European Sites and associated sensitive areas.
  - Category B: No significant effect.
  - Category C: Likely significant effect alone.
  - Category D: Likely significant effects in combination.
- 2.3. The effect of each policy has been considered both individually and in combination with other plans and projects (see Table 1 in Section 4 below). Where potential for likely significant effects have been identified, an appropriate assessment is presented in subsequent sections.

## 3. Higher Level HRAs

### Wiltshire Core Strategy

- 3.1 The Wiltshire Core Strategy (WCS) HRA (October 2009, February 2012<sup>5</sup>, March 2013<sup>6</sup>, February 2014<sup>7</sup> and April 2014<sup>8</sup>) identified general parameters to determine the likelihood of potential impacts on European sites. The following potential impact pathways and associated parameters were identified and assessed for the European sites stipulated below.
  - *Recreation – European sites within 5km of the plan area, or where the New Forest Special Protection Area (SPA)/Special Area of Conservation (SAC) is within 13.8km (extended to 15km where HRA indicates this is necessary) of the plan area or where Salisbury Plain SPA/SAC is within 15km (it should be noted that the relevant parameter for the latter has since been revised on the basis of data obtained by means of visitor surveys and is now 6.4km):*

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<sup>5</sup> Wiltshire Core Strategy Submission Draft – Assessment under the Habitats Regulations, Wiltshire Council, February 2012

<sup>6</sup> Wiltshire Core Strategy – Assessment under the Habitats Regulations, Wiltshire Council, March 2013

<sup>7</sup> Update to the Wiltshire Core Strategy Habitats Regulations Assessment, February 2014 (Exam/89)

<sup>8</sup> Wiltshire Core Strategy Updated Habitats Regulations Assessment, April 2014

- Salisbury Plain SPA / SAC
- River Avon SAC
- New Forest SAC / SPA
- Bath and Bradford on Avon Bats SAC (added post adoption of WCS)
- North Meadow and Clattinger Farm SAC (added post adoption of WCS)
- *Hydrology / Hydrogeology – European sites that fall wholly or partly within the Wessex Water Resource Zone may be susceptible to impact:*
  - Salisbury Plain SAC / SPA
  - Bath and Bradford on Avon Bats SAC
  - Pewsey Downs SAC
  - North Meadow and Clattinger Farm SAC
  - River Avon SAC
  - River Lambourn SAC
  - Kennet & Lambourn Floodplain SAC
- *Air Pollution / Nitrogen Deposition – European sites within 200m of a main road*
  - Porton Down SPA
  - Salisbury Plain SAC / SPA
  - Southampton Water SPA
  - North Meadow and Clattinger Farm SAC
  - River Avon SAC
  - Rodborough Common SAC
  - Cotswolds Beechwoods SAC
- *Physical Damage / Interruption of Flight Lines / Disturbance*
  - Bath and Bradford on Avon Bats SAC
  - Porton Down SPA
  - Chilmark Quarries SAC (added post adoption of Wiltshire Core Strategy)
  - Mottisfont Bats SAC (added post adoption of Wiltshire Core Strategy)

### **Wiltshire Housing Site Allocations Plan**

- 3.2 Since the WCS was adopted, the Council published a pre-submission draft of the Wiltshire Housing Site Allocations Plan (WHSAP) together with a HRA dated 21 June 2017. A schedule of proposed changes was considered by Cabinet supported by an Addendum to the HRA dated May 2018. A further schedule of changes and an Addendum to the HRA incorporating minor factual changes were published in September 2018 for public consultation. Subsequently, the WHSAP (Council Version, February 2020) was adopted by Full Council on 25<sup>th</sup> February 2020, and this was accompanied by the final WHSAP Assessment under the Habitats Regulations (Wiltshire Council, February 2020).
- 3.3 The screening criteria for the adopted WHSAP and final HRA were modified for some European sites from those used for the WCS subsequent to the acquisition of results from new surveys, and in light of advice

- from NE. This includes the zone of influence (Zol) around the Salisbury Plain SPA used to screen for likely significant effects as a result of recreational pressure being revised from 15km to 6.4km on the basis of data obtained by means of visitor surveys.
- 3.4 Furthermore, since the WCS was adopted, NE has advised Wiltshire Council of its concerns regarding the growing number of visitors to the North Meadow and Clattinger Farm SAC in recent years which has led to an increase in trampling. NE has advised that this is particularly evident at North Meadow (which is also a National Nature Reserve (NNR)) during April and May when visitors come to see the Snake's-head fritillaries in flower. NE considers that the increase in recreational pressure upon the SAC is primarily as a result of increases in the local population, and that major new housing developments within a short travel distance of North Meadow are likely to add to the existing visitor pressure and trampling effects. The North Meadow and Clattinger Farm SAC Interim Recreation Mitigation Strategy 2023 – 2028 (May 2023) sets out the mitigation strategy for the North Meadow element of the SAC with regards to new residential and tourism accommodation developments within the identified Zol. The Clattinger Farm element of the SAC is not subject to the strategy. The strategy sets out two Zol, an Inner Zone of 0km - 4.2km and an Outer Zone of 4.2km – 9.4km. The Inner Zone represents the area within which 75% of local year round users (e.g. dog walkers) originate. The Outer Zone represents the area within which 75% of those people who visit to view the Snake's-head fritillaries during the main flowering season originate<sup>9</sup>. Mitigation will be achieved through financial contributions to Strategic Access Management Monitoring (SAMM), Infrastructure Mitigation Projects (IMP) and/or Suitable Alternative Natural Greenspace (SANGs). Developments of over 50 units within the Inner Zone will be expected to provide their own SANG unless a financial contribution to the IMP/SANG project system can be robustly justified. The strategy is an interim approach and will be reviewed within 5 years following further monitoring and surveys.
- 3.5 Impacts of development in Wiltshire on the New Forest SPA were considered in the HRA for the South Wiltshire Core Strategy (SWCS) adopted in 2012<sup>10</sup>. The assessment used data from the Tourism South East PROGRESS survey for 2004/05 and census data from 2001 for the former Salisbury District to examine patterns of visitors to the New Forest from across south Wiltshire. That HRA concluded that the development in south Wiltshire would increase visitor pressure by less than 1% and 89% of this would be through additional local day visits from within 8 km of the National Park. The WCS addressed the New Forest's mitigation requirements through Core Policy 50, identifying that a New Forest Mitigation Strategy would be prepared to address recreational impacts. Since the WCS was adopted, the council has joined a partnership of local authorities seeking to develop a strategic approach to address the impacts of recreational pressure on the New Forest SPA. A Government grant through the Planning Delivery Fund enabled visitor surveys to be conducted across the New Forest in 2018/19. This work was recently published, and the Council is now part of a steering group working to agree a common approach to mitigation including the extent of the Zol and how to fairly reflect different visit rates within it. This evidence has informed the preparation of an Interim Recreation Mitigation Strategy by Wiltshire Council.
- 3.6 The WCS adopted the 8km zone of influence, however, as discussed in the Interim Recreation Mitigation Strategy, from 1<sup>st</sup> September 2021 this has been revised to 13.8 km. Before this date, the mitigation scheme only applied to permitted dwellings lying within 8km of the New Forest designated sites whereas thereafter the scheme has been extended to apply to new residential and tourism development within 13.8 km of any of the New Forest designated sites and may be extended to include applications within 15km, where demonstrated to be necessary through a bespoke appropriate assessment.

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<sup>9</sup> North Meadow and Clattinger Farm SAC Interim Recreation Mitigation Strategy 2023 – 2028. Cotswold District Council, Swindon Borough Council and Wiltshire Council in partnership with Natural England. May 2023

<sup>10</sup> South Wiltshire Proposed Submission Core Strategy HRA Report, Appendix 13. NPA for Wiltshire Council, July 2009

- 3.7 Since the WCS was adopted and on the advice of NE, any plan or project that will lead to development within the catchment of the River Avon SAC must be phosphorous neutral and be subject to appropriate assessment which concludes no adverse effect on the SAC alone or in-combination with other plans or projects in order to be authorised.

