

**Appendix 1: Wiltshire Housing Site Allocations Plan (WHSAP)**  
**Consolidated Schedule of Recommended Main Modifications (December 2019)**

The Main Modifications are set out in plan order. The paragraph numbers and policy references refer to the Submission version of the Wiltshire Housing Sites Allocations Plan (WHSAP) (July 2018) (WHSAP.01) and do not take account of any deletions or additions contained within these modifications. Changes to text are expressed in the conventional form of either ~~strike through~~ for deletions and underlining for additions of text. Policy wording is shown in **bold**.

Main Modification (MM) ref number	Submission Draft Plan reference	Reference Number of Proposed Change (PC) or Further Main Modification (FMM)	Main Modification												
MM1	Paragraph 1.1	FMM 1	<p>Insert the following text immediately after paragraph 1.1:</p> <p><u>The policies of this Plan are strategic in nature. As a whole, the Plan supports the delivery of the Wiltshire Core Strategy. Therefore, the site allocations in this Plan will support the delivery of housing to meet strategic needs. However, as anticipated by Core Policy 2 of the Wiltshire Core Strategy, there remains a role for parish and town councils in bringing forward neighbourhood plans to deliver non-strategic allocations to support housing supply.</u></p>												
MM2	Table 4.2	PC 7	Delete: <del>Market Lavington.</del>												
MM3	Table 4.3	PC 9	Delete: <del>Malmesbury Community Area Remainder</del>												
MM4	Table 4.4	PC 11	<p>Delete text referring to allocations at Market Lavington:</p> <table border="1"> <tr> <td rowspan="3">Market Lavington</td> <td>1089</td> <td>Southcliffe</td> <td>15</td> </tr> <tr> <td>2055 / 530</td> <td>Underhill Nursery</td> <td>50</td> </tr> <tr> <td>3443</td> <td>East of Lavington School</td> <td>15</td> </tr> </table>	Market Lavington	1089	Southcliffe	15	2055 / 530	Underhill Nursery	50	3443	East of Lavington School	15		
Market Lavington	1089	Southcliffe	15												
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MM5	Table 4.5	PC 12	<p>Delete text and footnote referring to allocations at Warminster, Hullavington and Crudwell:</p> <table border="1"> <tr> <td>Warminster</td> <td>603</td> <td>East of the Dene</td> <td>100</td> </tr> <tr> <td>Hullavington</td> <td>690</td> <td>The Street</td> <td>50</td> </tr> <tr> <td>Crudwell</td> <td>3233</td> <td>Ridgeway Farm</td> <td>-50<sup>43</sup></td> </tr> </table>	Warminster	603	East of the Dene	100	Hullavington	690	The Street	50	Crudwell	3233	Ridgeway Farm	-50 <sup>43</sup>
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			<sup>43</sup> This total includes 10 dwellings that already have planning permission																				
MM6	Table 4.5	PC 13	<p>Update housing numbers as follows:</p> <table border="1"> <tr> <td>Trowbridge</td> <td>613</td> <td>Elm Grove Farm</td> <td><del>200</del> <u>250</u></td> </tr> <tr> <td>Trowbridge</td> <td>3260</td> <td>Upper Studley</td> <td><del>20</del> <u>45</u></td> </tr> <tr> <td>Trowbridge</td> <td>298</td> <td>Land off the A363 at White Horse Business Park</td> <td><del>150</del> <u>175</u></td> </tr> <tr> <td>Trowbridge</td> <td><del>297/</del> 263</td> <td>Elizabeth Way</td> <td><del>205</del> <u>355</u></td> </tr> <tr> <td>Bratton</td> <td>321</td> <td>Court Orchard / Cassways</td> <td><del>40</del> <u>35</u></td> </tr> </table>	Trowbridge	613	Elm Grove Farm	<del>200</del> <u>250</u>	Trowbridge	3260	Upper Studley	<del>20</del> <u>45</u>	Trowbridge	298	Land off the A363 at White Horse Business Park	<del>150</del> <u>175</u>	Trowbridge	<del>297/</del> 263	Elizabeth Way	<del>205</del> <u>355</u>	Bratton	321	Court Orchard / Cassways	<del>40</del> <u>35</u>
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MM7	Table 4.6	PC 14	<p>Insert new row indicating the proposed new allocation at Salisbury:</p> <table border="1"> <tr> <td>Salisbury</td> <td><del>OM00</del> <u>3</u></td> <td>The Yard</td> <td><del>14</del></td> </tr> </table>	Salisbury	<del>OM00</del> <u>3</u>	The Yard	<del>14</del>																
Salisbury	<del>OM00</del> <u>3</u>	The Yard	<del>14</del>																				
MM8	Paragraph 4.52	PC 25	<p>Amend the paragraph to read:</p> <p>Unlike Chippenham however, allocations made by the Plan will not be sufficient to ensure that housing provision meets indicative requirements. Six new site allocations provide land for approximately <del>800</del> <u>1,050</u> dwellings and have the potential to increase their capacity to make the best use of land. Nevertheless, housing development at Trowbridge will fall short of the WCS indicative level of 6,810 dwellings by around <del>4,220</del> <u>1,297</u>.</p>																				
MM9	Para 5.4	PC 33 and PC 34	Amend paragraph, from third sentence, to read:																				

			<p>Most sites proposed are of more than one hectare, <u>and will therefore require a flood risk assessment (incorporating an assessment of the predicted effects of climate change) in order to ensure that there is no increase in risk of flooding on site and elsewhere, and will need to comply thereby complying with Core Policy 67 (Flood Risk) with regard to flood risk and national policy. In addition, sites proposed within Source Protection Zones (SPZ) 1 and 2 will need to comply with Core Policy 68 (Water Resources) with applications demonstrating that regard has been paid to the advice set out in the Environment Agency's groundwater protection policy. Consideration should be given to the predicted effects of climate change and proposals should allocate appropriate buffer strips where there is no adjacent built development. Natural flood management should be incorporated into planning proposals to mitigate new and existing developments.</u></p>
MM10	Add new paragraph after Paragraph 5.4	PC35	<p>Insert new paragraph to read:</p> <p><u>The Environment Agency and Natural England advise that all development within the River Avon catchment should be 'phosphate neutral' for an interim period until 2025. Beyond this time an approach will take account of water company planning, as well as latest Government policy and legislation. This is to guard against a further worsening of the condition of the River Avon Special Area of Conservation (SAC). An annex of the Nutrient Management Plan will explain measures to help deliver phosphate neutral development and how they will be delivered. Some measures are capable of being delivered as a part of housing development. Off-site measures are supported by Community Infrastructure Levy and there is also scope to improve the efficiency of sewage treatment works. The definition of 'phosphate neutral' is the additional phosphorus load generated by new development after controls at source, reduction by treatment and/or off-setting measures leading to no net increase in the total phosphorus load discharged to the River Avon SAC.</u></p>
MM11	Paragraph 5.11	PC 37	<p>Amend paragraph 5.11 to read:</p> <p>As appropriate, additional evidence will need to be prepared at a level of detail to support a planning application. Such new evidence can be used as a material consideration when considering a specific planning application. In many cases, particularly important items are referred to for each allocation. Such evidence may include, but is not limited to a Landscape and Visual Impact Assessment, <del>site specific</del> <u>Heritage Impact Assessment</u>, Biodiversity Report, Surface Water Management Plan <u>(incorporating a site wide, comprehensive drainage strategy)</u>, Flood Risk Assessment <u>(incorporating an assessment of the predicted effects of climate change)</u>, and Transport Statement.</p>
MM12	Policy H1, Table 5.2, Paragraph 5.13	PC 32 & PC 38 and FMM 2	<p>Amend title in third column in Table 5.2 as follows:</p> <p><del>No of dwellings</del> <u>Approximate number of dwellings</u></p>

			<p>Amend table 5.2 to remove reference to allocations at Market Lavington.</p> <p>Delete the title 'Policy H1' and the shaded text box but retain the rest of the information as supporting text as part of paragraph 5.13, as follows:</p> <p>Paragraph 5.13 – Land for housing development is identified to support the role of settlements in the East Wiltshire HMA, to ensure supply, improve choice and competition in the market for land. <u>The following site is allocated for development, as shown on the Policies Map:</u></p> <p><b>Policy H1</b>  <del>Land is allocated for residential development at the following sites, as shown on the policies map:</del>  Table 5.2 <u>Housing Allocation in the East Wiltshire Housing Market Area</u></p> <table border="1" data-bbox="795 600 1738 1067"> <thead> <tr> <th>Community Area</th> <th>Reference</th> <th>Site Name</th> <th><u>Approximate number</u> <del>No</del> of dwellings</th> </tr> </thead> <tbody> <tr> <td>Tidworth</td> <td>H1.1</td> <td>Empress Way, Ludgershall</td> <td>270</td> </tr> <tr> <td rowspan="3">Devizes</td> <td>H1.2</td> <td>Underhill Nursery, Market Lavington</td> <td>50</td> </tr> <tr> <td>H1.3</td> <td>Southcliffe, Market Lavington</td> <td>45</td> </tr> <tr> <td>H1.4</td> <td>East of Lavington School, Market Lavington</td> <td>45</td> </tr> </tbody> </table>	Community Area	Reference	Site Name	<u>Approximate number</u> <del>No</del> of dwellings	Tidworth	H1.1	Empress Way, Ludgershall	270	Devizes	H1.2	Underhill Nursery, Market Lavington	50	H1.3	Southcliffe, Market Lavington	45	H1.4	East of Lavington School, Market Lavington	45
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MM13	Policy H1.1	PCs 40, 41, 42, 43, 44 and FMM 3	<p>Amend policy H1.1 as follows:</p> <p><b>Land at Empress Way, as identified on the Policies Map, is <del>proposed</del> <u>allocated</u> for mixed-use development comprising the following elements:</b></p> <ul style="list-style-type: none"> <li>• approximately 270 dwellings;</li> <li>• <del>a connecting highways link between</del> <u>vehicular access from</u> Empress Way and Simonds Road/New Drove, <del>via the adjoining development at the former Granby Gardens site via the</del></li> </ul>																		

			<p><u>Granby Gardens development site, together with a connecting highways link between the two points of access;</u></p> <ul style="list-style-type: none"> <li>• <u>1.8ha of land reserved for a two-form entry primary school in the south-eastern corner of the site; and</u></li> <li>• <del>A strong landscape framework including significant screening to the southern and eastern boundaries of the site.</del></li> <li>• <u>improvements to cycling and walking routes through the site to link into the existing network, including the retention and enhancement of public rights of way LUDG1 and LUDG2.</u></li> </ul> <p><u>Development proposals will be subject to the following requirements:</u></p> <ul style="list-style-type: none"> <li>• <u>a planning obligation to safeguard land for a primary school for an agreed period of time;</u></li> <li>• <u>a transport assessment that will determine the trigger point for the delivery of the access via Simonds Road and inform detailed measures to mitigate impacts on the local road network;</u></li> <li>• <u>a Flood Risk Assessment (incorporating an assessment of the predicted effects of climate change) and comprehensive drainage strategy to inform site layout and design so that surface water is controlled and does not exacerbate flooding off-site;</u></li> <li>• <u>layout and design of the development will be expected to take particular care to ensure that a suitable boundary with the open countryside is provided; and</u></li> <li>• <u>layout of the development will be informed by an odour assessment, to be undertaken in consultation with Southern Water to ensure a satisfactory living environment will be created.</u></li> </ul> <p><u>Development will take place in accordance with a masterplan for the site approved by the Council as part of the planning application process. The design and layout will take account of all policy requirements and opportunities, delivered to achieve the comprehensive development of the site, including the timely and coordinated provision of necessary infrastructure.</u></p>
MM14	Paragraph 5.19	PC41	<p>Amend last sentence of paragraph 5.19 to read:</p> <p>Transport assessment will <u>determine the trigger point for the delivery of the access via Simonds Road and</u> inform detailed measures to mitigate impacts on the local road network, including the A342 Andover Road, Memorial Junction and the capacity of the signals on the nearby railway bridge.</p>

MM15	Paragraph 5.20	PC 42 and FMM 4	<p>Amend paragraph 5.20 as follows:</p> <p>Development of the site will include 1.8ha reserved for a two-form entry primary school. Based on current estimates, <u>capacity within local primary schools capacity</u> will be absorbed by committed development elsewhere in the town. The need to retain the reserved land for a school will be determined as part of the application process based on <del>demand</del> <u>an assessment of future need for primary school places at the time of an application at that time</u>. In the event that land for a school is not required within a period to be <u>agreed with Wiltshire Council's Education Department</u>, then the land will be returned and thereby revert to <u>agricultural use</u>. Responsibility for provision of the school will lie with the Council and the process and <u>timescale for delivery will be in agreement with the developer</u>. The development will also be subject to the <u>normal contributions to education provision in accordance with core policies of the Wiltshire Core Strategy</u>.</p>
MM16	Paragraph 5.21	PC 40 and PC44	<p>Amend paragraph to read:</p> <p>The site design will be led by a strong landscape framework. Significant additional screening at the southern and eastern site boundaries would be required, along with landscaping and green infrastructure throughout the site as there are middle and long-distance views of the site from the south. The final design and layout should be informed by a Landscape and Visual Impact Assessment. <u>Flood Risk Assessment (incorporating an assessment of the predicted effects of climate change) and comprehensive drainage strategy</u>. Development will provide a connection to the nearest point of adequate capacity in the <u>sewerage network, as advised by the service provider</u>. Development layout should be informed by an <u>odour assessment, to be undertaken in consultation with Southern Water</u>.</p>
MM17	Section titled 'Devizes Community Area Remainder'	PC45	Delete section title ' <del>Devizes Community Area Remainder</del> ' and delete paragraphs 5.22 – 5.24.
MM18	Housing Allocation H1.2	PC46	<p>Delete section title '<del>H1.2 Underhill Nursery, Market Lavington</del>'.</p> <p>Delete site boundary map at Figure 5.2.</p> <p>Delete paragraphs 5.25 to 5.33.</p>
MM19	Housing Allocation H1.3	PC47	<p>Delete section title '<del>H1.3 Southcliffe, Market Lavington</del>'.</p> <p>Delete site boundary map at Figure 5.3.</p>

			Delete paragraphs 5.34 to 5.35.											
MM20	Housing Allocation H1.4	PC48	Delete section titled ' <del>H1.4 East of Lavington School, Market Lavington</del> '.  Delete site boundary map at Figure 5.4.  Delete paragraphs 5.36 to 5.37.											
MM21	Policy H2 Table 5.3  Paragraph 5.40	PC 32, PC 51 (which also relates to PC55, PC60, PC64, PC70, PC94, PC92, PC93) and FMM 5.	<p>Amend title in third column in Table 5.3 as follows:</p> <p><del>No of dwellings</del> <u>Approximate number of dwellings</u></p> <p>Amend table 5.3 to amend number of dwellings proposed, and to reflect the removal of the allocations at Crudwell, East of the Dene, Warminster and Hullavington.</p> <p>Delete the title 'Policy H2' and the shaded text box but retain the rest of the information as supporting text as part of paragraph 5.40, as follows:</p> <p>Other allocations are made at Warminster, a Market Town, to support its role and at designated Large Villages in the rural parts of Chippenham, <del>Malmesbury</del> and Westbury Community Areas geared to support local needs in accordance with WCS Core Policy 2. <u>The following sites are allocated for development, as shown on the policies map:</u></p> <p><u>Policy H2</u> <del>Land is allocated for residential development at the following sites, as shown on the policies map:</del> Table 5.3 <u>Housing Allocations in the North and West Wiltshire Housing Market Area</u></p> <table border="1"> <thead> <tr> <th>Community Area</th> <th>Reference</th> <th>Site Name</th> <th><u>Approximate number</u> <del>No of dwellings</del></th> </tr> </thead> <tbody> <tr> <td rowspan="2">Trowbridge</td> <td>H2.1</td> <td>Elm Grove Farm, Trowbridge</td> <td><del>200</del><u>250</u></td> </tr> <tr> <td>H2.2</td> <td>Land off the A363 at White Horse</td> <td><del>450</del><u>175</u></td> </tr> </tbody> </table>	Community Area	Reference	Site Name	<u>Approximate number</u> <del>No of dwellings</del>	Trowbridge	H2.1	Elm Grove Farm, Trowbridge	<del>200</del> <u>250</u>	H2.2	Land off the A363 at White Horse	<del>450</del> <u>175</u>
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					Business Park, Trowbridge		
				H2.3	Elizabeth Way, Trowbridge	<del>205</del> <u>355</u>	
				H2.4	Church Lane, Trowbridge	45	
				H2.5	Upper Studley, Trowbridge	<del>20</del> <u>45</u>	
				H2.6	Southwick Court, Trowbridge	180	
			Warminster	<del>H2.7</del>	<del>East of the Dene, Warminster</del>	400	
				<del>H2.8</del> <u>H2.7</u>	Bore Hill Farm, Warminster	70	
				<del>H2.9</del> <u>H2.8</u>	Boreham Road	30	
				<del>H2.10</del> <u>H2.9</u>	Barthers Farm Nurseries, Chapmanslade	35	
			Chippenham	<del>H2.11</del> <u>H2.4</u> <u>0</u>	<del>The Street, Hullavington</del>	50	
				<del>H2.12</del> <u>H2.1</u> <u>1</u>	East of Farrells Field, Yatton Keynell	30	
			Malmesbury	H2.13	Ridgeway Farm, Crudwell	50	

