

# Strategic Environmental Assessment for the Salisbury Neighbourhood Development Plan

SEA Site Assessment

Salisbury Neighbourhood Development Plan Steering  
Group

February 2021

## Quality information

<b>Prepared by</b>	<b>Checked by</b>	<b>Verified by</b>	<b>Approved by</b>
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## Revision History

<b>Revision</b>	<b>Revision date</b>	<b>Details</b>	<b>Authorized</b>	<b>Name</b>	<b>Position</b>
V1.0	13 <sup>th</sup> January 2021	Version for Neighbourhood Group comment	14 <sup>th</sup> January 2021	Nick Chisholm- Batten	Associate Director
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Salisbury Neighbourhood Development Plan Steering Group

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Front cover image of Salisbury Cathedral, available to access via the '[Lonely Planet](#)' webpage

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# 1. Introduction

## Background

- 1.1 AECOM has been commissioned to undertake an independent Strategic Environmental Assessment (SEA) in support of Salisbury's emerging Neighbourhood Development Plan (SNDP). The SNDP area covers the city of Salisbury, in Wiltshire (**Figure 1.1** overleaf).
- 1.2 SEA is a mechanism for considering and communicating the potential impacts of an emerging plan, and potential alternatives in terms of key environmental issues.
- 1.3 The aim of SEA is to inform and influence the plan-making process with a view to avoiding and mitigating potential negative impacts. Through this approach, the SEA for the SNDP seeks to maximise the emerging plan's contribution to sustainable development.

## Purpose of this SEA Site Assessment

- 1.4 This SEA Site Assessment is the latest document to be produced as part of the SEA process. The first document was the SEA Scoping Report (October 2020), which included information about the SNDP area's environment and community<sup>1</sup>, and was released for consultation with the statutory consultees for SEA in late 2020.
- 1.5 The purpose of this SEA Site Assessment is to:
  - Appraise the key constraints and opportunities present for each of the available sites for allocation within the SNDP area.
  - Outline a high-level list of mitigation and avoidance measures which would potentially serve to prevent, reduce and (as fully as possible) offset any significant adverse effects if a particular site was taken forward for allocation.
  - Inform and influence plan making.
  - Support early consultation undertaken on the SNDP.

## Local Plan context for the SNDP

- 1.6 The SNDP is being prepared in the context of the Wiltshire Core Strategy (WCS)<sup>2</sup>, adopted in January 2015. Due regard is also given to the emerging Wiltshire Local Plan Review<sup>3</sup>.
- 1.7 The WCS confirms that Salisbury is a 'Principal Settlement' within the settlement hierarchy. The role and function of Salisbury is set out in WCS Core Policy 1 'Settlement Strategy' which explains that Wiltshire's Principal Settlements are strategically important centres and the primary focus for development.
- 1.8 Wiltshire Council are in the process of undertaking a review of the WCS. The emerging Wiltshire Local Plan Review will allocate further land for houses, jobs and retail within Wiltshire, setting out planning policies for making decisions on new development proposals up to the year 2036. Progress to date has included an Issues and Options Consultation between November and December 2017, alongside several parish events were held in October 2018 to help develop the approach for the emerging Local Plan Review. Regulation 18 Consultation on the emerging Local Plan Review is currently underway and closes in March 2021. The consultation will enable the community to comment and help to shape the draft plan before any decision is made on where to allocate housing, employment and other infrastructure<sup>4</sup>.

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<sup>1</sup> The SEA Scoping Report is concerned with item 'i' above. It presents a suggested scope for the SEA so that the designated authorities (Historic England, Natural England and the Environment Agency) can provide timely comment.

<sup>2</sup> Wiltshire Council (2015): 'Wiltshire Core Strategy', [online] available to access via: <http://www.wiltshire.gov.uk/planning-policy-core-strategy>

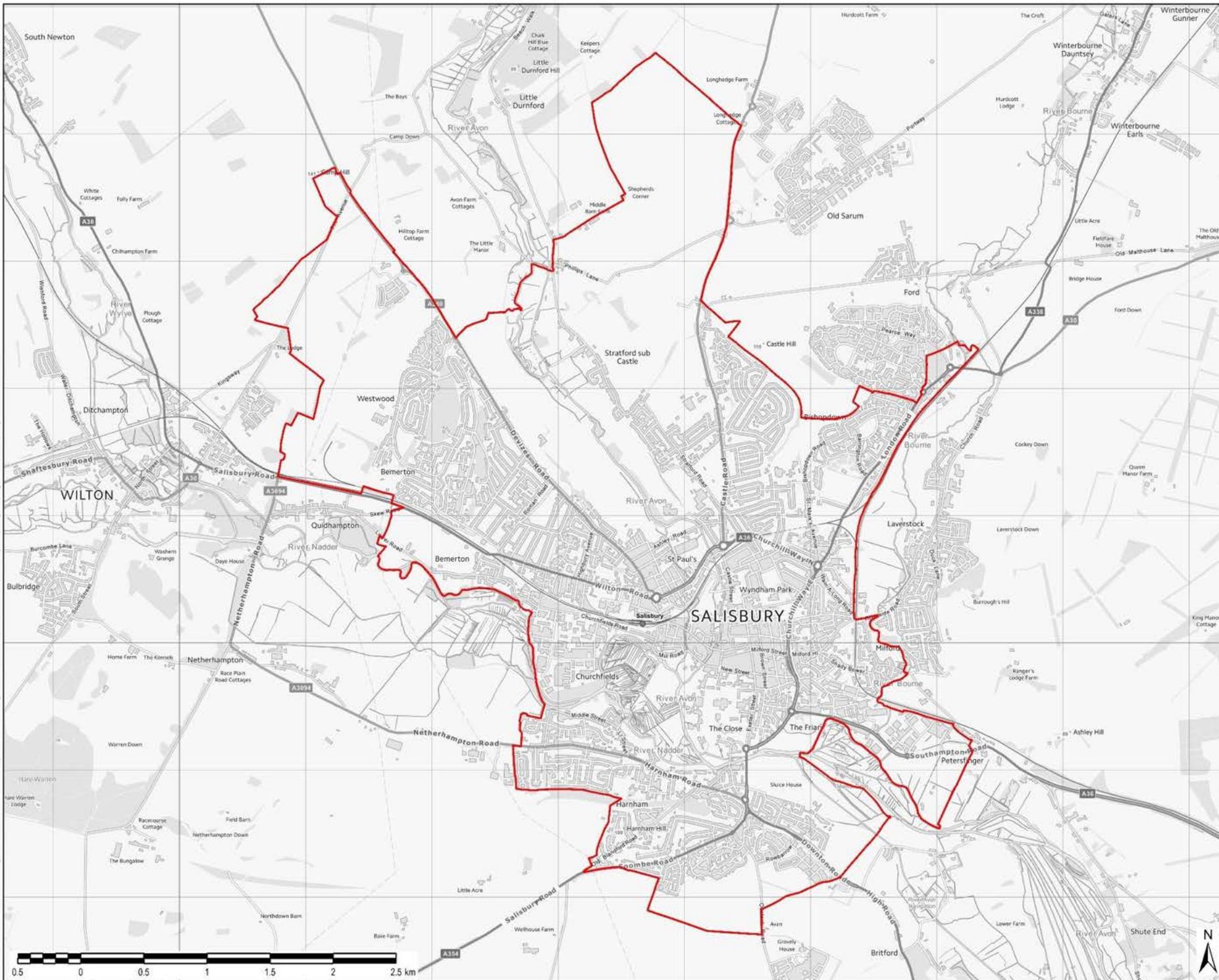
<sup>3</sup> Wiltshire Council (2019): 'Local Plan Review', [online] available to access via: <http://www.wiltshire.gov.uk/planning-policy-local-plan-review>

<sup>4</sup> Wiltshire Council (2021): 'Local Plan Review – Latest Updates' [online] available to access via: <https://www.wiltshire.gov.uk/planning-policy-local-plan-review>

- 1.9 Completed in August 2020, the Central Area Framework (CAF) prepared to cover Salisbury is an evidence-based document that will further inform Wiltshire Council's Local Plan Review process and Salisbury City Council in the preparation of the SNDP. In addition, the CAF will be a material planning consideration in the determination of planning decisions<sup>5</sup>.
- 1.10 The SNDP will form part of the development plan for Wiltshire, alongside, but not as a replacement for the Local Plan. Neighbourhood plans are required to be in general conformity with the Local Plan and can develop policies and proposals to address local place-based issues. In this way it is intended for the Local Plan to provide a clear overall strategic direction for development in Wiltshire, whilst enabling finer detail to be determined through the neighbourhood planning process where appropriate.

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<sup>5</sup> Salisbury City Council (2020): 'Salisbury Neighbourhood Development Plan Overview', [online] available to access via: <https://www.salisburycitycouncil.gov.uk/your-council/neighbourhood-planning>



**LEGEND**

Salisbury Neighbourhood Plan Area

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Purpose of Issue **FINAL**

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Client **SALISBURY NEIGHBOURHOOD DEVELOPMENT PLAN STEERING GROUP**

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Project Title **STRATEGIC ENVIRONMENTAL ASSESSMENT FOR THE SALISBURY NEIGHBOURHOOD DEVELOPMENT PLAN**

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Drawing Title **SALISBURY NEIGHBOURHOOD DEVELOPMENT PLAN AREA**

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**FIGURE 1.1**

## 2. SEA Site Assessment

### Initial shortlisting of sites

- 2.1 During the earlier stages of the SNDP's development, there was a recognition that the SNDP would potentially need to allocate sites for new development. In light of this, the SNDP Steering Group (with support from an independent planning consultancy) undertook an initial assessment of the various sites available for development in the city<sup>6</sup>.
- 2.2 This considered sites which were put forward through a local 'call for sites' process.
- 2.3 To support this process, a total of 13 sites have been assessed through the SEA site assessment. The sites, which are listed below in **Table 2.1**, are located on land which is situated within or adjacent to the existing built up area of Salisbury.

**Table 2.1: Sites taken forward for further consideration through the SEA process**

Site ID	Name of site, address	Size (Ha) <sup>7</sup>
1	18 College Street	0.04
2	22/30 High Street	0.39
3	Bishop's Drive	0.55
4	44 Churchfields Road	0.17
5	Land North of Downton Road	9.76
6	Gasworks, Coldharbour Lane	0.86
7	Land East of Devizes Road (Cowslip Road)	14.63
8	Quidhampton Quarry	18.29
9	Central Car Park	1.95
10	Salt Lane Car Park	0.27
11	Brown Street Car Park	0.40
12	Culver Street Car Park	0.47
13	Devizes Road	2.82

### Assessment of shortlisted sites through the SEA process

- 2.4 To support the consideration of the suitability of the shortlisted sites for a potential allocation of a type appropriate for the SNDP, the SEA process has appraised the key constraints and opportunities present at each of the 13 sites.
- 2.5 In this context, the sites have been considered in relation to the SEA Framework of objectives and decision-making questions developed during SEA scoping. This SEA site assessment was undertaken separately to the initial site assessment undertaken on behalf of the SNDP Steering Group.
- 2.6 The locations of the 13 sites considered through the SEA site assessment process are presented in **Figure 2.1** (overleaf). The tables which follow (**Table 2.2 - Table 2.14**) present the findings of the assessment and provide an indication of each site's sustainability performance in relation to the nine SEA themes developed during scoping. Each table is accompanied by a

<sup>6</sup> The initial site assessment report contributes to the evidence base for the emerging SNDP and will accompany the SNDP at Regulation 14 consultation.

<sup>7</sup> Represents total site size and not necessarily total developable area.

map which shows some of the key environmental constraints within proximity to each site (Figure 2.2 - Figure 2.14).

- 2.7 Sources of information to support the SEA site assessment process has included (amongst others): Ordnance Survey maps, MAGIC Interactive Map<sup>8</sup>, the Environment Agency's Flood Risk Maps for England<sup>9</sup>, Natural England's Regional Agricultural Land Classification maps<sup>10</sup>, Google Earth<sup>11</sup>, reports and interactive mapping layers available on Wiltshire Council's webpages, Wiltshire and Swindon's Historic Environment Record<sup>12</sup>, Wiltshire and Swindon's Minerals Core Strategy Development Plan Document (June 2009), Wiltshire and Swindon's Minerals and Waste Policies Map' (February 2013)<sup>13</sup>, and baseline studies provided by the SNDP Steering Group.