#### **Emerging Evidence and Advice from Natural England Subsequent to Adoption of WHSAP**

- 3.8 Similarly, it came to light in spring 2020 that any plan or project that will lead to development within the catchment of the River Test must be nitrogen neutral as the Test drains into the Solent and this region is protected by a number of European and international designations including the Solent Maritime SAC, Chichester and Langstone Harbours SPA, Portsmouth Harbour SPA and Solent and Southampton Water SPA and Ramsar site. In 2018 and 2019 NE undertook a number of condition assessments of the features of these designated sites around the Solent. These assessments identified that high levels of nitrogen and phosphorus are entering this water environment and that there is sound evidence that nitrogen in particular is causing eutrophication at the aforementioned designated sites and that the resulting excessive growth of green algae and plants, which reduces oxygen and light levels, is leading to negative effects on the special features for which the European sites are designated. These nutrient inputs currently mostly come either from agricultural sources or from wastewater from existing housing and other development. These findings were published by NE in June 2020 in *Advice on Achieving Nutrient Neutrality for New Development in the Solent Region*. This advice also stipulates that:

*“There is uncertainty as to whether new growth will further deteriorate designated sites. This issue has been subject to detailed work commissioned by local planning authorities (LPAs) in association with Natural England, Environment Agency and water companies. This strategic work, which updates early studies, is on-going. Until this work is complete, the uncertainty remains and the potential for future housing developments across the Solent region to exacerbate these impacts creates a risk to their potential future conservation status.*

*One way to address this uncertainty is for new development to achieve nutrient neutrality. Nutrient neutrality is a means of ensuring that development does not add to existing nutrient burdens and this provides certainty that the whole of the scheme is deliverable in line with the requirements of the Conservation of Habitats and Species Regulations 2017 (as amended).*

*This report sets out a practical methodology to calculating how nutrient neutrality can be achieved. This methodology is based on best available scientific knowledge, and will be subject to revision as further evidence is obtained. It is our advice to local planning authorities to take a precautionary approach in line with existing legislation and case-law when addressing uncertainty and calculating nutrient budgets.”*

- 3.9 In accordance with NE’s advice, any plan or project which will lead to development within the catchment of the River Test cannot be approved unless nitrogen neutrality has been demonstrated via quantitative means, and an appropriate assessment conducted by the competent authority has concluded beyond reasonable scientific doubt that there would be no adverse effects on the integrity of any of the Solent region European sites.
- 3.10 In 2022 the River Lambourn SAC and the Somerset Levels and Moors Ramsar site were identified by NE as being in unfavourable condition due to excessive phosphorus inputs. A very small area of both of these sites are located within Wiltshire. Any overnight accommodation development within the catchment of the SAC or Ramsar site are now required to demonstrate phosphorous neutrality and be subject to an appropriate assessment which concludes no adverse effect on the SAC or Ramsar site alone or in-combination with other plans or projects in order to be authorised.

## Screening of Warminster NP Area

### *Recreation*

- 3.11 The majority of the NP area is located within the Hampshire Avon Catchment, barring a small area to the north which lies within the Bristol Avon catchment. The River Wylde, which is a component of the River Avon SAC, flows through the southern area of the NP area and also follows the NP area boundary. Recreational pressure on the River Avon SAC is recognised to occur in limited circumstances predominately where significant development lies immediately adjacent to or in close proximity to the river. Core Policy 69 (CP69) (*Protection of the River Avon SAC*) of the WCS states: *'In order to avoid and reduce potential environmental effects on the River Avon SAC, development will need to incorporate measures during construction and operation to avoid and prevent pollution and mitigate potential disturbance effects; appropriate measures may include consideration of suitable buffer zones along watercourses, habitat enhancements and river access management measures.'*
- 3.12 The NP does not allocate any sites for development, however it does support development within the NP area. The NP must therefore be subject to appropriate assessment due to the potential for recreational effects on the River Avon SAC.
- 3.13 The whole of the Warminster NP area is located within the 6.4km Zol for recreational pressure on the Salisbury Plain SPA, and although the NP does not allocate sites for development it does support development within the NP area and therefore development could come forward as a result of the plan and policies therein. The NP must therefore be subject to an appropriate assessment due to the potential for recreational effects on the Salisbury Plain SPA and the stone-curlew population. A large portion of the north eastern area of the NP area is located within the SPA however the majority of this area is located on MOD land with restricted public access.
- 3.14 A large portion of the north eastern area of the NP area lies within the Salisbury Plain SAC. The NP does not allocate sites for development and the majority of the SAC located within the NP area is located on MOD land with restricted public access therefore it is not considered likely that the policies in the NP would have likely significant effects on the SAC. The SAC habitat features were also screened out of appropriate assessment for the WCS on the advice of NE.
- 3.15 Part of the north western area of the NP area is located within the 4km core area around the greater horseshoe core roost in Westbury Leigh. The core roost is functionally linked to the Bath and Bradford on Avon Bats SAC. The roost is located within a private house, therefore residential development supported by the NP would not cause recreational pressures on this individual roost and the Bath and Bradford on Avon Bats SAC has been screened out of appropriate assessment with regards to recreational impacts.
- 3.16 In terms of recreational pressures on other European sites, the NP area is located well beyond the 13.8km Zol around the New Forest SAC and SPA and the 9.4km Zol around the North Meadow element of the North Meadow and Clattinger Farm SAC.

### *Hydrology / Hydrogeology*

- 3.17 The majority of the Warminster NP area lies within the Hampshire Avon Catchment and the Wessex Water Resource Zone. The River Wylde, a component of the River Avon SAC, flows through the southern area of the NP area and also follows the NP area boundary.
- 3.18 The River Avon SAC and the groundwater sources are particularly vulnerable to the effects of diffuse and point source pollution which can cause ecological damage due to excessive algal growth. The potential for significant effects on water quality and phosphate levels in the River Avon could be caused by increased housing and employment provision which would lead to discharges to the river and nutrient enrichment of the aquatic system. The Council has agreed through a Memorandum of Understanding with NE and others that measures will be put in place to ensure all developments permitted between

March 2018 and March 2026 are phosphorus neutral in perpetuity. To this end it is currently implementing a phosphorus mitigation strategy to offset all planned residential development, both sewerage and non sewerage, permitted during this period.

- 3.19 With regards to the potential for likely significant effects on the River Avon SAC from water abstraction, the HRA (2020) for the Wiltshire Housing Site Allocations Plan (WHSAP) states that existing levels of abstraction for Public Water Supplies (PWS) have the potential to exceed guideline levels on short stretches of the upper reaches of the River Avon SAC. Increased levels of abstraction in this part of the catchment could result in likely significant effects through low flows which would impact upon the qualifying features. Warminster is listed as a settlement falling wholly or partly within sub catchments where abstraction for PWS could cause likely significant effects on the River Avon SAC. The NP does not allocate any sites for development however it does support development within the NP area. Any development coming forward through the NP is likely to be small scale infill development which alone may not have a significant impact with regards to water abstraction however there is the potential for in combination effects. Therefore, the NP must be subject to appropriate assessment due to the potential for in combination effects on the River Avon SAC with regards to increased water abstraction.
- 3.20 Any application for development within close proximity to the SAC would need to incorporate appropriate and adequate avoidance and mitigation measures such as buffer zones along the river, and compliance with Core Policy 69 (Protection of the River Avon SAC) of the WCS. Core Policy 69 requires the use of Construction Management Plans for developments within 20m of the river bank as this will help to maintain water quality.
- 3.21 The NP does not allocate any sites for development however it does support development within the NP area and as such, a pathway for likely significant effects on the River Avon SAC exists, therefore the NP must be subject to an appropriate assessment in terms of potential phosphorus and construction impacts on this European site.

*Air Pollution / Nitrogen Deposition*

- 3.22 The Wiltshire Core Strategy HRA identified that increased traffic would lead to potential effects through an increase in atmospheric pollution and nitrogen deposition upon a range of European sites within 200m of a main road. Such effects were considered to be very small and difficult to predict at the strategic level<sup>11</sup>. The Warminster NP does not allocate any sites for development therefore it is considered that the NP will not result in significant effects on European sites as a result of nitrogen or particulate matter deposition.

*Physical Damage / Interruption of Flight Lines / Disturbance*

- 3.23 As noted above part of the north western area of the NP area is located within the 4km core area of the greater horseshoe core roost located in Westbury Leigh which is functionally linked to the Bath and Bradford on Avon Bats SAC. There is the potential for policies within the NP to cause physical damage to likely bat habitat within the core area, the interruption of flight lines and disturbance to both bats and their habitats (including those used for foraging, roosting, and breeding) in relation to this core roost. Policies in the NP have therefore been screened into appropriate assessment in the table below.
- 3.24 In terms of the potential to cause physical damage to features which provide habitat for bats, such as breeding, roosting and foraging habitat, and the potential to interrupt or fragment/sever bat flight lines, or to cause disturbance to such features, it is deemed that the NP area is too remote to have implications for bats at the Mottisfont Bats SAC or the Chilmark Quarries SAC.
- 3.25 The whole of the NP area lies within the 6.4km ZoI for recreational pressure on the Salisbury Plain SPA and as such any residential development within this zone could lead to an increase in visitor pressure on

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<sup>11</sup> Update to the Wiltshire Core Strategy Habitats Regulations Assessment, February 2014 (Exam/89)

the SPA, as discussed in paragraph 3.13, and physical disturbance to breeding stone-curlew as stone-curlew are susceptible to disturbance from visual stimuli within 1km. The NP does not allocate sites for development but supports residential development within the settlement boundary (and outside it in exceptional circumstances). The closest stone-curlew nesting plots are located on restricted MOD land on higher ground within the SPA and the closest is located approximately 3km from the settlement boundary. Therefore, development supported by the NP is considered unlikely to have an effect on these nesting plots and as such, Salisbury Plain SPA has been screened out of appropriate assessment with regards to potential physical disturbance impacts on stone-curlew.