			<table border="1"> <tr> <td>Westbury</td> <td>H2.13H2.1 2</td> <td>Off B3098 adjacent to Court Orchard / Cassways, Bratton</td> <td>40-35</td> </tr> </table>	Westbury	H2.13H2.1 2	Off B3098 adjacent to Court Orchard / Cassways, Bratton	40-35
Westbury	H2.13H2.1 2	Off B3098 adjacent to Court Orchard / Cassways, Bratton	40-35				
MM22	Paragraph 5.44, first bullet point	FMM 6	<p>Amend supporting text as follows:</p> <p><b>Ecology:</b> an interconnected pattern of priority Biodiversity Action Plan (BAP) habitats such as mature hedgerows, trees and water features, along with designated woodland features around the town support significant populations of protected bat species associated with the Bath and Bradford-on-Avon Bats Special Area of Conservation (SAC). Additional housing development will increase the population of the town and thereby amplify the risk of recreational pressure on bats. To address this issue, the Habitats Regulations Assessment (HRA) for the Plan recommends <del>developing</del> a strategy for managing recreational pressure across the town. <u>This states that core bat habitat should be retained and buffered to protect and enhance the local features, to be identified through appropriate survey, of each site.</u> Detailed design and layout of schemes <u>will be informed by survey work in accordance with the Trowbridge Bat Mitigation Strategy (TBMS) and</u> would need to consider additional planting and open space to protect and enhance <del>these</del> BAP priority habitats and thereby augment opportunities for bat foraging routes and roosting sites. <del>This could include</del> <u>ing</u> establishing dark corridors through sites <del>to protect foraging routes and roosting areas for bats.</del> Specific measures that will be required are explained for each site and funding contributions may also be sought towards <u>the delivery of potential offsite measures and monitoring, including new woodland planting and land acquisition to create a Suitable Alternative Natural Greenspace (SANG) to alleviate recreational pressure on core bat habitat, as defined</u> <del>to be contained</del> in the Trowbridge <u>Bat Recreation Management Mitigation Strategy.</u></p>				
MM23	Paragraph 5.44, second bullet point	FMM 7 and PC53 (superseded)	<p>Delete supporting text as follows:</p> <p><b>Education:</b> <del>development will increase the number of pupils needing primary school places. A local lack of capacity across the town affects proposals allocated for development. With the majority of proposed housing being directed south/south-west of the town, the evidence points directly to the need for a new primary school in this area. Therefore, in addition to land reserved for one new school, funding contributions will be sought from developers to help provide adequate capacity.</del></p>				
MM24	Policy H2.1	PC 55 & PC 56 and FMM 8	<p><b>Amend policy H2.1:</b></p> <p><b><u>Approximately 14.43ha of land at Land at Elm Grove Farm, as identified on the Policies Map, is proposed allocated for mixed use development comprising the following elements:</u></b></p>				

			<ul style="list-style-type: none"> <li>• approximately <del>200</del> <u>250</u> dwellings;</li> <li>• <del>At least 1.8ha of land for a two form entry primary school along with playing pitches;</del></li> <li>• a multi-purpose community facility <u>co-located with existing or improved open space;</u></li> <li>• a <u>significantly improved and consolidated public open space area incorporating and augmenting the existing Queen Elizabeth II Field to provide a play area, junior level sports pitches and changing facilities for local community teams to utilise;</u></li> <li>• a road from the A363 through to an improved junction of Drynham Lane and Wiltshire Drive; and</li> <li>• <del>new</del> <u>improvements to cycling and walking routes through the site to link into the existing network and the proposed Ashton Park Strategic Allocation site and the White Horse Business Park.</u></li> </ul> <p><u>Development will be subject to the following requirements:</u></p> <ul style="list-style-type: none"> <li>• <u>sensitive design and layout, which ensures the significance of heritage assets and their settings are not subject to unacceptable harm. This shall be informed by appropriate heritage and archaeological assessments;</u></li> <li>• <u>retention and enhancement of existing hedgerows and trees as part of wider landscaping and green infrastructure requirements;</u></li> <li>• <u>core bat habitat will be protected and enhanced. Design and layout will be informed by appropriate surveys, impact assessments and the Trowbridge Bat Mitigation Strategy (TBMS);</u></li> <li>• <u>appropriate mitigation to protect bats, including financial contributions towards management, monitoring and any off-site measures as necessary, as informed by the TBMS; and</u></li> <li>• <u>a Flood Risk Assessment (incorporating an assessment of the predicted effects of climate change) and comprehensive drainage strategy to inform site layout and design so that surface water is controlled and does not exacerbate flooding off-site.</u></li> </ul> <p><u>Development will take place in accordance with a masterplan for the site approved by the Council as part of the planning application process. The design and layout will take account of all policy requirements and opportunities, delivered to achieve the comprehensive development of the site, including the timely and coordinated provision of necessary infrastructure.</u></p>
MM25	Paragraph 5.46	FMM 9, PC 55 (and PC 54, now superseded)	Amend text as follows:

			Approximately <del>17.61</del> <del>14.33</del> ha of land at Elm Grove Farm is allocated for the development of approximately <del>200</del> <del>250</del> dwellings, <u>along with a multi-purpose community facility co-located with consolidated and improved public open space</u> , as shown on the Policies Map. It is well located...
MM26	Paragraph 5.47	PC 57	Insert additional text at the start of paragraph 5.47:  <u>Proposals to develop the site will need to be supported by a Flood Risk Assessment (incorporating an assessment of the predicted effects of climate change) and comprehensive drainage strategy.</u> The existing natural features of the site...
MM27	Paragraph 5.48	FMM 10	Amend text:  The site is in an area likely to be used by Bechstein's bats associated with the Bath and Bradford on Avon Bats SAC. Sensitive habitat features on and adjacent to the site. <del>These would</del> <u>will be identified through survey and assessments guided by the requirements of the TBMS and include:</u> Drynham Lane/Road, the railway line, woodland belts associated with the White Horse Business Park and the small tributary to the River Biss.
MM28	Paragraph 5.49	FMM 11 (and PC 52 now superseded)	Amend the first sentence and add text to the end of the paragraph as follows:  These features should be retained and / or buffered from development (including residential gardens) by wide <del>(10-16m)</del> , dark ( <del>&lt;1 lux</del> ), continuous corridors of native landscaping which will allow for their long-term protection and favourable management in order to secure continued or future use by Bechstein's bats. <del>Development will be required to contribute towards the delivery of the Trowbridge Recreation Management Mitigation Strategy.</del> <u>The design and layout of development, including the size and location of landscape corridors, lighting, other physical mitigation measures and management protocols, will be informed by the guidance set out in the TBMS and from appropriate surveys and assessments.</u> <u>Development may also be subject to requirements relating to off-site mitigation, management and monitoring measures as necessary.</u>
MM29	Paragraph 5.50	PC 58 and FMM 12	Amend the fifth sentence as follows:  Access to the site would need to be holistically planned with upgrades required to Drynham Lane, along with the construction of a connection to the A363 designed as a through-route anticipating future traffic growth. New and improved walking and cycling routes to existing and planned local services would encourage future residents to use sustainable forms for transport. The site has medium potential for archaeological remains. Therefore any subsequent planning application should be informed by an archaeological assessment. In addition, development will need to minimise the potential to harm the

			significance of the Grade II Listed Drynham Lane Farmhouse <u>along with Grade II listed Southview Farmhouse and, where appropriate, their settings.</u> Measures may also be necessary to prevent potential noise pollution from the existing main road and railway. These considerations should be addressed through the process of detailed design and layout which should be informed <del>through a Heritage Impact Assessment</del> <u>by detailed assessments (including heritage) to support any subsequent planning applications.</u>
MM30	Paragraph 5.51	FMM 13	Amend text:  <del>In order to facilitate development a</del> <u>Appropriate contributions would be likely to be sought to help fund an increase in capacity at additional local schools, capacity. Funding contributions may also be sought where needed to increase capacity at local GP surgeries and dentistry at the town in accordance with core policies of the Wiltshire Core Strategy.</u>
MM31	Figure 5.5	PC54	Amend Figure 5.5 (see end of schedule - Map 'H2.1: Elm Grove, Trowbridge' )
MM32	Insert new policy	FMM 14	New policy for H2.2 as follows:  <b><u>Land off A363 at White Horse Business Park, as identified on the Policies Map, is allocated for development comprising the following elements:</u></b>  <ul style="list-style-type: none"> <li>• <b><u>approximately 175 dwellings;</u></b></li> <li>• <b><u>vehicular access from the A363;</u></b></li> <li>• <b><u>development to be directed to the north and east of the site; and</u></b></li> <li>• <b><u>improvements to cycling and walking routes through the site to link into the existing network.</u></b></li> </ul> <b><u>Development will be subject to the following requirements:</u></b>  <ul style="list-style-type: none"> <li>• <b><u>core bat habitat will be protected and enhanced. Design and layout will be informed by appropriate surveys, impact assessments and the Trowbridge Bat Mitigation Strategy (TBMS);</u></b></li> <li>• <b><u>appropriate mitigation to protect bats, including financial contributions towards management, monitoring and any off-site measures as necessary, as informed by the TBMS;</u></b></li> <li>• <b><u>retention and enhancement of existing hedgerows and trees as part of wider landscaping and green infrastructure requirements, incorporating open space provision. Development will be expected to enhance a key gateway approach to the town and retain visual separation between the town and North Bradley;</u></b></li> </ul>

			<ul style="list-style-type: none"> <li>• <b><u>sensitive design and layout, which ensures the significance of heritage assets and their settings are not subject to unacceptable harm. This shall be informed by appropriate heritage and archaeological assessments. Development proposals will make a positive contribution towards conserving and enhancing the significance of the Baptist burial ground, its gateway and its setting; and</u></b></li> <li>• <b><u>a Flood Risk Assessment (incorporating an assessment of the predicted effects of climate change) and comprehensive drainage strategy to inform site layout and design so that surface water is controlled and does not exacerbate flooding off-site.</u></b></li> </ul> <p><b><u>Development will take place in accordance with a masterplan approved by the Council as part of the planning application process. The design and layout will take account of all policy requirements, including the timely and coordinated provision of necessary infrastructure to achieve a comprehensive development of the site.</u></b></p>
MM33	Paragraph 5.52	PC 60	<p>Amend first sentence of paragraph 5.52 as follows:</p> <p>...land off the A363 south-west of the White Horse Business Park is allocated for the development of approximately <del>450</del> <u>175</u> dwellings, as identified on the Policies Map.</p>
MM34	Paragraph 5.54	FMM 15	<p>Amend paragraph as follows:</p> <p>The site is in an area likely to be used by Bechstein's bats associated with the Bath and Bradford on Avon Bats SAC. Sensitive habitat features on / adjacent to the site <u>will be identified through survey and assessments guided by the requirements of the TBMS</u> and include: woodland belts associated with the White Horse Business Park; a network of mature hedgerows / hedgerow trees; and the grounds of Willow Grove.</p>
MM35	Paragraph 5.55	FMM 16 (incorporating PC 52)	<p>Amend text of first sentence and add additional text to end of paragraph as follows:</p> <p>These features should be retained and / or buffered from development (including residential gardens) by wide <del>(10-16m)</del>, dark <del>(&lt;1 lux)</del>, continuous corridors of native landscaping which will allow for their long-term protection and favourable management in order to secure continued or future use by Bechstein's bats. <u>The design and layout of development, including the size and location of landscape corridors, lighting, other physical mitigation measures and management protocols, will be informed by the guidance set out in the TBMS and from appropriate surveys and assessments. Development may also be subject to requirements relating to off-site mitigation, management and monitoring measures as necessary. Development will be required to contribute towards the delivery of the Trowbridge Recreation Management Mitigation Strategy.</u></p>

MM36	Existing Paragraph 5.56	PC 62	<p>Amend paragraph to read:</p> <p>Proposals would need to provide for a high quality, sustainable development that enhances a key gateway approach to the town, whilst protecting the integrity of North Bradley as a village. <u>In addition, any subsequent planning application will need to be supported by a Flood Risk Assessment (incorporating an assessment of the predicted effects of climate change) and comprehensive drainage strategy to help inform matters such as layout and design.</u></p>
MM37	New paragraph after paragraph 5.56	PC 61 as amended by FMM 17	<p>Add new paragraph after paragraph 5.56, as follows:</p> <p><u>As identified in the Council's Heritage Impact Assessment, the site is an historic agricultural landscape and comprises a cluster of historic farmsteads where the farm houses and ancillary buildings may be susceptible to setting change. This includes Kings Farmhouse (Grade II listed), Willow Grove (Grade II listed), Little Common Farm (non-designated asset), Manor Farmhouse (Grade II listed) and Woodmarsh Farm (non-designated asset). An area of the site is also adjacent to a Baptist cemetery with an ornamental gateway structure (Grade II listed) and curtilage listed perimeter walls. A comprehensive approach to development will need to be undertaken that makes a positive contribution towards conserving and enhancing the significance of heritage assets. At the planning application stage, the layout and design of the site must give great weight to conserving the significance of these heritage assets and their setting in order to minimise harm. The Baptist burial ground and gateway is in poor condition and in ensuring that a comprehensive approach is taken to the development of the site, a positive contribution will also be required towards conserving and enhancing the significance of this heritage asset and it's setting. It will be expected that the developer of the site will work with the Church to ensure that a positive strategy is in place to protect and enhance the Baptist burial ground and gateway. The archaeological potential of the site is likely to be high. Given the potential for heritage assets with archaeological interest to be present within the site, field evaluations will need to be carried out and taken into account in developing proposals, to minimise any conflict between the heritage asset's conservation and any aspect of the proposal.</u></p>
MM38	Paragraph 5.57	FMM 18	<p>Amend text as follows:</p> <p><del>In order to facilitate development a</del> <u>Appropriate contributions would be likely to be sought to help fund an increase in capacity at additional local schools, capacity. Funding contributions may also be sought</u></p>

			<p><del>where needed to increase capacity at</del> local GP surgeries and dentistry at the town <u>in accordance with core policies of the Wiltshire Core Strategy.</u></p>
MM39	Figure 5.6	PC 59	Amend Figure 5.6 (see end of Schedule - Map 'H2.2: Land off A363 White Horse Business Park, Trowbridge')
MM40	Insert new policy Figure 5.7	FMM 19	<p>Insert new policy for H2.3 as follows:</p> <p><b><u>Land to the South West of Elizabeth Way, as identified on the Policies Map, is allocated for development comprising the following elements:</u></b></p> <ul style="list-style-type: none"> <li>• <b><u>approximately 355 dwellings;</u></b></li> <li>• <b><u>vehicular access points from Elizabeth Way; and</u></b></li> <li>• <b><u>improvements to cycling and walking routes through the site to link into the existing network.</u></b></li> </ul> <p><b><u>Development will be subject to the following requirements:</u></b></p> <ul style="list-style-type: none"> <li>• <b><u>core bat habitat will be protected and enhanced. Design and layout will be informed by appropriate surveys, impact assessments and the Trowbridge Bat Mitigation Strategy (TBMS);</u></b></li> <li>• <b><u>appropriate mitigation to protect bats, including financial contributions towards management, monitoring and any off-site measures as necessary, as informed by the TBMS;</u></b></li> <li>• <b><u>sensitive design and layout, which ensures the significance of heritage assets and their settings are not subject to unacceptable harm. This shall be informed by appropriate heritage and archaeological assessments;</u></b></li> <li>• <b><u>retention and enhancement of existing hedgerows and trees as part of wider landscaping and green infrastructure requirements, incorporating noise attenuation measures and open space provision; and</u></b></li> <li>• <b><u>a Flood Risk Assessment (incorporating an assessment of the predicted effects of climate change) and comprehensive drainage strategy to inform site layout and design so that surface water is controlled and does not exacerbate flooding off-site.</u></b></li> </ul> <p><b><u>Development will take place in accordance with a masterplan approved by the Council as part of the planning application process. The design and layout will take account of all policy requirements, including the timely and coordinated provision of necessary infrastructure to achieve a comprehensive development of the site.</u></b></p>



MM41	Paragraph 5.58	PC 64	Amend first sentence in paragraph 5.58 as follows:  ... land to the South West of Elizabeth Way is allocated for the development of approximately <del>205</del> <u>355</u> dwellings, as identified on the Policies Map.
MM42	Paragraph 5.60	FMM 20	Amend text:  This site may be used by Bechstein's bats associated with the Bath and Bradford on Avon Bats SAC. Potentially sensitive habitat features on / adjacent to the site <u>will be identified through survey and assessments guided by the requirements of the TBMS and include:</u> mature trees; hedgerows; and stream (minor watercourse) at the northern end of the site.
MM43	Paragraph's 5.61 and 5.62	FMM 21	Amend and merge paragraphs 5.21 and 5.22 as follows:  These features should be retained and / or buffered from development (including residential gardens) by wide <del>(10-16m)</del> , dark <del>(&lt;1 lux)</del> , continuous corridors of native landscaping which will allow for their long-term protection and favourable management in order to secure continued or future use by Bechstein's bats. <u>The design and layout of development, including the size and location of landscape corridors, lighting and other physical mitigation measures and management protocols, will be informed by the guidance set out in the TBMS and from appropriate surveys and assessments. Development may also be subject to requirements relating to off-site mitigation, management and monitoring measures as necessary. Development will also be required to contribute towards the delivery of the Trowbridge Recreation Management Mitigation Strategy through a financial contribution or direct provision of equivalent new infrastructure over and above normal Council requirements to deliver new habitat and recreational opportunities in line with criteria in the Strategy.</u>
MM44	Paragraph 5.63	PC 66	Amend paragraph to read:  An important measure will be the provision of landscaping between Elizabeth Way and new housing in order to attenuate noise and reduce the visual impact of this road. Consideration of drainage patterns and flood risk from all sources would need to inform any subsequent layout. In addition, surface water attenuation measures and improvements to existing on-site water infrastructure would need to be provided to support a comprehensive development of the site. <u>Proposals will therefore need to be supported by a Flood Risk Assessment (incorporating an assessment of the predicted effects of climate change) and comprehensive drainage strategy to help inform matters of layout and design.</u>
MM45	Add to beginning of para 5.64	PC 65	Add text to beginning of paragraph 5.64:

			<p>The site comprises historic field boundaries and has high archaeological value. It is adjacent to Trowbridge (Hilperton Road) Conservation Area and to Fieldways Highfield (Grade II* listed), a country house. Fieldways Highfield and its setting will need to be conserved in a manner appropriate to its significance. The relationship between development proposals and these heritage assets will need to be rigorously addressed through detailed design including provision for open greenspace in any layout. The layout and design of the site ...</p>
MM46	Paragraph 5.66	FMM 22	<p>Amend text as follows:</p> <p><del>In order to facilitate development a</del> <u>Appropriate contributions would be likely to be sought to help fund an increase in capacity at additional local schools, capacity. Funding contributions may also be sought where needed to increase capacity at local GP surgeries and dentistry at the town in accordance with core policies of the Wiltshire Core Strategy.</u></p>
MM47	Figure 5.7	PC 63	Amend Figure 5.7 (see end of schedule – Map ‘H2.3: Elizabeth Way, Trowbridge’)
MM48	Insert new policy after Figure 5.8	FMM 23	<p>Insert new policy for H2.4 as follows:</p> <p><b><u>Land at Church Lane, as identified on the Policies Map, is allocated for development comprising the following elements:</u></b></p> <ul style="list-style-type: none"> <li>• <b><u>approximately 45 dwellings focused towards the north of the site;</u></b></li> <li>• <b><u>sensitively designed vehicular access via a new junction arrangement off the A361 that incorporates discreet lighting, signage and boundary treatments to avoid unacceptable harm to heritage assets and their settings; and</u></b></li> <li>• <b><u>improve cycling and walking routes through the site to link to the existing network, including links between the site, Southwick Country Park and the existing network, including footpath TROW8.</u></b></li> </ul> <p><b><u>Development will be subject to the following requirements:</u></b></p> <ul style="list-style-type: none"> <li>• <b><u>core bat habitat will be protected and enhanced. Design and layout will be informed by appropriate surveys, impact assessments and the Trowbridge Bat Mitigation Strategy (TBMS);</u></b></li> <li>• <b><u>appropriate mitigation to protect bats, including financial contributions towards management, monitoring and any off-site measures as necessary, as informed by the TBMS;</u></b></li> <li>• <b><u>retention and enhancement of hedgerows and trees as part of wider landscaping and green infrastructure requirements, and the creation of a publicly accessible Green Infrastructure corridor along the Lambrok Stream to protect and enhance the character,</u></b></li> </ul>

			<p><b><u>biodiversity value and amenity of Southwick Country Park in conjunction with development at Southwick Court and Upper Studley;</u></b></p> <ul style="list-style-type: none"> <li>• <b><u>sensitive design and layout, which ensures the significance of heritage assets and their settings, including the contribution made by the paddock adjacent to Church Lane, are not subject to unacceptable harm. This shall be informed by appropriate heritage and archaeological assessments; and</u></b></li> <li>• <b><u>a Flood Risk Assessment (incorporating an assessment of the predicted effects of climate change) and comprehensive drainage strategy to inform site layout and design so that surface water is controlled and does not exacerbate flooding off-site.</u></b></li> </ul> <p><b><u>Development will take place in accordance with a masterplan approved by the Council as part of the planning application process. The design and layout will take account of all policy requirements, including the timely and coordinated provision of necessary infrastructure to achieve a comprehensive development of the site. Any cumulative issues associated with heritage, landscape, biodiversity and highway access should be considered on a comprehensive and consistent basis for allocations H2.4, H2.5 and H2.6 to ensure that new development sensitively addresses the urban edge of the town.</u></b></p>
MM49	Paragraph 5.68	PC 68 and FMM 24	<p>Amend paragraph 5.68 to read as follows</p> <p><del>Development proposals would need to ensure that the significance and setting of the Grade II Listed St John's Church would be appropriately protected. To achieve this objective, access to the site would need to be secured via a new junction arrangement off the A361, rather than improvements to Church Lane. The site is adjacent to the Church of St John (Grade II listed), 344 Frome Road (Grade II Listed) and paddocks. There are key views across the site to St John's spire from Southwick Country Park. The site comprises the degraded fragmentary remains of a post medieval water meadow system. A comprehensive approach to development will need to be undertaken that makes a positive contribution towards conserving and enhancing the significance of heritage assets. Development should therefore avoid the paddock adjacent to Church Lane and the rear of listed buildings that front Frome Road. Access to the site must be sensitively designed and accommodated in manner that minimises harm to heritage assets. This would need to be secured via a new junction arrangement off the A361, rather than improvements to Church Lane.</del></p>
MM50	Paragraph 5.67	PC 69	<p>Add text at the end of paragraph 5.67 as follows:</p> <p>...It is an open site that slopes to the south-west towards the Lambrok Stream. <u>As parts of the site lie within Flood Zones 2 and 3, development proposals will need to be sequentially planned and supported by a Flood Risk Assessment (incorporating an assessment of the predicted effects of climate change).</u> In</p>

			<u>addition, development proposals will need to be supported by a comprehensive drainage strategy designed to help inform site layout and provide attenuation measures, including Natural Flood Management – i.e. tree and hedgerow planting along the south-west margins of the site to slow the flow of surface water into the Lambrok Stream.</u>
MM51	Paragraph 5.69	FMM 25	Amend the paragraph as follows:  ...Existing hedgerows and trees would need to be retained and enhanced through new landscaping features along the line of the Lambrok Stream. <u>The Lambrok Stream should be enhanced as a local amenity feature of the site in conjunction with development proposed at Southwick Court and Upper Studley.</u> Such features would need to be of sufficient scale to protect and enhance the character and amenity provided by Southwick Country Park. Links between the site, the Country Park and existing built form would be achieved through improvements to footpath TROW8.
MM52	Paragraph 5.70	FMM 26	Amend paragraph as follows:  The site is in an area likely to be used by Bechstein's bats associated with the Bath and Bradford on Avon Bats SAC. Sensitive habitat features on / adjacent to the site <u>will be identified through survey and assessments guided by the requirements of the TBMS and include: Framfield; boundary hedgerows / tree lines; and the Lambrok Stream.</u>
MM53	Paragraph 5.71	FMM 27	Amend text of first sentence and add additional text to end of paragraph as follows:  These features should be retained and / or buffered from development (including residential gardens) by wide <del>(10-16m)</del> , dark (<1 lux), continuous corridors of native landscaping which will allow for their long-term protection and favourable management in order to secure continued or future use by Bechstein's bats. <u>The design and layout of development, including the size and location of landscape corridors, lighting and other physical mitigation measures and management protocols, will be informed by the guidance set out in the TBMS and from appropriate surveys and assessments. Development may also be subject to requirements relating to off-site mitigation, management and monitoring measures as necessary. Development will be required to contribute towards the delivery of the Trowbridge Bat Mitigation Strategy.</u>
MM54	Paragraph 5.72	FMM 28	Amend text:  <del>In order to facilitate development a</del> <u>Appropriate contributions would be likely to be sought to help fund an increase in capacity at additional local schools, capacity. Funding contributions may also be sought</u>

			where needed to increase capacity at local GP surgeries and dentistry at the town <u>in accordance with core policies of the Wiltshire Core Strategy.</u>
MM55	Figure 5.6		Amend Figure 5.6 (see end of Schedule – Map ‘H2.4: Church Lane, Trowbridge’)
MM56	Insert new policy	FMM 29	<p>New policy for H2.5 as follows:</p> <p><b><u>Land at Upper Studley, as identified on the Policies Map, is allocated for development comprising the following elements:</u></b></p> <ul style="list-style-type: none"> <li>• <b><u>approximately 45 dwellings;</u></b></li> <li>• <b><u>vehicular access via a new junction arrangement off the A361; and</u></b></li> <li>• <b><u>improvements to cycling and walking routes through the site to link into the existing network.</u></b></li> </ul> <p><b><u>Development will be subject to the following requirements:</u></b></p> <ul style="list-style-type: none"> <li>• <b><u>core bat habitat will be protected and enhanced. Design and layout will be informed by appropriate survey, impact assessments and the Trowbridge Bat Mitigation Strategy (TBMS);</u></b></li> <li>• <b><u>appropriate mitigation to protect bats, including financial contributions towards management, monitoring and any off-site measures as necessary, as informed by the TBMS;</u></b></li> <li>• <b><u>an attractive frontage to A361 and enhancement of this approach to the town;</u></b></li> <li>• <b><u>retention and enhancement of existing hedgerows and trees as part of wider landscaping and green infrastructure requirements, and the creation of a publicly accessible Green Infrastructure corridor along the Lambrok Stream to protect and enhance the character, biodiversity and amenity provided by Southwick Country Park in conjunction with development at Southwick Court and Church Lane; and</u></b></li> <li>• <b><u>a Flood Risk Assessment (incorporating an assessment of the predicted effects of climate change) and comprehensive drainage strategy to inform site layout and design so that surface water is controlled and does not exacerbate flooding off-site.</u></b></li> </ul> <p><b><u>Development will take place in accordance with a masterplan approved by the Council as part of the planning application process. The design and layout will take account of all policy requirements, including the timely and coordinated provision of necessary infrastructure to achieve a comprehensive development of the site. Any cumulative issues associated with heritage, landscape, biodiversity and highway access should be considered on a comprehensive</u></b></p>

			<b><u>and consistent basis for allocations H2.4, H2.5 and H2.6 to ensure that new development sensitively addresses the urban edge of the town.</u></b>
MM57	Paragraph 5.73	PC 70	Amend first sentence of paragraph 5.73 to read:  Approximately <del>2.33</del> <u>2.27</u> ha of land at Upper Studley is allocated for the development of approximately <del>20</del> <u>45</u> dwellings, as identified on the Policies Map.
MM58	Paragraph 5.73	PC 71	Add text to end of paragraph 5.73 as follows:  <u>...The land slopes towards the stream and is bound to the south by tall, mature poplar trees. As parts of the site lie within Flood Zones 2 and 3, development proposals will need to be sequentially planned and supported by a Flood Risk Assessment (incorporating an assessment of the predicted effects of climate change). In addition, development proposals will need to be supported by a comprehensive drainage strategy designed to help inform site layout and provide attenuation measures, including Natural Flood Management – i.e. tree and hedgerow planting along the southern margins of the site to slow the flow of surface water into the Lambrok Stream.</u>
MM59	Paragraph 5.74	FMM 30	Amend first sentence and add additional text to the end of the paragraph as follows:  An objective of detailed design and layout will be to provide an attractive frontage to <del>Firs Hill</del> <u>the A361, and that enhances this approach to the town with vehicular access to the A361 along with cycling and walking routes into Trowbridge.</u> The existing natural features of the site are significant in the landscape and would be incorporated within a detailed layout and Lambrok Stream should be enhanced as a local amenity feature of the site in conjunction with development <del>proposed</del> <u>allocated</u> at Southwick Court <u>and Church Lane.</u>
MM60	Paragraph 5.76	FMM 31	Amend text of first sentence and add additional text to end of paragraph as follows:  These features should be retained and / or buffered from development (including residential gardens) by wide <del>(10-16m)</del> , dark <del>(&lt;1 lux)</del> , continuous corridors of native landscaping which will allow for their long-term protection and favourable management in order to secure continued or future use by Bechstein's bats <u>The design and layout of development, including the size and location of landscape corridors, lighting and other physical mitigation measures and management protocols, will be informed by the guidance set out in the TBMS and from appropriate surveys and assessments. Development may also be subject to requirements relating to off-site mitigation, management and monitoring measures as necessary. Development will be required to contribute towards the delivery of the Trowbridge Bat Mitigation Strategy.</u>

MM61	Insert new paragraph after 5.76	FMM 32	<p>Insert new paragraph as follows:</p> <p><u>The masterplan of the site and those prepared to guide the development of neighbouring sites H2.4 and H2.6 must take a joined-up approach towards addressing necessary infrastructure and cumulative issues associated with heritage, landscape, biodiversity and highway access through layout and design. Appropriate contributions would be likely to be sought to help fund an increase in capacity at local schools, GP surgeries and dentistry in the town in accordance with core policies of the Wiltshire Core Strategy.</u></p>
MM62	<p>Insert new policy</p> <p>Figure 5.10</p>	FMM 33	<p>New policy for H2.6 as follows:</p> <p><b><u>Land at Southwick Court, as identified on the Policies Map, is allocated for development comprising the following elements:</u></b></p> <ul style="list-style-type: none"> <li>• <b><u>approximately 180 dwellings;</u></b></li> <li>• <b><u>a sensitively designed vehicular access from the A361 and road across the site that minimises intrusion within the historic landscape. Signage should be kept to a minimum and particular attention given to reducing any adverse impacts of lighting;</u></b></li> <li>• <b><u>a controlled emergency vehicular access; and</u></b></li> <li>• <b><u>improvements to cycling and walking routes through the site to link in to the existing network.</u></b></li> </ul> <p><b><u>Development will be subject to the following requirements:</u></b></p> <ul style="list-style-type: none"> <li>• <b><u>core bat habitat will be protected or enhanced. Design and layout will be informed by appropriate survey, impact assessments and the Trowbridge Bat Mitigation Strategy (TBMS);</u></b></li> <li>• <b><u>appropriate mitigation to protect bats, including financial contributions towards management, monitoring and any off-site measures as necessary, as informed by the TBMS;</u></b></li> <li>• <b><u>sensitive design and layout, which ensures the significance of heritage assets and their settings are not subject to unacceptable harm. New homes will be situated to the east of the Lambrok Stream and adjacent to the existing urban area in a manner that respects both the topography of the land and existing urban form to the immediate north. Land to the west of the Lambrok Stream will remain open and free from residential development. This shall be informed by appropriate heritage and archaeological assessments;</u></b></li> <li>• <b><u>a comprehensive approach to landscaping to enhance the urban edge of the town and in so doing protect and enhance the setting of Southwick Court Farmstead;</u></b></li> </ul>

			<ul style="list-style-type: none"> <li>• <u>retention and enhancement of existing hedgerows and trees as part of wider landscaping and green infrastructure requirements, and the creation of a publicly accessible green corridor along the Lambrok Stream to protect and enhance the character and amenity provided by Southwick Country Park; and</u></li> <li>• <u>a Flood Risk Assessment (incorporating an assessment of the predicted effects of climate change) and comprehensive drainage strategy to inform site layout and design so that surface water is controlled and does not exacerbate flooding off-site.</u></li> </ul> <p><u>Development will take place in accordance with a masterplan approved by the Council as part of the planning application process. The design and layout will take account of all policy requirements, including the timely and coordinated provision of necessary infrastructure to achieve a comprehensive development of the site. Any cumulative issues associated with heritage, landscape, biodiversity and highway access should be considered on a comprehensive and consistent basis for allocations H2.4, H2.5 and H2.6 to ensure that new development sensitively addresses the urban edge of the town.</u></p>
MM63	Paragraph 5.78	PC 72 and FMM 34	<p>Amend paragraph 5.78 to read:</p> <p>The area is of historic significance as water meadows (non-designated heritage asset) associated with the Grade II* Listed Southwick Court Farmstead that lies to the south of the site. The Southwick Court Farmstead is a heritage asset of significant importance. It is a medieval, manorial farmstead that includes <u>a farmhouse, gatehouse and bridge juxtaposed with later post-medieval/modern additions surrounded by a moat.</u> An essential objective of detailed design will be to minimise harm to its significance. The setting to this heritage asset will be preserved, to the greatest extent possible, informed by the Councils <u>Heritage Impact Assessment and the results of further more detailed heritage assessment work to support any subsequent planning application. Heritage Impact Assessment.</u> Taking account of the weight attached to the significance of the assets, alone and in combination, any residual harm would require a clear and convincing justification <u>within any subsequent planning application and should not be substantial.</u> The social, <u>environmental</u> and economic advantages of the development, including the provision of homes along with significant improvements to biodiversity and provision of open space <u>will achieve substantial public benefits.</u> A <u>sensitively designed, comprehensive development scheme will need to minimise harm by ensuring ensure</u> that new homes are directed to the east of the Lambrok Stream and built in a manner that respects both the topography of the land and existing urban form to the immediate north. Land to the west may become either formal or informal open space or remain in agricultural use, but will not be developed for new homes. The character of the area will therefore help to retain the high significance of <u>Southwick Court and associated this heritage assets.</u> The strategy for accessing the site must respect the <u>significance of Southwick Court and the wider historic landscape it occupies.</u> The road across the site and junction off the A361 (Frome Road) will therefore need to be sensitively designed and built in a manner</p>