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<sup>8</sup> MAGIC (2021): 'Interactive Map', [online] available to access via: <https://magic.defra.gov.uk/>

<sup>9</sup> Environment Agency (2021): 'Flood Map for Planning', [online] available to access via: <https://flood-map-for-planning.service.gov.uk/>

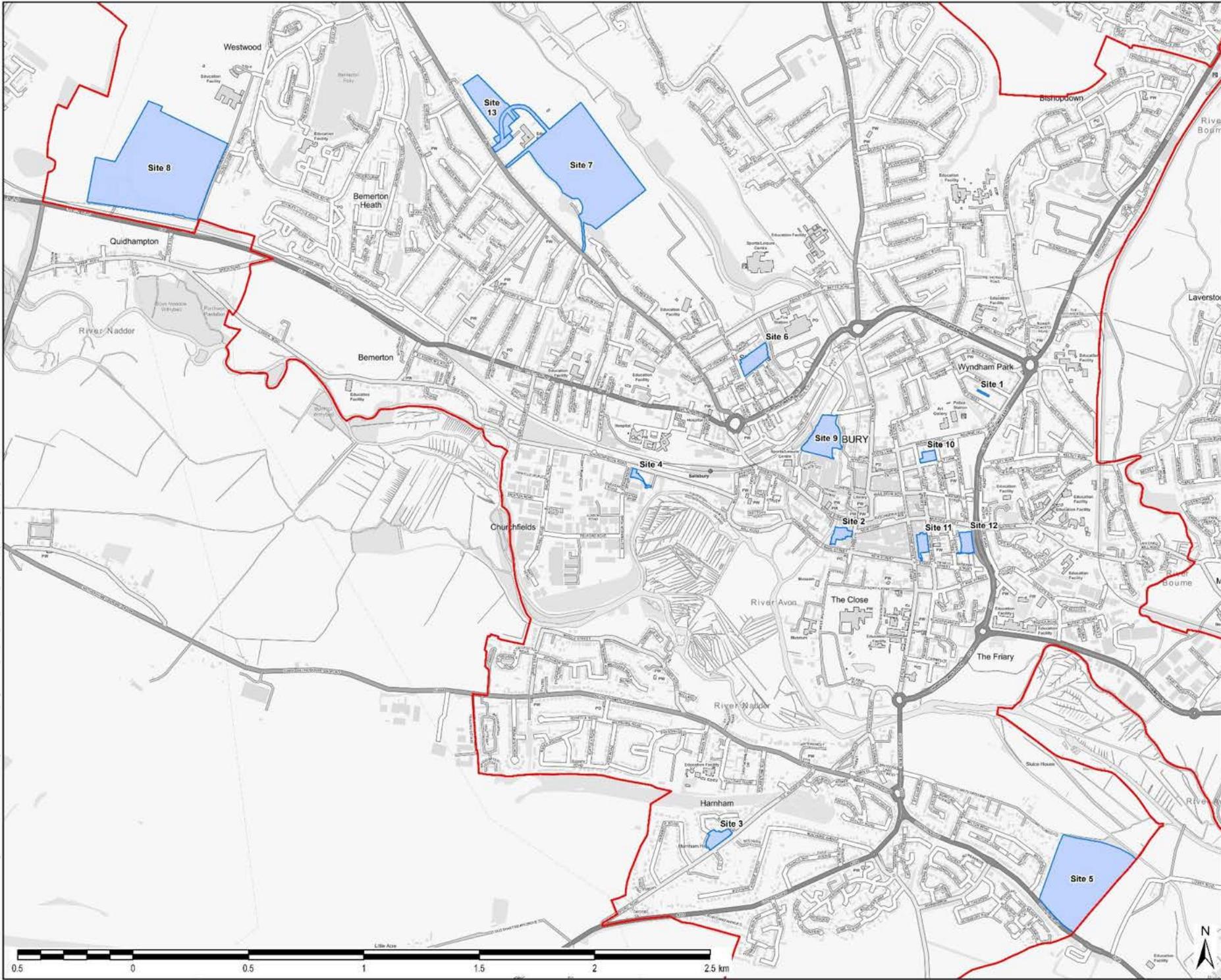
<sup>10</sup> Natural England (2021): 'Regional Agricultural Land Classification Maps and Likelihood of Best and Most Versatile Land', [online] available to access via: <http://publications.naturalengland.org.uk/category/5954148537204736>

<sup>11</sup> Google (2021): 'Google Earth', [online] available to access via: <https://earth.google.com/web/>

<sup>12</sup> Wiltshire Council (2021): 'Wiltshire and Swindon Historic Environment Record', [online] available to access via: <https://www.wiltshire.gov.uk/article/889/Archaeology-and-historic-environment-record>

<sup>13</sup> Wiltshire Council (2013): 'Wiltshire and Swindon Minerals and Waste Development Framework: Policies Map', [online] available to access via: <https://pages.wiltshire.gov.uk/minerals-and-waste-sites-policies-map-feb-2013.pdf>

File Name: \\WGSAS-PF\DW01\4405 - Management Structures\2014 - Information Systems\65671097\_Neighbourhood - Planning Group\Figure 4.1 - Sites Assessed for SEA.mxd



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**LEGEND**

- Salisbury Neighbourhood Plan Area
- Site Option

Site 1: 18 College Street  
 Site 2: 22/30 High Street  
 Site 3: Bishop's Drive  
 Site 4: 44 Churchfields Road  
 Site 5: Land North of Downtown Road  
 Site 6: Gasworks, Coldharbour Lane  
 Site 7: Land East of Devides Road (Cowslip Farm)  
 Site 8: Quidhampton Quarry  
 Site 9: Central Car Park  
 Site 10: Salt Lane Car Park  
 Site 11: Brown Street Car Park  
 Site 12: Culver Street Car Park  
 Site 13: Devides Road

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Propose of Issue  
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Client  
**SALISBURY NEIGHBOURHOOD DEVELOPMENT PLAN STEERING GROUP**

Project Title  
**STRATEGIC ENVIRONMENTAL ASSESSMENT FOR THE SALISBURY NEIGHBOURHOOD DEVELOPMENT PLAN**

Drawing Title  
**SITES ASSESSED FOR THE SALISBURY NEIGHBOURHOOD DEVELOPMENT PLAN**

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North Arrow

Drawing Scale  
**FIGURE 2.1**

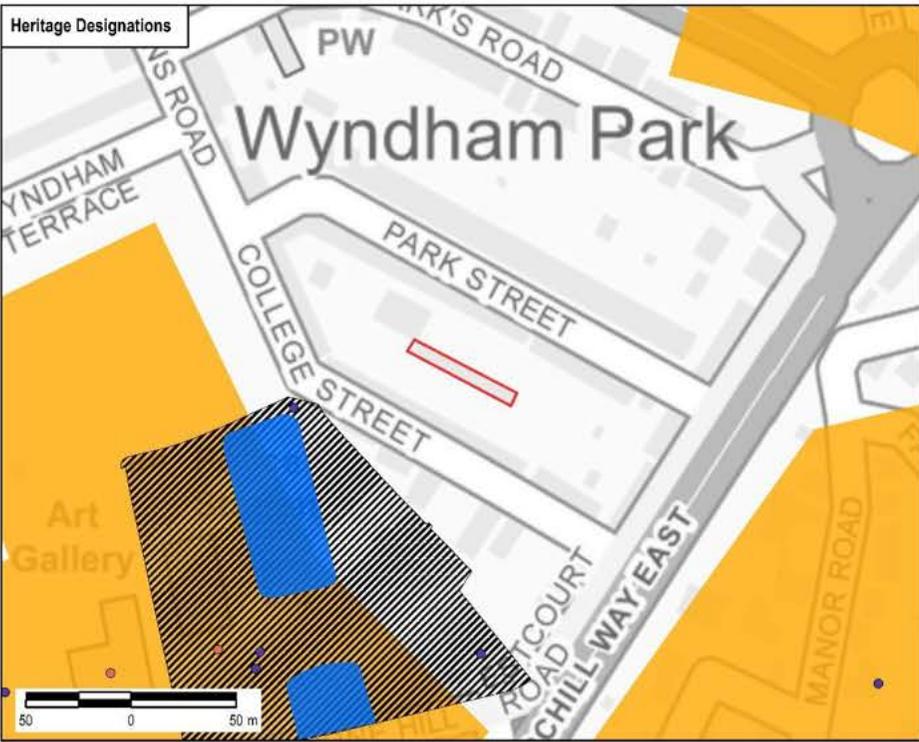
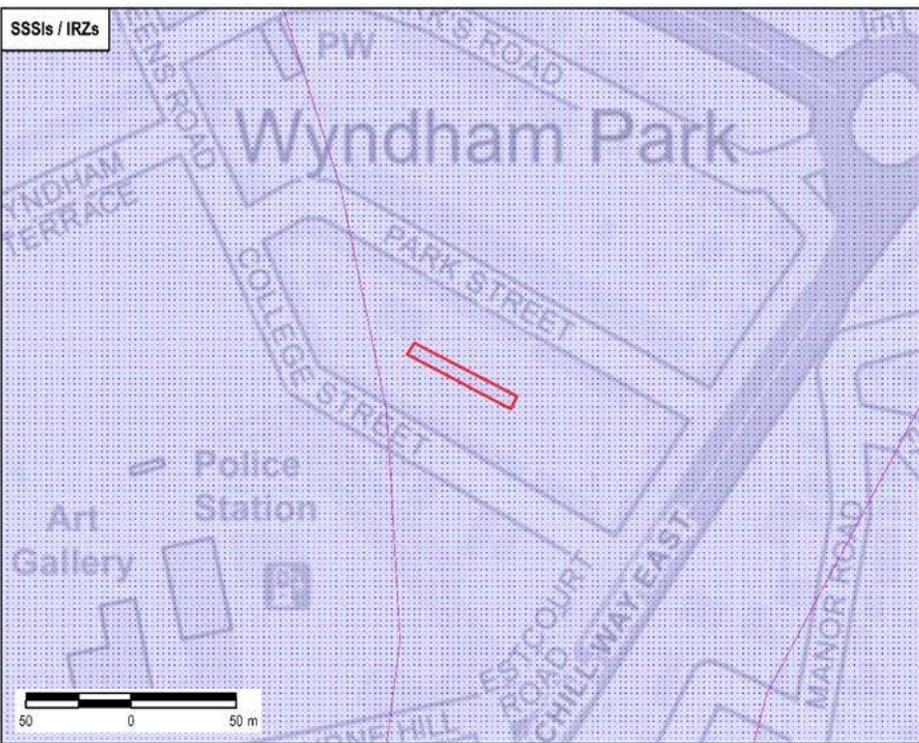
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## SEA site assessment findings

**Table 2.2: Site Assessment - Site 1**

SEA theme	Site 1: 18 College Street
Air Quality	<p>The site is wholly located within the Salisbury Air Quality Management Area (AQMA). Given the relatively small size of the site and its location within proximity to services and facilities within the city centre, new development is not likely to significantly increase the number of vehicles passing through the AQMA (and associated pollutant levels). In this respect, air quality impacts are likely to be negligible.</p>
Biodiversity and Geodiversity	<p>The site overlaps with Site of Special Scientific Interest Impact Risk Zones (SSSI IRZ) for 'residential development of 100 units or more' and 'any residential development of 50 or more houses outside existing settlements / urban areas'. As the scale of development at this location is limited by the size of the site, an allocation at this location is not likely to exceed the IRZ thresholds.</p> <p>At the local level, there are no Biodiversity Action Plan (BAP) Priority Habitats within the site boundaries. The site comprises areas of hardstanding and contains few features of ecological value.</p>
Climate Change	<p>The site is within proximity to Salisbury city centre, helping to limit the need to travel to local facilities (and associated greenhouse gas emissions).</p> <p>With reference to flood risk issues, the site is within Flood Zone 1. Most of the site has a low or very low surface water flood risk. However, land immediately to the north of the site has a medium to high surface water flood risk potential; though this is not a significant constraint.</p>
Landscape	<p>The site is not within or within proximity to a National Park, Area of Outstanding Natural Beauty (AONB) or any Green Belt land.</p> <p>The site is an area of brownfield land within the built up area of the city and is surrounded by existing buildings. An allocation at this location could potentially enhance the quality of the public realm and positively contribute to townscape character. However, this is dependent on the design of new development areas.</p> <p>In terms of visual impacts, an allocation at this location is not likely to adversely impact any locally important viewpoints within the SNDP area.</p> <p>With reference to locally important landscape features, the site does not contain any significant trees with Tree Preservation Order (TPO) designations.</p>
Historic Environment	<p>Bourne Hill House Gardens, which is located 75m to the south west of Site 1, and contains offices associated with Wiltshire Council, is an area of historic environment significance. The gardens, which form part of the Salisbury Conservation Area, comprise a Grade II listed registered park and garden, and part of the city ramparts (which has been designated as scheduled monument) covers the site. In addition, a number of nationally listed buildings are present in this area. This includes a Grade II listed memorial urn located at the northern edge of the gardens, which is the closest part of the garden to the site.</p> <p>However, the gardens and associated features are fully screened from the site by housing on College Street, flat topography and existing trees and vegetation. As such no effects on the setting of this area of historic environment interest are anticipated by development on the site, subject to the height of development not exceeding surrounding uses.</p> <p>No features listed on the Wiltshire Historic Environment Record (HER) are present on or adjacent to the site.</p>

SEA theme	Site 1: 18 College Street	
Land, Soil and Water Resources	<p>The site is an area of brownfield land within the built up area of the city. Therefore, an allocation at this location will support the efficient use of previously developed land within the SNDP area.</p> <p>In terms of the water environment, there are no watercourses passing through or adjacent to the site boundaries. The whole of the site overlaps with the South Wessex Groundwater Nitrate Vulnerable Zone (NVZ).</p> <p>Wiltshire and Swindon's Minerals and Waste Policies Map highlights that the site would not adversely impact the integrity of any mineral resources within the SNDP area.</p>	
Population and Community	<p>Given the small size of the site (c.0.04ha), it is uncertain whether affordable housing would be delivered as part of an allocation at this location. In this context, the site of the size would be likely to preclude the delivery of affordable homes through the application of the Local Plan threshold (which is five or more dwellings for the delivery of 40% affordable housing).</p> <p>The site is located with good access to services and facilities in Salisbury city centre (c.750m walk or cycle journey to Salisbury Market Place), which will limit the need for residents to travel for the amenities provided here.</p>	
Health and Wellbeing	<p>The site is accessible to the branch of the Three Chequers Medical Practice on Endless Road, which is located 500m away.</p> <p>The site is accessible to the city's green infrastructure networks.</p>	
Transportation	<p>The site is located with good access to the services and facilities in Salisbury city centre (c.750m walk or cycle journey to Salisbury Market Place), which will limit the need for residents to travel for the amenities provided here. The Central Area Framework (CAF) for Salisbury (August 2020) shows that the site is within the 15 minute walking isochrone for accessing Salisbury city centre.</p> <p>In terms of public transport networks, there are bus stops located adjacent to the site along College Street and Estcourt Road which provide services into the city centre (via route R2 and R12). Salisbury railway station is located directly to the west of the city centre (c.1.4km walk from the site).</p>	
Key		
Likely adverse effect (without mitigation measures)		Likely positive effect
Neutral/no effect		Uncertain effect



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**Legend**

- Site 1 - 18 College Street
- Biodiversity Designations**
- Biodiversity Action Plan Priority Habitats**
- Deciduous Woodland
- SSSIs / Impact Risk Zones**
- SSSI Impact Risk Zone - Residential**
- Residential development of 100 units or more.
- SSSI Impact Risk Zone - Rural Residential**
- Any residential development of 50 or more houses outside existing settlements/urban areas.
- Heritage Designations**
- Record of Scheduled Monument
- Registered Parks and Gardens
- Conservation Area
- Listed Building**
- Grade II\*
- Grade II

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Project Title: STRATEGIC ENVIRONMENTAL ASSESSMENT FOR THE SALISBURY NEIGHBOURHOOD DEVELOPMENT PLAN