- 3.26 The NP area, at its closest point, is located approximately 31.6km from Porton Down SPA. Therefore, it is considered that the plan area is sufficiently distant from this SPA and known functionally linked habitat, for any development within the plan area to cause direct physical damage to, or fragmentation of, breeding and foraging habitat for the Annex I species stone-curlew. The plan area is also considered too remote for development within the plan area to result in anthropogenic disturbance or visual stimuli that could have an adverse effect on stone-curlew breeding at Porton Down SPA.

#### **4. Screening of Policies in Warminster Neighbourhood Plan Review (Draft Policies for SEA/HRA Screening, February 2023)**

- 4.1 The Warminster NP comprises 29 planning policies, 12 of which are recommended to be taken forward to appropriate assessment due to potential likely significant effects on the River Avon SAC, Salisbury Plain SPA and Bath and Bradford on Avon Bats SAC.
- 4.2 It is considered that none of the other policies within the NP would lead directly to development or result in a likely significant effect on any European sites, either alone or in-combination with other plans or projects.



**TABLE 1: Habitats Regulations Assessment Screening of the Warminster Neighbourhood Plan**

A / B (Green) – Screened out			
C / D (Red) – Screened in			
Policy	Initial Screening Category	Policy Summary and Assessment under Habitats Regulations	Comments and Recommendations
Draft Policy - HC1 Housing within the Settlement Boundary	D Salisbury Plain SPA	<p>This policy supports sustainable housing developments within the settlement boundary of the NP area where they:</p> <ol style="list-style-type: none"> <li>a. <i>accord with the Settlement Boundary provisions of adopted Wiltshire strategic policy or any subsequent adopted Strategic Plan policy,</i></li> <li>b. <i>have regard to the character of and integration with the surrounding area, with reference to the Warminster Design Code.</i></li> </ol> <p>The policy goes on to state that development outside of the settlement boundary will not be supported unless in circumstances as permitted by policies within adopted strategic policy.</p> <p>This policy does not allocate sites for development however it does support housing development within the settlement boundary and outside in exceptional circumstances. The whole of the NP area is located within the 6.4km recreational Zol around the Salisbury Plain SPA therefore this policy must be considered through an appropriate assessment as there is the potential for likely significant effects in terms of recreational pressure on the SPA.</p>	<p>This policy and the NP do not state that new developments would need to demonstrate compliance with the Habitat Regulations.</p> <p>It is recommended that a policy is added to the NP that states that new development will need to demonstrate compliance with the Habitat Regulations. This policy should also include reference to the Salisbury Plain SPA, Bath and Bradford on Avon Bats SAC and the River Avon SAC, their Zol's and the strategic mitigation strategies designed to reduce the potential impact of new development on these European designated sites. This policy should also highlight that not all</p>
	C and D Bath and Bradford on Avon Bats SAC	<p>The northern extent of the NP area, including some areas within the settlement boundary, is located within the 4km core area associated with the greater horseshoe core roost in Westbury Leigh.</p> <p>Policy HC1 does not make reference to the need to comply with the Habitat Regulations through adherence to Wiltshire Council's Bat SAC Planning Guidance.</p> <p>Residential development supported by this policy has the potential to affect functional habitat for bats within the 4km core area. Therefore, the potential for likely significant effects with regards to physical damage, interruption of flight lines and disturbance to bats associated with the Bath and Bradford on Avon Bats SAC as a result of Draft Policy HC1 cannot be screened out and the policy must be subject to appropriate assessment.</p>	

Policy	Initial Screening Category	Policy Summary and Assessment under Habitats Regulations	Comments and Recommendations
	D River Avon SAC	<p>The majority of the NP area except for a small area in the north east is located within the Hampshire Avon Catchment. A small section of the River Wylde, which is a component of the River Avon SAC, flows through the southern extent of the NP area or follows the boundary.</p> <p>Residential development supported by this policy has the potential to cause likely significant effects on the SAC as a result of additional discharges from sewage treatment works causing an increase in phosphorus pollution. Any development, both sewered and non sewered, coming forward in the catchment of the River Avon must be phosphorus neutral and subject to an appropriate assessment which concludes no adverse effects on the SAC alone or in combination.</p> <p>As the majority of the NP area is located within the catchment of the River Avon SAC there is the potential for in combination effects associated with increased water abstraction due to residential development within the catchment.</p> <p>There is also the potential for construction impacts and increased recreational pressure due to additional public use of habitats associated with the SAC.</p> <p>Therefore, it is necessary for this policy to be subject to appropriate assessment.</p>	<p>developments would be covered by the Council's strategic mitigation strategies and may therefore be required to provide a bespoke mitigation strategy.</p> <p>It is recommended that Draft Policy HC1 refers to the need to comply with the policy recommended above.</p>
Draft Policy – HC2 Housing Mix and Style	D Salisbury Plain SPA	<p>This policy supports development proposals for new homes or the conversion of existing buildings where they:</p> <ol style="list-style-type: none"> <li>a. Address the balance and provision of market and affordable housing to meet the specific housing needs of the local community, identified in the Warminster Housing Needs Assessment (2023) or updated evidence of housing need that has been validated by the Town Council, and</li> <li>b. Increase the supply of homes including social rented and discounted market housing in conformity with adopted Wiltshire Council Local Plan affordable housing policy.</li> </ol> <p>This policy does not allocate sites for development however it does support development proposals for new homes within Warminster. The whole of the NP area is located within the 6.4km recreational ZoI around Salisbury Plain SPA therefore this policy must be considered</p>	<p>This policy and the NP do not state that new developments would need to demonstrate compliance with the Habitat Regulations.</p> <p>It is recommended that a policy is added to the NP that states that new development will need to</p>

Policy	Initial Screening Category	Policy Summary and Assessment under Habitats Regulations	Comments and Recommendations
		<p>through an appropriate assessment as there is the potential for likely significant effects in terms of recreational pressure on the SPA.</p>	<p>demonstrate compliance with the Habitat Regulations. This policy should also include reference to the Salisbury Plain SPA, Bath and Bradford on Avon Bats SAC and the River Avon SAC, their Zol's and the strategic mitigation strategies designed to reduce the potential impact of new development on these European designated sites. This policy should also highlight that not all developments would be covered by the Council's strategic mitigation strategies and may therefore be required to provide a bespoke mitigation strategy.</p> <p>It is recommended that Draft Policy HC2 refers to the need to comply with the policy recommended above.</p>
<p>C and D Bath and Bradford on Avon Bats SAC</p>	<p>The northern extent of the NP area, including some areas within the settlement boundary, is located within the 4km core area associated with the greater horseshoe core roost in Westbury Leigh.</p> <p>Policy HC2 does not make reference to the need to comply with the Habitat Regulations through adherence to the Bat SAC Guidance.</p> <p>Residential development supported by this policy has the potential to affect functional habitat for bats within the 4km core area. Therefore, the potential for likely significant effects with regards to physical damage, interruption of flight lines and disturbance to bats associated with the Bath and Bradford on Avon Bats SAC as a result of Draft Policy HC2 cannot be screened out and the policy must be subject to appropriate assessment.</p>		
<p>D River Avon SAC</p>	<p>The majority of the NP area except for a small area in the north east of the NP area is located within the Hampshire Avon Catchment. A small section of the River Wylde, which is a component of the River Avon SAC, flows through the south of the NP area or follows the boundary.</p> <p>Residential development supported by this policy has the potential to cause likely significant effects on the SAC as a result of additional discharges from sewage treatment works causing an increase in phosphorus pollution. Any development, both sewered and non sewered, coming forward in the catchment of the River Avon must be phosphorus neutral and subject to an appropriate assessment which concludes no adverse effects on the SAC alone or in combination.</p> <p>As the majority of the NP area is located within the catchment of the River Avon SAC there is the potential for in combination effects associated with increased water abstraction due to residential development within the catchment.</p>		