			<u>that acknowledges the requirement to minimise intrusion within the historic landscape. Signage and lighting will be kept to a minimum and particular attention given to reducing any adverse impacts of lighting throughout the development. In addition, the creation of any access specifically for emergency vehicles will need to be sensitively designed to ensure that the removal of any existing trees/hedgerows is kept to a minimum and must have regard to biodiversity, landscape and heritage assets.</u>
MM64	Paragraph 5.79	PC 73	Add text to end of paragraph 5.79, as follows:  ...The Lambrok Stream and its respective flood plain should be enhanced as a local amenity feature of the site in conjunction with development proposed at Upper Studley above. <u>As parts of the site lie within Flood Zones 2 and 3, development proposals will need to be sequentially planned and supported by a Flood Risk Assessment (incorporating an assessment of the predicted effects of climate change). In addition, development proposals will need to be supported by a comprehensive drainage strategy designed to help inform site layout and provide attenuation measures, including Natural Flood Management – i.e. tree and hedgerow planting along the northern margins of the site to slow the flow of surface water into the Lambrok Stream and associated field drainage systems.</u>
MM65	Paragraph 5.81	FMM 35	Amend text as follows:  The site is in an area likely to be used by Bechstein's bats associated with the Bath and Bradford on Avon Bats SAC. Sensitive habitat features on / adjacent to the site <u>will be identified through survey and assessments guided by the requirements of the TBMS and include: boundary hedgerows / tree lines; Axe and Cleaver Lane; the Lambrok Stream; and the moat and grounds at Southwick Court.</u>
MM66	Paragraph 5.82	FMM 36	Amend text of first sentence and add additional text to end of paragraph as follows:  These features should be retained and / or buffered from development (including residential gardens) by wide <del>(10-16m)</del> , dark <del>(&lt;1 lux)</del> , continuous corridors of native landscaping which will allow for their long-term protection and favourable management in order to secure continued or future use by Bechstein's bats. <u>The design and layout of development, including the size and location of landscape corridors, lighting, other physical mitigation measures and management protocols, will be informed by the guidance set out in the TBMS and from appropriate surveys and assessments. Development may also be subject to requirements relating to off-site mitigation, management and monitoring measures as necessary. Development will be required to contribute towards the delivery of the Trowbridge Bat Mitigation Strategy.</u>
MM67	Paragraph 5.84	FMM 37	Amend text:

			<del>In order to facilitate development, a</del> The masterplan of the site and those prepared to guide the development of neighbouring sites H2.4 and H2.5 must take a joined-up approach towards addressing necessary infrastructure and cumulative issues associated with heritage, landscape, biodiversity and highway access through layout and design. <del>In order to facilitate development a</del> Appropriate contributions would be likely to be sought to help fund <del>an increase in capacity at additional local schools, capacity.</del> Funding contributions may also be sought where needed to increase capacity at local GP surgeries and dentistry at the town in accordance with core policies of the Wiltshire Core Strategy.
MM68	Paragraph 5.87	PC 75	Amend paragraph 5.87 as follows:  Development could contribute cumulatively towards adverse impacts on the qualifying features of the River Avon SAC through increased phosphate loading and habitat loss/damage. <del>However, the scale of development is within the thresholds set down in</del> As such, a Nutrient Management Plan <del>seeks to for the river that</del> avoids the likelihood of adverse effects. Nevertheless, impacts are kept under review and this situation may change. <u>For an interim period, developments within the River Avon SAC catchment should be phosphate neutral, which will be defined in a Memorandum of Understanding with Natural England and Environment Agency. Measures will therefore need to be in place to ensure that developments do not contribute to a net increase in phosphates for the River Avon SAC.</u> Housing developers might consider how schemes can offset the additional phosphate loading resulting from new homes and specific measures will be set out in an annex to the Nutrient Management Plan.
MM69	New paragraph under 5.87	PC 74	Add new paragraph under 5.87 as follows:  <u>Developments will be required to address any direct or indirect cumulative impacts on the A36.</u>
MM70	Policy H2.7 Figure 5.11 Paragraphs 5.88-5.92	FMM 38	Delete heading 'H2.7 East of Dene, Warminster' and Figure 5.11 'H2;7 East of the Dene, Warminster'.  Delete Policy H2.7 and supporting paragraphs 5.88-5.92
MM71	Insert new policy Figure 5.12	FMM 39	Insert new policy for H2.8 as follows:  <b><u>Land at Bore Hill Farm, as identified on the Policies Map, is allocated for development comprising the following elements:</u></b>  <ul style="list-style-type: none"> <li>• <b><u>approximately 70 dwellings;</u></b></li> <li>• <b><u>vehicular access from Deverill Road;</u></b></li> <li>• <b><u>B1 employment, located between the bio-digester and residential development; and</u></b></li> </ul>

			<ul style="list-style-type: none"> <li><b><u>improvements to cycling and walking routes through the site to link into existing network (including WARM60).</u></b></li> </ul> <p><b><u>Development will be subject to the following requirements:</u></b></p> <ul style="list-style-type: none"> <li><b><u>noise, dust and odour assessments to inform design and layout to separate the built form and sensitive land uses from the adjoining waste management facility. Development will not be permitted where assessments conclude that a satisfactory living environment for future residents cannot be created.</u></b></li> <li><b><u>screening will be provided that has given due consideration to the operational waste management facility (bio-digester). Additional landscape screening at site boundaries to preserve the amenity of adjoining residential dwellings; and</u></b></li> <li><b><u>a Flood Risk Assessment (incorporating an assessment of the predicted effects of climate change) and comprehensive drainage strategy to inform design and layout of the site so that surface water is controlled and does not exacerbate flooding off-site.</u></b></li> </ul> <p><b><u>Development will take place in accordance with a masterplan approved by the Council as part of the planning application process. The design and layout will take account of all policy requirements, including the timely and coordinated provision of necessary infrastructure to achieve a comprehensive development of the site.</u></b></p>
MM72	Paragraph 5.94	PC 80	<p>Amend paragraph to read:</p> <p>The site is formed of land between the A36 and Deverill Road which lies adjacent to the Bore Hill Farm bio-digester. <u>Considering the site context, any subsequent development proposals (e.g. layout and screening) will need to take account of potential issues associated with the operational waste management facility, these may include: noise, dust and odour.</u> There is some limited screening on the north boundary with existing development at Bradley Close and Ludlow Close. Additional landscape screening at the site boundaries would be required to preserve and maintain the living conditions of adjoining residential dwellings. Vehicular access will be provided from Deverill Road, and connection to and improvement of public right of way WARM60 should be provided. <u>In addition, development proposals will need to be supported by a Flood Risk Assessment (incorporating an assessment of the predicted effects of climate change).</u></p>
MM73	Paragraph 5.96	FMM 40	<p>Amend final sentence at end of paragraph as follows:</p> <p>Future development of the site shall be brought forward in such a way that ensures the residential and employment uses on the site are compatible. In line with WCS Core Policy 41, opportunities should be</p>

			<p>explored for new development to use energy generated by the adjoining biodigester. <del>In order to facilitate development, appropriate contributions would be likely to be sought to help fund additional local school capacity. Funding contributions may also be sought where needed to increase capacity at local GP surgeries at the town. Appropriate contributions may also be sought to help fund an increase in capacity at local schools, GP surgeries and dentistry in the town in accordance with core policies of the Wiltshire Core Strategy.</del></p>
MM74	Figure 5.12	PC79	Amend Figure 5.12 (see end of schedule – Map 'H2.8: Bore Hill Farm, Warminster')
MM75	Insert new policy	PC 81 & PC 82 and FMM 41	<p>Insert new policy for H2.9 as follows:</p> <p><b><u>Land at Boreham Road, as identified on the Policies Map, is allocated for development comprising of the following elements:</u></b></p> <ul style="list-style-type: none"> <li>• <b><u>approximately 30 dwellings;</u></b></li> <li>• <b><u>access will be provided from Boreham Road; and</u></b></li> <li>• <b><u>improvements to cycling and walking routes through the site to link into the existing network including the reconstruction of pedestrian footways onto Boreham Road.</u></b></li> </ul> <p><b><u>Development will be subject to the following requirements:</u></b></p> <ul style="list-style-type: none"> <li>• <b><u>sensitive design and layout, which ensures the significance of heritage assets and their settings are not subject to unacceptable harm. This shall be informed by appropriate heritage and archaeological assessments;</u></b></li> <li>• <b><u>measures to safeguard protected species and habitats of importance for biodiversity, including the retention and enhancement of trees and hedgerows as wildlife corridors as informed by an ecological assessment; and</u></b></li> <li>• <b><u>measures to protect the integrity of the River Avon SAC, with particular regard to phosphate discharge into the River Avon and its tributaries. This will be informed by appropriate survey and impact assessment; and</u></b></li> <li>• <b><u>a Flood Risk Assessment (incorporating an assessment of the predicted effects of climate change) and comprehensive drainage strategy to inform design and layout of the site so that surface water is controlled and does not exacerbate flooding off-site.</u></b></li> </ul> <p><b><u>Proposals for development of the site will be informed by, and take account of, all policy requirements and opportunities in design and layout and delivered as a whole to achieve a comprehensive development that ensures the timely and coordinated provision of necessary infrastructure, services, facilities and open space.</u></b></p>

MM76	Paragraph 5.99	PC 81	<p>Amend paragraph to read:</p> <p>Whilst situated outside the Bishopstrow Conservation Area, the site is considered to lie within the setting of this designated heritage asset. Development of the site would therefore need to respond positively to its surroundings and have due regard to the special character or appearance of the Conservation Area. A <del>Heritage Impact Assessment</del> <u>In line with national policy, an assessment of heritage assets and their significance (including the contribution made by their setting)</u> would be required in order to support any subsequent proposals, including the design of mitigation measures. The setting of heritage assets will be protected so as to ensure, as far as practicable, there will be no substantial harm to their significance.</p>
MM77	Paragraph 5.100	PC 82	<p>Delete paragraph 5.100 and replace with text to read:</p> <p><del>Development of the site would need to be supported and informed by a Drainage Strategy and water infrastructure capacity assessment. Where necessary, details relating to the reinforcement of existing foul/storm water drainage arrangements would need to be submitted with any subsequent planning application. Drainage measures for the attenuation and management of surface water would need to be capable of achieving greenfield, or better, infiltration rates.</del></p> <p><u>Parts of the site lie within Flood Zones 2 and 3. Therefore development proposals will need to be sequentially planned and supported by a Flood Risk Assessment (incorporating an assessment of the predicted effects of climate change). In addition, development proposals will need to be supported by a comprehensive drainage strategy and water infrastructure capacity assessment. Where necessary, details relating to the reinforcement of existing foul/storm water drainage arrangements will need to be submitted with any subsequent planning application.</u></p>
MM78	Paragraph 5.101	FMM 42	<p>Amend supporting text as follows:</p> <p>Vehicular access would be achieved from Boreham Road. Details relating to the provision of the junction arrangements; <del>relocation of Grade II Listed milestone marker</del>; culvert arrangements; closure of existing agricultural field gate and reconstruction of pedestrian footways onto Boreham Road would need to be submitted with any planning application. <del>In order to facilitate development, a</del> <u>Appropriate contributions would be likely be sought to help fund an increase in capacity at additional local school capacity. Funding contributions may also be sought where needed to increase capacity at local GP surgeries at the town.</u> <del>Appropriate contributions sought to help fund an increase in capacity at local schools, GP surgeries and dentistry in the town in accordance with core policies of the Wiltshire Core Strategy.</del></p>
MM79	Insert new policy	FMM 43	<p>Insert new policy for H2.10 as follows:</p>

	Figure 5.14		<p><b><u>Land at BarTERS Farm, as identified on the Policies Map, is allocated for development comprising the following elements:</u></b></p> <ul style="list-style-type: none"> <li>• <b><u>approximately 35 dwellings;</u></b></li> <li>• <b><u>vehicular access from Cleyhill Gardens; and</u></b></li> <li>• <b><u>improvements to cycling and walking routes through the site to link into the existing network including CHAP14.</u></b></li> </ul> <p><b><u>Development will be subject to the following requirements:</u></b></p> <ul style="list-style-type: none"> <li>• <b><u>retention and enhancement of trees and hedgerows as part of wider landscaping and green infrastructure requirements;</u></b></li> <li>• <b><u>a Flood Risk Assessment (incorporating an assessment of the predicted effects of climate change) and comprehensive drainage strategy to inform design and layout of the site so that surface water is controlled and does not exacerbate flooding off-site;</u></b></li> <li>• <b><u>an ecological assessment to inform design and layout of the development, along with on and off-site mitigation and monitoring measures as appropriate due to its location within the core buffer area of the Bath and Bradford on Avon Bats Special Area of Conservation (SAC); and</u></b></li> <li>• <b><u>an archaeological assessment to inform site layout.</u></b></li> </ul> <p><b><u>Proposals for development of the site will be informed by, and take account of, all policy requirements and opportunities in design and layout and delivered as a whole to achieve a comprehensive development that ensures the timely and coordinated provision of necessary infrastructure, services, facilities and open space.</u></b></p>
MM80	Paragraph 5.103	PC 83 and PC 84	<p>Add text to the end of paragraph 5.103 to read:</p> <p>... impacting on ecological features such as Ancient Woodland that lies on the periphery of much of the settlement. <u>Public right of way CHAP14 runs along the northern boundary of the site. This will be retained and enhanced through the development of the site. Considering the size of the site, any subsequent planning application will need to be supported by a Flood Risk Assessment (incorporating an assessment of the predicted effects of climate change) and comprehensive drainage strategy to help inform matters such as layout and design.</u></p>
MM81	Insert new paragraph after 5.103	FMM 44	<p>Insert new paragraphs after paragraph 5.103 as follows:</p>

			<p><u>The site is within the core buffer area of the Bath and Bradford On Avon Bats Special Area of Conservation (SAC), as set out in Planning Guidance, and therefore there may be potential for bats to use the site and so mitigation measures such as new tree/hedgerow planting may be necessary. An ecological assessment will be required to identify potential impacts and set out appropriate mitigation. This may include the need to make financial contributions in relation to off-site mitigation measures. There is also potential for archaeological remains, therefore this too would need full assessment.</u></p> <p><u>Additional screening on the site boundaries will be required in order to preserve and maintain landscape quality and edge of settlement setting, and to protect the amenity of adjoining residential dwellings.</u></p> <p><u>In order to facilitate development, appropriate contributions would likely be sought to help fund an increase in capacity at local schools, GP surgeries and dentistry in the town in accordance with core policies of the Wiltshire Core Strategy.</u></p>
MM82	Policy H2.11 Figure 5.15 Paragraphs 5.104 to 5.107.	FMM 45	<p>Delete heading 'H2.11 The Street, Hullavington' and Figure 5.12 'H2.11 The Street, Hullavington',</p> <p>Delete Policy H2.11 and supporting paragraphs 5.104-5.107</p>
MM83	Insert new policy Figure 5.16	FMM 46	<p>Insert new policy for H2.12 as follows:</p> <p><b><u>Land to the east of Farrells Field, Yatton Keynell as identified on the Policies Map, is allocated for development comprising the following elements:</u></b></p> <ul style="list-style-type: none"> <li>• <b><u>approximately 30 dwellings;</u></b></li> <li>• <b><u>vehicular access from B4039; and</u></b></li> <li>• <b><u>improvements to cycling and walking routes through the site to link into the existing network.</u></b></li> </ul> <p><b><u>Development will be subject to the following requirements:</u></b></p> <ul style="list-style-type: none"> <li>• <b><u>retention and enhancement of trees and hedgerows as part of wider strategic landscaping and green infrastructure requirements, incorporating open space provision;</u></b></li> <li>• <b><u>a Flood Risk Assessment (incorporating an assessment of the predicted effects of climate change) and comprehensive drainage strategy to inform site layout and design so that surface water is controlled and does not exacerbate flooding off site; and</u></b></li> </ul>

			<ul style="list-style-type: none"> <li>• <u>an integrated water infrastructure strategy to ensure the provision of adequate and appropriate infrastructure for water supply and waste water, both on and off site.</u></li> </ul> <p><u>Proposals for development of the site will be informed by, and take account of, all policy requirements and opportunities in design and layout and delivered as a whole to achieve a comprehensive development that ensures the timely and coordinated provision of necessary infrastructure, services, facilities and open space.</u></p>
MM84	Paragraph 5.109	PC 89 and FMM 47	<p>Amend supporting text after the first sentence of paragraph 5.109 as follows:</p> <p>...land, as shown on the Policies Map. <u>Considering the size of the site any subsequent planning application will need to be supported by a Flood Risk Assessment (incorporating an assessment of the predicted effects of climate change) and comprehensive drainage strategy to help inform matters such as layout and design. In addition, as the site lies within Groundwater Protection Zone 2 development proposals will need to comply with Core Policy 68 (Water resources) with applications demonstrating that regard has been paid to the advice set out in the Environment Agency's groundwater protection policy. An integrated water infrastructure strategy will be provided in advance of development to ensure the provision of adequate and appropriate infrastructure for water supply and waste water, both on and off-site. It is</u> The site is well located with regard to local services and facilities. The site <del>It is</del> in agricultural use and represents the continuation of recent development in this part of the settlement.</p>
MM85	Paragraph 5.110	PC 90	<p>Amend text to read:</p> <p><del>A woodland corridor along the western boundary should be retained as a wildlife corridor. Retention of the existing boundary vegetation...</del></p>
MM86	Paragraph 5.110	PC 91	<p>Amend text to read:</p> <p>...on site would provide screening to reduce the effect on adjacent visual receptors and be in keeping with the existing landscape character. <del>Access would be taken from Farrell Fields and t</del> <u>The possibility to link to adjacent footpaths should be explored.</u></p>
MM87	Add new paragraph after 5.110	FMM 48	<p>Insert new text after paragraph 5.110</p> <p><u>Appropriate contributions would be likely to be sought to help fund an increase in capacity at local schools, GP surgeries and dentistry in the town in accordance with core policies of the Wiltshire Core Strategy.</u></p>