Drawing Title: DESIGNATIONS WITHIN PROXIMITY TO SITE 1

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Tina Hume (Design Lead)  
Ray 20/12/2020  
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Listing Number: **FIGURE 2.2**

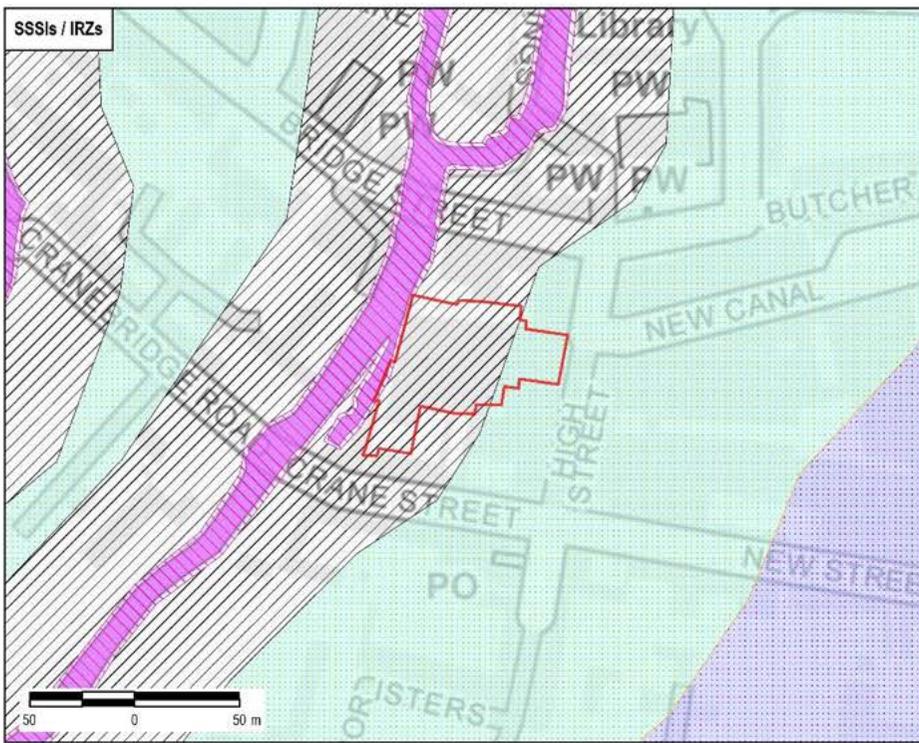
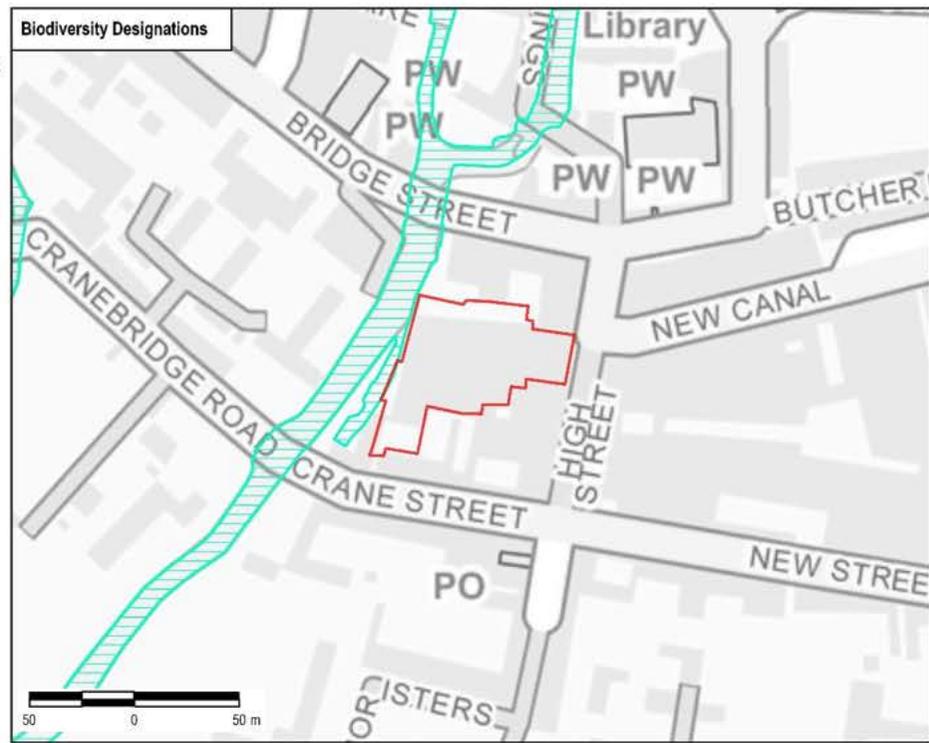
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File Name: 15004 - Information Systems\60571087\_Neighbourhood\_Plan\_CPB\_2018\_202202\_Maps\Salisbury\_MP\_Steering\_Group\Figure 2.2\_Site 1 Constraints.mxd

**Table 2.3: Site Assessment - Site 2**

SEA theme	Site 2: 22/30 High Street	
Air Quality	<p>The site is wholly located within the Salisbury AQMA. Given the relatively small size of the site and its location within proximity to services and facilities within the city centre, new development is not likely to increase the number of vehicles passing through the AQMA (and associated pollutant levels). In this respect, air quality impacts are likely to be negligible.</p>	
Biodiversity and Geodiversity	<p>The site is adjacent to the River Avon Special Area of Conservation (SAC) and the River Avon Systems SSSI. In this respect, the whole of the site is within SSSI IRZs for the types and quantum of development likely to come forward at this location.</p> <p>At the local level, there are no BAP Priority Habitats within the site boundaries. The site comprises areas of hardstanding and contains few features of ecological value. In this respect, there may be potential for delivering biodiversity net gains on site which support the integrity of the adjacent designations associated with the River Avon.</p>	
Climate Change	<p>The site is within proximity to Salisbury city centre, helping to limit the need to travel to local facilities (and associated greenhouse gas emissions).</p> <p>With reference to flood risk concerns, most of the site is within Flood Zone 1. However, there are corridors of land along the northern and eastern site boundaries (and partly within the site itself) which are within Flood Zone 2. The River Avon passes alongside the western site boundary, with areas of land adjacent to the watercourse also within Flood Zone 2 and Flood Zone 3. These flood zones also extend along Crane Street, immediately to the south of the site. In terms of surface water flooding, the site has a very low risk.</p>	
Landscape	<p>The site is not within or within proximity to a National Park, AONB or any Green Belt land.</p> <p>The site is an area of brownfield land within the built up area of the city and is surrounded by existing buildings. An allocation at this location could potentially enhance the quality of the public realm and positively contribute to townscape character. However, this is dependent on the design of new development areas.</p> <p>In terms of visual impacts, an allocation at this location is not likely to adversely impact any locally important viewpoints within the SNDP area.</p> <p>With reference to locally important landscape features, the site does not contain any significant trees with TPO designations.</p>	
Historic Environment	<p>The site is within an area of significant historic environment sensitivity. Located within the Salisbury Conservation Area, the site is located adjacent to the Grade II listed '32, High Street' and '18, High Street'. The site is also located behind and within the settings of number of listed buildings on Crane Street, including the Grade II* listed '86, Crane Street' and '83 and 84, Crane Street'.</p> <p>Whilst the site, which comprises a modern building containing retail facilities, is within an area of significant historic environment sensitivity, and affects the setting (albeit not the fabric) of important local features, sensitive development of the site has the potential to support the setting and integrity of the historic environment in this area, with potential benefits. This however depends on the design and layout of new development.</p>	
Land, Soil and Water Resources	<p>The site is an area of brownfield land within the built up area of the city. Therefore, an allocation at this location will support the efficient use of previously developed land within the SNDP area.</p> <p>In terms of the water environment, the River Avon passes alongside the western site boundary. The whole of the site overlaps with the South Wessex Groundwater NVZ.</p> <p>Wiltshire and Swindon's Minerals and Waste Policies Map highlights that the site would not adversely impact the integrity of any mineral resources within the SNDP area.</p>	

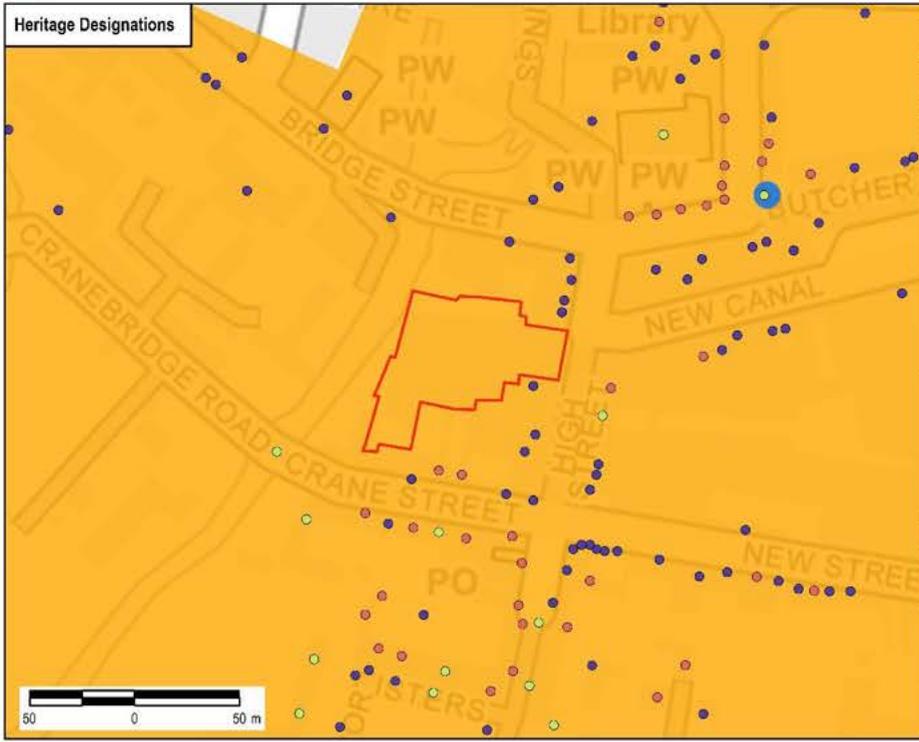
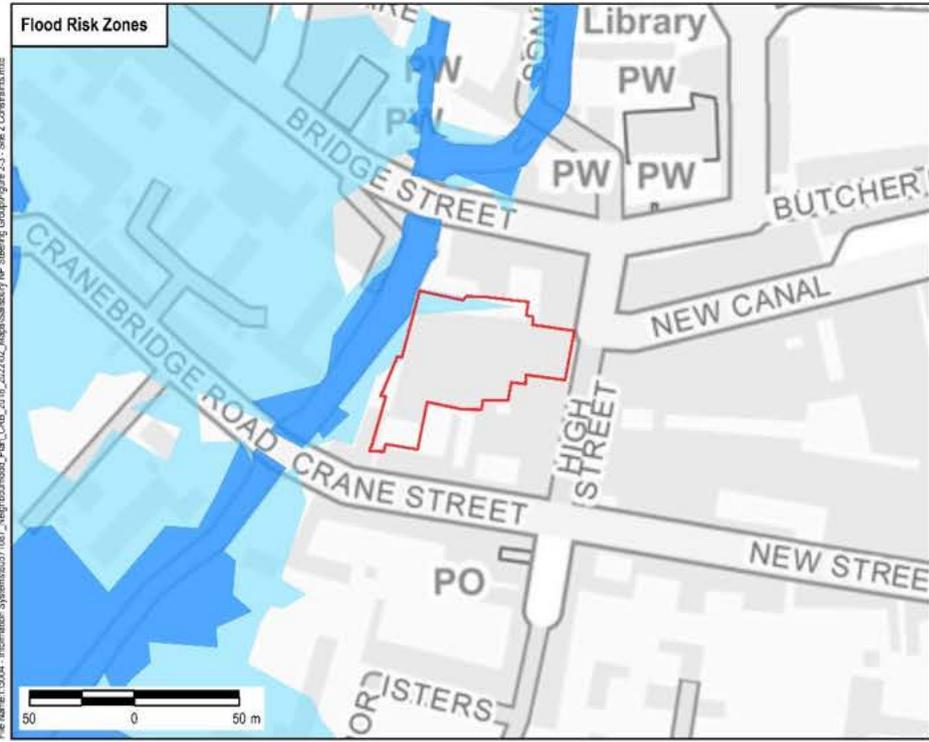
SEA theme	Site 2: 22/30 High Street	
Population and Community	<p>Development of this site offers the potential to rejuvenate this important city centre opportunity site. The ability of the site to deliver affordable housing depends on viability, which may be a constraint for the site. However, the site offers significant opportunities for the delivery of a high quality, mixed use development which supports the vitality of the city centre.</p> <p>Located in Salisbury city centre, the site is in excellent proximity to the services and facilities available here.</p> <p>Land directly to the north of the site (encompassing High Street / Crane Street) is identified as an opportunity site within the CAF for Salisbury. The CAF highlights that <i>“single, large retail units on the High Street could provide an opportunity to be redeveloped as a cluster of small retail units - artisans’ workshops - together with residential units above arranged around a covered arcade. This scheme could offer a transformational opportunity to increase connectivity providing improved pedestrian routes from the High Street to the River Avon as well as providing additional residential space in the city centre.”</i> Wiltshire Council also highlight that the site has strong relationship with the emerging Salisbury River Park project.</p>	
Health and Wellbeing	<p>The site is accessible to the Harcourt Medical Centre, which is located approximately 350m away.</p> <p>The site is accessible to the city’s green infrastructure networks, and development of the site offers opportunities to enhance access and open up connectivity to the River Avon.</p>	
Transportation	<p>The CAF for Salisbury (August 2020) shows that the site is within the 5 minute walking isochrone for accessing Salisbury city centre, which will limit the need for residents to travel for most day-to-day services and facilities.</p> <p>Public transport links within proximity to the site includes bus stops along Fisherton Street and Bridge Street (to the north) and Salisbury railway station (c.750m walk or cycle journey to the north west).</p>	
Key		
Likely adverse effect (without mitigation measures)		Likely positive effect
Neutral/no effect		Uncertain effect



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**Legend**

- Site 2 - 22/30 High Street
- Biodiversity Designations**
  - Special Area of Conservation (SAC)
- SSSIs / Impact Risk Zones**
  - Site of Special Scientific Interest (SSSI)
- SSSI Impact Risk Zones - General**
  - All Planning Applications (Except Householder Applications)
  - All Planning Applications
- SSSI Impact Risk Zone - Residential**
  - Residential development of 50 units or more
  - Residential development of 100 units or more
- SSSI Impact Risk Zone - Rural Residential**
  - Any residential development of 10 or more houses outside existing settlements/urban areas
  - Any residential development of 50 or more houses outside existing settlements/urban areas
- Flooding**
  - Flood Zone 2
  - Flood Zone 3
- Heritage Designations**
  - Record of Scheduled Monument
  - Conservation Area
- Listed Building**
  - Grade I
  - Grade II\*
  - Grade II



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Conservation areas are not controlled.

