

SALISBURY NEIGHBOURHOOD DEVELOPMENT PLAN HABITATS REGULATIONS ASSESSMENT

1. Introduction

- 1.1. This Habitats Regulations Assessment (HRA) relates to the Salisbury Neighbourhood Development Plan 2020 - 2036, hereafter referred to as the NDP, submitted to Wiltshire Council in November 2021 prior to the Regulation 14 consultation stage.
- 1.2. The HRA has been carried out to comply with Regulation 105 of the Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019¹, hereafter referred to as the Habitats Regulations. Under these Regulations, a competent authority must consider whether a relevant plan is likely to have a significant effect on any European sites (formally also referred to as Natura 2000 sites and now known as the national site network²) before deciding to give any consent, permission or other authorisation. If the screening exercise demonstrates significant effects are likely, whether or not these are addressed through mitigation measures³, the competent authority must undertake an appropriate assessment to examine the effects of the plan on the conservation objectives of the European sites in question, consult the appropriate nature conservation body and have regard to its representations. Both the screening and any subsequent appropriate assessment must consider the impacts of the plan alone and in combination with other plans or projects.
- 1.3. It is usually the case that a plan of this nature does not go into the detailed aspects of development proposals and therefore the full effects of potential development cannot be accurately assessed at the plan making stage. Those details will typically be identified through a planning application which would be subject to further, more detailed HRA. The principle that a HRA need only consider the effects of a proposal or policy in as much detail as is specified by the plan was explained by Advocate General Kokott in a judgement brought against the UK government in 2005:

“Many details are regularly not settled until the time of the final permission. It would also hardly be proper to require a greater level of detail in preceding plans or the abolition of multi-stage planning and approval procedures so that the assessment of implications can be concentrated on one point in the procedure. Rather, adverse effects on areas of conservation must be assessed at every relevant stage of the procedure to the extent possible on the basis of the precision of the plan. This assessment is to be updated with increasing specificity in subsequent stages of the procedure.”⁴

- 1.4. Where appropriate assessment is undertaken, the competent authority may go on to authorise the plan or project provided that it will not adversely affect the integrity of any European sites. Where an **adverse effect on the integrity (AEoI)** of any European sites cannot be ruled out, and where there are no alternative solutions, the plan can only be authorised and proceed if there are **imperative reasons of over-riding public interest (IROPI)** and if the necessary compensatory measures can be secured.

¹ On 1st January 2021 the Conservation of Habitats and Species Regulations 2017 (as amended) were amended by the Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019. Most of these changes involved transferring functions from the European Commission to the appropriate authorities in England and Wales. All other processes or terms in the 2017 Regulations remain unchanged and existing guidance is still relevant. The obligations of a competent authority in the 2017 Regulations for the protection of sites or species do not change [Changes to the Habitats Regulations 2017 - GOV.UK \(www.gov.uk\)](#)

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

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

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

- 1.5. Wiltshire Council has conducted the following HRA as competent authority for the Salisbury NDP. Where risks to European sites are identified, changes are recommended to remove or reduce the risks, and these should be incorporated into the NDP before it is made. Likewise, if the policies or planning context change after the HRA is completed, the HRA process must be repeated before the final plan is considered by a referendum and adopted.

2. Screening Methodology

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

3. Higher Level HRAs

Wiltshire Core Strategy

- 3.1 The Wiltshire Core Strategy (WCS) HRA (October 2009, February 2012⁵, March 2013⁶, February 2014⁷ and April 2014⁸) identified general parameters to determine the likelihood of potential impacts on European sites. The following potential impact pathways and associated parameters were identified and assessed for the European sites stipulated below.
- *Recreation – European sites within 5km of the plan area, or where the New Forest Special Protection Area (SPA)/Special Area of Conservation (SAC) is within 13.8km (extended to 15km where HRA indicates this is necessary) of the plan area or where Salisbury Plain SPA/SAC is within 15km of the plan area (it should be noted that the relevant parameter for the latter has since been revised on the basis of data obtained by means of visitor surveys and is now 6.4km):*
 - Salisbury Plain SAC / SPA

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

⁶ Wiltshire Core Strategy – Assessment under the Habitats Regulations, Wiltshire Council, March 2013

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

⁸ Wiltshire Core Strategy Updated Habitats Regulations Assessment, April 2014

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

Wiltshire Housing Site Allocations Plan

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

significant effects as a result of recreational pressure being revised from 15km to 6.4km on the basis of data obtained by means of visitor surveys.

- 3.4 Furthermore, since the Core Strategy was adopted, NE has advised Wiltshire Council of its concerns regarding the growing number of visitors to the North Meadow and Clattinger Farm SAC in recent years which has led to an increase in trampling. NE has advised that this is particularly evident at North Meadow (which is also a National Nature Reserve (NNR)) during April and May when visitors come to see the Snake's-head fritillaries in flower. NE considers that the increase in recreational pressure upon the SAC is primarily as a result of increases in the local population, and that major new housing developments within a short travel distance of North Meadow are likely to add to the existing visitor pressure and trampling effects. An interim zone of influence (ZoI) of 8km for the North Meadow and Clattinger Farm SAC is being used by Wiltshire Council as this is consistent with the approach being applied by Swindon Borough Council. The ZoI will be refined once bespoke visitor surveys have been undertaken.
- 3.5 Impacts of development in Wiltshire on the New Forest SPA were considered in the HRA for the South Wiltshire Core Strategy (SWCS) adopted in 2012⁹. The assessment used data from the Tourism South East PROGRESS survey for 2004/05 and census data from 2001 for the former Salisbury District to examine patterns of visitors to the New Forest from across south Wiltshire. That HRA concluded that the development in south Wiltshire would increase visitor pressure by less than 1% and 89% of this would be through additional local day visits from within 8km of the National Park. The WCS addressed the New Forest's mitigation requirements through Core Policy 50, identifying that a New Forest Mitigation Strategy would be prepared to address recreational impacts. Since the WCS was adopted, the council has joined a partnership of local authorities seeking to develop a strategic approach to address the impacts of recreational pressure on the New Forest SPA. A Government grant through the Planning Delivery Fund enabled visitor surveys to be conducted across the New Forest in 2018/19. This work was recently published, and the Council is now part of a steering group working to agree a common approach to mitigation including the extent of the zone of influence and how to fairly reflect different visit rates within it. This evidence has informed the preparation of an Interim Recreation Mitigation Strategy by Wiltshire Council.
- 3.6 The WCS adopted the 8km zone of influence, however, as discussed in the latest iteration of the council's strategy¹⁰, from 1st September 2021 this has been revised to 13.8km. Before this date, the mitigation scheme only applied to permitted dwellings lying within 8km of the New Forest designated sites whereas thereafter the scheme has been extended to apply to new residential and tourism development within 13.8km of any of the New Forest designated sites and may be extended to include applications within 15km, where demonstrated to be necessary through a bespoke appropriate assessment.
- 3.7 Since the WCS was adopted and on the advice of NE, any plan or project that will lead to development within the catchment of the River Avon SAC must be phosphorus neutral and be subject to appropriate assessment which concludes no adverse effect on the SAC alone or in-combination with other plans or projects in order to be authorised.