MM88	Figure 5.16	PC 88	Amend Figure 5.16 (see end of schedule – Map ‘H2.12: East of Farrells Field, Yatton Keynell’)
MM89	Housing Allocation H2.13	PC 92	Delete section titled ‘Malmesbury Community Area Remainder’ and ‘H2.13 Ridgeway Farm, Crudwell’.  Delete Figure 5.17; delete paragraphs 5.111 to 5.114.  Re-number subsequent paragraphs.
MM90	Insert new policy	FMM 49	<p>Insert new policy for H2.13 as follows:</p> <p><b><u>Land at Court Orchard/Cassways, as identified on the Policies Map, is allocated for development comprising of the following elements:</u></b></p> <ul style="list-style-type: none"> <li>• <b><u>approximately 35 dwellings;</u></b></li> <li>• <b><u>vehicular access from B3098; and</u></b></li> <li>• <b><u>improvements to cycling and walking routes through the site to link into the existing network including BRAT24 and BRAT25.</u></b></li> </ul> <p><b><u>Development will be subject to the following requirements:</u></b></p> <ul style="list-style-type: none"> <li>• <b><u>development will be informed by an ecological assessment detailing suitable mitigation measures to ensure the safeguarding of protected species and habitats of importance for biodiversity;</u></b></li> <li>• <b><u>retention and enhancement of trees and hedgerows on the site boundaries as part of wider landscaping and green infrastructure requirements. Development will be expected to take particular care to ensure that a suitable boundary with the open countryside is provided that protects or enhances landscape quality and the setting of the edge of the settlement;</u></b></li> <li>• <b><u>a Flood Risk Assessment (incorporating an assessment of the predicted effects of climate change) and comprehensive drainage strategy to inform design and layout of the site so that surface water is controlled and does not exacerbate flooding off site; and</u></b></li> <li>• <b><u>sensitive design and layout, which ensures the significance of heritage assets and their settings are not subject to unacceptable harm. This shall be informed by appropriate heritage and archaeological assessments.</u></b></li> </ul> <p><b><u>Proposals for development of the site will be informed by, and take account of, all policy requirements and opportunities in design and layout and delivered as a whole to achieve a comprehensive development that ensures the timely and coordinated provision of necessary infrastructure, services, facilities and open space.</u></b></p>

MM91	Paragraph 5.116	PC 94	Amend first sentence of paragraph 5.116 to read:  ... Court Orchard/Cassways is allocated for the development of approximately <del>35</del> 40 dwellings, as identified on the Policies Map.
MM92	Paragraph 5.117	FMM 50	Add additional text at end of paragraph as follows:  The site comprises a roughly rectangular field that slopes down towards the north. The site is situated on the edge of Bratton and is within a Special Landscape Area. A part of the site also adjoins the Bratton Conservation Area. <u>In addition, due to the proximity of Bratton Camp Scheduled Monument and the prehistoric / medieval potential at this location, heritage and archaeological assessments will be required to support a planning application.</u>
MM93	Paragraph 5.119	FMM 51	Additional text added to paragraph as follows:  Additional screening at the site boundaries would be required to preserve and <del>maintain</del> enhance the landscape quality, Conservation Area and edge of settlement setting, and to protect the amenity of adjoining residential dwellings. A new visual boundary to the settlement will need to be established along the site's western edge <del>and new woodland planting will be a substantial part of a scheme.</del> <u>This should respect the existing landscape value and character of the area, while ensuring a suitable transition between the village and open countryside.</u>
MM94	5.120	PC 95	Amend paragraph to read:  <del>Part of the site is susceptible to surface water flooding and a flood risk assessment will have to pay particular regard to this and inform the design of the site.</del> <u>Considering the size of the site and the fact that part of the land is susceptible to surface water flooding, any subsequent planning application will need to be supported by a Flood Risk Assessment (incorporating an assessment of the predicted effects of climate change) and comprehensive drainage strategy to help inform matters such as layout and design.</u>
MM95	Insert new paragraph after 5.121	FMM 52	Insert new paragraph after paragraph 5.121 as follows:  <u>Appropriate contributions would be likely to be sought to help fund an increase in capacity at local schools, GP surgeries and dentistry in the town in accordance with core policies of the Wiltshire Core Strategy.</u>

MM96	Policy H3 Table 5.4  Paragraph 5.124	PC 32 & PC 96 and FMM 53	<p>(PC32) Amend title in third column in Table 5.4 as follows:</p> <p><del>No of dwellings</del> <u>Approximate number of dwellings</u></p> <p>Delete the title 'Policy H3' and the shaded text box but retain the rest of the information as supporting text as part of paragraph 5.124, as follows:</p> <p>Other allocations are made at Durrington, a Market Town with Amesbury and Bulford, to supports its role. <u>The following sites are allocated for development:</u></p> <p><del>Policy H3 Land is allocated for residential development at the following sites, as shown on the policies map:</del></p> <p>Table 5.4 Housing Allocations in the South Wiltshire Housing Market Area</p> <table border="1" data-bbox="757 624 1718 1318"> <thead> <tr> <th data-bbox="757 624 983 719">Community Area</th> <th data-bbox="983 624 1173 719">Reference</th> <th data-bbox="1173 624 1476 719">Site Name</th> <th data-bbox="1476 624 1718 719"><u>Approximate number</u> <del>No of dwellings</del></th> </tr> </thead> <tbody> <tr> <td data-bbox="757 719 983 1099" rowspan="5">Salisbury</td> <td data-bbox="983 719 1173 815">H3.1</td> <td data-bbox="1173 719 1476 815">Netherhampton Road, Salisbury</td> <td data-bbox="1476 719 1718 815">640</td> </tr> <tr> <td data-bbox="983 815 1173 879">H3.2</td> <td data-bbox="1173 815 1476 879">Hilltop Way</td> <td data-bbox="1476 815 1718 879">10</td> </tr> <tr> <td data-bbox="983 879 1173 975">H3.3</td> <td data-bbox="1173 879 1476 975">North of Netherhampton Road</td> <td data-bbox="1476 879 1718 975">100</td> </tr> <tr> <td data-bbox="983 975 1173 1038">H3.4</td> <td data-bbox="1173 975 1476 1038">Land at Rowbarrow</td> <td data-bbox="1476 975 1718 1038">100</td> </tr> <tr> <td data-bbox="983 1038 1173 1099"><u>H3.5</u></td> <td data-bbox="1173 1038 1476 1099"><u>The Yard, Hampton Park</u></td> <td data-bbox="1476 1038 1718 1099"><u>14</u></td> </tr> <tr> <td data-bbox="757 1099 983 1224" rowspan="2">Amesbury</td> <td data-bbox="983 1099 1173 1224">H3.6</td> <td data-bbox="1173 1099 1476 1224">Clover Lane, Durrington</td> <td data-bbox="1476 1099 1718 1224">45</td> </tr> <tr> <td data-bbox="983 1224 1173 1318">H3.7</td> <td data-bbox="1173 1224 1476 1318">Larkhill Road, Durrington</td> <td data-bbox="1476 1224 1718 1318">15</td> </tr> </tbody> </table>	Community Area	Reference	Site Name	<u>Approximate number</u> <del>No of dwellings</del>	Salisbury	H3.1	Netherhampton Road, Salisbury	640	H3.2	Hilltop Way	10	H3.3	North of Netherhampton Road	100	H3.4	Land at Rowbarrow	100	<u>H3.5</u>	<u>The Yard, Hampton Park</u>	<u>14</u>	Amesbury	H3.6	Clover Lane, Durrington	45	H3.7	Larkhill Road, Durrington	15
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	H3.7	Larkhill Road, Durrington	15																											
MM97	Paragraph 5.128	PC 98	Amend 3 <sup>rd</sup> bullet point to read:																											

			<p>“Biodiversity: development could contribute cumulatively towards adverse impacts on the qualifying features of the River Avon SAC through increased phosphate loading and habitat loss / damage. <del>However, the scale of development is within thresholds set down in a</del> As such, the Nutrient Management Plan <u>seeks to for the river that</u> avoids the likelihood of adverse effects. Nevertheless, impacts are kept under review and this situation may change. <u>For an interim period, developments within the River Avon SAC catchment should be phosphate neutral, which will be defined in a Memorandum of Understanding with Natural England and Environment Agency.</u> Measures will therefore need to be in place to ensure that <u>developments do not contribute to a net increase in phosphates for the River Avon SAC.</u> Housing developers might consider how schemes can offset the additional phosphate loading resulting from new homes and specific measures will be set out in an annex to the Nutrient Management Plan.</p>
MM98	Policy H3.1	PC 102 and FMM 54	<p>Amend Policy H3.1 as follows:</p> <p><b><u>Approximately 63ha of Land at Netherhampton Road, as identified on the Policies Map, is proposed allocated for mixed-use development comprising the following elements:</u></b></p> <ul style="list-style-type: none"> <li>• <b><u>approximately 640 dwellings;</u></b></li> <li>• <b><u>sensitively designed vehicular access from the A3094 Netherhampton Road with minimal signage and lighting to ensure views of Salisbury Cathedral spire are not subject to unacceptable harm;</u></b></li> <li>• <del>Land for employment (B1, B2 and B8 uses of the Use Classes Order)</del></li> <li>• <b><u>measures to positively support walking, cycling and public transport use between the site and Salisbury, including improvements to bridleway NHAM10;</u></b></li> <li>• <b><u>at least 1.8ha of land for a two-form entry primary school along with playing pitches;</u></b></li> <li>• <b><u>a local centre of an appropriate scale to provide local access to services and facilities; and</u></b></li> <li>• <b><u>a Country Park of at least 10ha in size, located in the east and south of the site, with associated parking and facilities, provision of strategic landscaping and appropriately located public open space and green infrastructure throughout the rest of the site.</u></b></li> </ul> <p>Development will be subject to the following requirements:</p> <ul style="list-style-type: none"> <li>• <b><u>design and layout to be guided by appropriate heritage and archaeological assessments;</u></b></li> <li>• <del>strategic landscaping and open space provision. A</del> <b><u>all built development to be located below the 75m contour and a Country Park to be located in the east and south of the site;</u></b></li> <li>• <b><u>provision made for transport network improvements necessary to accommodate the scale of development envisaged, as identified through a comprehensive transport assessment;</u></b></li> <li>• <del>Provision of sufficient school and contributions towards education and on or off-site</del> <b><u>healthcare capacity to meet the needs created by the development;</u></b></li> </ul>

			<ul style="list-style-type: none"> <li>• measures to safeguard the interest of Harnham Hill Chalk Pit SSSI and Harnham Slope County Wildlife Site;</li> <li>• <u>a Flood Risk Assessment (incorporating an assessment of the predicted effects of climate change) and comprehensive drainage strategy to inform site layout and design of the site so that surface water is controlled and does not exacerbate flooding off site;</u></li> <li>• <u>measures to protect the integrity of the River Avon SAC, with particular regard to phosphate discharge into the River Avon and its tributaries. This will be informed by appropriate survey and impact assessment;</u></li> <li>• <u>provision made for improvements to local sewerage systems, informed by a water infrastructure capacity appraisal; and</u></li> <li>• <u>surface water management, to include comprehensive surface water drainage measures (including a sustainable drainage system), that achieves equivalent or less better than current greenfield rates of run-off.</u></li> </ul> <p><u>Development will take place in accordance with a masterplan for the site approved by the Council as part of the planning application process. The design and layout will take account of all policy requirements, including the timely and coordinated provision of necessary infrastructure to achieve a comprehensive development of the site.</u></p>
MM99	Paragraph 5.129	FMM 55	<p>Amend supporting text as follows:</p> <p>Approximately 63ha of land to the south of Netherhampton Road, as shown on the Policies Map, is allocated for development of approximately 640 dwellings, <del>employment land</del> and a new two-form of entry primary school and a local centre of an appropriate scale to provide local access to services and facilities, <u>including a convenience store and potentially healthcare facilities if provided on-site. An impact assessment will be required in line with Core Policy 38 of the Wiltshire Core Strategy.</u></p>
MM100	Paragraph 5.129	PC 99	<p>Amend 2nd and 3<sup>rd</sup> sentences of paragraph 5.129 to read:</p> <p>All built development will be below the <del>75</del> 70m contour and a scheme will include a country park and extensive planting. Development of this site represents necessary growth to support the delivery of housing at Salisbury and thereby <u>contribute towards</u> <del>maintain a 5-year housing land supply position</del> within the South Wiltshire Housing Market Area.</p>
MM101	Paragraph 5.131	FMM 56	<p>Add new sentences at the end of the paragraph as follows:</p> <p><u>Development will also increase demand for primary health care facilities (GP services) in Salisbury. Additional provision would need to be provided to address limited capacity and support planned growth.</u></p>

			<u>This may be delivered on-site or off-site by funding contributions towards and/or provision of health facilities, in accordance with Core Policies of the Wiltshire Core Strategy.</u>
MM102	Paragraph 5.132	FMM 57	Delete paragraph as follows:  <del>The site will include an element of employment alongside other uses. Evidence does not suggest a specific quantum of employment land. The site has a strategic role as a possible destination for the relocation of businesses to allow the redevelopment of the Churchfields strategic allocation of the WCS. A scale and form of employment would be a matter for discussion with relevant stakeholders as a part of preparing a masterplan for the site but would be delivered in the form of serviced land.</del>
MM103	Paragraph 5.134	FMM 58	Amend paragraph as follows:  <u>The archaeological potential of the site is demonstrably high.</u> The site includes prehistoric barrows, field systems and enclosures <del>and very high archaeological potential.</del> However, the site is large, and the exact extent of work is uncertain. At the planning application stage, the layout and design of the development will need to give great weight to conserving heritage assets and their setting in a manner proportionate to their significance. <u>The site has been subject to archaeological assessment, geophysical survey and evaluation trenching, with archaeological interest shown to be present across the site. These investigations should inform a the masterplan for the site and an archaeological assessment would be required to support a subsequent planning application.</u>
MM104	Paragraph 5.138	PC 103	Amend paragraph to read:  A water infrastructure capacity appraisal will be needed to confirm the scope and extent of works to service new development. This should include the capacity of local sewer systems. <del>A detailed flood risk assessment would be required in order to identify a set of appropriate sustainable drainage measures.</del> <u>Bearing in mind the size of the site, any subsequent planning application will need to be supported by a Flood Risk Assessment (incorporating an assessment of the predicted effects of climate change) and comprehensive drainage strategy to help inform matters such as layout and design.</u> Sufficient land would need to be set aside for robust surface water management, to include <del>a comprehensive Surface Water Drainage Scheme</del> <u>measures (including a Sustainable Drainage System)</u> that results in run-off rates equalling, or <del>greater than</del> <u>bettering</u> current greenfield infiltration rates.
MM105	Insert new policy  Figure 5.20	FMM 59	Insert new policy for H3.2 as follows:  <b><u>Land at Hilltop Way, as identified on the Policies Map, is allocated for development comprising the following elements:</u></b>

			<ul style="list-style-type: none"> <li>• <u>approximately 10 dwellings;</u></li> <li>• <u>vehicular access via Hilltop Way; and</u></li> <li>• <u>the public right of way forming the northern boundary of the site should be maintained and its route enhanced.</u></li> </ul> <p><u>Development will be subject to the following requirements:</u></p> <ul style="list-style-type: none"> <li>• <u>identification and establishment of a suitable receptor site for the translocation of slow worms in the adjacent country park, to be agreed with the Council's ecologist. Development shall not take place until the receptor site has been agreed and translocation has taken place to the satisfaction of the Council's ecologist; and</u></li> <li>• <u>appropriate location of new dwellings and high-quality design including landscaping and open space to mitigate impacts on skyline views.</u></li> </ul> <p><u>Proposals for development of the site will be informed by, and take account of, all policy requirements and opportunities in design and layout and delivered as a whole to achieve a comprehensive development that ensures the timely and coordinated provision of necessary infrastructure, services, facilities and open space.</u></p>
MM106	Paragraph 5.141	FMM 60	<p>Amend paragraph text as follows:</p> <p>The site has been shown to have a high population of reptiles (<del>S</del>slow <del>W</del>worms) and these will need to be re-colonised on a suitable receptor site within the Country Park, prior to development taking place. <del>It will be important to demonstrate that the mitigation proposals are consistent with Laverstock and Ford Parish Council's wider aims for the Country Park.</del></p>
MM107	Insert new policy	FMM 61	<p>Insert new policy for H3.3 as follows:</p> <p><u>Land North of Netherhampton Road, as identified on the Policies Map, is allocated for development comprising the following elements:</u></p> <ul style="list-style-type: none"> <li>• <u>approximately 100 dwellings;</u></li> <li>• <u>vehicular access to the site from A3094 Netherhampton Road; and</u></li> <li>• <u>improvements to cycling and walking routes through the site to link into the existing network.</u></li> </ul> <p><u>Development will be subject to the following requirements:</u></p>