Purpose of Issue: **FINAL**

Client: **SALISBURY NEIGHBOURHOOD DEVELOPMENT PLAN STEERING GROUP**

Project Title: **STRATEGIC ENVIRONMENTAL ASSESSMENT FOR THE SALISBURY NEIGHBOURHOOD DEVELOPMENT PLAN**

Drawing Title: **DESIGNATIONS WITHIN PROXIMITY TO SITE 2**

Drawn: CN	Checked: RP	Approved: RP	Date: 17/11/2020
AECOM Internal Project No. 60571087		Scale @ A3 1:2,500	

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FIGURE 2.3

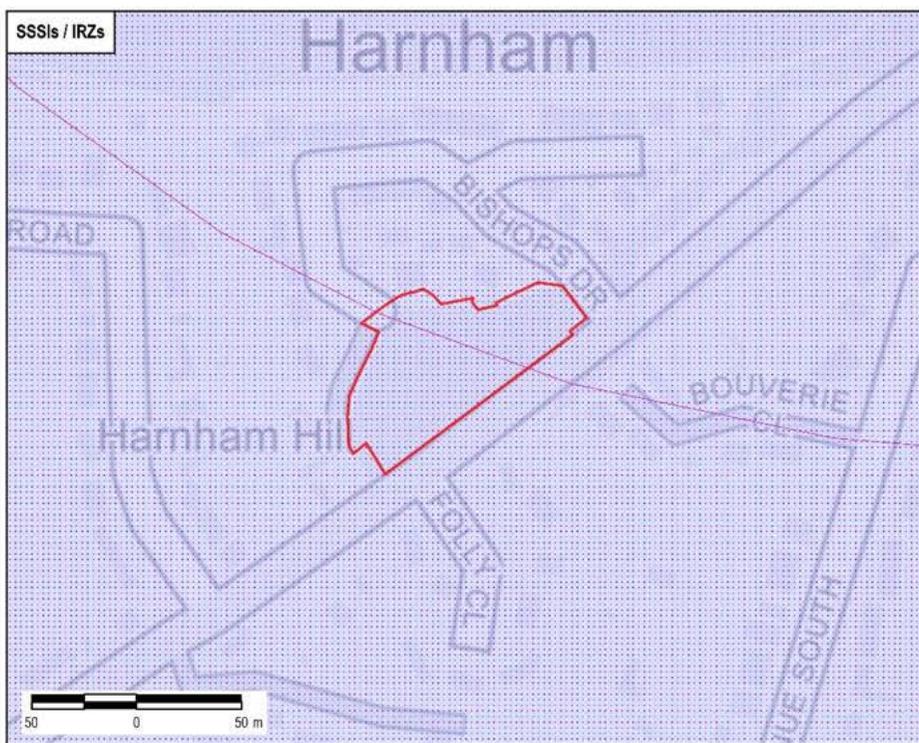
File Name: L:\004 - Information Systems\62071087\_Neighbourhood\_Plan\_OBL\_2018\_2022\02\_Maps\Salisbury MP Steering Group\Figure 2.3 - Site 2 Construction.mxd

**Table 2.4: Site Assessment - Site 3**

SEA theme	Site 3: Bishop's Drive
Air Quality	<p>The site is not within or within proximity to any of the three AQMAs within the city centre (Salisbury, Wilton Road and London Road). Nonetheless, given the relative distance of the site from Salisbury city centre (c.2.1km walk or cycle to Salisbury Market Place), an allocation at this location is perhaps less likely to reduce the reliance on private vehicles for undertaking some day to day activities within the city centre. This has the potential to increase pollutant levels within the AQMAs, with adverse impacts for air quality.</p>
Biodiversity and Geodiversity	<p>The site overlaps with SSSI IRZ for 'residential development of 100 units or more' and 'any residential development of 50 or more houses outside existing settlements / urban areas'. As the scale of development at this location is limited by the size of the site, an allocation at this location is not likely to exceed the IRZ thresholds.</p> <p>The whole of the site comprises an area of deciduous woodland BAP Priority Habitat. In this respect, new development areas would directly impact and potentially result in the permanent loss of a key local biodiversity habitat and component of local ecological networks.</p>
Climate Change	<p>Development of the site will lead to inevitable increases in greenhouse gas emissions from an increase in the built footprint of the city and an intensification of uses at this location. The site is located at distance to the services and facilities in the city centre (c.2.1km walk or cycle to Salisbury Market Place). In this respect, an allocation at this location is perhaps less likely to reduce the need to travel by car for accessing day-to-day services and facilities (and associated greenhouse gas emissions).</p> <p>With reference to flood risk issues, the site is within Flood Zone 1 and has a very low surface water flood risk.</p>
Landscape	<p>The site is not within or within proximity to a National Park, AONB or any Green Belt land.</p> <p>An allocation at this location would result in the loss of greenfield land, with associated impacts on landscape character.</p> <p>With reference to locally important landscape features, the whole of the site is covered by TPO reference S/TPO80. The designation extends to the north of the site towards Harnham Slope. Outline planning application '19/02434/OUT' for the delivery of 13 affordable dwellings with access was refused as the site forms a substantial part of a TPO protected mixed woodland within Harnham. The decision notice states that <i>"the woodland constitutes an important local feature being one of only a few remaining 'urban woodlands' in the Salisbury area. Trees are a noticeable characteristic on the south side of Salisbury and any development that requires removal will diminish the level of canopy cover."</i> An appeal was lodged in February 2020 (decision pending)<sup>14</sup>.</p> <p>Given topography, the wooded site is visible from the north, forming part of the backdrop of views from parts of the city centre (including from Salisbury Cathedral).</p>
Historic Environment	<p>The site is not within the setting of the Salisbury Conservation Area. No nationally listed buildings are present on the site and the site is not within the direct setting of any listed buildings. No scheduled monuments or registered parks and gardens are in the vicinity of (or have the potential to be affected by development on) the site.</p> <p>No features listed on the Wiltshire HER are present on or adjacent to the site.</p>

<sup>14</sup> Wiltshire Council (2021): 'Planning Application 19/02434/OUT', [online] available to access via: <https://unidoc.wiltshire.gov.uk/UniDoc/Document/Search/DSA,897713>

SEA theme	Site 3: Bishop's Drive	
Land, Soil and Water Resources	<p>The site is an area of greenfield land within the built up area of the city which is not currently used for agricultural purposes. However, an allocation at this location would not support the efficient use of previously developed land within the SNDP area.</p> <p>In terms of the water environment there are no watercourses passing through or adjacent to the site boundaries. The whole of the site overlaps with the South Wessex Groundwater NVZ.</p> <p>Wiltshire and Swindon's Minerals and Waste Policies Map highlights that the site would not adversely impact the integrity of any mineral resources within the SNDP area.</p>	
Population and Community	<p>Allocation of the site will contribute positively towards meeting local housing needs, including through the delivery of affordable housing.</p> <p>In terms of accessibility, the site is located at distance to the services and facilities in the city centre (c.2.1km walk or cycle to Salisbury Market Place), which will increase the need for residents to travel for the amenities provided here. The site is located on the R14 bus route, which links the city centre. However, this service is less than hourly during the day, with no early morning or evening services.</p>	
Health and Wellbeing	<p>The site has good access to the green infrastructure network to the south west of the city, including the public rights of way network which links to open countryside.</p> <p>The site is at relative distance (2.2km) from the nearest doctor's surgery at Harcourt Medical Centre. It is 2.1km from Salisbury District Hospital.</p>	
Transportation	<p>As shown on the walking isochrone map within the CAF for Salisbury (August 2020), the site is more than a 15 minute walk away (approximately 2km) from services and facilities within the city centre. In this respect, an allocation at this location is perhaps less likely to reduce the need to travel by car for accessing day-to-day services and facilities (with associated increases in traffic).</p> <p>With reference to local public transport networks, the site is located on the R14 bus route, which links the city centre. However, this service is less than hourly during the day, with no early morning or evening services. Salisbury railway station is to the north of the site (c.2.6km walk or cycle journey).</p>	
Key		
Likely adverse effect (without mitigation measures)		Likely positive effect
Neutral/no effect		Uncertain effect



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**Legend**

- Site 3 - Bishop's Drive
- Biodiversity Designations**
- Biodiversity Action Plan Priority Habitats
- Deciduous Woodland
- SSSIs / Impact Risk Zones**
- SSSI Impact Risk Zone - Residential
- Residential development of 100 units or more.
- SSSI Impact Risk Zone - Rural Residential
- Any residential development of 50 or more houses outside existing settlements/urban areas.

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Purpose of Issue: **FINAL**

Client: **SALISBURY NEIGHBOURHOOD DEVELOPMENT PLAN STEERING GROUP**

Project Title: **STRATEGIC ENVIRONMENTAL ASSESSMENT FOR THE SALISBURY NEIGHBOURHOOD DEVELOPMENT PLAN**

Drawing Title: **DESIGNATIONS WITHIN PROXIMITY TO SITE 3**

Drawn: CN	Checked: RP	Approved: RP	Date: 17/12/2020
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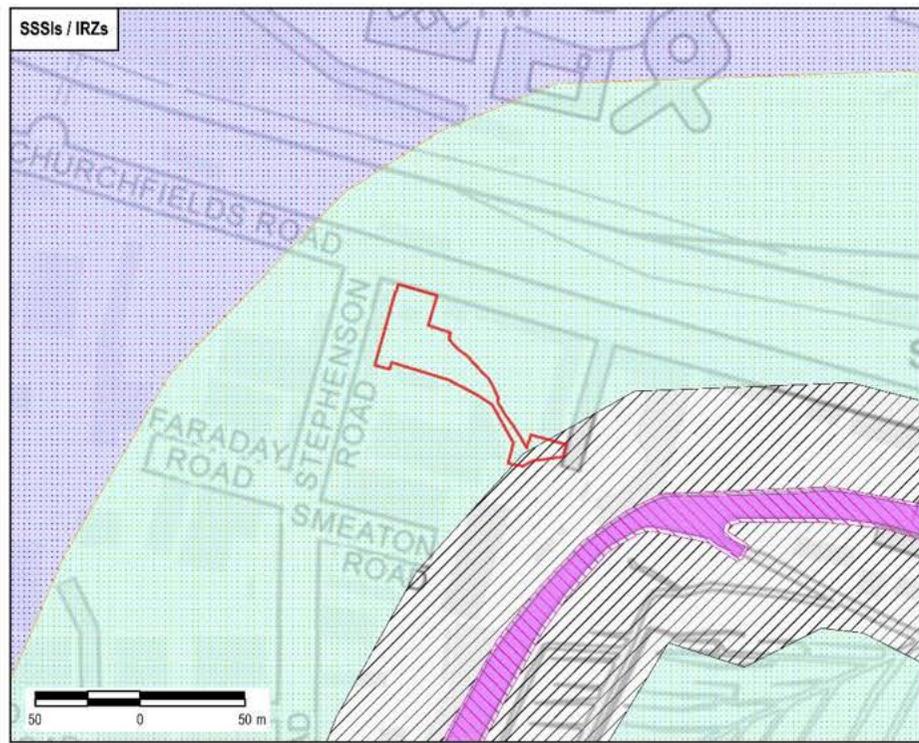
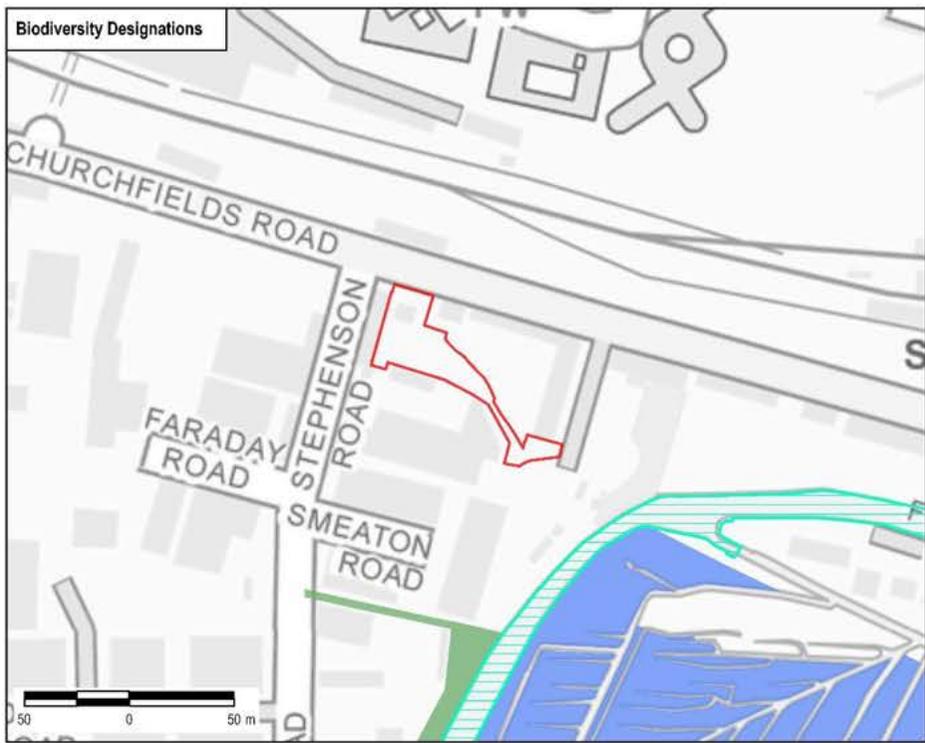
Sheet: **01**