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

- 3.8 Similarly, it came to light in spring 2020 that any plan or project that will lead to development within the catchment of the River Test must be nitrogen neutral as the Test drains into the Solent and this region is protected by a number of European and international designations including the Solent Maritime SAC, Chichester and Langstone Harbours SPA, Portsmouth Harbour SPA and Solent and Southampton Water SPA and Ramsar site. In 2018 and 2019 NE undertook a number of condition assessments of the features of these designated sites around the Solent. These assessments identified that high levels of nitrogen and

⁹ South Wiltshire Proposed Submission Core Strategy HRA Report, Appendix 13. NPA for Wiltshire Council, July 2009

¹⁰ The Interim Recreation Mitigation Strategy has not been reviewed by Natural England at the time of writing.

phosphorus are entering this water environment and that there is sound evidence that nitrogen in particular is causing eutrophication at the aforementioned designated sites and that the resulting excessive growth of green algae and plants, which reduces oxygen and light levels, is leading to negative effects on the special features for which the European sites are designated. These nutrient inputs currently mostly come either from agricultural sources or from wastewater from existing housing and other development. These findings were published by NE in June 2020 in *Advice on Achieving Nutrient Neutrality for New Development in the Solent Region*. This advice also stipulates that:

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

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

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

- 3.9 In accordance with NE’s advice, any plan or project which will lead to development within the catchment of the River Test cannot be approved unless nitrogen neutrality has been demonstrated via quantitative means, and an appropriate assessment conducted by the competent authority has concluded beyond reasonable scientific doubt that there would be no adverse effects on the integrity of any of the Solent region European sites.

Screening of Salisbury NDP Area

Recreation

- 3.10 The whole of the NDP area is located within the Hampshire Avon Catchment and the River Avon and its tributaries which make up the River Avon SAC flow through the NDP area. Recreational pressure on the River Avon SAC is recognised to occur in limited circumstances predominately where significant development lies immediately adjacent or in close proximity to the river. Core Policy 69 (CP69) (Protection of the River Avon SAC) of the WCS states: *‘In order to avoid and reduce potential environmental effects on the River Avon SAC, development will need to incorporate measures during construction and operation to avoid and prevent pollution and mitigate potential disturbance effects; appropriate measures may include consideration of suitable buffer zones along watercourses, habitat enhancements and river access management measures.’*
- 3.11 The NDP allocates three sites within the Hampshire Avon catchment, one of which lies immediately adjacent to the River Avon, and it also supports other developments within the NDP area. The NDP must therefore be subject to appropriate assessment due to the potential for recreational effects on the River Avon SAC.
- 3.12 The current Zol around the New Forest SPA/SAC comprises 13.8km (further extended to 15km where HRA indicates this is necessary). A large portion of the NDP area lies within the 13.8km Zol and two of the three allocated sites are located within this Zol. The third allocated site is located within 15km of the New Forest SPA/SAC and as the allocation is for 400 dwellings on a brownfield site, in accordance with the interim

mitigation strategy, it should be considered as part of this HRA. The NDP must therefore be subject to appropriate assessment in terms of the potential for recreational effects on this European site as the quantum of housing proposed in the NDP is additional to that assessed as part of the SWCS and WCS.

- 3.13 In relation to Salisbury Plain, the SAC habitat features were screened out of appropriate assessment for the Core Strategy on the advice of NE. Recreational/visitor pressure is a known issue for the Salisbury Plain SPA, however the NDP area lies beyond the 6.4km zone around the SPA within which the majority (75%) of visitors to the Plain are expected to live. This is based on the data collated by means of a visitor survey commissioned by the Council in 2015. Therefore, appropriate assessment of the NDP is screened out with respect of the Salisbury Plain SPA.
- 3.14 Recreational impacts on the Porton Down SPA have been screened out as there is no public access to the site due to use by the Defense Science and Technology Laboratory (DSTL), the Health Protection Agency (HPA) and the Porton Down Science Park (PDSP).
- 3.15 Recreational impacts on the Great Yews SAC and Prescombe Down SAC have been screened out due to the distance to the European sites from the NDP area, approximately 5km and 13.5km respectively.
- 3.16 In terms of recreational pressures on other European sites, the NDP area is located well beyond the ZoI for the various elements of the Bath and Bradford on Avon Bats SAC and the interim 8km ZoI to the North Meadow and Clattinger Farm SAC, and therefore appropriate assessment of the NDP is screened out with respect to these two SAC's.

Hydrology / Hydrogeology

- 3.17 Salisbury lies at the confluence of 5 rivers, the Hampshire Avon, the Nadder, the Bourne, the Wylde and the Ebbles. The Avon, Nadder, Bourne and Wylde are all components of the River Avon SAC. The Ebbles and the Wylde do not flow through the NDP area. The entirety of the Salisbury NDP area lies within the Hampshire Avon catchment and the Wessex Water Resource Zone.
- 3.18 The River Avon SAC and the groundwater sources are particularly vulnerable to the effects of diffuse and point source pollution which can cause ecological damage due to excessive algal growth. The potential for significant effects on water quality and phosphate levels in the River Avon could be caused by increased housing and employment provision which would lead to discharges to the river and nutrient enrichment of the aquatic system. The Council has agreed through a Memorandum of Understanding with Natural England and others that measures will be put in place to ensure all developments permitted between March 2018 and March 2026 are phosphorus neutral in perpetuity. To this end it is currently implementing a phosphorus mitigation strategy to offset all planned residential development, both sewered and non sewered, permitted during this period.
- 3.19 With regards to the potential for likely significant effects on the River Avon SAC from water abstraction, the HRA (2020) for the Wiltshire Housing Site Allocations Plan states that existing levels of abstraction for Public Water Supplies (PWS) have the potential to exceed guideline levels on short stretches of the upper reaches of the River Avon SAC. Increased levels of abstraction in this part of the catchment could result in likely significant effects through low flows which would impact upon the qualifying features. Salisbury, however, was not listed as a settlement falling wholly or partly within sub catchments where abstraction for PWS could cause likely significant effects on the River Avon SAC.
- 3.20 Any application for development within close proximity to the SAC would need to incorporate appropriate and adequate avoidance and mitigation measures such as buffer zones along the river, and compliance with Core Policy 69 (Protection of the River Avon SAC) of the WCS. Core Policy 69 requires the use of Construction Management Plans for developments within 20m of the river bank as this will help to maintain water quality.

3.21 The NDP allocates three sites for development and also supports development within the NDP area and as such, a pathway for likely significant effects on the River Avon SAC exists, therefore the NDP must be subject to an appropriate assessment in terms of potential for effects on this European site.

Air Pollution / Nitrogen Deposition

3.22 The WCS HRA identified that increased traffic would lead to potential effects through an increase in atmospheric pollution and nitrogen deposition upon a range of European sites within 200m of a main road. Such effects were considered to be very small and difficult to predict at the strategic level¹¹. The Salisbury NDP allocates approximately 475 houses on three sites. All three of the allocated sites lie within close proximity of a main/A road that is within 200m of the River Avon SAC. One site is also located adjacent to the River Avon and is therefore located within the boundary of the SAC. Therefore, the policies that allocate the three sites need to be taken forward to appropriate assessment.