Policy	Initial Screening Category	Policy Summary and Assessment under Habitats Regulations	Comments and Recommendations
		<p>There is also the potential for construction impacts and increased recreational pressure due to additional public use of habitats associated with the SAC.</p> <p>Therefore, it is necessary for this policy to be subject to appropriate assessment.</p>	
Draft Policy - HC3 Community Facilities	C and D Bath and Bradford on Avon Bats SAC	<p>This policy only supports proposals that include the loss of community facilities where the following can be demonstrated:</p> <ul style="list-style-type: none"> <li>• It would not be economically viable, feasible or practicable to retain the facility. Redevelopment for non-community use would only be considered as a last resort, or</li> <li>• Adequate alternative provision exists within walking distance, or will be provided in an equally or more accessible location within the catchment area of the facility, and</li> <li>• It supports the creation of a 20 minute community.</li> </ul> <p>Proposals for new community facilities in the NP area are supported by this policy where the applicant can demonstrate the need and benefits of the proposed facility, or if the facility is proposed as mitigation against the loss of other facilities. New community facilities should be located where there is a choice of travel options and should be accessible to all members of the community.</p> <p>Once complete the draft policy is proposing to include a list of facilities that would be considered favorably.</p> <p>The northern extent of the NP area is located within the 4km core area associated with the greater horseshoe core roost in Westbury Leigh. Although this policy will not lead to development as it does not allocate sites, it does support the loss of and the development of new community facilities where appropriate.</p> <p>Policy HC2 does not make reference to the need to comply with the Habitat Regulations through adherence to the Bat SAC Guidance.</p> <p>Development supported by this policy has the potential to affect functional habitat for bats within the 4km core area. Therefore, the potential for likely significant effects with regards to physical damage, interruption of flight lines and disturbance to bats associated with the Bath</p>	<p>This policy and the NP do not state that new developments would need to demonstrate compliance with the Habitat Regulations.</p> <p>It is recommended that a policy is added to the NP that states that new development will need to demonstrate compliance with the Habitat Regulations. This policy should also include reference to the Salisbury Plain SPA, Bath and Bradford on Avon Bats SAC and the River Avon SAC, their Zol's and the strategic mitigation strategies designed to reduce the potential impact of new development on these European designated sites. This policy should also highlight that not all</p>

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	C and D River Avon SAC	<p>and Bradford on Avon Bats SAC as a result of Draft Policy HC3 cannot be screened out and the policy must be subject to appropriate assessment.</p> <p>The majority of the NP area except for a small area in the north east of the NP area is located within the Hampshire Avon Catchment. A small section of the River Wylye, which is a component of the River Avon SAC, flows through the south of the NP area or follows the boundary. Therefore, there is the potential for new or improved community facilities to be located within close proximity to the River Avon SAC.</p> <p>As the majority of the NP area is located within the catchment of the River Avon SAC there is the potential for in combination effects associated with increased water abstraction due to development within the catchment.</p> <p>Therefore, the potential for likely significant effects with regards to construction impacts, water abstraction impacts and recreational pressure on the SAC cannot be ruled out and Draft Policy HC3 must be subject to appropriate assessment.</p>	<p>developments would be covered by the Council's strategic mitigation strategies and may therefore be required to provide a bespoke mitigation strategy.</p> <p>It is recommended that Draft Policy HC3 refers to the need to comply with the policy recommended above.</p>
Draft Policy - HC4 Community Infrastructure	A1 / C / D Bath and Bradford on Avon Bats SAC	<p>This policy supports proposals for infrastructure developments that would improve the community infrastructure, for example educational or health facilities where they</p> <ul style="list-style-type: none"> <li>• Are of high quality design</li> <li>• Provide evidence of the need for the facility and support from the community.</li> </ul> <p>Once complete the draft policy is proposing to include a list of facilities that would be considered favorably.</p> <p>The northern extent of the NP area is located within the 4km core area associated with the greater horseshoe core roost in Westbury Leigh. Although this policy will not lead to development as it does not allocate sites, it does support infrastructure developments that would improve community infrastructure.</p> <p>Policy HC4 does not make reference to the need to comply with the Habitat Regulations through adherence to the Bat SAC Guidance.</p>	<p>This policy and the NP do not state that new developments would need to demonstrate compliance with the Habitat Regulations.</p> <p>It is recommended that a policy is added to the NP that states that new development will need to demonstrate compliance with the Habitat Regulations. This policy should also include reference to the Salisbury</p>

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	A1 / C / D River Avon SAC	<p>Development supported by this policy has the potential to affect functional habitat for bats within the 4km core area. Therefore, the potential for likely significant effects with regards to physical damage, interruption of flight lines and disturbance to bats associated with the Bath and Bradford on Avon Bats SAC as a result of Draft Policy HC4 cannot be screened out and the policy must be subject to appropriate assessment.</p> <p>The majority of the NP area except for a small area in the north east of the NP area is located within the Hampshire Avon Catchment. A small section of the River Wylde, which is a component of the River Avon SAC, flows through the south of the NP area or follows the boundary, therefore there is the potential for new or improved community infrastructure to be located within close proximity to the River Avon SAC and to cause increased recreational pressure on the SAC.</p> <p>As the majority of the NP area is located within the catchment of the River Avon SAC there is the potential for in combination effects associated with increased water abstraction due to development within the catchment.</p> <p>Therefore, the potential for likely significant effects with regards to construction impacts, water abstraction impacts and recreational pressure on the SAC cannot be ruled out and Draft Policy HC4 must be subject to appropriate assessment.</p>	<p>Plain SPA, Bath and Bradford on Avon Bats SAC and the River Avon SAC, their Zol's and the strategic mitigation strategies designed to reduce the potential impact of new development on these European designated sites. This policy should also highlight that not all developments would be covered by the Council's strategic mitigation strategies and may therefore be required to provide a bespoke mitigation strategy.</p> <p>It is recommended that Draft Policy HC4 refers to the need to comply with the policy recommended above.</p>
Draft Policy - ETC1 Town Centre Vitality and Uses	A1 / A3	<p>This policy seeks to ensure that the town centre is protected as the focus for retail, commercial, leisure, cultural and tourism uses. Proposals for new or changes of use of ground floor frontages and upper floor space will only be supported where they conform to the Warminster Town Centre Masterplan (2023-2038).</p> <p>This policy will not lead to development but seeks to protect the town centre of Warminster. The policy will not result in a likely significant effect on any European sites. Developments will</p>	

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		be considered at the planning stage to ensure they comply with this policy, the NPPF and other relevant Development Plan policies.	
Draft Policy - ETC2 Town Centre Heritage and Character	A1 / A3	<p>This policy supports development proposals within the town centre provided that the proposals:</p> <ul style="list-style-type: none"> <li><i>i. Is of a scale and design and uses materials that conserves or enhances the character of Warminster town centre and Conservation Area;</i></li> <li><i>ii. protects or enhances the fabric and setting of Town Centre listed buildings and non-designated heritage assets listed in Warminster Neighbourhood Plan policy NEH7</i></li> <li><i>iii. Provides an accessible connection to the public realm;</i></li> <li><i>iv. Provides parking and servicing spaces in conformity with adopted parking and servicing standards.</i></li> </ul> <p>This policy will not lead to development but seeks to ensure that development within the town centre is appropriate. The policy will not result in a likely significant effect on any European sites. Developments will be considered at the planning stage to ensure they comply with this policy, the NPPF and other relevant Development Plan policies.</p>	
Draft Policy ETC3 - Town Centre Housing	A1 / D Salisbury Plain SPA	<p>This policy supports the change of use of existing town centre floorspace to residential where it conforms to the following criteria:</p> <ul style="list-style-type: none"> <li>• It meets local housing needs as evidenced by the Warminster Housing Needs Assessment (2023);</li> <li>• It is restricted to the use of upper floors;</li> <li>• It would not result in the loss of an existing viable town centre use;</li> <li>• It would contribute positively to the vitality and diversity of the town centre;</li> <li>• It would not cause conflicts with existing neighbouring commercial or community facility town centre uses;</li> <li>• Internal space meets current Government space standard guidelines;</li> <li>• There is a good quality of natural light and ventilation;</li> <li>• It has a separate dedicated access;</li> <li>• It provides adequate accessible space for the storage of refuse and recycling;</li> <li>• Accommodation conforms with Car Parking Standards.</li> </ul> <p>This policy does not allocate sites for development however it does support the development of housing within the town centre through the change of use of existing town centre floorspace.</p>	<p>This policy and the NP do not state that new developments would need to demonstrate compliance with the Habitat Regulations.</p> <p>It is recommended that a policy is added to the NP that states that new development will need to demonstrate compliance with the Habitat Regulations. This policy should also include reference to the Salisbury</p>

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	A1 / D River Avon SAC	<p>The whole of the NP area is located within the 6.4km recreational Zol around the Salisbury Plain SPA therefore this policy must be considered through an appropriate assessment as there is the potential for likely significant effects in terms of recreational pressure on the SPA.</p> <p>The majority of the NP area except for a small area to the north east of the NP area is located within the Hampshire Avon Catchment. A small section of the River Wylye, which is a component of the River Avon SAC, flows through the south of the NP area or follows the boundary.</p> <p>Residential development supported by this policy has the potential to cause likely significant effects on the SAC as a result of additional discharges from sewage treatment works causing an increase in phosphorus pollution. Any development, both sewered and non sewered, coming forward in the catchment of the River Avon must be phosphorus neutral and subject to an appropriate assessment which concludes no adverse effects on the SAC alone or in combination.</p> <p>As the majority of the NP area is located within the catchment of the River Avon SAC there is the potential for in combination effects associated with increased water abstraction due to residential development within the catchment.</p> <p>There is also the potential for construction impacts and increased recreational pressure due to additional public use of habitats associated with the SAC.</p> <p>Therefore, it is necessary for this policy to be subject to appropriate assessment.</p>	<p>Plain SPA, Bath and Bradford on Avon Bats SAC and the River Avon SAC, their Zol's and the strategic mitigation strategies designed to reduce the potential impact of new development on these European designated sites. This policy should also highlight that not all developments would be covered by the Council's strategic mitigation strategies and may therefore be required to provide a bespoke mitigation strategy.</p> <p>It is recommended that Draft Policy ETC3 refers to the need to comply with the policy recommended above.</p>
Draft Policy ETC4 - Town Centre Shopfronts	A1 / A3	<p>This policy seeks to ensure that signage in the town centre is appropriate supporting signs that conserve or enhance the existing quality of shopfronts. The policy sets out requirements for signs from upper floor uses and projecting signs.</p> <p>This policy will not lead to development but seeks to ensure that signage in the town centre is appropriate. The policy will not result in a likely significant effect on any European sites. Developments will be considered at the planning stage to ensure they comply with this policy, the NPPF and other relevant Development Plan policies.</p>	