			<ul style="list-style-type: none"> <li>• <u>sensitive high-quality design and layout which ensures the significance of heritage assets and their settings are not subject to unacceptable harm, in particular the setting of Salisbury Cathedral spire. This will be achieved through:</u> <ul style="list-style-type: none"> <li>○ <u>the use of appropriate heritage and archaeological assessments to guide development;</u></li> <li>○ <u>a comprehensive approach to landscaping, green infrastructure and open space, including provision of an open corridor through the site to retain important views;</u></li> <li>○ <u>sensitive treatment of site boundaries. Development will be expected to take particular care to ensure a suitable boundary and transition between the open countryside and the City;</u></li> <li>○ <u>development which respects the scale, massing and built form of the local area and the setting of the Cathedral;</u></li> <li>○ <u>development along Netherhampton Road being set back, but providing an active frontage; and</u></li> <li>○ <u>sensitive use of lighting and signage with regard to infrastructure and highway elements throughout the development.</u></li> </ul> </li> <li>• <u>a Flood Risk Assessment (incorporating an assessment of the predicted effects of climate change) and comprehensive drainage strategy to inform site layout and design of the site so that surface water is controlled and does not exacerbate flooding off site;</u></li> <li>• <u>no adverse impacts on the water quality of the River Avon SAC from surface water runoff during the construction and operational phases;</u></li> <li>• <u>measures to protect the integrity of the River Avon SAC, with particular regard to phosphate discharge into the River Avon and its tributaries. This will be informed by appropriate survey and impact assessment;</u></li> <li>• <u>sensitive design and layout, which ensures the significance of heritage assets and their settings are not subject to unacceptable harm. This shall be informed by appropriate heritage and archaeological assessments; and</u></li> <li>• <u>provision made for transport network improvements necessary to accommodate the scale of development envisaged, as identified through a comprehensive transport assessment.</u></li> </ul> <p><u>Development will take place in accordance with a masterplan approved by the Council as part of the planning application process. The design and layout will take account of all policy requirements, including the timely and coordinated provision of necessary infrastructure to achieve a comprehensive development of the site.</u></p>
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MM108	Paragraph 5.143	PC 105 and FMM 62	<p>Amend paragraph text as follows:</p> <p><u>Land north of Netherhampton Road is allocated for the development of approximately 100 dwellings on 5.6ha of land as shown on the Policies Map. It is reasonably well located with regard to services and facilities. The site is well contained in terms of visual impacts on the wider landscape. <del>The extent of possible flood risks areas will need to be carefully surveyed so that development avoids them. A detailed flood risk assessment would be required in order to identify a set of appropriate sustainable drainage measures.</del> The site is wholly located within Flood Zone 1, although its northern boundary is also the boundary to the adjacent area of land that lies within Flood Zone 2. Due to its size, development proposals will need to be supported by a Flood Risk Assessment (incorporating an assessment of the predicted effects of climate change). In addition, development proposals will need to be supported by a comprehensive drainage strategy to address issues of surface water flooding and to ensure that, given the site's proximity to the River Avon and to Flood Zone 2, there are no adverse impacts on the water quality of the River Avon SAC from surface water runoff during the construction and operational phases.</u></p>
MM109	Paragraph 5.144	PC 104 and FMM 63	<p>Amend paragraph as follows:</p> <p><del>The area is sensitive in terms of the setting to the Cathedral and views towards it. Open space along the southern boundary will maintain views of the Cathedral spire travelling east. Design and layout taking account of a Heritage Impact Assessment would be capable of preventing development from having a harmful influence. Proposals would need to provide for high quality, sustainable development that enhances an important approach to the City and provides links to nearby rights of way.</del></p> <p><u>Long views to the historic City of Salisbury and Salisbury Conservation Area including the spire of Salisbury Cathedral (Grade I listed) are available across the site from the A3094, and at closer range from within the site itself. At the planning application stage, the layout and design of the site would need to give great weight to conserving the significance of these heritage assets and their setting. Development proposals would need to be sensitively designed to ensure that views of the Spire are not significantly compromised. Design and layout would also need to positively address the objectives of the City of Salisbury Conservation Area Appraisal and Management Plan to minimise harm. Proposals would therefore need to provide for high quality, sustainable development that enhances an important approach to the City and provides links to nearby rights of way. To achieve these outcomes, development proposals will meet the development principles set out in policy. In addition, the design and layout of a scheme should positively respect the significance of heritage assets. This could be achieved through several measures including, for example:</u></p> <ul style="list-style-type: none"> <li>• <u>the sensitive use of highway surfacing, materials, signage and lighting;</u></li> </ul>

			<ul style="list-style-type: none"> <li>• <u>the use of focal buildings and appropriate features to define the transition from open countryside to urban form; and</u></li> <li>• <u>a strategy for open space that could provide a heritage trail to link with existing footpaths in the area.</u></li> </ul>
MM110	Insert new paragraph after 5.144	FMM 64	<p>Insert new paragraph after 5.144 as follows:</p> <p><u>The site has been subject to archaeological assessment, geophysical survey and evaluation trenching, with archaeological interest shown to be present across the site. The archaeological potential of the site is demonstrably high. Development proposals will need to provide for a sensitive design and layout, that ensures the significance of heritage assets and their settings are not subject to unacceptable harm. This shall be informed by appropriate heritage and archaeological assessments.</u></p>
MM111	Paragraph 5.145	PC 106 and FMM 65	<p>Amend paragraph 5.145 as follows:</p> <p>...Funding contributions may also be sought where needed to increase capacity at local GP surgeries in the city, <u>in accordance with core policies of the Wiltshire Core Strategy. Transport assessment will be required to support any planning application and provision made for transport network improvements necessary to accommodate the scale of development.</u></p>
MM112	Insert new policy	FMM 66	<p>Insert new Policy H3.4 as follows:</p> <p><b><u>Land at Rowbarrow, as identified on the Policies Map, is allocated for development comprising the following elements:</u></b></p> <ul style="list-style-type: none"> <li>• <b><u>approximately 100 dwellings;</u></b></li> <li>• <b><u>vehicular access from the Odstock Road to the west; and</u></b></li> <li>• <b><u>improvements to cycling and walking routes through the site to link into the existing network.</u></b></li> </ul> <p><b><u>Development will be subject to the following requirements:</u></b></p> <ul style="list-style-type: none"> <li>• <b><u>sensitive design and layout, which ensures the significance of heritage assets and their settings are not subject to unacceptable harm. This shall be informed by appropriate heritage and archaeological assessments;</u></b></li> <li>• <b><u>a strong landscape framework that maintains and enhances the existing woodland belts, including open space provision in the southern part of the site and a green corridor extending along the southern boundary of the site from the existing beech tree shelterbelt;</u></b></li> </ul>

			<ul style="list-style-type: none"> <li>• <u>a Flood Risk Assessment (incorporating an assessment of the predicted effects of climate change) and comprehensive drainage strategy to inform site layout and design of the site so that surface water is controlled and does not exacerbate flooding off site; and</u></li> <li>• <u>provision made for transport network improvements necessary to accommodate the scale of development envisaged, as identified through a comprehensive transport assessment.</u></li> </ul> <p><u>Development will take place in accordance with a masterplan approved by the Council as part of the planning application process. The design and layout will take account of all policy requirements, including the timely and coordinated provision of necessary infrastructure to achieve a comprehensive development of the site.</u></p>
MM113	Paragraph 5.147	PC 110	<p>Amend paragraph to read:</p> <p>Development will need to preserve the contribution made by the site to the setting and therefore the importance of the Woodbury Ancient Villages Scheduled Monument. If necessary, land will need to be set aside from development. <u>In line with national policy, Detailed design and layout will be guided by an assessment of heritage assets and their significance (including the contribution made by their setting). Heritage Impact Assessment.</u> Scheduled monument consent will be required. The site also has high archaeological potential.</p>
MM114	Para 5.148	PC 109	<p>Amend paragraph 5.148 to read:</p> <p>This is a sloping and quite prominent site. In combination with Heritage Impact Assessment, development will need to take place within a strong landscape framework that maintains and enhances the existing woodland belts affecting the site. Containment provided by the beech shelterbelt on the southern boundary should extend as a green corridor from the end of the shelterbelt eastwards towards the existing Rowbarrow housing development and woodland around the Milk &amp; More Salisbury Depot. <u>This green corridor should include copses, groups of trees and individual specimen trees. The arrangement of any proposed development and open space on the site should provide a setting for public rights of way in the area and maintain their views of the Salisbury cathedral spire and this could be achieved through careful street alignment and locating open space in the southern part of the site. The sloping buffer of land on the northern edge of the site should be enhanced with tree planting and the landscape buffer along Rowbarrow (road) retained.</u></p>
MM115	Paragraph 5.149	FMM 67	<p>Amend last sentence of paragraph as follows:</p> <p><del>In addition,</del> <u>Appropriate contributions may also be sought where needed to increase capacity at local GP surgeries in the city, in accordance with core policies of the Wiltshire Core Strategy.</u></p>

MM116	Figure 5.22	PC 108	Amend Figure 5.22 (see end of Schedule - Map 'H3.4: Land at Rowbarrow, Salisbury')
MM117	Insert new site allocation and new policy after paragraph 5.149	FMM 68 and PC111	<p>After paragraph 5.149 add in new site allocation, as set out below:</p> <p>Insert new heading, <u>H3.5 The Yard, Hampton Park, Salisbury</u></p> <p>Insert new Policy H3.5 as follows:</p> <p><b><u>Land at The Yard, Hampton Park, as identified on the Policies Map, is allocated for development comprising the following elements:</u></b></p> <ul style="list-style-type: none"> <li>• <b><u>approximately 14 dwellings; and</u></b></li> <li>• <b><u>vehicular access via the existing track onto Roman Road, with a new pedestrian and cycle access route provided through to Neal Close.</u></b></li> </ul> <p><b><u>Development will be subject to the following requirements:</u></b></p> <ul style="list-style-type: none"> <li>• <b><u>landscaping strategy and infrastructure to ensure any development appears as a natural extension to Hampton Park. Hedgerows around the site should be maintained and enhanced where possible;</u></b></li> <li>• <b><u>identification and establishment of a suitable receptor site for the translocation of slow worms in the adjacent country park, or other suitable location, to be agreed with the Council's ecologist. Development shall not take place until the receptor site has been agreed and translocation has taken place to the satisfaction of the Council's ecologist;</u></b></li> <li>• <b><u>a Precautionary Working Method for birds, including barn owl; and</u></b></li> <li>• <b><u>measures to address contamination as informed by an assessment of the sites condition.</u></b></li> </ul> <p><b><u>Proposals for development of the site will be informed by, and take account of, all policy requirements and opportunities in design and layout and delivered as a whole to achieve a comprehensive development that ensures the timely and coordinated provision of necessary infrastructure, services, facilities and open space.</u></b></p>
MM118	New supporting text	PC 111 and FMM 69	<p>Insert supporting text as follows:</p> <p><u>The Yard, Hampton Park is allocated for the development of approximately 14 dwellings on approximately 1.31 ha of land as shown on the Policies Map. The site lies adjacent to the settlement boundary and existing residential development and would deliver a relatively small number of dwellings to help contribute towards the overall remaining indicative housing requirement for Salisbury.</u></p>

			<p><u>The site has previously been used for agricultural storage purposes, is fairly flat, and comprises small parcels of rough grassland and a large disused agricultural storage building. Access to the site would be achieved via Neal Close.</u></p> <p><u>This site is within the Special Landscape Area and in a rural fringe setting, adjacent to the Country Park. Access to the Country Park should be provided from this site and a robust landscape strategy and infrastructure is required to allow any development to appear as a natural extension to Hampton Park.</u></p> <p><u>Hedgerows around the site have the potential to be of importance for bat commuting and should be maintained where possible. There is a high population of slow worms to be translocated off site, which may be within the adjacent Country Park or other suitable location. Given the potential scale of the translocation, any receptor site will need to provide suitable habitat conditions for the species. Translocation shall not occur until a suitable receptor site has been secured and a scheme for this work is agreed with the Council ecologist through the planning application process. No development shall take place until the translocation scheme has been implemented in full. Consideration also needs to be given to the site's potential use as a roost site for barn owls through a Precautionary Working Method for birds.</u></p> <p><u>As this site has previously been used for agricultural storage purposes, an assessment of the history and current condition of the site to determine the likelihood of the existence of contamination arising from previous uses should be carried to inform the planning application.</u></p>
MM119	New site plan	PC 111	Insert new site figure (see end of schedule – Map 'H3.5: The Yard, Salisbury')
MM120	Paragraph 5.150	FMM 70	<p>Add additional text to end of paragraph as follows:</p> <p>...Provision of housing at Durrington would positively contribute towards the delivery of this objective by ensuring the viability of existing services and creating demand for an improved local offer. <u>Developers of the allocated sites will be expected to contribute financially towards capacity improvements in local schools and health care provision in accordance with core policies of the Wiltshire Core Strategy.</u></p>
MM121	Add new paragraph after Paragraph 5.152	PC 113	<p>Add new paragraph after Paragraph 5.152 to read:</p> <p><u>Development could contribute cumulatively towards adverse impacts on the qualifying features of the River Avon SAC through increased phosphate loading and habitat loss/damage. As such, a Nutrient Management Plan seeks to avoid the likelihood of adverse effects. Nonetheless, impacts are kept under review and this situation may change. For an interim period, developments within the River Avon SAC catchment should be phosphate neutral, which will be defined in a Memorandum of Understanding with Natural England and Environment Agency. Measures will therefore need to be in place to ensure that developments do not contribute to a net increase in phosphates for the River Avon SAC. Housing developers might consider how schemes can offset the additional phosphate loading resulting from new</u></p>

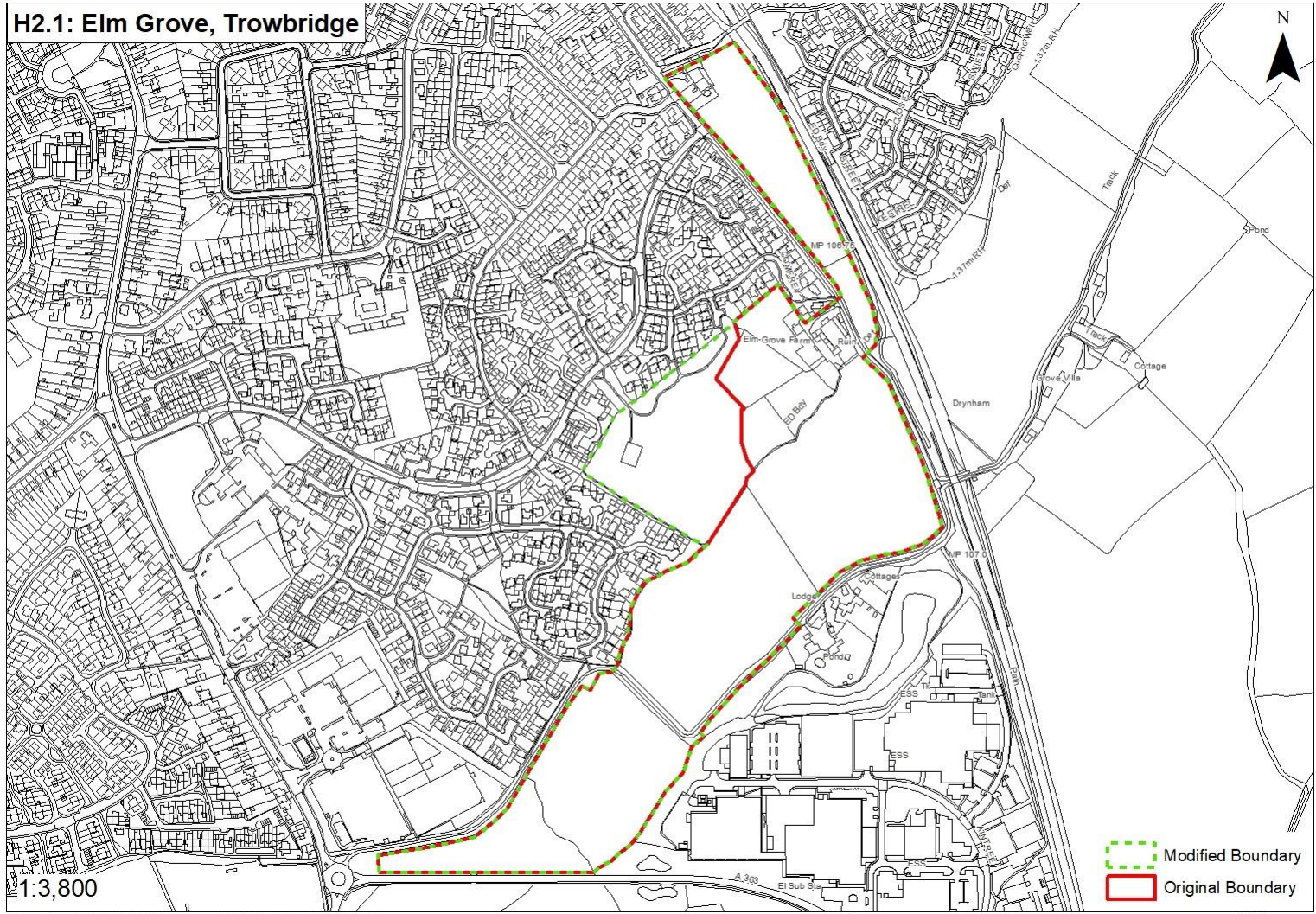
			<u>homes and specific measures will be set out in the annex to the Nutrient Management Plan.</u>
MM122	Insert new policy	FMM 71	<p>Insert new policy for H3.5 as follows:</p> <p><b><u>Land at Clover Lane, Durrington, as identified on the Policies Map, is allocated for development comprising the following elements:</u></b></p> <ul style="list-style-type: none"> <li>• <b><u>approximately 45 dwellings;</u></b></li> <li>• <b><u>vehicular access from Clover Lane;</u></b></li> <li>• <b><u>improvements to cycling and walking routes through the site to link into the existing network, including to High Street; and</u></b></li> <li>• <b><u>incorporation of any rights of access to the paddock and stables to the north of the site.</u></b></li> </ul> <p><b><u>Development will be subject to the following requirements:</u></b></p> <ul style="list-style-type: none"> <li>• <b><u>sensitive design and layout, which ensures the significance of designated and non-designated heritage assets and their settings are not subject to unacceptable harm. This shall be informed by appropriate heritage and archaeological assessments;</u></b></li> <li>• <b><u>retention and enhancement of existing trees and hedgerows within extended green infrastructure corridors as part of wider landscaping to contribute to biodiversity, and provide appropriate screening to adjacent properties; and</u></b></li> <li>• <b><u>a Flood Risk Assessment (incorporating an assessment of the predicted effects of climate change) and comprehensive drainage strategy to inform design and layout of the site so that surface water is controlled and does not exacerbate flooding off-site.</u></b></li> </ul> <p><b><u>Proposals for development of the site will be informed by, and take account of, all policy requirements and opportunities in design and layout and delivered as a whole to achieve a comprehensive development that ensures the timely and coordinated provision of necessary infrastructure, services, facilities and open space.</u></b></p>
MM123	Paragraph 5.154	FMM 72	<p>Add additional text to end of paragraph as follows:</p> <p>Vehicular access would be from the existing residential road network using Clover Lane. Pedestrian and cycle permeability through the site must be incorporated in the layout, including a direct link for pedestrian and cycle access through to the High St. <u>Any access rights from High Street through to the stables and paddock adjacent to the site should be incorporated into the design and layout of the site.</u></p>