Physical Damage / Interruption of Flight Lines / Disturbance

3.23 The Salisbury NDP area is located over 3km from the closest boundary of the Porton Down SPA, and the closest allocated sites are approximately 6.5 - 7km from the SPA. Therefore, it is considered that the plan area and the allocated sites are sufficiently distant from the SPA and known functionally linked habitat, for any development within the plan area to cause direct physical damage to, or fragmentation of, breeding and foraging habitat for the Annex I species stone-curlew. The plan area and allocated sites are also considered too remote for development within the plan area to result in anthropogenic disturbance or visual stimuli that could have an adverse effect on stone-curlew breeding at Porton Down.

3.24 Salisbury Plain SPA is located approximately 9.2km north of the NDP area at its closest point and is therefore deemed too distant for any development within the plan area to have implications for the Annex 1 species stone-curlew and quail that breed at the SPA, or to have effects on the Annex 1 species hen harrier, that winters at the SPA. Therefore, appropriate assessment in relation to this European site has been screened out.

3.25 It should be noted however, that a stone-curlew breeding plot exists approximately 1.08km from the northern boundary of the NDP area. Stone-curlew are susceptible to disturbance from visual stimuli within 1km. Development at the allocated sites would not have an effect on this breeding plot due to the distance between the allocated sites and the nest plot. If the next draft of the NDP were to allocate any sites for development in the north of the plan area, there could be a mechanism for a likely significant effect on stone-curlew which is a qualifying feature of the Salisbury Plain and Porton Down SPAs, and as such HRA of the plan could be necessary.

3.26 The NDP area is located approximately 40km from the nearest component of the Bath and Bradford on Avon Bats SAC and approximately 30km from the nearest core roost associated with the SAC. Appropriate assessment of the NDP can therefore be screened out with respect to this SAC.

3.27 The NDP area is also considered too remote from the Mottisfont Bats SAC and Chilmark Quarries SAC, being approximately 6.5km from both, for there to be physical damage or disturbance to bats and their habitats.

4. Screening of Policies in Salisbury Neighbourhood Development Plan 2020 - 2036, November 2021

4.1 The Salisbury NDP comprises 31 planning policies, 15 of which are recommended to be taken forward to appropriate assessment due to potential likely significant effects on the River Avon SAC and the New Forest SPA/SAC.

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

- 4.2 It is considered that none of the other policies within the NDP would lead directly to development or result in a likely significant effect on any European sites, either alone or in-combination with other plans or projects.

TABLE 1: Habitats Regulations Assessment Screening of the Salisbury NDP

A / B (Green) – Screened out
 C / D (Red) – Screened in

Policy	Initial screening Category	Policy Summary and Assessment under Habitats Regulations	Comments and Recommendations
Policy 1: Tree Planting for Carbon Capture	A1	<p>This policy requires all major development to provide a minimum of 30% of the total site area as tree canopy cover after the first 15 years from completion. Tree management plans will accompany any proposals that include the removal of existing trees or the introduction of new trees to ensure like for like replacement of any trees lost in the 5 years following completion. This policy requires one tree to be planted for every 10m of road frontage, where there is no overriding reason not to. Development will be required to demonstrate how it has added trees and other types of planting for the purposes of carbon capture, improving air quality and biodiversity and helping residents, workers and visitors connect with nature. The policy supports schemes that seek to enhance natural features and connectivity with existing green infrastructure.</p> <p>This policy will not lead to development but seeks to increase tree cover to increase carbon capture, improve air quality and biodiversity and to connect local people and visitors with nature. This policy would not result in a likely significant effect on any European sites. Developments will be considered at the planning application stage to ensure they comply with this policy, the NPPF and other relevant Development Plan policies.</p>	
Policy 2: Air Quality	A1	<p>This policy requires Design and Access Statements to specifically address how the scheme design avoids the creation of NO₂ in Air Quality Management Areas (AQMA). Transport and Travel Plans should address how the transport impacts of the development will result in acceptable air quality locally and will not breach the objectives of existing AQMAs. Existing developments will be encouraged to reduce traffic impacts on Salisbury’s AQMAs. Proposals should include tree, hedgerow and shrub planting to support improved air quality.</p> <p>This policy will not lead to development, rather it encourages developments to reduce air quality impacts, especially in areas covered by AQMAs. This policy would not result in a likely significant</p>	

Policy	Initial screening Category	Policy Summary and Assessment under Habitats Regulations	Comments and Recommendations
		effect on any European sites. Developments will be considered at the planning application stage to ensure they comply with this policy, the NPPF and other relevant Development Plan policies.	
Policy 3: Carbon Neutral Development	A1	<p>This policy sets out that applications for new buildings or for significant modifications to existing buildings should be accompanied by an Energy Statement. The policy then goes on to list several criteria that the Energy Assessment must address, including how the proposal will perform against the UK Green Building Council's Net Zero Carbon Buildings Framework Definition meeting the zero carbon target wherever possible. Applications for modifications to existing buildings should be able to demonstrate that the proposal has improved the efficiency of the building. Proposals for modifications to Listed Buildings or buildings in the Conservation Area should consider advice from Historic England and demonstrate that the maximum level of energy efficiency, energy generation and reduction in CO2 impacts have been achieved.</p> <p>This policy will not result in development; however, it does support the development of new energy efficient buildings and the improvement of energy efficiency in existing buildings. This policy would not result in a likely significant effect on any European sites. Developments will be considered at the planning application stage to ensure they comply with this policy, the NPPF and other relevant Development Plan policies.</p>	
Policy 4: Electric Vehicle Charging Points	A1	<p>This policy requires all new residential developments, conversions and modifications that result in the addition of 1 habitable room or more to provide at least one electric vehicle charging point where practicable. All non-residential developments or major modifications to existing buildings are required to make proper provision for appropriate electric vehicle charging infrastructure to meet the developments needs and those of any visitors.</p> <p>As this policy does not promote development but requires the ability to charge electric vehicles in residential and commercial settings, it would not result in a likely significant effect on any European sites. Developments will be considered at the planning application stage to ensure they comply with this policy, the NPPF and other relevant Development Plan policies.</p>	
Policy 5: Design in the Built Environment	A1	This policy requires all developments to have regard to the Design Guide for Salisbury and those in the Conservation Area are required to have regard to the City of Salisbury Conservation Area Appraisal and Management Plan. All development for Class E uses, or	

Policy	Initial screening Category	Policy Summary and Assessment under Habitats Regulations	Comments and Recommendations
		<p>from conversions from Class E to Class C3 are required to have regard to “Class E “Shopfront” Class MA and Development Design Guide”. Where provision is made for the following, a long-term management scheme will be required: landscaping schemes other than individual residential properties, any form of flood management scheme, tree planting, and where appropriate, replacement of key building elements.</p> <p>As this policy does not promote development but seeks to ensure good high quality design, it would not result in a likely significant effect on any European sites. Developments will be considered at the planning application stage to ensure they comply with this policy, the NPPF and other relevant Development Plan policies.</p>	
Policy 6: The Close and its Liberty	A1/A3	<p>This policy sets out criteria for development proposals, including planning applications and listed building consent applications, within The Close and its Liberty, including to protect and enhance the biodiversity, ecology and landscape setting of the Close. Proposals for advertising will normally be deemed inappropriate. Development proposals within the scope of The Cathedral’s masterplan will be treated favourably.</p> <p>This policy will not itself lead to development as its aim is to protect the special character of The Close and its Liberty. It would not result in a likely significant effect on any European sites. Developments will be considered at the planning application stage to ensure they comply with this policy, the NPPF and other relevant Development Plan policies.</p>	
Policy 7: The Chequers	A1/A3	<p>This policy sets out the types of proposals which will be supported or resisted within the Chequers:</p> <ul style="list-style-type: none"> • Those that avoid the erosion of the traditional back of pavement line, avoid causing a break in the street frontage or will not cause obstruction to the Chequers street pattern will be supported; • Loss or alteration of open space in the Chequers will only be supported where it is likely to enhance or further provision or use of the space; • Loss of the open area of Marsh Chequer will be resisted; • The loss of traditional historic features such as kerbs and stable pavers should be avoided, or they should be reinstated to their original condition and location. 	