File Name: I:\0004\_Information Systems\6571087\_Neighbourhood\_Plan\_CRPB\_2018\_2022\02\_Maps\Salisbury NP Steering Group\Figure 2.4 - Site 3 Coreprints.mxd

**Table 2.5: Site Assessment - Site 4**

SEA theme	Site 4: 44 Churchfields Road	
Air Quality	<p>The site is approximately 250m to the west of Salisbury AQMA and 250m to the south of Wilton Road AQMA. Given the relatively small size of the site and its location within proximity to services and facilities within the city centre, new development is not likely to significantly increase the number of vehicles passing through the AQMAs (and associated pollutant levels). In this respect, air quality impacts are likely to be negligible.</p>	
Biodiversity and Geodiversity	<p>The site is within proximity to the River Avon SAC and the River Avon Systems SSSI. In this respect, the whole of the site is within SSSI IRZs for the types and quantum of development likely to come forward at this location.</p> <p>At the local level, there are no BAP Priority Habitats within the site boundaries. However, there are trees located within and along the site boundaries which would need to be retained where possible through new development areas.</p>	
Climate Change	<p>The site is within relative proximity to Salisbury city centre, helping to limit the need to travel to local facilities (and associated greenhouse gas emissions).</p> <p>With reference to flood risk issues, the site is within Flood Zone 1 and therefore has a low fluvial flood risk. Most of the site has a medium to high surface water flood risk, associated with a spring which passes through the site.</p>	
Landscape	<p>The site is not within or within proximity to a National Park, AONB or any Green Belt land.</p> <p>An allocation at this location could potentially enhance the quality of the public realm and positively contribute to townscape character. However, this is dependent on the design of new development areas.</p> <p>In terms of visual impacts, an allocation at this location is not likely to adversely impact any locally important viewpoints within the SNDP area.</p> <p>With reference to locally important landscape features, the site does not contain any significant trees with TPO designations.</p>	
Historic Environment	<p>No nationally listed buildings are present on the site and the site is not within the direct setting of any listed buildings. No scheduled monuments or registered parks and gardens are in the vicinity of (or have the potential to be affected by development on) the site. No features listed on the Wiltshire HER are present on or adjacent to the site.</p> <p>The eastern extremity of the site is located opposite to the Salisbury Conservation Area, which is situated across Nadder Terrace. Development is however unlikely to take place in the parts of the site readily visible from the conservation area. This is given the shape of the site and the presence of existing housing on Nadder Terrace. Effects on the conservation area however depend on the location, design and layout of development.</p>	
Land, Soil and Water Resources	<p>The site is mixture of greenfield and brownfield land within the built up area of the city. An allocation at this location has the potential to facilitate the efficient use of previously developed land within the SNDP area.</p> <p>In terms of the water environment, there is a spring within the site. Additionally, the River Avon is located approximately 50m to the south east of the site.</p> <p>The whole of the site overlaps with the South Wessex Groundwater NVZ.</p> <p>Wiltshire and Swindon's Minerals and Waste Policies Map highlights that the site would not adversely impact the integrity of any mineral resources within the SNDP area.</p>	

SEA theme	Site 4: 44 Churchfields Road	
Population and Community	<p>Given the small size of the site (c.0.17ha), it is uncertain whether affordable housing would be delivered as part of an allocation at this location. In this context the site size would potentially lead to development under the Local Plan threshold for five or more dwellings for the delivery of 40% affordable housing.</p> <p>Whilst the site is located at relative distance to the city centre (c.1.3km walk or cycle journey to Salisbury Market Place), the site has good access to neighbourhood services and facilities, which will limit the need for residents to travel for the amenities provided here. The site also has excellent accessibility to Salisbury railway station, which is approximately 150m away.</p> <p>Churchfields Road provides vehicle access to Churchfields Industrial Estate. Previous planning applications for residential dwellings have been refused on the grounds of access and noise from nearby industrial activities. However, the CAF for Salisbury (August 2020) supports enhancements to the Churchfields Industrial Estate area which would encourage a diversification of employment generating uses.</p>	
Health and Wellbeing	<p>The site has relatively good access to Salisbury Medical Practice, which is located approximately 800m walk away. The site is accessible to the city's green infrastructure networks.</p>	
Transportation	<p>The CAF for Salisbury (August 2020) shows that the site is within the 15 minute walking isochrone for accessing Salisbury city centre, which will limit the need for residents to travel for the amenities provided here.</p> <p>With reference to public transport networks, the site also has excellent accessibility to Salisbury railway station which is approximately 150m away. There are bus stops located along Churchfields Road which provide services into the city centre (via the PR3 Park and Ride).</p>	
Key		
Likely adverse effect (without mitigation measures)		Likely positive effect
Neutral/no effect		Uncertain effect



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**Legend**

- Site 4 - 44 Churchfields Road
- Biodiversity Designations**
  - Special Area of Conservation (SAC)
  - Biodiversity Action Plan Priority Habitats
    - Coastal and Floodplain Grazing Marsh
    - Deciduous Woodland
- SSSIs / Impact Risk Zones**
  - Site of Special Scientific Interest (SSSI)
  - SSSI Impact Risk Zones - General
    - All Planning Applications (Except Householder Applications)
    - All Planning Applications
  - SSSI Impact Risk Zone - Residential
    - Residential development of 50 units or more.
    - Residential development of 100 units or more.
  - SSSI Impact Risk Zone - Rural Residential
    - Any residential development of 10 or more houses outside existing settlements/urban areas.
    - Any residential development of 50 or more houses outside existing settlements/urban areas.
- Flood Risk Zones**
  - Flood Zone 2
  - Flood Zone 3
- Historic Designations**
  - Conservation Area



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Purpose of Issue: FINAL

Class: SALISBURY NEIGHBOURHOOD DEVELOPMENT PLAN STEERING GROUP

Project Title: STRATEGIC ENVIRONMENTAL ASSESSMENT FOR THE SALISBURY NEIGHBOURHOOD DEVELOPMENT PLAN

Drawing Title: DESIGNATIONS WITHIN PROXIMITY TO SITE 4

Drawn: CN	Checked: RP	Approved: RP	Date: 17/12/2020
AECOM Internal Project No: 60571087		Scale: @ A3 1:2,500	

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Date: [Date]

**FIGURE 2.5** **01**

File Name: I:\0004 - Information Systems\60571087\_Neighbourhood\_Plan\_CDR\_2018\_2020\2020\_Maps\Salisbury NP Steering Group\Figure 2.5 - Site 4 Conservation.mxd

**Table 2.6: Site Assessment - Site 5**

SEA theme	Site 5: Land North of Downton Road
Air Quality	<p>The site is not within or within proximity to any of the three AQMAs within the city centre (Salisbury, Wilton Road and London Road). Nonetheless, given the relative distance of the site from Salisbury city centre (c.2.2km walk or cycle to Salisbury Market Place), an allocation at this location is perhaps less likely to reduce the reliance on private vehicles for undertaking some day to day activities within the city centre. This has the potential to increase pollutant levels within the AQMAs, with adverse impacts for air quality.</p>
Biodiversity and Geodiversity	<p>The site is adjacent to the East Harnham Meadows SSSI and the River Avon Systems SSSI. Additionally, the River Avon SAC is approximately 250m to the north of the site. In this respect, the whole of the site is within SSSI IRZs for the types and quantum of development likely to come forward at this location. BAP Priority Habitats overlapping with these European and nationally designated sites include areas of lowland meadows and coastal and floodplain grazing marsh.</p> <p>Whilst there are no BAP Priority Habitats within the site itself, there are trees and hedgerows located along the site boundaries which contribute to local ecological networks. These features would need to be retained and enhanced (where possible) through new development areas.</p>
Climate Change	<p>Development of the site will lead to inevitable increases in greenhouse gas emissions from an increase in the built footprint of the city and an intensification of uses at this location. The site is located at distance to the services and facilities in the city centre (c.2.2km walk or cycle to Salisbury Market Place). In this respect, an allocation at this location is perhaps less likely to reduce the need to travel by car for accessing day-to-day services and facilities (and associated greenhouse gas emissions).</p> <p>With reference to flood risk issues, the site is within Flood Zone 1 and mostly has a very low surface water flood risk. However, there is a significant area of land immediately to the north of the site within Flood Zone 3, which encompasses the network of ditches and drains surrounding the River Avon. There is a small area of land within the northern section of the site which has a high surface water flood risk. As the site slopes down to the north, an allocation at this location has the potential to exacerbate flood risk concerns within the surrounding area.</p>
Landscape	<p>The site is not within or within proximity to a National Park, AONB or any Green Belt land.</p> <p>Although the site is adjacent to the built up area of the city, an allocation at this location would result in the loss of greenfield land and reduce the 'green gap' between Salisbury and the neighbouring village of Britford (with associated impacts on landscape character).</p> <p>Reflecting the results of the Salisbury District Landscape Character Assessment (LCA) (2008), the site is within Character Area A4 'Lower Avon Narrow Chalk River Valley'. The townscape and landscape role and function description within the LCA indicates that the site is within a location which supports the character of the historic cores and areas distinctive to the settlement, bolstering the sense of place.</p> <p>In terms of visual impacts, the site also affords views of Salisbury Cathedral from some locations.</p> <p>With reference to locally important landscape features, the site does not contain any significant trees with TPO designations. However, TPO designations S/TPO19 and S/TPO1 are located directly to the north and to the south of the site (respectively).</p>

SEA theme	Site 5: Land North of Downton Road	
Historic Environment	<p>The northern site boundary is within the Salisbury Conservation Area, with the conservation area covering approximately 10% of the site. The site slopes down to the river (which is within the conservation area); as such development on the site has the potential to impact on the setting of the conservation area to the north.</p> <p>Three Grade II listed buildings are located approximately 175m to the east of the site at Bridge Farm. These are 'Bridge Farmhouse', 'Barn about 30 metres south west of Bridge Farmhouse' and 'Barn about 20 metres south of Bridge Farmhouse'. These features have some visibility from the site, although a degree of screening is provided from hedgerows and trees.</p> <p>No scheduled monuments or registered parks and gardens are in the vicinity of (or have the potential to be affected by development on) the site, and no further features listed on Wiltshire HER are present on or adjacent to the site.</p>	
Land, Soil and Water Resources	<p>A detailed agricultural land classification assessment has been completed for the site. In this respect, the central and northern sections of the site are underlain by Grade 2 land, which is some of the best and most versatile (BMV) land for agricultural purposes. An allocation at these locations would result in the permanent loss of BMV agricultural land. Comparatively, the southern section of the site is underlain by Grade 3b land which is not BMV land.</p> <p>In terms of the water environment, there are no watercourses passing through or adjacent to the site boundaries. The nearest watercourse to the site (the River Avon) is located approximately 250m to the north. The whole of the site overlaps with the South Wessex Groundwater NVZ.</p> <p>Wiltshire and Swindon's Minerals and Waste Policies Map highlights that the site overlaps with a Minerals Resource Zone. In this respect, an allocation at this location could potentially impact the integrity of mineral resources within the SNDP area.</p>	
Population and Community	<p>Allocation of the site will contribute positively towards meeting local housing needs, including through the delivery of affordable housing.</p> <p>The site is located at distance to the services and facilities in the city centre (c.2.2km walk or cycle to Salisbury Market Place) which will increase the need for residents to travel for the amenities provided here. The site is however accessible to some local amenities, including a local convenience store. It is also readily accessible to very frequent bus links to the city centre, including associated with the Britford Park and Ride, which is located on the opposite side of Downton Road from the site. Services from Downton Road include the 29A, 44, 49 and X3.</p>	
Health and Wellbeing	<p>The site is approximately 850m walk to Salisbury District Hospital.</p> <p>The site has good access to local green infrastructure networks and public rights of way, offering access to open countryside and the River Avon valley.</p>	
Transportation	<p>As shown on the walking isochrone map within the CAF for Salisbury (August 2020), the site is more than a 15 minute walk away from services and facilities within the city centre. In this respect, an allocation at this location is perhaps less likely to reduce the need to travel by car for accessing day-to-day services and facilities.</p> <p>However, the site is readily accessible to very frequent bus links to the city centre, including associated with the Britford Park and Ride, which is located on the opposite side of Downton Road from the site. Salisbury railway station is to the north west of the site (c.2.9km walk or cycle journey).</p>	
Key		
Likely adverse effect (without mitigation measures)		Likely positive effect
Neutral/no effect		Uncertain effect



**Table 2.7: Site Assessment - Site 6**

SEA theme	Site 6: Gasworks, Coldharbour Lane	
Air Quality	<p>The site is approximately 250m to the north of Salisbury AQMA and 250m to the north east of Wilton Road AQMA. Given the relatively small size of the site and its location within proximity to services and facilities within the city centre, new development is not likely to increase the number of vehicles passing through the AQMAs (and associated pollutant levels). In this respect, air quality impacts are likely to be negligible.</p>	
Biodiversity and Geodiversity	<p>The site is adjacent to the River Avon SAC and the River Avon Systems SSSI. In this respect, the whole of the site is within SSSI IRZs for the types and quantum of development likely to come forward at this location.</p> <p>At the local level, there are no BAP Priority Habitats within the site boundaries. However, there are trees located within and along the site boundaries which would need to be retained where possible through new development areas.</p> <p>In this respect, there may be potential for delivering biodiversity net gains on site which support the integrity of the adjacent designations associated with the River Avon.</p>	
Climate Change	<p>The site is within relative proximity to Salisbury city centre, helping to limit the need to travel to local facilities (and associated greenhouse gas emissions).</p> <p>As shown on the Environment Agency's flood map for planning, most of the site is within Flood Zone 2 or Flood Zone 3. Additionally, the whole of the site is surrounded by areas of land which are within Flood Zone 2 or Flood Zone 3. Regarding surface water flooding, most of the site has a very low risk.</p>	
Landscape	<p>The site is not within or within proximity to a National Park, AONB or any Green Belt land.</p> <p>The site is an area of brownfield land within the built up area of the city and is surrounded by existing buildings. An allocation at this location could potentially enhance the quality of the public realm and positively contribute to townscape character. However, this is dependent on the design of new development areas. Nonetheless, given the existing uses of the site and the significant negative impacts on townscape character from the gasworks, new development on the site is likely to enhance the local townscape.</p> <p>In terms of visual impacts, an allocation at this location is not likely to adversely impact any locally important viewpoints within the SNDP area.</p> <p>With reference to locally important landscape features, the site does not contain any significant trees with TPO designations.</p>	
Historic Environment	<p>The site is located approximately 200m south of the Salisbury Conservation Area. Given existing uses on the site, development at the gasworks has the potential to improve the wider setting of the conservation area.</p> <p>No nationally listed buildings are present on the site and the site is not within the direct setting of any listed buildings. No scheduled monuments or registered parks and gardens are in the vicinity of (or have the potential to be affected by development on) the site. No features listed on the Wiltshire HER are present on or adjacent to the site.</p>	
Land, Soil and Water Resources	<p>The site is an area of brownfield land within the built up area of the city. Given existing uses on the site, an allocation offers significant opportunities for rejuvenating this part of Salisbury through an intensification and diversification of uses. Therefore, an allocation at this location will support the efficient use of previously developed land.</p> <p>In terms of the water environment, the River Avon passes alongside the eastern site boundary. The whole of the site overlaps with the South Wessex Groundwater NVZ.</p> <p>The site is likely to contain contaminated land due to its former uses.</p> <p>Wiltshire and Swindon's Minerals and Waste Policies Map highlights that the site would not adversely impact the integrity of any mineral resources within the SNDP area.</p>	