MM124	Paragraph 5.155	PC 115 and FMM 73	<p>Amend supporting text as follows:</p> <p>The site lies adjacent to the Durrington Conservation Area <del>to the east</del> and a number of Listed Buildings (<u>Durrington Manor, Grade II listed and The Red House, Grade II listed</u>) and <u>undesigned heritage assets (Manor Cottage and important cobb walls)</u>. Detailed design and layout would need to preserve or enhance the character <u>or appearance</u> of the Conservation Area and this is particularly important for the eastern portion of the site. Development should minimise <del>the potential for</del> harm to the significance of Listed Buildings and the Conservation Area <u>and should be designed in a sensitive and appropriate manner taking into consideration non-designated heritage assets, designated assets and objectives set out in the Durrington Conservation Area Appraisal. The cobb wall at the eastern boundary of the site will need careful consideration within the proposed layout. In line with national policy, detailed design and layout will be guided by an assessment of heritage assets and their significance (including the contribution made by their setting). Informed by a Heritage Impact Assessment these considerations should be resolved through the detailed design and layout of the scheme.</u></p>
MM125	Paragraph 5.156	PC 116 and FMM 74	<p>Amend paragraph as follows:</p> <p>There is a tree belt adjacent to the northern boundary of the site which is protected by a group Tree Preservation Order and there are substantial hedgerows to the western boundaries <u>and trees adjacent to the southern boundary at its eastern end</u>. Mature trees and hedgerows must be retained as important features of the site, and additional green infrastructure should be incorporated to enhance and protect these <u>existing features both within and adjacent to the site</u> in order to <del>ensure a soft edge to the open countryside</del> <u>maintain the role of the trees in contributing to biodiversity and the character of this part of Durrington</u> <del>ensure a soft edge to the open countryside and to ensure appropriate screening between the new development and adjacent residential development and allotments. A layout can link into open space to the south east of the site.</del></p> <p><u>Considering the size of the site and history of surface water flooding on site and in the surrounding area, a Flood Risk Assessment (incorporating an assessment of the predicted effects of climate change) and comprehensive drainage strategy to help inform matters such as layout and design will be required. In addition, as the site lies within Groundwater Protection Zone 1 development proposals will need to comply with Core Policy 68 (Water resources) with applications demonstrating that regard has been paid to the advice set out in the Environment Agency's groundwater protection policy.</u></p>
MM126	Figure 5.23	PC 114	Amend Figure 5.23 (see end of schedule – Map 'H3.5: Clover Lane, Durrington')
MM127	Insert new policy	FMM 75	Insert new policy as follows:

	Figure 5.24		<p><b><u>Land at Larkhill Road, Durrington, as identified on the Policies Map, is allocated for residential development comprising the following elements:</u></b></p> <ul style="list-style-type: none"> <li>• <b><u>approximately 15 dwellings.</u></b></li> </ul> <p><b><u>Development will be subject to the following requirements:</u></b></p> <ul style="list-style-type: none"> <li>• <b><u>sensitive design and layout, which ensures the archaeological potential of the site is addressed through the planning application process. This shall be informed by appropriate archaeological assessment; and</u></b></li> <li>• <b><u>layout and design in line with character and pattern of frontage development on Larkhill Road, with gardens or open space to the south of the site serving as a soft edge to the countryside.</u></b></li> </ul> <p><b><u>Proposals for development of the site will be informed by, and take account of, all policy requirements and opportunities in design and layout and delivered as a whole to achieve a comprehensive development that ensures the timely and coordinated provision of necessary infrastructure, services, facilities and open space.</u></b></p>
MM128	Paragraph 5.157	PC118	<p>Add new sentences to end of paragraph:</p> <p><u>As the site lies within Groundwater Protection Zone 1 development proposals will need to comply with Core Policy 68 (Water resources) with applications demonstrating that regard has been paid to the advice set out in the Environment Agency’s groundwater protection policy.</u></p>
MM129	New para after 5.158	FMM 76	<p>Insert new paragraph after paragraph 5.158:</p> <p><u>Due to the location in close proximity to the World Heritage Site, including Durrington Walls and Woodhenge, archaeological assessment will be required and must inform development proposals and any necessary mitigation.</u></p>



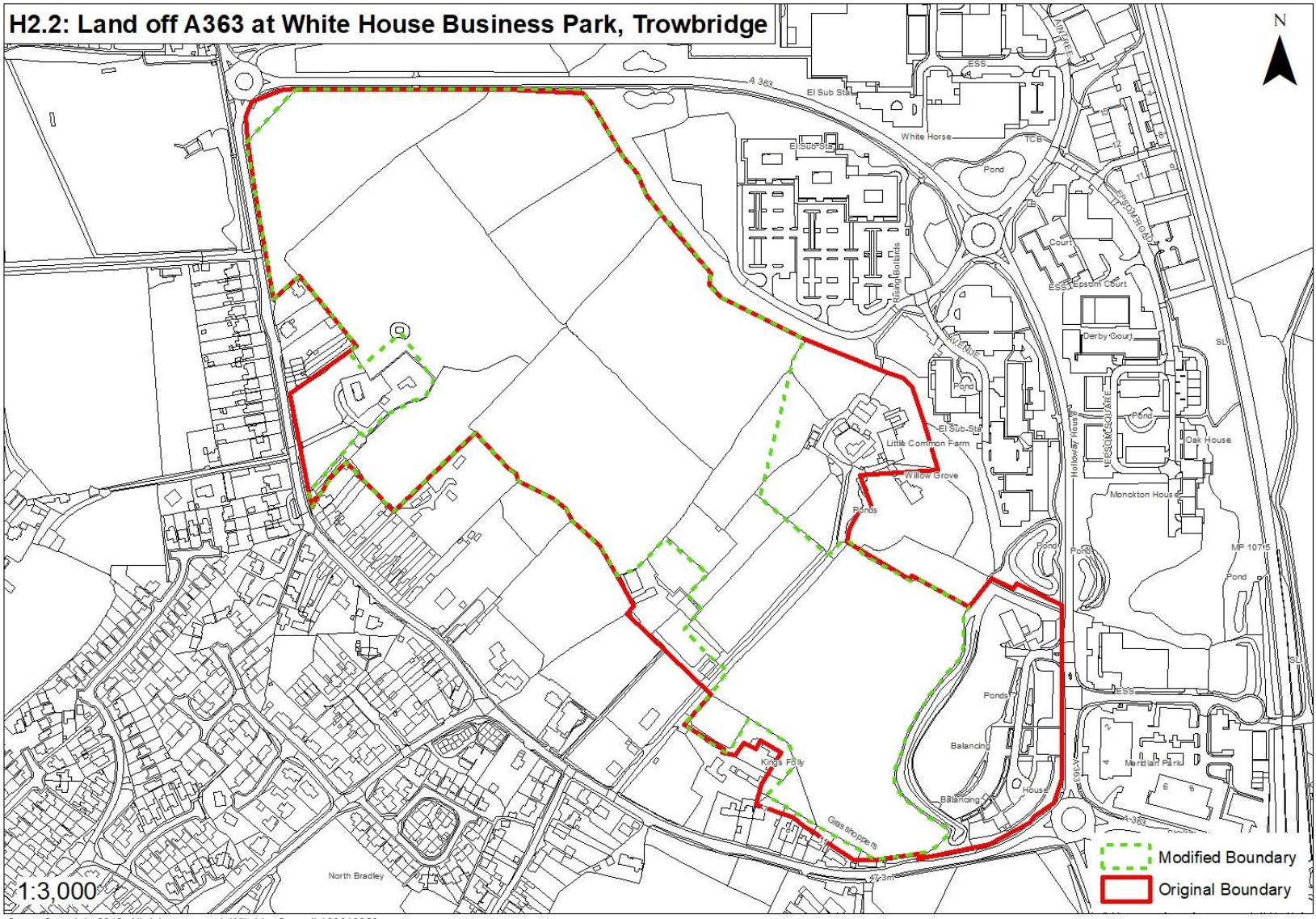
# Inset Map Amendments



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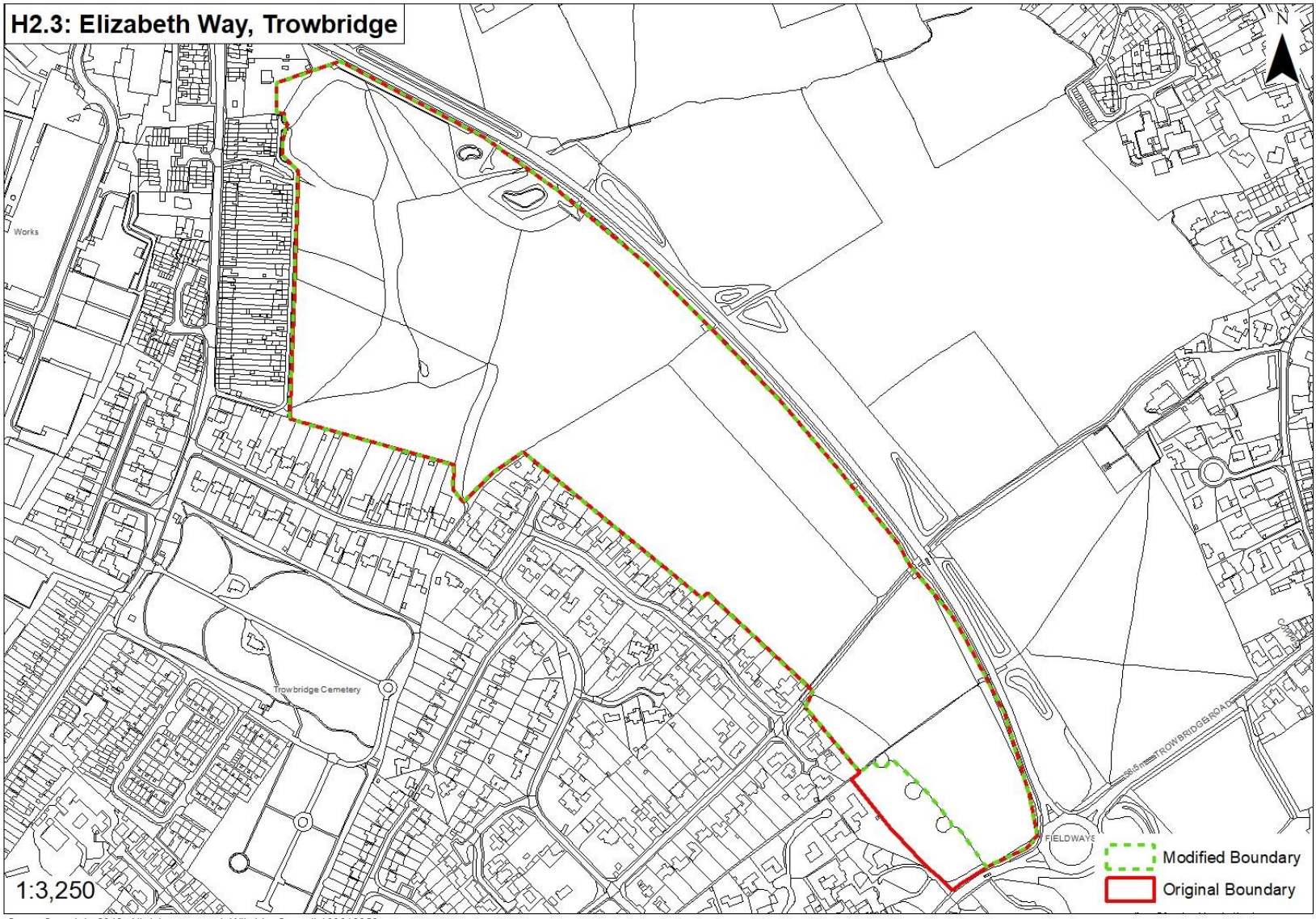


## H2.2: Land off A363 at White House Business Park, Trowbridge



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### H2.3: Elizabeth Way, Trowbridge

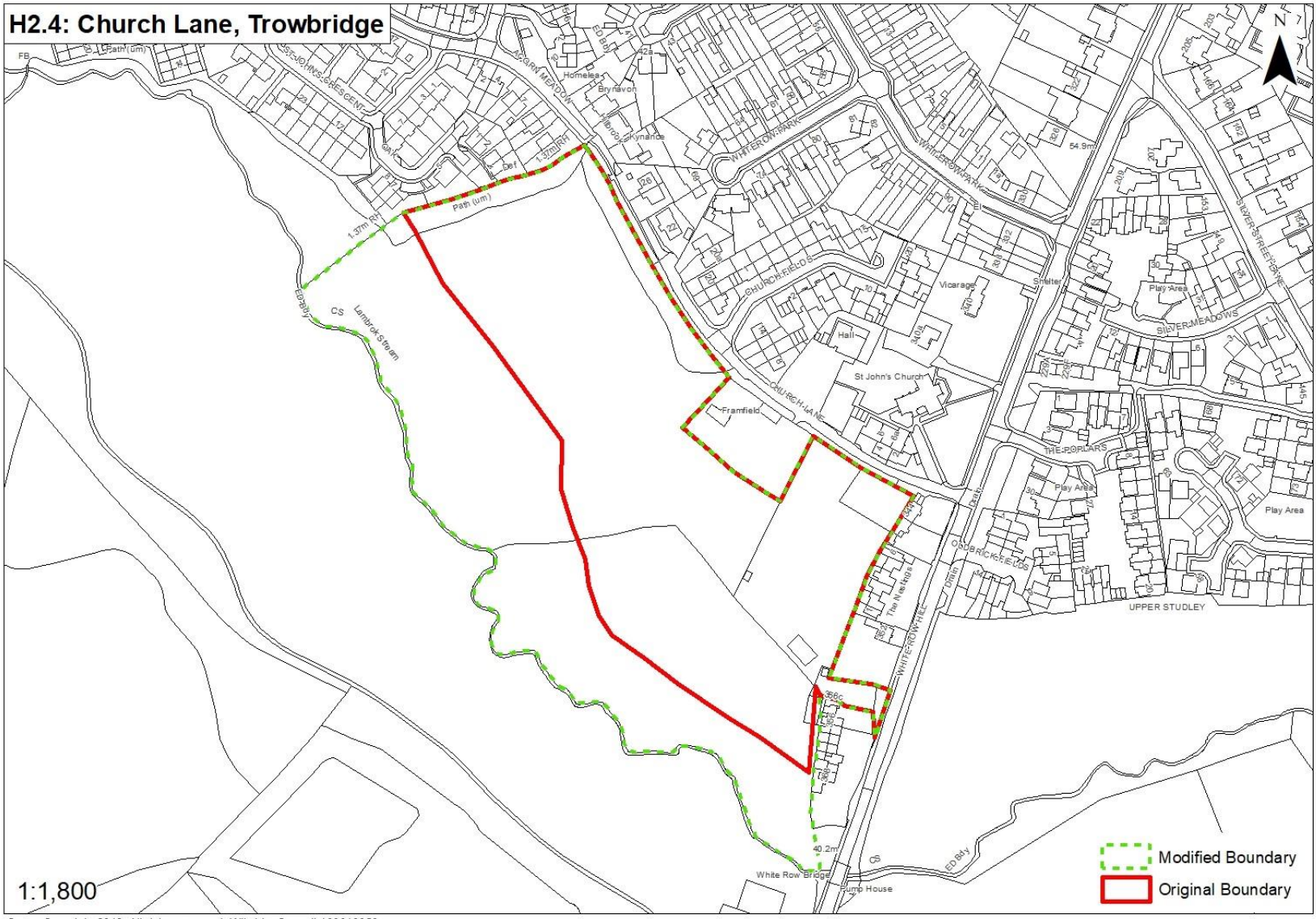


1:3,250

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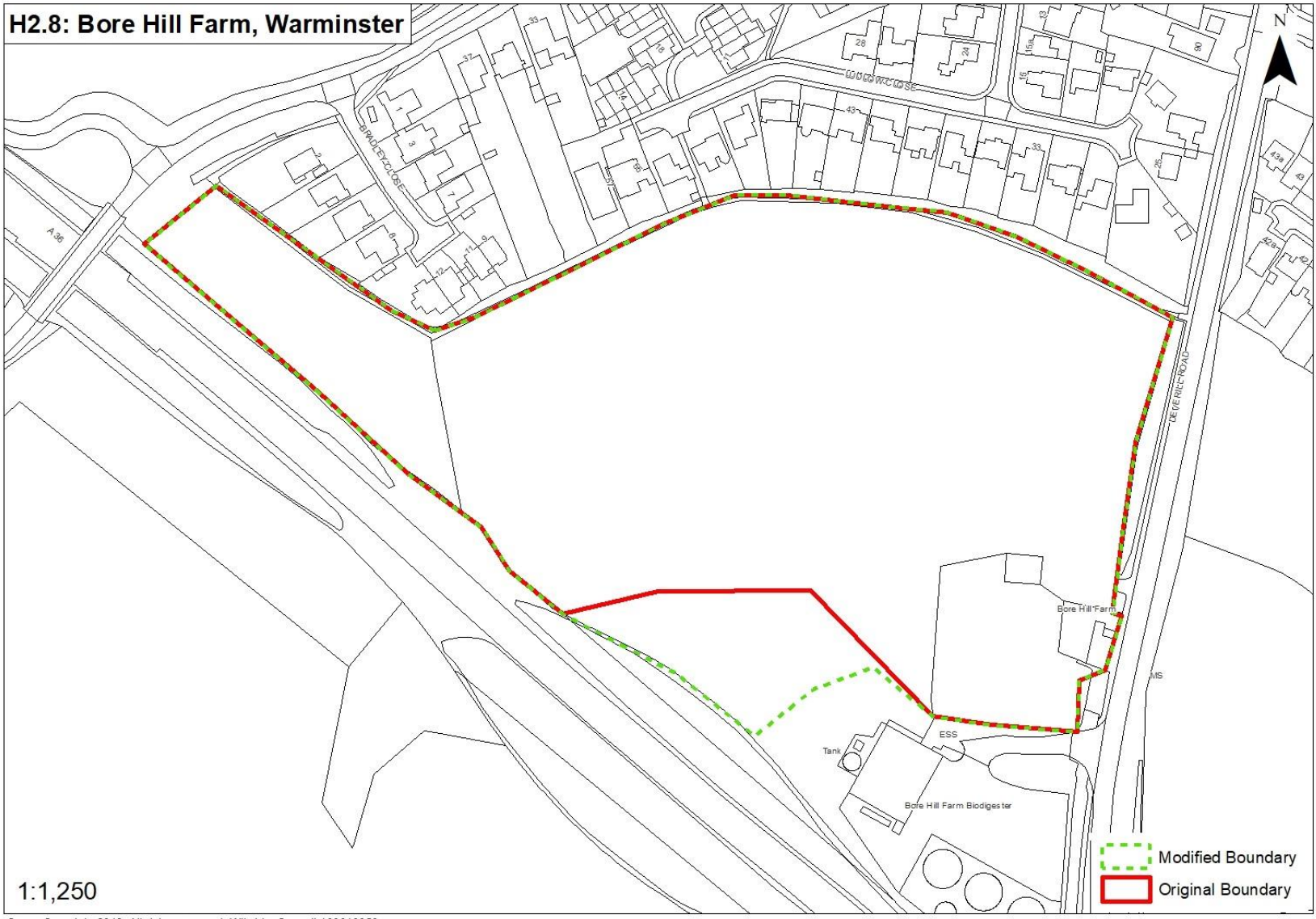