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Draft Policy ETC5 - Protecting and Supporting the Existing Economy and Businesses	C and D Bath and Bradford on Avon Bats SAC	<p>This policy seeks to ensure that existing places and sites of local employment within Warminster are retained in employment use. Proposals to upgrade, expand or redevelop existing employment buildings and sites will be supported by this policy where:</p> <ul style="list-style-type: none"> <li>• They would retain or increase pre-existing employment levels and create increased opportunities to meet local employment needs identified in the Warminster Employment Needs Survey;</li> <li>• There would be no adverse impacts on the viability, facilities and safety of surrounding uses, the environment and surrounding highway network.</li> <li>• Development maintains or enhances accessible and attractive connections to Warminster’s pedestrian, cycle and public transport network, and contributes towards the creation of 20 minute neighbourhoods in conformity with policy TW1.</li> </ul> <p>A plan showing the Local Employment Sites has not been provided at this stage, however, the northern extent of the NP area including the Warminster Business Park is located within the 4km core area associated with the greater horseshoe core roost in Westbury Leigh. Although this policy will not lead to development as it does not allocate sites, it does support employment development within the NP area.</p> <p>Policy ETC5 does not make reference to the need to comply with the Habitat Regulations through adherence to the Bat SAC Guidance.</p> <p>Development supported by this policy has the potential to affect functional habitat for bats within the 4km core area. Therefore, the potential for likely significant effects with regards to physical damage, interruption of flight lines and disturbance to bats associated with the Bath and Bradford on Avon Bats SAC as a result of Draft Policy ETC5 cannot be screened out and the policy must be subject to appropriate assessment.</p>	<p>This policy and the NP do not state that new developments would need to demonstrate compliance with the Habitat Regulations.</p> <p>It is recommended that a policy is added to the NP that states that new development will need to demonstrate compliance with the Habitat Regulations. This policy should also include reference to the Salisbury Plain SPA, Bath and Bradford on Avon Bats SAC and the River Avon SAC, their Zol’s and the strategic mitigation strategies designed to reduce the potential impact of new development on these European designated sites. This policy should also highlight that not all developments would be covered by the Council’s strategic mitigation strategies and may therefore be required to</p>
	C and D River Avon SAC	<p>The majority of the NP area except for a small area in the north east of the NP area is located within the Hampshire Avon Catchment. A small section of the River Wylde, which is a component of the River Avon SAC, flows through the south of the NP area or follows the boundary. Therefore, there is the potential for upgraded or expanded employment sites to be located within close proximity to the River Avon SAC.</p>	

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		<p>As the majority of the NP area is located within the catchment of the River Avon SAC there is the potential for in combination effects associated with increased water abstraction due to development within the catchment.</p> <p>As such, the potential for likely significant effects with regards to construction impacts and water abstraction impacts on the SAC cannot be ruled out and Draft Policy ETC5 must be subject to appropriate assessment.</p>	<p>provide a bespoke mitigation strategy.</p> <p>It is recommended that Draft Policy ETC5 refers to the need to comply with the policy recommended above.</p>
Draft Policy ETC6 - Supporting Business Investment and Start-ups	A1 / C / D Bath and Bradford on Avon Bats SAC	<p>This policy states that employment development will be supported if the following criteria are met:</p> <ul style="list-style-type: none"> <li>• Maintain the viability and amenity of surrounding uses;</li> <li>• Protect local character;</li> <li>• Maintain surrounding highway safety, and not adversely impact existing areas of high traffic congestion;</li> <li>• Be well-connected to Warminster’s walking and cycling network and is close to local bus services.</li> </ul> <p>The policy goes on to state that <i>‘particular support will be given to provision of starter units and shared serviced business hubs that will create local employment opportunities at the following locations’</i>.</p> <p>The policy has not been completed therefore it is not known where these locations may be within the NP area, however, the northern extent of the NP area including the Warminster Business Park is located within the 4km core area associated with the greater horseshoe core roost in Westbury Leigh. Although this policy will not lead to development as it does not allocate sites, it does support employment development within the NP area.</p> <p>Policy ETC6 does not make reference to the need to comply with the Habitat Regulations through adherence to the Bat SAC Guidance.</p> <p>Development supported by this policy has the potential to affect functional habitat for bats within the 4km core area. Therefore, the potential for likely significant effects with regards to</p>	<p>This policy and the NP do not state that new developments would need to demonstrate compliance with the Habitat Regulations.</p> <p>It is recommended that a policy is added to the NP that states that new development will need to demonstrate compliance with the Habitat Regulations. This policy should also include reference to the Salisbury Plain SPA, Bath and Bradford on Avon Bats SAC and the River Avon SAC, their Zol’s and the strategic mitigation strategies designed to reduce the potential impact of new</p>

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	A1 / C / D River Avon SAC	<p>physical damage, interruption of flight lines and disturbance to bats associated with the Bath and Bradford on Avon Bats SAC as a result of Draft Policy ETC6 cannot be screened out and the policy must be subject to appropriate assessment.</p> <p>The majority of the NP area except for a small area in the north east of the NP area is located within the Hampshire Avon Catchment. A small section of the River Wylye, which is a component of the River Avon SAC, flows through the south of the NP area or follows the boundary. Therefore, there is the potential for employment development to be located adjacent to or within 20m of the River Avon SAC.</p> <p>As the majority of the NP area is located within the catchment of the River Avon SAC there is the potential for in combination effects associated with increased water abstraction due to development within the catchment.</p> <p>As such, the potential for likely significant effects with regards to construction impacts and water abstraction impacts on the SAC cannot be ruled out and Draft Policy ETC6 must be subject to appropriate assessment.</p>	<p>development on these European designated sites. This policy should also highlight that not all developments would be covered by the Council's strategic mitigation strategies and may therefore be required to provide a bespoke mitigation strategy.</p> <p>It is recommended that Draft Policy ETC6 refers to the need to comply with the policy recommended above.</p>
Draft Policy ETC7 - Warminster Visitor Economy	D River Avon SAC	<p>This policy supports tourism and leisure developments, including visitor accommodation, that enhances the offer, vitality and quality of the town centre daytime and evening economy and where it contributes positively to the Warminster Town Centre Master Plan.</p> <p>This policy does not allocate land for development; however, it does support the development of new visitor accommodation.</p> <p>The majority of the NP area except for a small area in the north east of the NP area is located within the Hampshire Avon Catchment. A small section of the River Wylye, which is a component of the River Avon SAC, flows through the south of the NP area or follows the boundary.</p> <p>Visitor accommodation development supported by this policy has the potential to cause likely significant effects on the SAC as a result of additional discharges from sewage treatment works causing an increase in phosphorus pollution. Any development, both sewered and non</p>	<p>This policy and the NP do not state that new developments would need to demonstrate compliance with the Habitat Regulations.</p> <p>It is recommended that a policy is added to the NP that states that new development will need to demonstrate compliance with the Habitat Regulations. This policy should also include</p>

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		<p>sewered, coming forward in the catchment of the River Avon must be phosphorus neutral and subject to an appropriate assessment which concludes no adverse effects on the SAC alone or in combination.</p> <p>As the majority of the NP area is located within the catchment of the River Avon SAC there is the potential for in combination effects associated with increased water abstraction due to accommodation development within the catchment.</p> <p>There is also the potential for construction impacts and increased recreational pressure due to additional public use of habitats associated with the SAC.</p> <p>Therefore, it is necessary for this policy to be subject to appropriate assessment.</p>	<p>reference to the Salisbury Plain SPA, Bath and Bradford on Avon Bats SAC and the River Avon SAC, their Zol's and the strategic mitigation strategies designed to reduce the potential impact of new development on these European designated sites. This policy should also highlight that not all developments would be covered by the Council's strategic mitigation strategies and may therefore be required to provide a bespoke mitigation strategy.</p> <p>It is recommended that Draft Policy ETC7 refers to the need to comply with the policy recommended above.</p>
Draft Policy ETC8 - Homeworking	A1 / A3	<p>This policy supports the development of new homes and extensions to existing houses where they specifically enable home working, i.e. being a purposefully designed space with state of the art telecommunications. This policy supports planning or listed building applications that provide ancillary home working space where the space is of an appropriate scale and design and preserves the fabric and setting of the affected historic fabric and locally valued green infrastructure.</p>	