SEA theme	Site 6: Gasworks, Coldharbour Lane	
Population and Community	<p>Allocation of the site will contribute positively towards meeting local housing needs, including through the delivery of affordable housing.</p> <p>Whilst the site is located at relative distance to the city centre (c.1.3km walk or cycle journey to Salisbury Market Place), the site has good access to neighbourhood services and facilities (including an adjoining supermarket), which will limit the need for residents to travel for the amenities provided here. The site also has good accessibility to Salisbury railway station, which is approximately 550m away.</p>	
Health and Wellbeing	<p>The site is accessible to Salisbury Medical Centre, which is approximately 750m away.</p> <p>The site is accessible to the city's green infrastructure networks, including key green infrastructure assets located along the River Avon.</p>	
Transportation	<p>The CAF for Salisbury (August 2020) confirms that the site is within the 15 minute walking isochrone for accessing Salisbury city centre, which will limit the need for residents to travel for the amenities provided here.</p> <p>With reference to local public transport networks, the site has good accessibility to Salisbury railway station, which is approximately 550m away. The nearest bus stops to the site are located along the A360 (c.250m walk), providing services into the city centre via route R1.</p>	
Key		
Likely adverse effect (without mitigation measures)		Likely positive effect
Neutral/no effect		Uncertain effect



**Table 2.8: Site Assessment - Site 7**

SEA theme	Site 7: Land East of Devizes Road (Cowslip Farm)
Air Quality	<p>The site is not within or within proximity to any of the three AQMAs within the city centre (Salisbury, Wilton Road and London Road). Nonetheless, given the relative distance of the site from Salisbury city centre (c.2.4km walk or cycle to Salisbury Market Place), an allocation at this location is perhaps less likely to reduce the reliance on private vehicles for undertaking some day to day activities within the city centre. This has the potential to increase pollutant levels within the AQMAs, with adverse impacts for air quality.</p>
Biodiversity and Geodiversity	<p>The site is adjacent to the River Avon SAC and the River Avon Systems SSSI. In this respect, the whole of the site is within SSSI IRZs for the types and quantum of development likely to come forward at this location.</p> <p>The Avon Valley Local Nature Reserve (LNR) is located adjacent to the northern site boundary and shares an overlapping boundary with the River Avon Systems SSSI. The LNR comprises areas of BAP Priority Habitats, including lowland meadows, coastal and floodplain grazing marsh, and deciduous woodland. There is also an area of deciduous woodland BAP Priority Habitat which partly overlaps with the southern section of the site.</p> <p>Contributing to local ecological networks, the trees and hedgerows located along the site boundaries would need to be retained and enhanced through new development areas.</p>
Climate Change	<p>Development of the site will lead to inevitable increases in greenhouse gas emissions from an increase in the built footprint of the city and an intensification of uses at this location. The site is located at distance to the services and facilities in the city centre (c.2.4km walk or cycle to Salisbury Market Place). In this respect, an allocation at this location is perhaps less likely to reduce the need to travel by car for accessing day-to-day services and facilities (and associated greenhouse gas emissions).</p> <p>With reference to flood risk concerns, most of the site is within Flood Zone 1 and has a low to very low surface water flood risk. However, there is a corridor of land extending from the north eastern to the south eastern corners of the site which is within Flood Zone 2 and Flood Zone 3. This area of land extends to the north, east and south east of the site, encompassing the fields adjacent to the River Avon. As the site slopes down to the north east, an allocation at this location has the potential to exacerbate flood risk concerns within the surrounding area.</p>
Landscape	<p>The site is not within or within proximity to a National Park, AONB or any Green Belt land.</p> <p>Although the site is adjacent to the built up area of the city, an allocation at this location would result in the loss of greenfield land, with associated impacts on landscape character.</p> <p>Reflecting the results of the Salisbury District Landscape Character Assessment (2008), the site is within Character Area A2 'Upper Avon Narrow Chalk River Valley'. The townscape and landscape role and function description within the LCA indicates that the site is within a location which supports the character of the historic cores and areas distinctive to the settlement, bolstering the sense of place. An allocation at this location would result in a pattern of development which is uncharacteristic of the existing built form (currently comprising ribbon development alongside Devizes Road).</p> <p>Given the topography of the area, which slopes down to the River Avon, an allocation at this location has the potential to impact upon views to and from Old Sarum (discussed below under the 'Historic Environment' theme). Additionally, the site affords views of Salisbury Cathedral from some locations.</p> <p>With reference to locally important landscape features, the site does not contain any significant trees with TPO designations.</p>

SEA theme	Site 7: Land East of Devizes Road (Cowslip Farm)
Historic Environment	<p>Development at the site has the potential to have significant effects on the fabric and setting of the historic environment.</p> <p>Given the topography of the area, which slopes down to the River Avon (discussed above under the 'Landscape' theme), development on the site has the potential to have significant impacts on historic landscape character locally. The majority of the site is located within the Stratford Sub Castle Conservation Area. The open aspect of the valley of the River Avon to the south west of Stratford Sub Castle is an integral component of the character, setting and distinctiveness of the conservation area. In light of this, development of open land at Site 7 would be likely to have significant effects on the integrity of the conservation area through impacts on the open aspect of the river valley.</p> <p>A key historic environment feature which has the potential to be affected by development at this location is Old Sarum, which is a scheduled monument. The monument includes Old Sarum, a multivallate Iron Age hillfort with contemporary settlement outside the ramparts. It also has evidence of Romano-British occupation and documentary evidence of a Saxon burh and mint. During the medieval period it was rebuilt as a royal motte and bailey castle and includes a cathedral and bishop's palace within an ecclesiastical precinct together with extra-mural settlement remains. Whilst Site 7 is approximately 1km to the south west of Old Sarum, it overlooks the valley of the River Avon, with Old Sarum being located on the far side of the valley in an elevated location. Given this visibility, development at this location has the potential to impact on the historic setting of Old Sarum.</p> <p>Three separate sections of the 'Romano-British settlement at Stratford sub Castle' scheduled monument are also present locally. These are associated with the Roman settlement of Sorviodunum, which was located to the south west of Old Sarum. One of the sections of this scheduled monument lies directly adjacent to Site 7's north eastern boundaries.</p>
Land, Soil and Water Resources	<p>A detailed agricultural land classification (ALC) assessment has not been completed for the site. As shown on Natural England's Regional ALC Map for South West England, the site is underlain by Grade 3 land. The results of the Predictive BMV ALC Assessment for South West England<sup>15</sup> provided by Natural England indicates that the site has a 20-60% likelihood of containing BMV land. However, in the absence of a detailed ALC assessment it is currently not possible to determine whether the Grade 3 areas can be classified as Grade 3a (i.e. BMV) or Grade 3b land.</p> <p>In terms of the water environment, the River Avon is located to the north east of the site. As the site slopes down to the north east, an allocation at this location has the potential to increase surface water runoff into the watercourse from new areas of hardstanding.</p> <p>The whole of the site overlaps with the South Wessex Groundwater NVZ and a 'Zone I – Inner Protection Zone' Source Protection Zone (SPZ).</p> <p>Wiltshire and Swindon's Minerals and Waste Policies Map indicates that the site potentially overlaps with an 'Other Naturally Occurring Resource Zone'. However, it is difficult to be certain due to the scale of the Policies Map. Nonetheless, an allocation at this location could potentially impact the integrity of mineral resources within the SNDP area.</p>

<sup>15</sup> Natural England (2017): 'Predictive BMV Agricultural Land Assessment for South West England (ALC018)', [online] available to access via: <http://publications.naturalengland.org.uk/category/5208993007403008>

SEA theme	Site 7: Land East of Devizes Road (Cowslip Farm)	
Population and Community	<p>Allocation of the site will contribute positively towards meeting local housing needs, including through the delivery of affordable housing.</p> <p>The site is located at distance to the services and facilities in the city centre (c.2.4km walk or cycle to Salisbury Market Place) which will increase the need for residents to travel for the amenities provided here. The site is also not readily accessible to local services and facilities (with the exception of adjacent Pembroke Park Primary School); for example, the nearest convenience store is approximately 900m walk from the site. The site is however accessible to bus services via bus stops on Devizes Road, which link the city centre via a 30 minute frequency bus service (service R10) during the day.</p>	
Health and Wellbeing	<p>The site has good access to green infrastructure networks, including public rights of way which run along the River Avon valley.</p> <p>The site is approximately 1.5km from Bemerton Heath Surgery.</p>	
Transportation	<p>As shown on the walking isochrone map within the CAF for Salisbury (August 2020), the site is more than a 15 minute walk or cycle journey away (c.2.4km) from services and facilities within the city centre. In this respect, an allocation at this location is perhaps less likely to reduce the need to travel by car for accessing day-to-day services and facilities.</p> <p>The site is however accessible to bus services via bus stops on Devizes Road, which link the city centre via a 30 minute frequency bus service (service R10) during the day. Salisbury railway station is located to the south west of the site (c.1.6km walk or cycle).</p>	
<b>Key</b>		
Likely adverse effect (without mitigation measures)		Likely positive effect
Neutral/no effect		Uncertain effect



**Table 2.9: Site Assessment - Site 8**

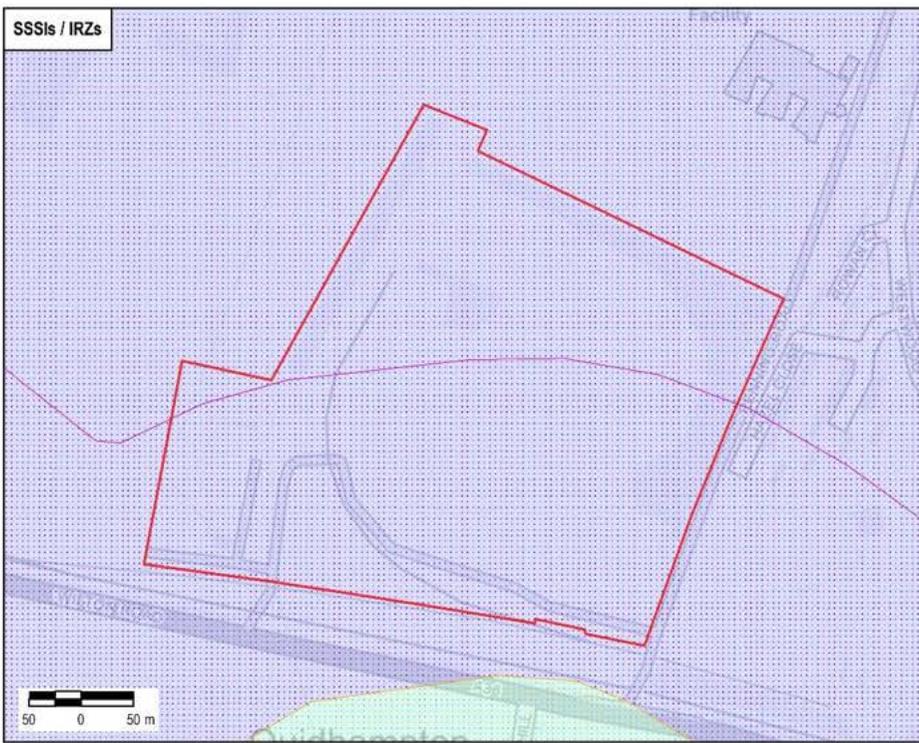
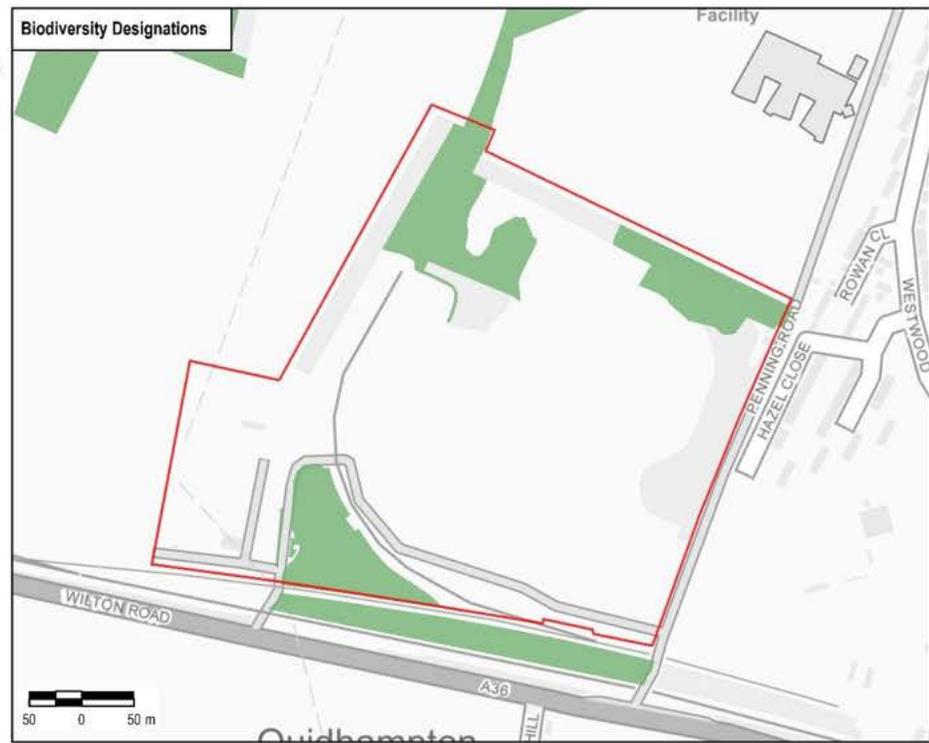
SEA theme	Site 8: Quidhampton Quarry
Air Quality	<p>The site is not within or within proximity to any of the three AQMAs within the city centre (Salisbury, Wilton Road and London Road). Nonetheless, given the relative distance of the site from Salisbury city centre (c.3.6km walk or cycle to Salisbury Market Place), an allocation at this location is perhaps less likely to reduce the reliance on private vehicles for undertaking some day to day activities within the city centre. This has the potential to increase pollutant levels within the AQMAs, with adverse impacts for air quality.</p>
Biodiversity and Geodiversity	<p>The whole of the site overlaps with SSSI IRZ for 'residential development of 100 units or more' and 'any residential development of 50 or more houses outside existing settlements / urban areas'. Given the size of the site, an allocation at this location has the potential to exceed SSSI IRZ thresholds and impact the integrity of the European and nationally designated sites for biodiversity. This is dependent on type and quantum of development which comes forward.</p> <p>There are three areas of deciduous woodland BAP Priority Habitat within the site boundary, including within the north eastern, southern and north western sections. The site is also partially within the Quidhampton Quarry County Wildlife Site (CWS)<sup>16</sup>. Additionally, the site is also likely to have geodiversity value given its former use as a quarry.</p> <p>Potential impacts to these key local biodiversity habitats and components of local ecological networks are dependent on the location of new development areas.</p>
Climate Change	<p>Development of the site will lead to inevitable increases in greenhouse gas emissions from an increase in the built footprint of the city and an intensification of uses at this location. The site is located at distance to the services and facilities in the city centre (c.3.6km walk or cycle to Salisbury Market Place). In this respect, an allocation at this location is perhaps less likely to reduce the need to travel by car for accessing day-to-day services and facilities (and associated greenhouse gas emissions).</p> <p>With reference to flood risk issues, the site is within Flood Zone 1 and has a low fluvial flood risk. Most of the site also has a very low surface water flood risk. However, there is an area of land towards the south western corner of the site which has a medium to high surface water flood risk.</p>
Landscape	<p>The site is not within or within proximity to a National Park, AONB or any Green Belt land.</p> <p>Reflecting the results of the Salisbury District Landscape Character Assessment (2008), the site is within Character Area D3 'Larkhill Chalk Downland'. The townscape and landscape role and function description within the LCA indicates that the site is within a location which is an integral part of the settlement but lacks individual distinction. The LCA also indicates that the site does not play a significant contribution to the setting of the settlement.</p> <p>Given the relatively poor quality of the existing character of the site (which is occupied by areas of hardstanding, chalk pits, and buildings associated with its former use), new development presents an opportunity to enhance the visual appearance and the setting of the site on approach from the west (via Wilton Road). However, this is dependent on the design of new development areas.</p> <p>With reference to locally important landscape features, the site does not contain any significant trees with TPO designations.</p>