Policy	Initial screening Category	Policy Summary and Assessment under Habitats Regulations	Comments and Recommendations
		<p>This policy will not result in development, rather it aims to restrict development which would be damaging to the historic character of the Chequers. It would not lead to a likely significant effect on any European sites. Developments will be considered at the planning application stage to ensure they comply with this policy, the NPPF and other relevant Development Plan policies.</p>	
<p>Policy 8: Protecting Views of Salisbury Cathedral Spire</p>	<p>A1</p>	<p>This policy restricts the height of buildings to 12.2m (40ft) and states that only pitched roofs clad in traditional materials will be permitted. Decorative architectural features exceeding this height may be allowed provided they do not result in any increase in useable floorspace. A lesser height may be considered more appropriate for buildings that have to fit into the existing townscape. Where existing buildings are redeveloped planning permission will only be granted after careful consideration of whether rebuilding to the previous height will be acceptable. Developments within the Central Area or where they have a clear view of the Central Area should be accompanied by a statement which sets out how views are preserved. A Landscape and Visual Impact Assessment should accompany major development applications.</p> <p>This policy will not itself lead to development as its aim is to protect views of Salisbury Cathedral by restricting the height of buildings to maintain key views. It would not result in a likely significant effect on any European sites. Developments will be considered at the planning applications stage to ensure they comply with this policy, the NPPF and other relevant Development Plan policies, including WCS Policy 21.</p>	
<p>Policy 9: Enhancing Blue and Green Infrastructure and Biodiversity</p>	<p>A2</p>	<p>This policy requires all new development to provide a minimum of 10% biodiversity net gain as part of the scheme design. If this 10% is not included on site, a commuted sum will be required when development is started to be paid to Salisbury City Council for the purposes of biodiversity improvement within Salisbury City. There will be a presumption against development that encroaches upon or harms any green or blue infrastructure asset. Where harm is unavoidable or outweighed by the need, the harm must be mitigated in full at the appropriate habitat improvement scheme with at least a net 10% improvement. This can be achieved either through a commuted sum equivalent to the mitigation scheme paid to Salisbury City Council, or alternative provision at an agreed site.</p> <p>This policy would not result in development, rather it seeks to ensure that all new development provides 10% biodiversity net gain. It would not lead to a likely significant effect on any European</p>	

Policy	Initial screening Category	Policy Summary and Assessment under Habitats Regulations	Comments and Recommendations
		sites. Developments will be considered at the planning application stage to ensure they comply with this policy, the NPPF and other relevant Development Plan policies.	
Policy 10: Habitat Enhancement and Restoration Schemes	C and D River Avon SAC	<p>This policy states that <i>offsite biodiversity net gain is supported at the SNDP habitat enhancement and restoration schemes</i>. The supporting text lists the habitat enhancement and restoration schemes as follows:</p> <ul style="list-style-type: none"> • Avon Valley Local Nature Reserve which includes The Butts; • Bemerton Folly and Barnards Folly Woodland Local Nature Reserve; • Harnham Slope County Wildlife Site; • Middle Street Meadow County Wildlife Site; • Lime Kiln Down County Wildlife Site • Hudson’s Field and Three Corner Field. <p>The schemes relate to locally important wetland, woodland, valley bottom, grassland habitat and chalk downland habitat which require improvement in terms of management and access and are located largely within the urban area.</p> <p>This policy supports the provision of offsite biodiversity net gain at the habitat enhancement and restoration scheme sites listed above. The policy will not lead to development but seeks to enhance and restore important local habitats. However, as some of the schemes are located adjacent to the River Avon SAC there is the potential for the progression of such schemes to result in additional recreational pressure upon the habitats associated with the Avon which in turn could lead to likely significant effects on the SAC. Therefore, Policy 10 cannot be screened out and must be subject to appropriate assessment.</p>	It is recommended that Policies 9 and 10 are combined into one policy.
Policy 11: Open Space	A2	<p>This policy requires all major development schemes located adjacent to the open spaces identified in the NDP, or that would give rise to additional usage of these spaces, to make provision to implement the improvements identified in Appendix 3. This can either be achieved by providing the specific infrastructure or maintenance required or by providing a commuted sum to Salisbury City Council to undertake the works.</p> <p>This policy will not lead to development but seeks to improve the important local greenspaces within Salisbury and therefore would not lead to a likely significant effect on any European sites. Developments will be considered at the planning application stage to ascertain whether HRA is</p>	Developments adjacent to open spaces within close proximity of the River Avon SAC may need to be subject to a HRA at the application stage to ensure there would be no recreational impacts on the SAC due to the improvements made to

Policy	Initial screening Category	Policy Summary and Assessment under Habitats Regulations	Comments and Recommendations
		required and to ensure compliance with this policy, the NPPF and other relevant Development Plan policies.	the open spaces leading to an increased level of public access/use.
Policy 12: Local Green Space	A3	<p>This policy states that the sites identified in the figure are designated as Local Green Spaces, this is in accordance with paragraphs 101-103 in the NPPF (2021).</p> <p>This policy designates Local Green Spaces within Salisbury and therefore will not lead to development or a likely significant effect on any European sites. Developments will be considered at the planning application stage to ensure they comply with this policy, the NPPF and other relevant Development Plan policies.</p>	
Policy 13: Construction and development management for projects affecting the River Avon SAC	C and D River Avon SAC	<p>This policy ensures that <i>'All development with the potential to have an impact upon the River Avon SAC should manage construction impacts in accordance with Core Policy 69 or other relevant Local Plan policy'</i>. The supporting text states that the Salisbury River Park Masterplan indicates that the following approach should be adopted to manage construction and development impacts near the River Avon and its tributaries:</p> <ul style="list-style-type: none"> • Landscape schemes should achieve a minimum 10% biodiversity net gain; • Species used for new planting should be appropriate for the riverine environment, enhancing its character and respecting special features of the SAC; • Biosecurity measures and procedures should be employed to reduce the risk of introducing or spreading invasive non-native species (and other harmful organisms such as diseases) in the wild; • Measures should be employed to eradicate and manage invasive species such as Japanese knotweed, Himalayan balsam, Canadian waterweed, and Giant Hogweed; • It must be demonstrated that the development has been designed to avoid any temporary or permanent increases in artificial light levels near the river; • The development should not increase surface water or groundwater flood risk; • Development should incorporate Water Sensitive Urban Design (WSUD) and sustainable drainage principles taking account of the four pillars of sustainable drainage (SuDS) – water quantity, water quality, biodiversity and amenity; • Betterment of surface water run-off control should be achieved over pre-development run-off. 	It is recommended that this policy should state that new development will need to demonstrate compliance with the Habitat Regulations.