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		<p>This policy will not lead to development but supports the provision of homeworking capabilities in new homes and extensions to homes. The policy will not result in a likely significant effect on any European sites. Developments will be considered at the planning stage to ensure they comply with this policy, the NPPF and other relevant Development Plan policies.</p>	
Draft Policy ETC9 - Low Carbon and Circular Economy	A1	<p>This policy supports proposals for employment related development and investment that contributes to Warminster Town Council’s Climate Change Strategy (2021) and to meeting National and Wiltshire Council carbon neutrality targets. Employment development will be particularly supported where they demonstrate:</p> <ul style="list-style-type: none"> <li>• Optimisation of energy efficiency and renewable energy production;</li> <li>• Designing-out waste and pollution;</li> <li>• The repurposing of existing buildings and materials;</li> <li>• Creation of circular economic benefits for the local economy.</li> </ul> <p>This policy will not lead to development but supports proposals for employment related development that meet the criteria set out in the policy. The policy will not result in a likely significant effect on any European sites. Developments will be considered at the planning stage to ensure they comply with this policy, the NPPF and other relevant Development Plan policies.</p>	
Draft Policy - ETC10 Digital Infrastructure	C and D Bath and Bradford on Avon Bats SAC	<p>This policy supports proposals for telecommunications infrastructure that contributes to Warminster’s businesses, community facilities and residents with access to state of the art digital connectivity providing it protects the amenity of neighbouring residents and local character.</p> <p>The northern extent of the NP area, including the Warminster Business Park, is located within the 4km core area associated with the greater horseshoe core roost in Westbury Leigh. Although this policy will not lead to development as it does not allocate sites, it does support the development of telecommunications infrastructure within the NP area.</p> <p>Policy ETC10 does not make reference to the need to comply with the Habitat Regulations through adherence to the Bat SAC Guidance.</p> <p>Development supported by this policy has the potential to affect functional habitat for bats within the 4km core area. Therefore, the potential for likely significant effects with regards to physical damage, interruption of flight lines and disturbance to bats associated with the Bath</p>	<p>This policy and the NP do not state that new developments would need to demonstrate compliance with the Habitat Regulations.</p> <p>It is recommended that a policy is added to the NP that states that new development will need to demonstrate compliance with the Habitat Regulations. This policy should also include reference to the Salisbury</p>

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	C and D River Avon SAC	<p>and Bradford on Avon Bats SAC as a result of Draft Policy ETC10 cannot be screened out and the policy must be subject to appropriate assessment.</p> <p>The majority of the NP area except for a small area in the north east of the NP area is located within the Hampshire Avon Catchment. A small section of the River Wylye, which is a component of the River Avon SAC, flows through the south of the NP area or follows the boundary. Therefore, there is the potential for new telecommunications infrastructure to be located adjacent to or within 20m of the River Avon SAC. As such, the potential for likely significant effects with regards to construction impacts on the SAC cannot be ruled out and Draft Policy ETC10 must be subject to appropriate assessment.</p>	<p>Plain SPA, Bath and Bradford on Avon Bats SAC and the River Avon SAC, their Zol's and the strategic mitigation strategies designed to reduce the potential impact of new development on these European designated sites. This policy should also highlight that not all developments would be covered by the Council's strategic mitigation strategies and may therefore be required to provide a bespoke mitigation strategy.</p> <p>It is recommended that Draft Policy ETC10 refers to the need to comply with the policy recommended above.</p>
Draft Policy NHE1 - High Quality, Sustainable	A1	<p>This policy sets out criteria for new developments with regards to high quality sustainable design, these are summarised below:</p> <ol style="list-style-type: none"> <li>1. Development must be well-designed and sustainable and add to Warminster's locally distinctive sense of place, with particular reference to the design guidance set out in Warminster Design Code.</li> <li>2. Development must complement the surrounding context and local character.</li> <li>3. Development must create a safe and convenient environment for pedestrians, and cyclists and disabled people.</li> </ol>	

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		<p>4. Development should include positive features to reduce carbon impacts in its design, specification and landscaping.</p> <p>5. New development schemes should be supported by a Sustainability and Energy Statement to demonstrate how operational net zero development has been delivered and if this cannot be achieved, sets out clearly why it is not considered viable.</p> <p>6. Boundary treatments should reinforce local character.</p> <p>7. Parking should be integrated in the design and layout of development, so that streets and spaces are not dominated by parked cars.</p> <p>8. Creative or innovative design solutions for the specific site and context will be supported, especially where they incorporate green design and landscape features for superior environmental performance and biodiversity net-gain.</p> <p>This policy sets out sustainable design criteria for new developments and will not lead to development itself. The policy will not result in a likely significant effect on any European sites. Developments will be considered at the planning stage to ensure they comply with this policy, the NPPF and other relevant Development Plan policies.</p>	
Draft Policy NHE2 - Standalone Renewable Energy	A1 / C / D Bath and Bradford on Avon Bats SAC	<p>This policy supports renewable energy generation and storage proposals and recommends their approval where their impact is or can be made acceptable. The policy requires the following points to be demonstrated:</p> <ul style="list-style-type: none"> <li>A. Mitigation of any impacts on the local environment. Landscape and visual impacts should be satisfactorily mitigated through screening with native hedgerows or trees where practicable;</li> <li>B. No loss of the best grade and most versatile agricultural land. Where the current use of the land is agricultural, the use allows for the continuation of the site for some form of agricultural activity proportionate to the scale of the proposal and provides for 10% biodiversity net gain;</li> <li>C. No unacceptable impact on a feature of natural or biodiversity importance;</li> <li>D. No unacceptable impact on the amenities of local residents; and,</li> <li>E. Evidence of community support.</li> </ul> <p>The policy goes on to support solar panels, wind turbines, green hydrogen, carbon capture and other renewable technologies. Significant weight will be given to community led energy schemes where community support can be evidenced.</p>	<p>This policy and the NP do not state that new developments would need to demonstrate compliance with the Habitat Regulations.</p> <p>It is recommended that a policy is added to the NP that states that new development will need to demonstrate compliance with the Habitat Regulations. This policy should also include reference to the Salisbury</p>

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		<p>The northern extent of the NP area is located within the 4km core area associated with the greater horseshoe core roost in Westbury Leigh. Although this policy will not lead to development as it does not allocate sites, it does support the development of renewable energy generation and storage within the NP area.</p> <p>Policy NHE2 does not make reference to the need to comply with the Habitat Regulations through adherence to the Bat SAC Guidance.</p> <p>Development supported by this policy has the potential to affect functional habitat for bats within the 4km core area. Therefore, the potential for likely significant effects with regards to physical damage, interruption of flight lines and disturbance to bats associated with the Bath and Bradford on Avon Bats SAC as a result of Draft Policy NHE2 cannot be screened out and the policy must be subject to appropriate assessment.</p>	<p>Plain SPA, Bath and Bradford on Avon Bats SAC and the River Avon SAC, their Zol's and the strategic mitigation strategies designed to reduce the potential impact of new development on these European designated sites. This policy should also highlight that not all developments would be covered by the Council's strategic mitigation strategies and may therefore be required to provide a bespoke mitigation strategy.</p> <p>It is recommended that Draft Policy NHE2 refers to the need to comply with the policy recommended above.</p>
	C and D River Avon SAC	<p>The majority of the NP area except for a small area in the north east of the NP area is located within the Hampshire Avon Catchment. A small section of the River Wylfe, which is a component of the River Avon SAC, flows through the south of the NP area or follows the boundary. Therefore, there is the potential for new renewable energy generation and storage infrastructure to be located adjacent to or within 20m of the River Avon SAC. As such, the potential for likely significant effects with regards to construction impacts on the SAC cannot be ruled out and Draft Policy NHE2 must be subject to appropriate assessment.</p>	
Draft Policy NHE3 - Natural Environment and Biodiversity	A1 / A2 / A3	<p>This policy sets out that development proposals must include provision for the protection, enhancement and maintenance of wildlife habitats and biodiversity in Warminster by:</p> <ul style="list-style-type: none"> <li>A. Achieving a minimum of 10% biodiversity net gain (BNG) based on the latest version of the DEFRA Biodiversity Metric;</li> <li>B. Protecting and enhancing designated sites, including SSSI's, designated County Wildlife Sites, nature reserves, and other priority habitats as well as for sites with observations of protected species. Any developments adjacent to these sites must demonstrate how they will provide an appropriate and sensitive interface or 'buffer'</li> </ul>	