<sup>16</sup> Wiltshire Council (2012): 'Submission Draft Waste Site Allocations DPD: South Wiltshire Local Scale Waste Sites', [online] available to access via: [https://consult.wiltshire.gov.uk/portal/spatial\\_planning/waste\\_sites/submission\\_draft\\_waste\\_site\\_allocations\\_dpd?pointId=1321312066016](https://consult.wiltshire.gov.uk/portal/spatial_planning/waste_sites/submission_draft_waste_site_allocations_dpd?pointId=1321312066016)

SEA theme	Site 8: Quidhampton Quarry
Historic Environment	<p>No nationally listed buildings are present on the site and the site is not within the direct setting of any listed buildings. No scheduled monuments are in the vicinity of (or have the potential to be affected by development on) the site and the site is also not in the setting of a conservation area.</p> <p>Wilton House, which is a Grade I registered park and garden, is located approximately 350m to the south west of the site. The garden is however visually contained from the site by topography, screening and the presence of the A36 and rail corridor.</p> <p>The site has archaeological potential. According to the Wiltshire HER, archaeological evaluations have recovered worked flints of prehistoric date, burnt flint and modern brick and tile. Some of these finds dated from c.4000BCE to 700BCE. Animal bone including burnt fragments were also recovered. In addition, the HER highlights that an early Iron Age farm site was exposed during quarrying undertaken in the 1960s.</p>
Land, Soil and Water Resources	<p>The site is referenced as 'previously developed land' in Wiltshire Council's latest Strategic Housing and Economic Land Availability Report (dated August 2017 - site ref S253).</p> <p>The site is a former quarry (chalk pits) and is within a natural mineral resource zone. A residential allocation at this location would sterilize the mineral resource offer at this location. However, quarry activities ceased in 2007. Planning permission has been granted for the full restoration of the site (application 16/05957/FUL)<sup>17</sup>, to achieve the agreed levels and site sections in so far as importing filling material is concerned (sourced from HS2 and transported by rail). This is likely to take place between January and December 2021. The planning permission also allows the creation of a built development platform for future redevelopment opportunities.</p> <p>In terms of the water environment, there are no watercourses passing through or adjacent to the site boundaries. The whole of the site overlaps with the South Wessex Groundwater NVZ. Additionally, the central and eastern sections of the site overlaps with a 'Zone II – Outer Protection' SPZ and the western section of the site overlaps with a 'Zone III – Total Catchment' SPZ. There are also two groundwater abstractions within the site boundary associated with the mineral activities.</p>
Population and Community	<p>Allocation of the site will contribute positively towards meeting local housing needs, including through the delivery of affordable housing.</p> <p>The site is located at significant distance to the services and facilities in the city centre (c.3.6km walk or cycle to Salisbury Market Place), which will increase the need for residents to travel for the amenities provided here. The site is also not readily accessible to local services and facilities (with the exception of nearby educational and sports facilities). Frequent bus services (via service R1, which runs every c.15 minutes during the day) are however accessible to the east of the site from Westwood Road.</p>
Health and Wellbeing	<p>The site is not currently linked to public rights of way which link open countryside or the city's wider green infrastructure networks. The site is however located across Penning Road from Bemerton Heath Harlequins Sports &amp; Social Club.</p> <p>The site is accessible to Bemerton Heath Surgery, which is located approximately 900m away.</p>

<sup>17</sup> Wiltshire Council (2021): 'Planning Application Search: 16/05957/FUL', [online] available to access via: <https://planning.wiltshire.gov.uk/Northgate/PlanningExplorer/ApplicationSearch.aspx>

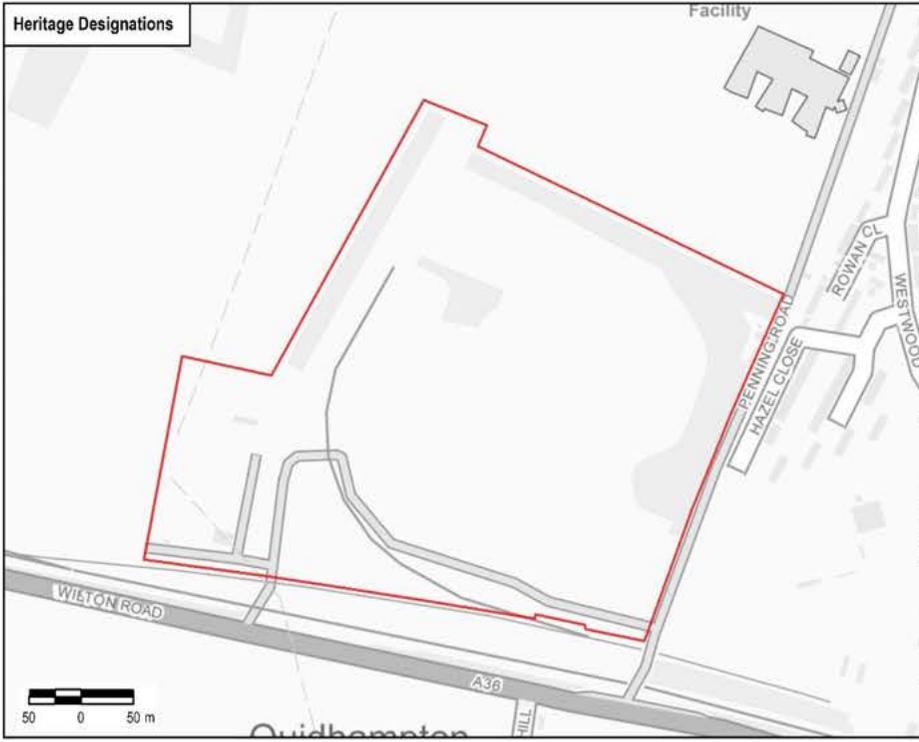
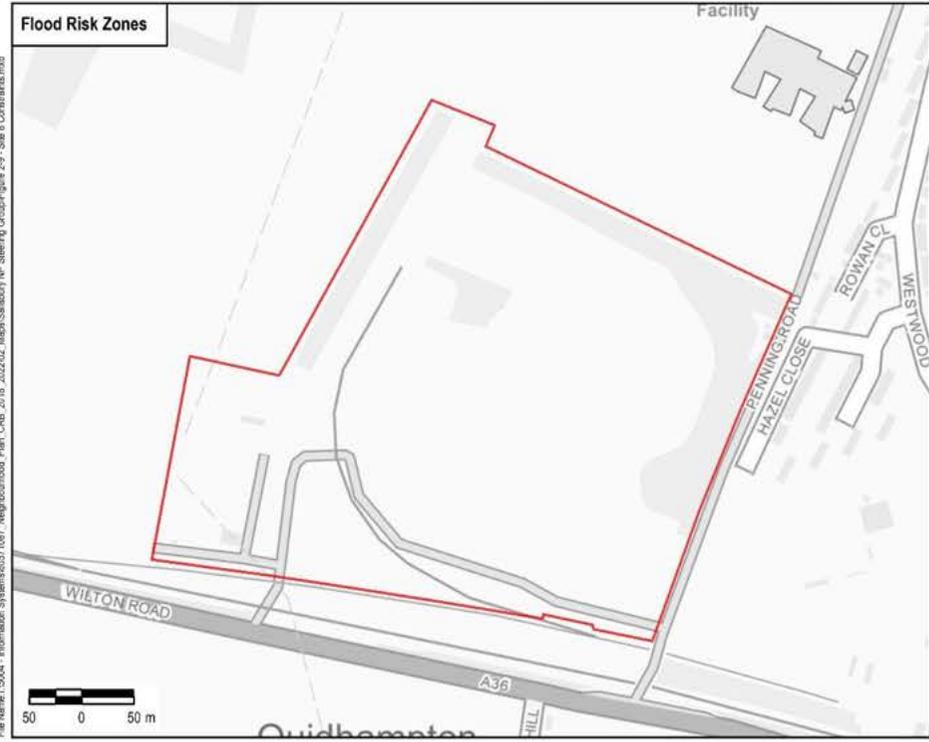
SEA theme	Site 8: Quidhampton Quarry	
Transportation	<p>As shown on the walking isochrone map within the CAF for Salisbury (August 2020), the site is more than a 15 minute walk or cycle journey away (and is over 3.5km) from services and facilities within the city centre. In this respect, an allocation at this location is perhaps less likely to reduce the need to travel by car for accessing day-to-day services and facilities.</p> <p>Frequent bus services (via service R1, which runs every c.15 minutes during the day) are however accessible to the east of the site from Westwood Road. Salisbury railway station is located 3.1km to the east of the site.</p>	
<b>Key</b>		
Likely adverse effect (without mitigation measures)		Likely positive effect
Neutral/no effect		Uncertain effect



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**Legend**

- Site 8 - Quidhampton Quarry
- Biodiversity Designations**
- Biodiversity Action Plan Priority Habitats**
- Deciduous Woodland
- SSSIs / Impact Risk Zones**
- Residential development of 50 units or more
- Residential development of 100 units or more
- SSSI Impact Risk Zone - Rural Residential**
- Any residential development of 10 or more houses outside existing settlements/urban areas.
- Any residential development of 50 or more houses outside existing settlements/urban areas.