Policy	Initial screening Category	Policy Summary and Assessment under Habitats Regulations	Comments and Recommendations
		<p>This policy is designed to protect the River Avon SAC from construction impacts by ensuring developments are in accordance with Core Policy 69 Protection of the River Avon SAC. This policy will not lead to development however, it does not recognise the need for development to comply with the Habitat Regulations and the possibility that a HRA would be required. It is therefore necessary to take this policy forward to appropriate assessment. In addition, developments will be considered at the planning application stage to ascertain whether HRA is required and to ensure compliance with this policy, the NPPF, Core Policy 50 (CP50) (Biodiversity and Geodiversity) and Core Policy 69 (CP69) (Protection of the River Avon SAC) of the WCS and other relevant Development Plan policies.</p>	
<p>Policy 14: Housing Mix and Affordable Housing</p>	<p>C and D River Avon and New Forest SPA/SAC</p>	<p>This policy sets out the housing mix required for development proposals of 11 or more units, including market rate housing, shared ownership, affordable rent and rent to buy. The provision of flats, either market rate or affordable, will be supported in sustainable locations.</p> <p>This policy will not lead to development however it supports development by identifying the housing mix required for 11 or more units. Residential development supported through this policy could contribute to phosphorus pollution of the River Avon SAC through increased discharges from sewage treatment works and recreational pressures due to additional public use of habitats associates with the SAC. Developments may also be located within the New Forest SPA/SAC 13.8km Zol and could therefore lead to recreational pressures on these European sites. Therefore, it is necessary for this policy to be subject to appropriate assessment. Furthermore, developments will be considered at the planning application stage to ensure they comply with this policy, the NPPF and other relevant Development Plan policies.</p>	<p>It is recommended that this policy should state that new development will need to demonstrate compliance with the Habitat Regulations.</p>
<p>Policy 15: Churchfields and the Engine Shed Site</p>	<p>C and D River Avon SAC</p>	<p>This policy requires any developments within the Area of Churchfields to take full account of the requirements and proposals in the Churchfields, Salisbury, Design Guidelines and Masterplan. The guidelines and masterplan document was developed by AECOM to provide design support to Salisbury City Council with a focus on the Churchfields Area.</p> <p>Churchfields is surrounded to the west, south and east by the River Nadder which is a component of the River Avon SAC. The policy wording does not stipulate that there would be residential development on this site however the supporting text, design guide and masterplan do imply that there would be. If residential development came forward on this site as a result of this policy there would be the potential for likely significant effects on the River Avon SAC</p>	<p>It is recommended that this policy provides more detail on what is proposed at this site and that direct reference is made to the proximity of the River Avon SAC and the need for compliance with the Habitat Regulations.</p>

Policy	Initial screening Category	Policy Summary and Assessment under Habitats Regulations	Comments and Recommendations
		<p>through increased phosphorus pollution, construction impacts and recreational pressure. Policy 15 cannot be screened out and must be subject to an appropriate assessment.</p> <p>Furthermore, developments will be considered at the planning application stage to ascertain whether HRA is required and to ensure compliance with this policy, the NPPF, Core Policy 50 (CP50) (Biodiversity and Geodiversity) and Core Policy 69 (CP69) (Protection of the River Avon SAC) of the WCS and other relevant Development Plan policies. This policy should also refer to the need to comply with Policy 13 Construction and development management for projects affecting the River Avon SAC.</p>	
	C and D New Forest SPA/SAC	<p>The policy wording does not stipulate that there would be residential development on this site however the supporting text, design guide and masterplan do imply that there would be. This site is located within the 13.8km Zol of the New Forest SPA/SAC and therefore if residential development came forward on this site as a result of this policy there would be the potential for likely significant effects on the SPA/SAC with regards to increased recreational pressure.</p> <p>Development will need to adhere to the Interim New Forest Mitigation Strategy¹² (2022) or subsequent iteration of the strategy, which requires developments on brownfield land within the 13.8km Zol to provide a Community Infrastructure Levy (CIL) contribution per dwelling.</p> <p>Policy 15 cannot be screened out and must be subject to an appropriate assessment. In addition, developments will be considered at the planning application stage to ascertain whether HRA is required and to ensure compliance with this policy, the NPPF, the Interim New Forest Mitigation Strategy (2022), Core Policy 50 (CP50) (Biodiversity and Geodiversity) of the WCS and other relevant Development Plan policies.</p>	It is recommended that the policy directly references the New Forest SPA/SAC and the potential for increased recreational pressure on these sites.
Policy 16: Healthcare Facilities	C and D River Avon SAC	<p>This policy sets out the NDPs support for the development of new primary and secondary healthcare facilities within the Central Area, particularly on previously developed land or in areas that are currently poorly served. The loss of existing healthcare facilities will not be supported unless a suitable alternative is provided. The policy supports the redevelopment of large buildings in whole or part for healthcare facilities before a change of use is considered. The following three sites have been suggested in the supporting text as potential sites as they are existing, accessible brownfield sites:</p>	

¹² Interim Recreation Mitigation Strategy for the New Forest Internationally Protected Sites, Wiltshire Council, January 2022

Policy	Initial screening Category	Policy Summary and Assessment under Habitats Regulations	Comments and Recommendations
		<ul style="list-style-type: none"> • The Maltings; • Central Street Car Park; • Brown street. <p>This policy does not allocate land but it does support the location, relocation and/or development of healthcare services in the city centre. Of the three sites identified above, the Maltings and the Central Car Park are both located within 20m of the River Avon SAC. There is the potential for other sites to be adjacent to (within 20m of) the River Avon SAC. This policy cannot be screened out as there is the potential for likely significant effects on the SAC. This policy therefore needs to be taken forward to appropriate assessment. This policy should refer to the need to comply with Policy 13 Construction and development management for projects affecting the River Avon SAC.</p>	
Policy 17: Community Infrastructure	C and D River Avon SAC	<p>This policy seeks to ensure there is no loss of community infrastructure. Where the loss of infrastructure is unavoidable, acceptable equivalent replacement infrastructure will be required to be provided. All major residential development will be required to provide new onsite community infrastructure, where possible, where it cannot be demonstrated that there is sufficient community infrastructure within walking distance. Where necessary offsite provision will be provided through developer contributions. Community infrastructure should be accessible to new residents and also benefit members of the community most affected by the development. Long term management plans will be required to accompany proposals for new or improved community infrastructure.</p> <p>This policy will not lead to development as it does not allocate sites, however it does support the development of new community infrastructure where appropriate. The River Avon and two of its tributaries flow through the Salisbury NDP area, therefore there is the potential for new or improved facilities to be located adjacent to or within 20m of the River Avon SAC. Therefore, the potential for likely significant effects with regards to construction impacts and recreational pressure on the SAC cannot be ruled out and Policy 17 must be subject to appropriate assessment. This policy should refer to the need to comply with Policy 13 Construction and development management for projects affecting the River Avon SAC.</p>	
Policy 18: Allotments	A1	This policy seeks to ensure there is no loss of allotment land. Loss will be resisted unless an acceptable alternative is provided. All major residential development will be expected to make	