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		<p>with the site through their layout or landscape design to minimise negative impacts on these habitats and retain the ecological integrity and connectivity of the network of these important sites and habitats;</p> <ul style="list-style-type: none"> <li>C. Incorporating habitat features of value to wildlife within the development and building design;</li> <li>D. Protecting, and wherever possible enhancing woodland, hedgerows, ponds, lakes, rivers, streams, ditches, and wildlife habitats. Such corridors should include ecology buffers of up to 200m of the main watercourses of the River Wylfe and the River Were;</li> <li>E. Development which could harm, directly or indirectly, species which are legally protected, or species and habitats that have been identified in Warminster and are Species or Habitats of Principal Importance in England (also known as Section 41 or 'Priority' species and habitats), will not be permitted unless the harm can be avoided or mitigated by appropriate measures strictly in line with the mitigation hierarchy which prioritises avoidance of harm. Planning applications in Warminster should consider the likely effect of development on the ability of bats to navigate the landscape using the network of foraging habitats and dark commuting corridors. Otherwise acceptable proposals for development which protect and, where possible, enrich the habitat of protected bat species will be supported. Applicants will need to demonstrate how their proposals would contribute to the preservation and, where possible, enhancement of dark commuting corridors, (especially with regard to foraging areas), priority flight lines and maternity roosts.</li> </ul> <p>This policy requires developments proposals to protect, enhance and maintain the natural environment and biodiversity within the Warminster NP area. The policy will not result in a likely significant effect on any European sites. Developments will be considered at the planning stage to ensure they comply with this policy, the NPPF and other relevant Development Plan policies.</p>	
Draft Policy NHE4 - Green and Blue Infrastructure	A2 / A3	This policy requires development proposals that lie within or adjoining the Green and Blue Infrastructure Network to have full regard to maintaining and improving the Network, including delivering a net gain to general biodiversity assets, in the design of their access and layouts, landscaping schemes and public open space provisions.	

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		<p>The policy goes on to state that there will be a presumption against development that encroaches upon or harms any green or blue infrastructure asset and where harm is unavoidable it must be mitigated in full at an appropriate habitat improvement scheme with at least a net 10% improvement.</p> <p>A statement setting out how development proposals will enhance the network and have an overall positive impact on the natural environment will be required.</p> <p>This policy seeks to protect and enhance the Green and Blue Infrastructure Network within the Warminster NP area and will not lead to development. The policy will not result in a likely significant effect on any European sites. Developments will be considered at the planning stage to ensure they comply with this policy, the NPPF and other relevant Development Plan policies.</p>	
Draft Policy NHE5 - Local Green Spaces	A2 / A3	<p>This policy designates Local Green Spaces within the Warminster NP area in accordance with the NPPF. These spaces will be protected from built development except in exceptional circumstances and where the proposals enhance the existing use of the space, particularly regarding the characteristics that underpin designation.</p> <p>The list of green spaces has not been finalised and is therefore not provided within the plan however the policy will not lead to development but rather seeks to ensure the protection of local green spaces. The policy will not result in a likely significant effect on any European sites. Developments will be considered at the planning stage to ensure they comply with this policy, the NPPF and other relevant Development Plan policies.</p>	
Draft Policy NHE6 - Landscape and Views	A1 / A2 / A3	<p>This policy states that development proposals which would affect the key characteristics of the landscape, notable the AONB and the Special Landscape Area (SLA) must demonstrate how the landscape setting will be protected and, where relevant, enhanced.</p> <p>The policy goes on to state that development proposals which might impact on locally valued views should demonstrate how the development would be seen in relation to that view, what the impacts would be and what mitigation measures are proposed.</p> <p>This policy seeks to protect the landscape setting of Warminster and will not lead to development. The policy will not result in a likely significant effect on any European sites.</p>	

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		<p>Developments will be considered at the planning stage to ensure they comply with this policy, the NPPF and other relevant Development Plan policies.</p>	
Draft Policy NHE7 - Warminster's Heritage	A1 / A3	<p>The policy seeks to preserve, protect or enhance Warminster's historic environment in accordance with the principles set out in the policy:</p> <ol style="list-style-type: none"> <li>1. A heritage statement should be provided where any heritage assets are affected.</li> <li>2. Proposals and initiatives which conserve and, where appropriate, enhance the heritage significance and setting of the heritage assets, especially those elements which contribute to the distinct identity of the town and surrounding area, will be supported.</li> <li>3. Proposals for contemporary and innovative high quality design that help to increase resilience to climate change and secure a sustainable future for historic buildings and other designated and non-designated heritage assets will be supported and encouraged.</li> <li>4. Any harm or loss would require clear and convincing justification as to why the heritage interest should be overridden. Where harm cannot realistically be avoided, suitable mitigation measures – such as record surveys or archaeological excavations – will be required as per section 16 of the NPPF.</li> </ol> <p>This policy seeks to preserve, protect and enhance Warminster's heritage and will not lead to development. The policy will not result in a likely significant effect on any European sites. Developments will be considered at the planning stage to ensure they comply with this policy, the NPPF and other relevant Development Plan policies.</p>	
Draft Policy NHE8 - Managing Flood Risk	A1 / A2 / A3	<p>This policy does not support residential development within flood zones 2 and 3. Natural flood management works to conserve and enhance the ecological flood storage value of the water environment, including watercourse corridors and catchments, would be supported particularly in areas locally identified as at risk from flooding.</p> <p>The policy goes on to state that any development proposals in areas with known surface water flooding issues should incorporate mitigation and construction methods. Any major developments, including the West Urban Extension and within the Town Center, should include SuDS as part of the Natural Flood Management approach and the wider Green and Blue Infrastructure Network of the NP area.</p>	

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		<p>Developments should also demonstrate adherence to the National Design Guide (2019).</p> <p>This policy seeks to ensure that development proposals are not at risk of flooding and do not increase the risk of flooding outside of the site. The policy will not result in a likely significant effect on any European sites. Developments will be considered at the planning stage to ensure they comply with this policy, the NPPF and other relevant Development Plan policies.</p>	
Draft Policy NHE9 - Dark Skies	A1 / A3	<p>This policy seeks to conserve and enhance the quality of the dark skies and prevent glare affecting the surrounding landscape, in particular the Cranborne Chase AONB. The following requirements are set out for developments:</p> <ul style="list-style-type: none"> <li>• External lighting should be avoided unless for security or safety reasons;</li> <li>• Where it is considered necessary lighting should be designed to minimise its impact on the amenity of neighbouring properties and in terms of light spillage and glare;</li> <li>• Light sources should be fully shielded and pointed downwards – no light should be emitted above the horizontal;</li> <li>• In areas sensitive to bats, owls, otters and other nocturnal species lighting should follow Bat Conservation Trust guidance. No external lighting facing adjacent woodland, wetland or watercourses or protected habitats will be permitted;</li> <li>• Special attention should be paid to ensuring any external lighting is essential only and is located and designed in such a way to conserve the dark skies of the AONB as an International Dark Skies Reserve.</li> </ul> <p>This policy seeks to protect dark skies and to reduce light spill and glare from developments and will not lead to development. The policy will not result in a likely significant effect on any European sites. Developments will be considered at the planning stage to ensure they comply with this policy, the NPPF and other relevant Development Plan policies.</p>	
Draft Policy NHE10 - Trees, Shrubs and Hedgerows	A1 / A2	<p>This policy sets out the requirements for trees, shrubs and hedgerows within development proposals.</p> <ol style="list-style-type: none"> <li>1. Protection of existing trees: Any development proposal should ensure no loss or deterioration of ancient woodlands or individual ancient or veteran trees unless it can be clearly demonstrated that development in that location is essential and the benefits outweigh the loss.</li> <li>2. Other Existing trees, hedgerows and woodlands:</li> </ol>	

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		<p>Existing trees and hedgerows should be considered throughout the design process to be retained and incorporated as placemaking features in new development and proposals should ensure that there is no damage, or loss of value, to those which demonstrate good arboricultural and biodiversity value. Where there is an unavoidable loss, the number and type of replacement trees should be informed by the quality and size of the lost trees as set out by the Tree Replacement Standard.</p> <p>3. New Trees: New tree planting on development sites and throughout the built and natural environment of the NP area is supported by this policy to maintain and increase the overall tree canopy in the NP area and to provide gateway and landmark trees that contribute to local distinctiveness and biodiversity net gain.</p> <p>4. Tree canopy cover: This policy requires proposals to set out what the future tree canopy coverage of a site will be with a target of at least 20% of the site area on sites outside of the town centre and greater than 0.5 ha in size. Developments should contribute to increasing and maintaining the existing town's tree cover to at least 20% of the land area in each ward. This can be achieved through retention of planting and new trees, and in some cases the use of other green infrastructure such as green roofs/walls, water features and wetland areas.</p> <p>This policy sets out the requirements for tree, hedgerows and shrubs on development sites and within the NP area and will not lead to development. The policy will not result in a likely significant effect on any European sites. Developments will be considered at the planning stage to ensure they comply with this policy, the NPPF and other relevant Development Plan policies.</p>	
Draft Policy NHE11 - Allotments	A1	<p>The policy seeks to ensure all local people have access to allotment land and that developments over a certain size (yet to be provided in the policy) should contribute to an increase in allotments of at least 1.3ha.</p> <p>This policy seeks to increase the amount of allotment land in Warminster and will not lead to development. The policy will not result in a likely significant effect on any European sites. Developments will be considered at the planning stage to ensure they comply with this policy, the NPPF and other relevant Development Plan policies.</p>	