## H2.4: Church Lane, Trowbridge



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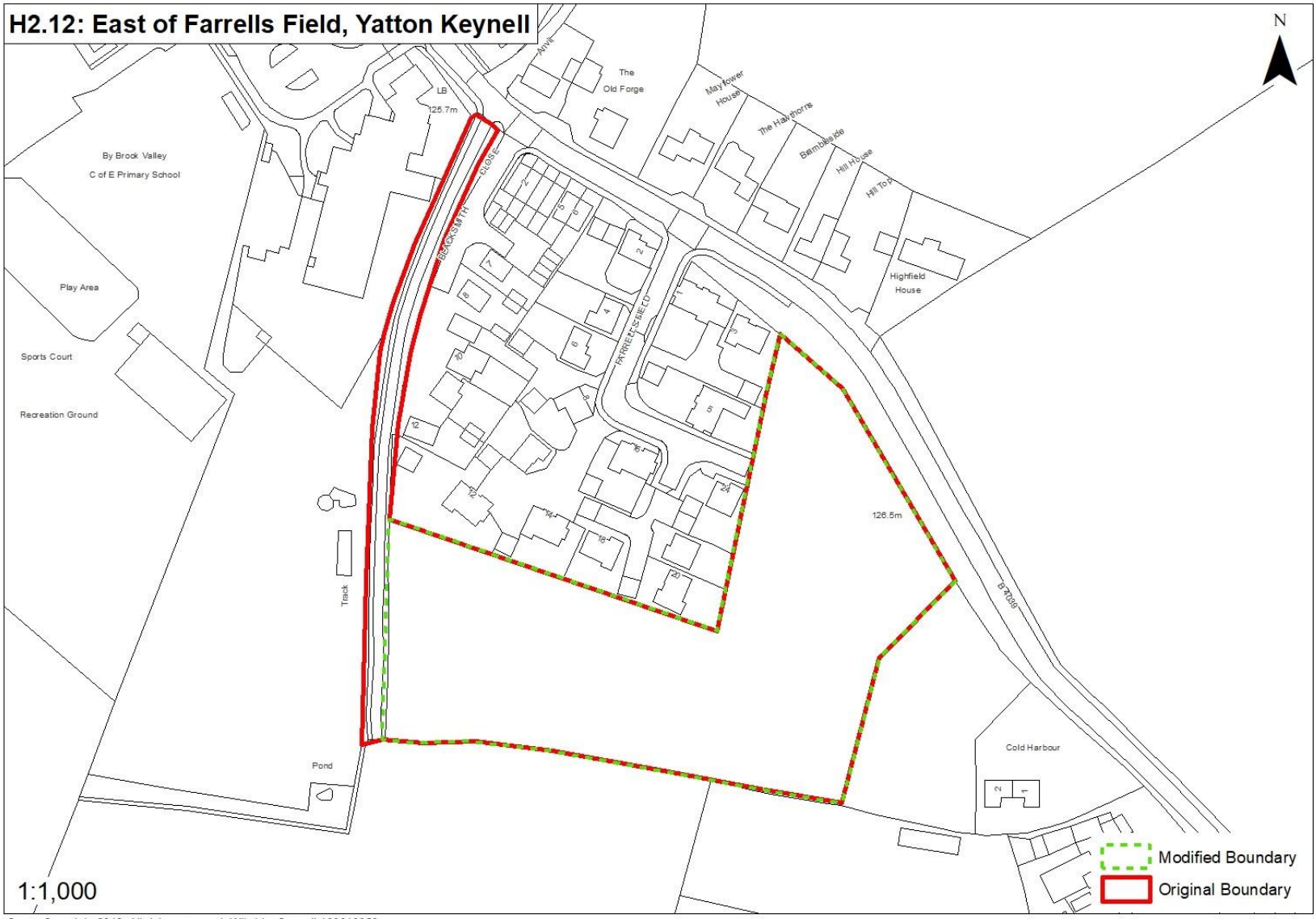
**H2.8: Bore Hill Farm, Warminster**



1:1,250

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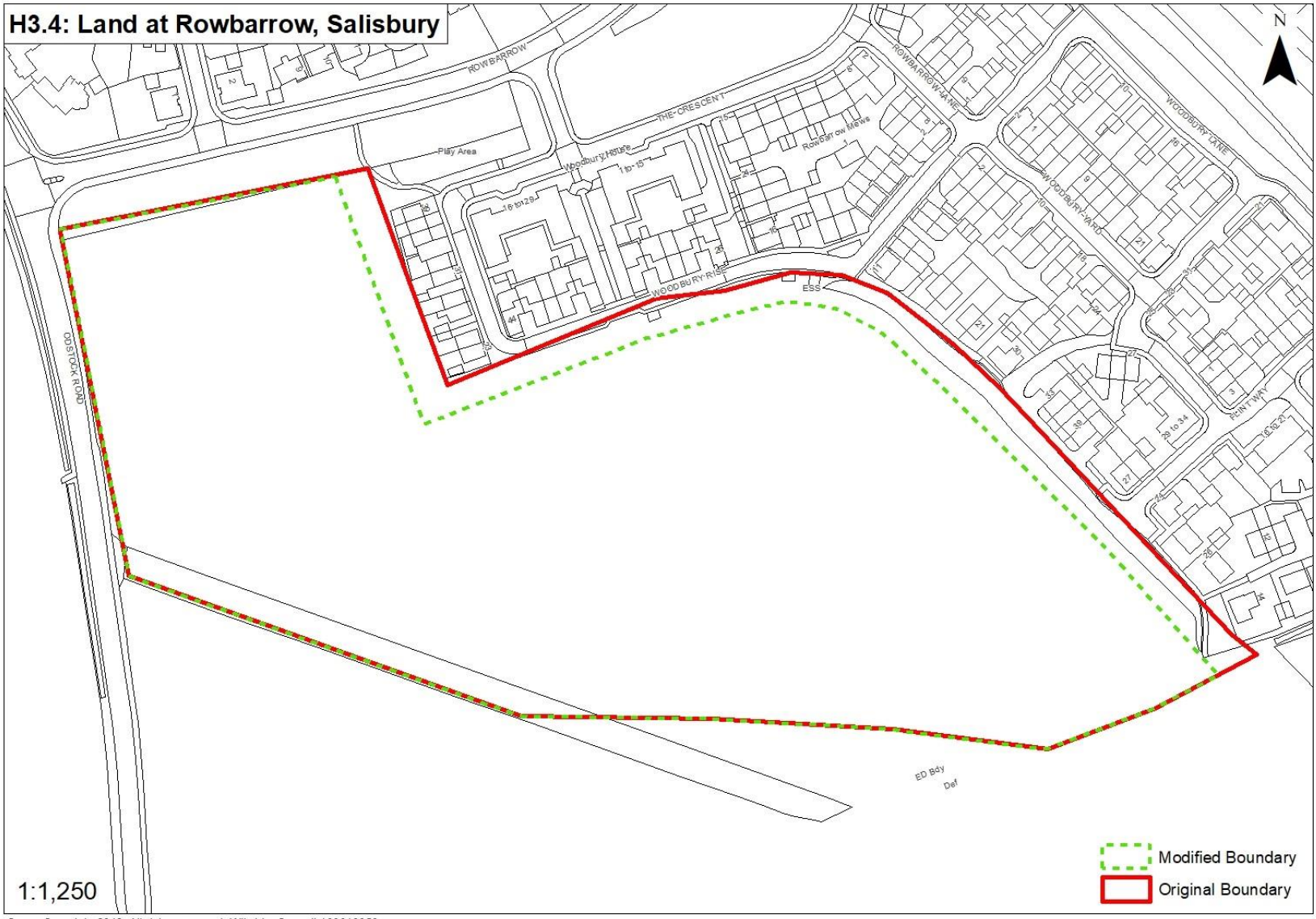
## H2.12: East of Farrells Field, Yatton Keynell



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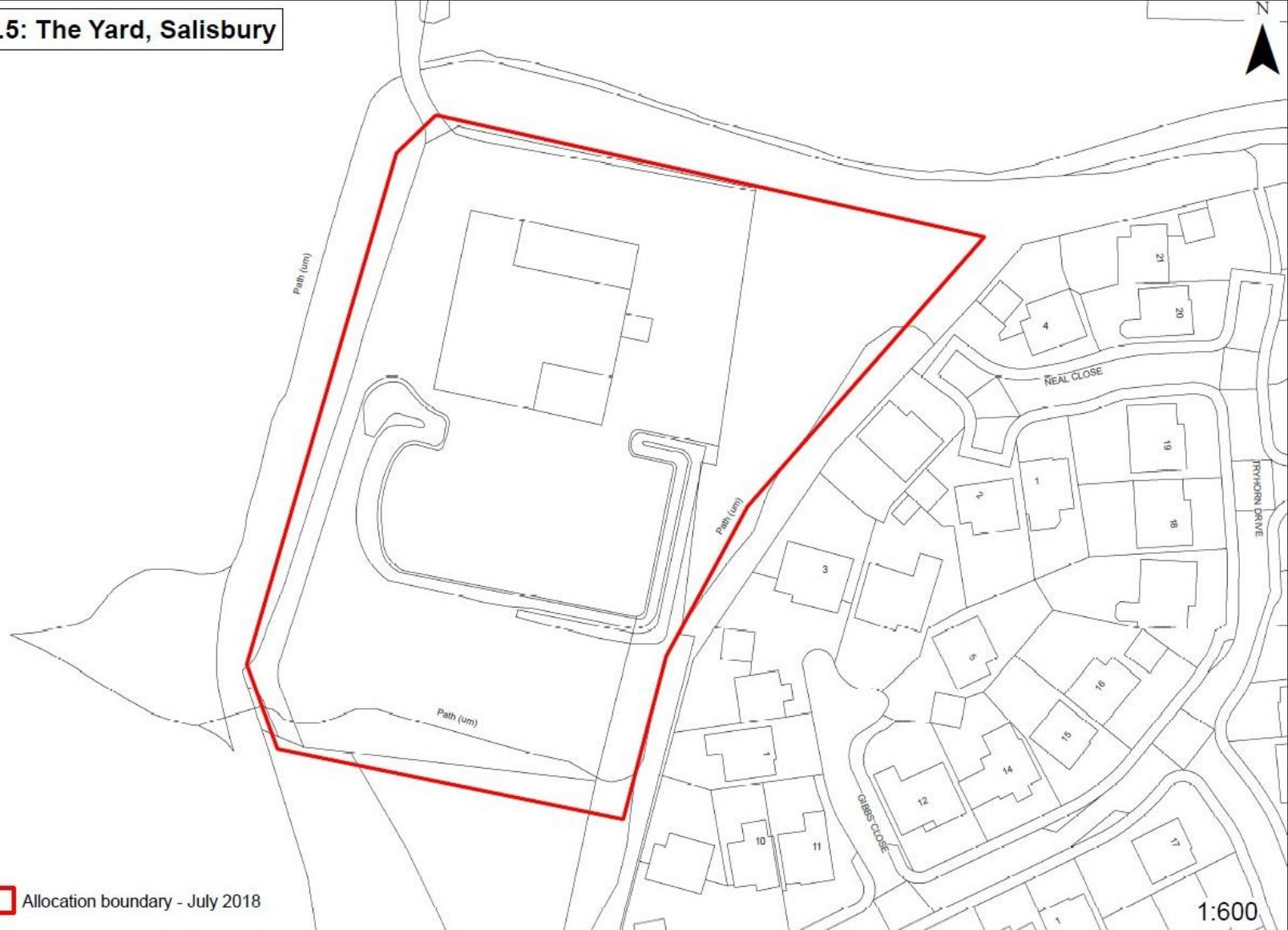
### H3.4: Land at Rowbarrow, Salisbury




1:1,250

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**H3.5: The Yard, Salisbury**



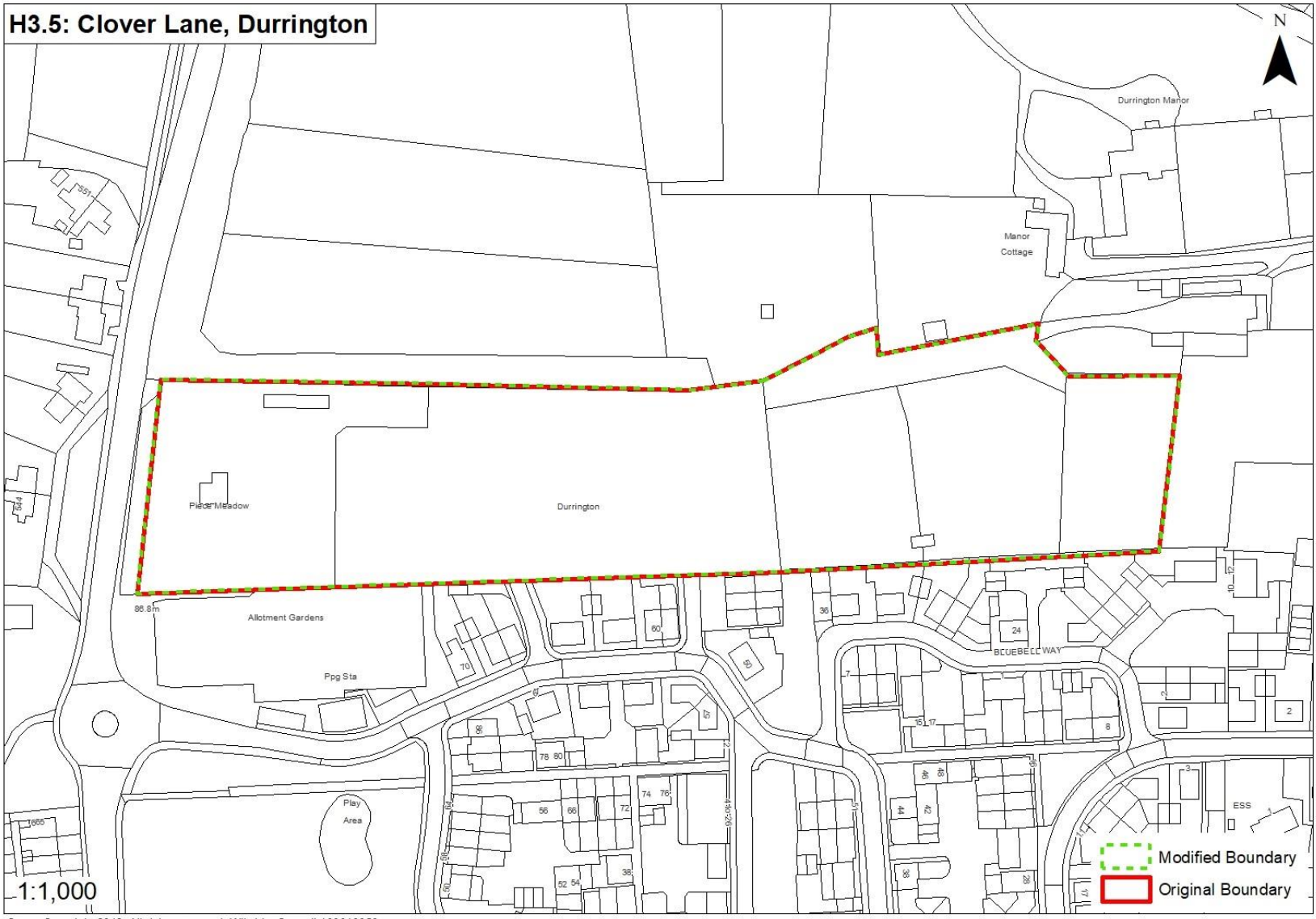
 Allocation boundary - July 2018

1:600

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### H3.5: Clover Lane, Durrington



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