Policy	Initial screening Category	Policy Summary and Assessment under Habitats Regulations	Comments and Recommendations
		<p>provision for allotments wherever feasible. Where the provision of allotments is not feasible provision will be required for residents to be able to participate in gardening for social and therapeutic purposes. This provision should enable wheelchair users and others to garden independently and in a sustainable manner.</p> <p>This policy will not lead to development but seeks to ensure that there will be no loss of allotment land and that all new developments make provision for allotments wherever feasible. This policy would not result in a likely significant effect on any European sites. This policy should refer to the need to comply with Policy 13 Construction and development management for projects affecting the River Avon SAC.</p>	
Policy 19: Provision for Play and Sport	C and D River Avon SAC	<p>The loss of play provision and sport infrastructure will be strongly resisted through this policy. All major residential developments will make proportionate provision for play and sport and very large developments will be expected to provide sports pitches to meet identified needs. Play provision can be equipped play areas or informal adventure play opportunities but must meet the needs of a range of ages and abilities. Landscaping schemes should include opportunities for informal and creative play.</p> <p>This policy will not lead to development as it does not allocate sites; however, it does support the development of new play and sport facilities where appropriate. The River Avon and two of its tributaries flow through the Salisbury NDP area, therefore there is the potential for new play and sports facilities to be located adjacent to or within 20m of the River Avon SAC. Therefore, the potential for likely significant effects with regards to construction impacts and recreational pressure on the SAC cannot be ruled out and Policy 19 must be subject to appropriate assessment. This policy should refer to the need to comply with Policy 13 Construction and development management for projects affecting the River Avon SAC.</p>	It is recommended that the policy should state that new development will need to demonstrate compliance with the Habitat Regulations.
Policy 20: Sustainable Transport	C and D River Avon	This policy aims to ensure a modal shift to more sustainable transport modes and to reduce the need to travel into and within the city centre. Transport schemes and mitigation measures identified in the Salisbury Transport Strategy will be supported by developments and wherever possible sustainable transport schemes should align with and enhance Salisbury's Blue and Green Infrastructure networks.	It is recommended that the policy makes reference to the need for any development that comes forward as a result of this policy to be

Policy	Initial screening Category	Policy Summary and Assessment under Habitats Regulations	Comments and Recommendations
		<p>This policy will not lead to development but sets out the requirement for developments to support and promote sustainable transport including through the provision of new sustainable transport links. As the location of new transport links has not been identified, the potential for new links to be located adjacent to the River Avon SAC cannot be ruled out. Construction of new links in proximity to the SAC could result in construction impacts, for example damage or disturbance to the riverbank, and increased recreational pressure on the SAC. Therefore, likely significant effects on the River Avon SAC cannot be screened out and Policy 20 should be subject to an appropriate assessment. This policy should refer to the need to comply with Policy 13 Construction and development management for projects affecting the River Avon SAC.</p>	<p>compliant with the Habitat Regulations.</p>
<p>Policy 21: Cycling and Walking Infrastructure</p>	<p>C and D River Avon SAC</p>	<p>This policy requires all new residential and commercial developments to facilitate walking and cycling by creating links to or improvements to the existing network within Salisbury. The new or improved links should meet the standards set out in the Local Transport Note (LTN) 1/20 Cycle Infrastructure Design and support the local Green and Blue Infrastructure network. Improvements for cycling and walking along off-road routes will be prioritised.</p> <p>This policy supports the construction of new cycle/pedestrian routes throughout the Salisbury NDP area, some of which are adjacent to the River Avon SAC. As such, the development proposed in the policy has the potential to cause construction impacts, for example damage or disturbance to the riverbank, and recreational pressure on the River Avon SAC by encouraging more people to walk and cycle along new routes constructed adjacent to the SAC. Therefore, likely significant effects on the River Avon SAC cannot be screened out and Policy 21 should be subject to an appropriate assessment. This policy should refer to the need to comply with Policy 13 Construction and development management for projects affecting the River Avon SAC.</p>	
<p>Policy 22: Cycle Parking</p>	<p>A1</p>	<p>New developments and residential conversions will be required to provide cycle parking and storage, in accordance with Wiltshire Council cycle parking policy. Developments within the city centre will be required to either make provision for or contributions towards publicly available cycle parking, including covered cycle parking.</p> <p>This policy aims to increase the amount of cycle parking provided within Salisbury and does not therefore lead to development itself. This policy would not result in a likely significant effect on any European sites. Developments will be considered at the planning application stage to ensure they comply with this policy, the NPPF and other relevant Development Plan policies.</p>	

Policy	Initial screening Category	Policy Summary and Assessment under Habitats Regulations	Comments and Recommendations
Policy 23: Cycling for Pleasure	C and D River Avon SAC	<p>This policy seeks to improve the provision of facilities for cycling for pleasure. This includes safe cycle storage at key points, repair stations and outdoor serving areas with seating. Safer crossing points for cyclists will also be supported.</p> <p>This policy will not lead to development but it does have the potential to cause likely significant effects on the River Avon SAC. The policy and supporting text do not identify where the 'key points' would be located and as such there is potential for these to be located adjacent to the SAC and to result in construction impacts, for example disturbance or damage to the riverbank, as well as increasing recreational pressure by encouraging more people to cycle on routes close to the SAC. Likely significant effects on the River Avon SAC cannot be screened out and Policy 23 should be subject to an appropriate assessment. This policy should refer to the need to comply with Policy 13 Construction and development management for projects affecting the River Avon SAC.</p>	
Policy 24: Residential Parking	A1	<p>This policy sets out the parking provisions that will be supported:</p> <ul style="list-style-type: none"> • Residential developments without allocated parking spaces, particularly in the Central Area; • Residential developments with reduced parking spaces and enhanced provision for car sharing and other sustainable travel modes; • Parking should be on plot where feasible and should never lead to on street parking unless in purpose-built parking bays. <p>This policy seeks to reduce the amount of parking and private car use within Salisbury and does not therefore lead to development itself. This policy would not result in a likely significant effect on any European sites. Developments will be considered at the planning application stage to ensure they comply with this policy, the NPPF and other relevant Development Plan policies.</p>	
Policy 25: Working from Home and Live-Work units	A1	<p>This policy aims to ensure that new residential developments are designed to facilitate home working and home schooling. Larger schemes will be required to provide community work hubs where practicable. These schemes should also provide secure lock-up-and-leave storage. To ensure the community work hubs are not subsequently converted to residential uses, a planning conditions will be attached to any permission to remove permitted development rights for this conversion. Live work units are also supported through this policy.</p>	

Policy	Initial screening Category	Policy Summary and Assessment under Habitats Regulations	Comments and Recommendations
		<p>This policy does not allocate land for development but sets out criteria for residential schemes to provide facilities for working from home. This policy would not result in a likely significant effect on any European sites. Developments will be considered at the planning application stage to ensure they comply with this policy, the NPPF and other relevant Development Plan policies.</p>	
Policy 26: Visitor Accommodation	C and D River Avon SAC	<p>This policy states: <i>Development for new visitor accommodation in Salisbury will be supported.</i></p> <p>This policy does not allocate land for development; however, it does support the development of new visitor accommodation which has the potential to be located within close proximity to the River Avon SAC. Therefore, due to the potential for likely significant effects on the SAC in terms of increased phosphorus pollution from additional discharges from sewage treatment works and construction impacts from the development of additional overnight accommodation, as well as an increase in recreational pressure, this policy cannot be screened out. Policy 26 should be subject to appropriate assessment. This policy should refer to the need to comply with Policy 13 Construction and development management for projects affecting the River Avon SAC.</p>	
	C and D New Forest SPA/SAC	<p>This policy does not allocate land for development; however, it does support the development of new visitor accommodation. The majority of the NDP area is located within the 13.8km ZOI from the New Forest SPA/SAC. Likely significant effects on the New Forest SPA/SAC alone cannot be ruled out as the policy wording does not put a maximum threshold on the quantum of visitor accommodation supported by the policy. Therefore, the potential for likely significant effects on the New Forest SPA/SAC, alone and in combination, from recreational pressures caused by more people visiting and staying in Salisbury and potentially visiting the New Forest cannot be screened out and Policy 26 should be subject to appropriate assessment.</p>	
Policy 27: Post Offices	A1	<p>This policy states that for the purposes of planning, post offices in Salisbury are deemed to be Class F2.</p> <p>This policy will not lead to development and instead classifies post offices in Salisbury as Class F2. This policy would not result in a likely significant effect on any European sites. Developments will be considered at the planning application stage to ensure they comply with this policy, the NPPF and other relevant Development Plan policies.</p>	