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Draft Policy TW1 - Sustainable and Active Travel	A1 / C / D Bath and Bradford on Avon Bats SAC	<p>This policy requires new developments to contribute positively to the protection of, connection to and enhancement of Warminster’s sustainable travel network in line with the sustainable travel hierarchy including:</p> <ul style="list-style-type: none"> <li>• direct and accessible connections to a safe and accessible pedestrian and cycle network;</li> <li>• easy walking distance of public transport with good service frequency;</li> <li>• supporting the creation of 20 minute communities;</li> <li>• improvement to the network.</li> </ul> <p>The northern extent of the NP area is located within the 4km core area associated with the core roost in Westbury Leigh. Although this policy will not lead to development as it does not allocate sites, it requires new developments to protect and enhance the existing sustainable travel network and provide connections to it.</p> <p>The figure showing the sustainable travel network has not been provided with the NP therefore it is unknown whether any part of the network lies within the 4km core area. There is the potential for new routes and the upgrading of existing routes to have impacts on bat species associated with the Bath and Bradford on Avon Bats SAC through habitat fragmentation and additional lighting.</p> <p>Policy TW1 does not make reference to the need to comply with the Habitat Regulations through adherence to the Bat SAC Guidance.</p> <p>Development supported by this policy has the potential to affect functional habitat for bats within the 4km core area. Therefore, the potential for likely significant effects with regards to physical damage, interruption of flight lines and disturbance to bats associated with the Bath and Bradford on Avon Bats SAC as a result of Draft Policy TW1 cannot be screened out and the policy must be subject to appropriate assessment.</p>	<p>This policy and the NP do not state that new developments would need to demonstrate compliance with the Habitat Regulations.</p> <p>It is recommended that a policy is added to the NP that states that new development will need to demonstrate compliance with the Habitat Regulations. This policy should also include reference to the Salisbury Plain SPA, Bath and Bradford on Avon Bats SAC and the River Avon SAC, their Zol’s and the strategic mitigation strategies designed to reduce the potential impact of new development on these European designated sites. This policy should also highlight that not all developments would be covered by the Council’s strategic mitigation strategies and may therefore be required to</p>
	C and D River Avon SAC	The majority of the NP area except for a small area in the north east of the NP area is located within the Hampshire Avon Catchment. A small section of the River Wylfe, which is a component of the River Avon SAC, flows through the south of the NP area or follows the boundary.	

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		<p>The figure showing the sustainable travel network has not been provided at this stage therefore it is not known whether any part of the network lies within close proximity to the River Avon SAC. There is the potential for new routes or the upgrading of existing routes to be located adjacent to or within 20m of the River Avon SAC. Therefore, the potential for likely significant effects with regards to construction impacts and increased recreational pressure on the SAC cannot be ruled out and Draft Policy TW1 must be subject to appropriate assessment.</p>	<p>provide a bespoke mitigation strategy.</p> <p>It is recommended that Draft Policy TW1 refers to the need to comply with the policy recommended above.</p>
Draft Policy TW2 - Parking	A1	<p>This policy requires all new development must comply with Wiltshire Council car parking standards as well as the active travel parking standards.</p> <p>This policy seeks to ensure new developments comply with the relevant car parking and active travel standards and will not lead to development. The policy will not result in a likely significant effect on any European sites. Developments will be considered at the planning stage to ensure they comply with this policy, the NPPF and other relevant Development Plan policies.</p>	
Draft Policy TW3 - Electric Vehicle Charging	A1	<p>This policy sets out requirements for electric vehicle charging points for new developments, and where viable conversions to residential, for residential and non-residential developments.</p> <p>Residential:</p> <ul style="list-style-type: none"> <li>• new homes with one or more dedicated parking spaces or garage must provide access to electric vehicle charging infrastructure,</li> <li>• where off street parking is not provided electric vehicle charging infrastructure should be incorporated into the design without compromising the public realm or mobility of other users.</li> </ul> <p>Non-Residential:</p> <ul style="list-style-type: none"> <li>• all non-residential developments providing 1 or more spaces must provide access to electric vehicle charging infrastructure as agreed with Wiltshire Council.</li> </ul> <p>The policy goes on to state that where it is not possible to deliver electric vehicle charging infrastructure offsite mitigation or developer contributions will be required.</p>	

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		<p>This policy seeks to improve access to electric vehicle charging infrastructure across the NP area and will not lead to development. The policy will not result in a likely significant effect on any European sites. Developments will be considered at the planning stage to ensure they comply with this policy, the NPPF and other relevant Development Plan policies.</p>	
<p>Draft Policy TW4 - Highway Impact and Safety</p>	<p>C and D Bath and Bradford on Avon Bats SAC</p>	<p>This policy seeks to ensure that any developments that detrimentally impact the highway network include mitigation of these impacts by providing highway improvements and or financial contributions for the measures required.</p> <p>The policy goes on to require proposals to make a proportionate positive contribution towards the improvement of the sustainable transport network, to support the creation of 20 minute communities, and to enable safe connections for pedestrians, cyclists and all vehicle users.</p> <p>The northern extent of the NP area is located within the 4km core area associated with the core roost in Westbury Leigh. Although this policy will not lead to development as it does not allocate sites, it requires new developments to contribute towards the improvement of the sustainable transport network and to provide safe connections for all.</p> <p>The figure showing the sustainable travel network has not been provided with the NP therefore it is unknown whether any part of the network lies within the 4km core area. There is the potential for new developments to be located within the 4km core area. There is the potential for new routes and the upgrading of existing routes to have impacts on bat species associated with the Bath and Bradford on Avon Bats SAC through habitat fragmentation and additional lighting.</p> <p>Policy TW4 does not make reference to the need to comply with the Habitat Regulations through adherence to the Bat SAC Guidance.</p> <p>Development supported by this policy has the potential to affect functional habitat for bats within the 4km core area. Therefore, the potential for likely significant effects with regards to physical damage, interruption of flight lines and disturbance to bats associated with the Bath and Bradford on Avon Bats SAC as a result of Draft Policy TW4 cannot be screened out and the policy must be subject to appropriate assessment.</p>	<p>This policy and the NP do not state that new developments would need to demonstrate compliance with the Habitat Regulations.</p> <p>It is recommended that a policy is added to the NP that states that new development will need to demonstrate compliance with the Habitat Regulations. This policy should also include reference to the Salisbury Plain SPA, Bath and Bradford on Avon Bats SAC and the River Avon SAC, their Zol's and the strategic mitigation strategies designed to reduce the potential impact of new development on these European designated sites. This policy should also highlight that not all</p>



Policy	Initial Screening Category	Policy Summary and Assessment under Habitats Regulations	Comments and Recommendations
	C and D River Avon SAC	<p>The majority of the NP area except for a small area to the north east of the NP area is located within the Hampshire Avon Catchment. A small section of the River Wylde, which is a component of the River Avon SAC, flows through the south of the NP area or follows the boundary.</p> <p>The figure showing the sustainable travel network has not been provided at this stage therefore it is not known whether any part of the network lies within close proximity to the River Avon SAC. There is the potential for new routes or the upgrading of existing routes to be located adjacent to or within 20m of the River Avon SAC. Therefore, the potential for likely significant effects with regards to construction impacts and increased recreational pressure on the SAC cannot be ruled out and Draft Policy TW4 must be subject to appropriate assessment.</p>	<p>developments would be covered by the Council's strategic mitigation strategies and may therefore be required to provide a bespoke mitigation strategy.</p> <p>It is recommended that Draft Policy TW4 refers to the need to comply with the policy recommended above.</p>

## **5. Conclusion**

- 5.1 The HRA screening exercise presented in this document has concluded that the current version of the Warminster NP (February 2023) has the potential to lead to likely significant effects on three European sites alone and/or in-combination with other plans and projects. This is as a result of several policies which have the potential to have likely significant effects on the River Avon SAC, Salisbury Plain SPA and the Bath and Bradford on Avon Bats SAC.
- 5.2 It is therefore necessary for 12 policies in the NP to be taken forward to appropriate assessment under Regulation 105 of the Habitats Regulations. The appropriate assessment will be conducted by the competent authority, namely Wiltshire Council. Where strategic mitigation strategies produced by Wiltshire Council cannot be relied upon, it will be necessary for suitable bespoke mitigation strategies to be proposed to ensure that any application that comes forward as a result of other policies in the NP will not result in a significant adverse effect on the River Avon SAC, Salisbury Plain SPA or the Bath and Bradford on Avon Bats SAC. Any such mitigation measures will need to be discussed and agreed with Wiltshire Council and will be required to inform the production of the appropriate assessment.

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