Policy	Initial screening Category	Policy Summary and Assessment under Habitats Regulations	Comments and Recommendations
Policy 28: Major Food Retail	C and D River Avon SAC	<p>This policy states: <i>Proposals for major food retail will generally only be supported in areas where there is relatively less provision in Salisbury.</i></p> <p>This policy does not allocate land for development; however, it does support the development of new major food retail units which have the potential to be located within close proximity to the River Avon SAC. Therefore, the potential for likely significant effects on the River Avon SAC due to construction related impacts and the contribution of additional phosphorus to the SAC cannot be screened out and Policy 28 should be subject to appropriate assessment. This policy should refer to the need to comply with Policy 13 Construction and development management for projects affecting the River Avon SAC.</p>	
Policy 29: Quidhampton Quarry	C and D River Avon SAC	<p>This policy allocates 15 ha of land at Quidhampton Quarry, a former chalk quarry, for up to 400 homes with a community centre and local community employment provision in a distinctive new neighbourhood. The site is located on Wilton Road to the north west of Salisbury. The Sarum Academy is located to the north, the Bemerton Heath Harlequins Sports and Social Club is located to the east, the British Rail mainline and the A36 beyond boarder the site to the south and arable and pasture fields bound the site to the west. The former quarry site is deeply recessed with steep sides in parts, particularly in the north-east corner of the site, and is accessed via the A36, and from a rail spur which enters the site from the south east.</p> <p>The new neighbourhood will be informed by a master planning process which will demonstrate compliance with the criteria set out in the policy. The criteria include safe and suitable access, improved pedestrian and cycle links, imaginative carbon neutral design, unobtrusive car parking, electric vehicle charging points, allotments and where possible plant and materials should be delivered to site via the rail network. The landscape scheme should maximise the quarry land ford to provide adventure trails and encourage a healthy lifestyle for residents and visitors.</p> <p>The site is located within the Hampshire Avon Catchment. There is potential for likely significant effects on the SAC as a result of additional discharges from sewage treatment works causing an increase in phosphorus pollution. Any development, both sewered and non sewered, coming forward in the catchment of the River Avon must be phosphorus neutral and subject to an appropriate assessment which concludes no adverse effects on the SAC alone or in combination.</p>	It is recommended that the policy makes direct reference to the need for development at the site to be compliant with the Habitat Regulations due to its close proximity to the River Avon SAC and any development brought forward on the site must demonstrate phosphorus neutrality.

Policy	Initial screening Category	Policy Summary and Assessment under Habitats Regulations	Comments and Recommendations
		<p>The additional housing allocated in this policy and the potential for increased access to the River Avon constitutes a mechanism for likely significant effects with regards to recreational pressure due to the potential for detrimental effects on the river and its associated riparian habitats.</p> <p>The site is located within close proximity of the A36 which is within 200m of the SAC. Increased traffic on the A36 as a result of the 400 dwelling allocation could lead to an increase in atmospheric pollution and nitrogen deposition upon the SAC.</p> <p>Therefore, the potential for likely significant effects on the River Avon SAC cannot be screened out and Policy 29 should be subject to appropriate assessment. Developments will be considered at the planning application stage to ascertain whether HRA is required and to ensure compliance with this policy, the NPPF, Core Policy 50 (CP50) (Biodiversity and Geodiversity) and Core Policy 69 (CP69) (Protection of the River Avon SAC) of the WCS and other relevant Development Plan policies. This policy should also refer to the need to comply with Policy 13 Construction and development management for projects affecting the River Avon SAC.</p>	
	D New Forest SPA/SAC	<p>This allocated site lies beyond the 13.8km Zol around the New Forest SPA/SAC, however it is a larger allocation of 400 homes within 15km of the New Forest SPA/SAC and therefore the potential for likely significant effects on the New Forest SPA/SAC in terms of increased recreational pressure cannot be screened out. Development will need to adhere to the Interim New Forest Mitigation Strategy (2022), or subsequent iteration of the strategy, which requires developments on brownfield land within the 13.8km-15km Zol to provide a CIL contribution per dwelling.</p> <p>Policy 29 cannot be screened out and must be subject to an appropriate assessment. Developments will be considered at the planning application stage to ascertain whether HRA is required and to ensure compliance with this policy, the NPPF, the Interim New Forest Mitigation Strategy (2022), Core Policy 50 (CP50) (Biodiversity and Geodiversity) of the WCS and other relevant Development Plan policies.</p>	It is recommended that the policy wording includes reference to the Interim Recreation Mitigation Strategy for the New Forest Internationally Protected Sites, January 2022 (or subsequent iteration).
Policy 30: Coldharbour Lane	C and D River Avon SAC	This 2ha site is allocated for a 60 unit sheltered 100% affordable housing scheme with associated communal space. The site is owned by National Grid. The site is unrestored from its former use as a gas holder site and there is still a requirement for land decontamination. The eastern boarder of the site is the Summerlock Stream which is part of the River Avon SAC and Site of	It is recommended that the policy makes direct reference to the need for development at the site

Policy	Initial screening Category	Policy Summary and Assessment under Habitats Regulations	Comments and Recommendations
		<p>Special Scientific Interest (SSSI). To the north, south and west the site is bounded by residential properties and small businesses, mostly motor repair garages.</p> <p>The policy sets out requirements which must be met including integrating flood risk management measures, a sensitive urban design, sustainable drainage principles, a pocket park adjacent to Summerlock Stream which is part of the River Avon SAC and a bridge crossing the river subject to agreement with the EA and NE. Parking for residents, visitors and service vehicles will be provided, including the provision of electric pool/shared vehicles. Provision for electric vehicle charging will also be provided.</p> <p>Part of the site is located within 20m of the SAC and wholly within the Hampshire Avon Catchment. The development of a 60 unit sheltered housing scheme at this site has the potential for likely significant effects on the SAC due to a potential pathway for effect as a result of additional discharges from sewage treatment works that would result from the development and would increase phosphorus pollution. Any development, both sewered and non sewered, coming forward in the catchment of the River Avon must be phosphorus neutral and subject to an appropriate assessment which concludes no adverse effects on the SAC alone or in combination. As part of the site is located within 20m of the River Avon SAC a Construction Management Plan is required through Core Policy 69 in order to minimise the potential for pollution incidents and to mitigate potential disturbance effects.</p> <p>There is a potential mechanism for likely significant effects on the River Avon SAC due to the additional housing allocated in this policy and increased access to the River Avon from the development of a pocket park adjacent to the SAC. Therefore, there is the potential to cause detrimental effects to the river and its associated riparian habitats due to increased recreational pressure.</p> <p>The site is located within close proximity of the A36 which is within 200m of the SAC. Increased traffic on the A36 as a result of the 60 dwelling allocation could lead to an increase in atmospheric pollution and nitrogen deposition upon the SAC.</p> <p>Therefore, the potential for likely significant effects on the River Avon SAC cannot be screened out and Policy 30 should be subject to appropriate assessment. Developments will be considered at the planning application stage to ascertain whether HRA is required and to ensure</p>	<p>to be compliant with the Habitat Regulations due to its close proximity to the River Avon SAC and any development brought forward on the site must demonstrate phosphorus neutrality.</p>

Policy	Initial screening Category	Policy Summary and Assessment under Habitats Regulations	Comments and Recommendations
		<p>compliance with this policy, the NPPF, Core Policy 50 (CP50) (Biodiversity and Geodiversity) and Core Policy 69 (CP69) (Protection of the River Avon SAC) of the WCS and other relevant Development Plan policies. This policy should also refer to the need to comply with Policy 13 Construction and development management for projects affecting the River Avon SAC.</p>	
	<p>C and D New Forest SPA/SAC</p>	<p>This allocated site lies within the 13.8km Zol around the New Forest SPA/SAC. This Zol is the area within which the majority of day visitors to the New Forest originate. As this policy allocates this site for a 60 unit sheltered housing scheme, the potential for likely significant effects on the New Forest SPA/SAC in terms of increased recreational pressure cannot be screened out. Development will need to adhere to the Interim New Forest Mitigation Strategy (2022), or subsequent iteration of the strategy, which requires developments on brownfield land within the 13.8km Zol to provide a CIL contribution per dwelling.</p> <p>Policy 30 cannot be screened out and must be subject to an appropriate assessment. Developments will be considered at the planning application stage to ascertain whether HRA is required and to ensure compliance with this policy, the NPPF, the Interim New Forest Mitigation Strategy (2022), Core Policy 50 (CP50) (Biodiversity and Geodiversity) of the WCS and other relevant Development Plan policies.</p>	<p>It is recommended that the policy wording includes reference to the Interim Recreation Mitigation Strategy for the New Forest Internationally Protected Sites, January 2022 (or subsequent iteration).</p>
<p>Policy 31: Brown Street Carpark</p>	<p>D River Avon SAC</p>	<p>The site at Brown Street Car Park has been allocated for a mixed use development of up to 15 dwellings and E Class uses. Health and social car facilities would be welcomed on the site. The site is located to the north east of the Cathedral. The car park is surrounded by residential properties, commercial units and the Salisbury Baptist Church is located to the east. There are several trees in a line down the centre of the car park. The site is located within the Salisbury City Centre Air Quality Management Area (AQMA).</p> <p>The policy goes on to set out criteria which must be met, for example, the need for a traffic and parking assessment that will take account of the lost parking. Scheme design is required to be imaginative, carbon neutral and respectful of the sites heritage. A minimum 10% Biodiversity Net Gain will be required with green infrastructure in the form of green walls, green roofs, green screens and tree planting. Electric vehicle charging will be available and car parking will be unobtrusive and may be provided offsite in another car park. Residents and visitors will be encouraged to travel by bicycle or on foot. Flats should have at least one private balcony with provision for outdoor clothes drying and a small dining table.</p>	

Policy	Initial screening Category	Policy Summary and Assessment under Habitats Regulations	Comments and Recommendations
		<p>The site is located within the Hampshire Avon Catchment. There is the potential for likely significant effects on the SAC as there is a pathway for effect as a result of additional discharges from sewage treatment works causing an increase in phosphorus pollution. Any development, both sewered and non sewered, coming forward in the catchment of the River Avon must be phosphorus neutral and subject to an appropriate assessment which concludes no adverse effects on the SAC alone or in combination.</p> <p>The site is located within close proximity to the River Avon SAC therefore there is the potential for likely significant effects in terms of recreational pressure on the SAC due to the additional houses proposed.</p> <p>The site is located within close proximity of the A36 which is within 200m of the SAC. Increased traffic on the A36 as a result of the 15 dwelling and commercial uses allocation could lead to an increase in atmospheric pollution and nitrogen deposition upon the SAC.</p> <p>Therefore, the potential for likely significant effects on the River Avon SAC cannot be screened out and Policy 31 should be subject to appropriate assessment. Developments will be considered at the planning application stage to ascertain whether HRA is required and to ensure compliance with this policy, the NPPF, Core Policy 50 (CP50) (Biodiversity and Geodiversity) and Core Policy 69 (CP69) (Protection of the River Avon SAC) of the WCS and other relevant Development Plan policies. This policy should also refer to the need to comply with Policy 13 Construction and development management for projects affecting the River Avon SAC.</p>	
	<p>D New Forest SPA/SAC</p>	<p>This allocated site lies within the 13.8km Zol around the New Forest SPA/SAC. This Zol is the area within which the majority of day visitors to the New Forest originate. As this policy allocates this site for up to 15 dwellings and E Class use, the potential for likely significant effects on the New Forest SPA/SAC in terms of increased recreational pressure cannot be screened out. Development will need to adhere to the Interim New Forest Mitigation Strategy (2022) or subsequent iteration of the strategy, which requires developments on brownfield land within the 13.8km Zol to provide a CIL contribution per dwelling.</p> <p>Policy 31 cannot be screened out and must be subject to an appropriate assessment. Developments will be considered at the planning application stage to ascertain whether HRA is</p>	<p>It is recommended that the policy wording includes reference to the Interim Recreation Mitigation Strategy for the New Forest Internationally Protected Sites, January 2022 (or subsequent iteration).</p>

Policy	Initial screening Category	Policy Summary and Assessment under Habitats Regulations	Comments and Recommendations
		required and to ensure compliance with this policy, the NPPF, the Interim New Forest Mitigation Strategy (2022), Core Policy 50 (CP50) (Biodiversity and Geodiversity) of the WCS and other relevant Development Plan policies.	

5. Conclusion

- 5.1. The HRA screening exercise presented in this document has concluded that the Salisbury NDP has the potential to lead to likely significant effects on two European sites alone and/or in-combination with other plans and projects. This is due to the three allocated sites in policies 29, 30 and 31, and 12 other policies due to the potential for increased phosphorus pollution, recreational pressure and air quality impacts on the River Avon SAC and recreational impacts on the New Forest SPA/SAC.
- 5.2. It is therefore necessary for 15 policies in the NDP to be taken forward to appropriate assessment under Regulation 105 of the Habitats Regulations. The appropriate assessment will be conducted by the competent authority, namely Wiltshire Council. Where strategic mitigation strategies produced by Wiltshire Council cannot be relied upon, it will be necessary for suitable bespoke mitigation strategies to be proposed to ensure that any application that comes forward for residential development at the three allocated sites or development as a result of other policies in the NDP will not result in a significant adverse effect on the River Avon SAC and the New Forest SPA/SAC. Any such mitigation measures will need to be discussed and agreed with Wiltshire Council and will be required to inform the production of the appropriate assessment.

Prepared by Naomi Harvey, Ecologist, Wiltshire Council, 14th February 2022

V1.0 14/02/2022