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Purpose of Issue: **FINAL**

Client: **SALISBURY NEIGHBOURHOOD DEVELOPMENT PLAN STEERING GROUP**

Project Title: **STRATEGIC ENVIRONMENTAL ASSESSMENT FOR THE SALISBURY NEIGHBOURHOOD DEVELOPMENT PLAN**

Drawing Title: **DESIGNATIONS WITHIN PROXIMITY TO SITE 8**

Drawn CN	Checked RP	Approved RP	Date 17/12/2020
ACCOM Internal Project No. 60571087		Scale @ A3 1:5,000	

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Drawing Number: **FIGURE 2.9**

Rev: **01**

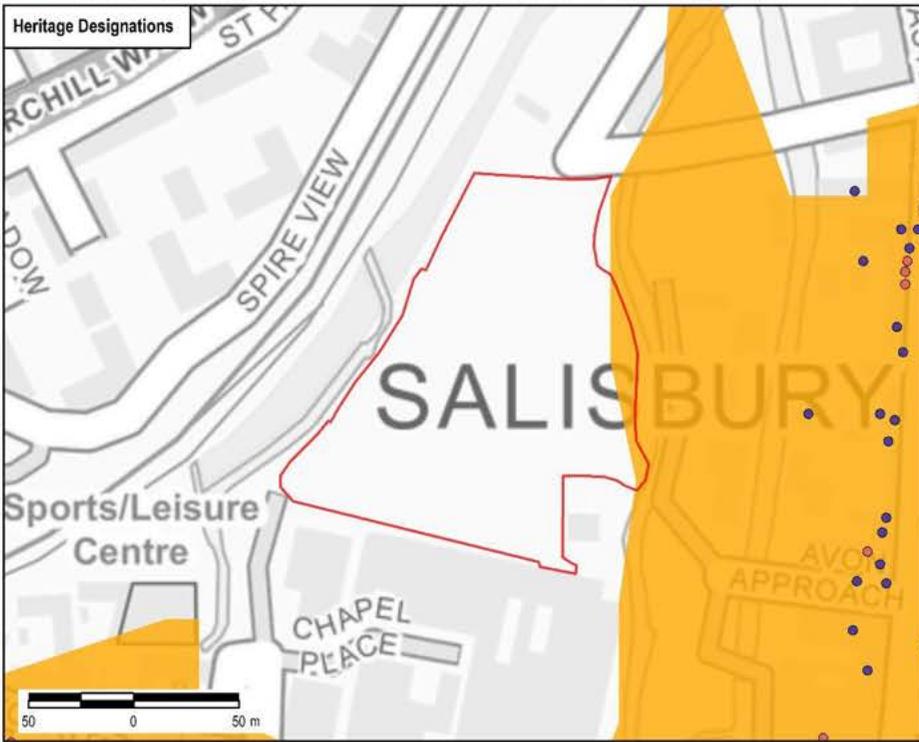
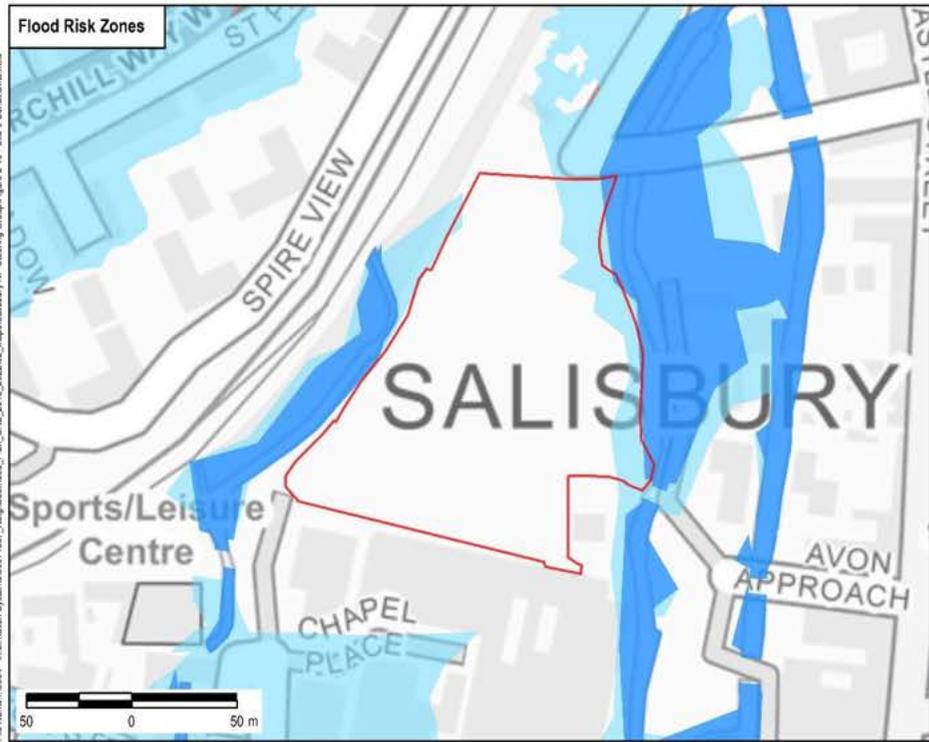
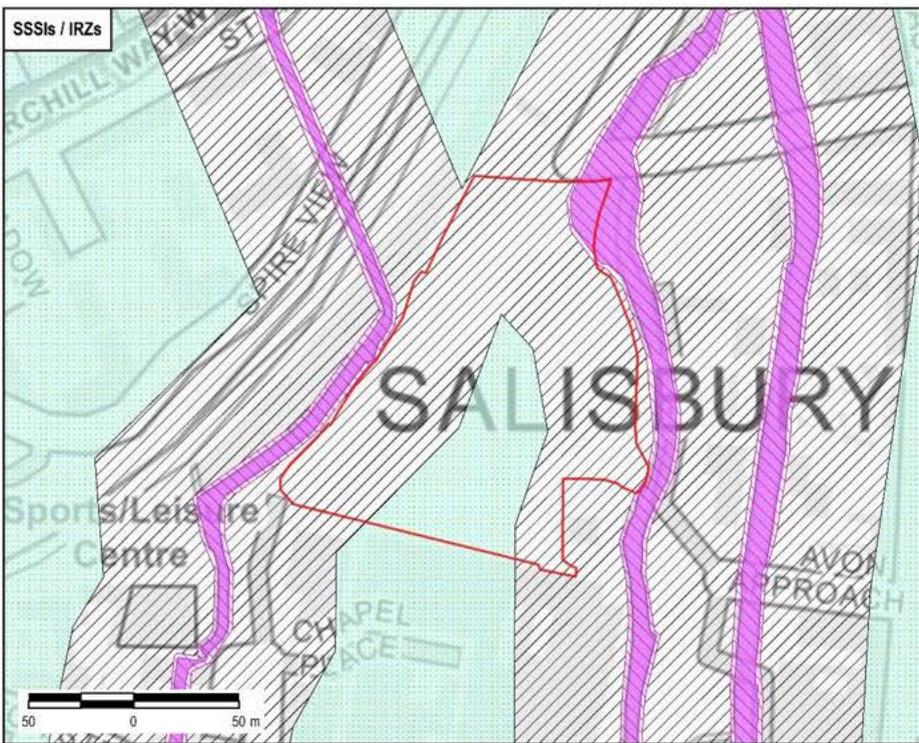
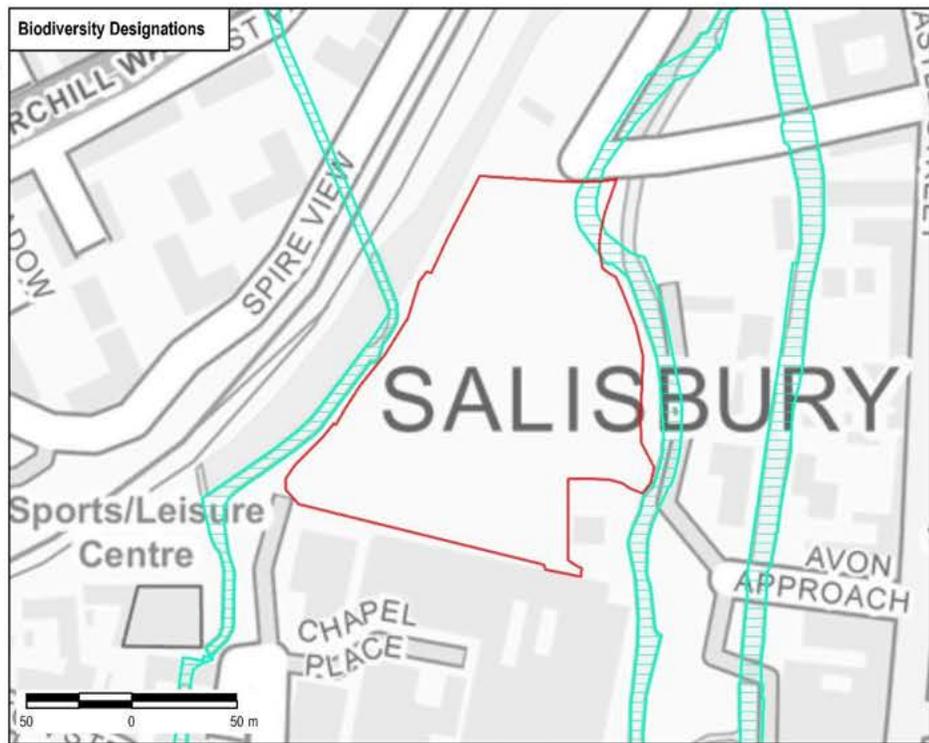
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**Table 2.10: Site Assessment - Site 9**

SEA theme	Site 9: Central Car Park
Air Quality	<p>The site is wholly located within the Salisbury AQMA. As highlighted within the most recently completed Annual Status Report (ASR) for Wiltshire, air quality issues are primarily attributed to emissions from transport, road layout and traffic volumes<sup>18</sup>. An allocation at this location would potentially result in a reduction of parking capacity and availability in the city centre and has the potential to encourage the use of alternative modes of transport to the private car. This includes through supporting wider demand management measures being implemented in the city centre.</p>
Biodiversity and Geodiversity	<p>The site is adjacent to the River Avon SAC and the River Avon Systems SSSI. In this respect, the whole of the site is within SSSI IRZs for the types and quantum of development likely to come forward at this location.</p> <p>At the local level, there are no BAP Priority Habitats within the site boundaries. The site comprises areas of hardstanding and contains few features of ecological value. In this respect, there may be potential for delivering biodiversity net gains on site which support the integrity of the adjacent designations associated with the River Avon. This is likely to be supported by the environmental improvements outlined within the Salisbury River Park masterplan (discussed below in the 'Climate Change' theme).</p> <p>Additionally, there are trees located along the eastern and western site boundaries (adjacent to the river corridors) which would need to be retained and enhanced through new development areas.</p>
Climate Change	<p>The site is within proximity to Salisbury city centre, helping to limit the need to travel to local facilities (and associated greenhouse gas emissions). A reduction of parking capacity in the city centre will also support demand management measures being implemented in the city and encourage the use of alternative modes of transport to the private car.</p> <p>With reference to flood risk concerns, most of the site has a very low surface water flood risk. However, most of the northern and eastern section of the site is within Flood Zone 2. Additionally, there are corridors of land adjacent to the eastern and western site boundaries (adjacent to the River Avon) which are within Flood Zone 2 and 3.</p> <p>As shown within the CAF for Salisbury, the site is earmarked to contribute to the delivery of a River Park to improve open space and the environment within the city. The River Park will be a connected green corridor through the city centre, improving connections between the existing green infrastructure network. Through the Central Car Park area, the CAF states that the River Park will deliver multiple benefits, including: flood mitigation; leisure and recreational uses; and environmental improvements to benefit local ecology.</p>
Landscape	<p>The site is not within or within proximity to a National Park, AONB or any Green Belt land.</p> <p>The site is an area of brownfield land within the built up area of the city and is surrounded by existing buildings. An allocation at this location could potentially enhance the quality of the public realm and positively contribute to townscape character. However, this is dependent on the design of new development areas.</p> <p>In terms of visual impacts, an allocation at this location is not likely to adversely impact any locally important viewpoints within the SNDP area.</p> <p>With reference to locally important landscape features, the site does not contain any significant trees with TPO designations.</p>

<sup>18</sup> Wiltshire Council (2020): 'Air Quality Annual Status Report', [online] available to access via: <https://www.wiltshireairquality.org.uk/reports>

SEA theme	Site 9: Central Car Park	
Historic Environment	<p>No nationally listed buildings are present on Site 9, and the site is not within the immediate setting of any listed buildings. No scheduled monuments or registered parks and gardens are in the vicinity of (or have the potential to be affected by development on) the site. No features listed on the Wiltshire HER are present on or adjacent to the site.</p> <p>The site is located on the opposite side of the River Avon to the Salisbury Conservation Area. Whilst the site is screened in many respects from the conservation area, high quality development of the site has the potential to support the wider setting of the conservation area, depending on design and layout.</p> <p>There are some longer distance views to and from key heritage features from the car park, including the spire of Salisbury Cathedral, which is approximately 850m away.</p>	
Land, Soil and Water Resources	<p>The site is an area of brownfield land within the built up area of the city. Therefore, an allocation at this location will support the efficient use of previously developed land within the SNDP area through intensifying uses at this car park site.</p> <p>In terms of the water environment, the River Avon passes alongside the eastern and western site boundaries. The whole of the site overlaps with the South Wessex Groundwater NVZ.</p> <p>Wiltshire and Swindon's Minerals and Waste Policies Map highlights that the site would not adversely impact the integrity of any mineral resources within the SNDP area.</p>	
Population and Community	<p>Allocation of the site has the potential to contribute positively towards meeting local housing needs, including potentially through the delivery of affordable housing, and the delivery of uses appropriate to the city centre.</p> <p>As a city centre site, the location has excellent accessibility to services, facilities, employment and public transport links.</p> <p>The Central Car Park area is a strategically important regeneration site allocated by the Wiltshire Core Strategy which is subject to an endorsed masterplan (June 2019). The CAF states that <i>“regeneration of the site is expected to deliver a mix of housing, commercial and leisure uses as well as enhancements to the Cultural Quarter, and the delivery of a substantial portion of the River Park that intersects the site.”</i> In this respect, development of the Central Car Park area offers significant opportunities for the revitalisation of this part of the city centre.</p>	
Health and Wellbeing	<p>The site is accessible to the branch of the Three Chequers Medical Practice on Endless Street, which is located approximately 400m away.</p> <p>The site is accessible to the city's green infrastructure networks.</p>	
Transportation	<p>The site is located with good access to services and facilities in Salisbury city centre, which will limit the need for residents to travel for the amenities provided here.</p> <p>The CAF for Salisbury (August 2020) highlights that the site is within the 15 minute walking isochrone for accessing Salisbury city centre. With reference to local public transport networks, the site is within proximity to Salisbury railway station (c.600m walk or cycle journey) and bus stops along Fisherton Street and Castle Street.</p>	
<b>Key</b>		
Likely adverse effect (without mitigation measures)		Likely positive effect
Neutral/no effect		Uncertain effect



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**Legend**

- Site 9 - Central Car Park
- Biodiversity Designations**
  - Special Area of Conservation (SAC)
- SSSIs / Impact Risk Zones**
  - Site of Special Scientific Interest (SSSI)
- SSSI Impact Risk Zones - General**
  - All Planning Applications (Except Householder Applications)
  - All Planning Applications
- SSSI Impact Risk Zone - Residential**
  - Residential development of 50 units or more.
- SSSI Impact Risk Zone - Rural Residential**
  - Any residential development of 10 or more houses outside existing settlements/urban areas.
- Flood Risk Zones**
  - Flood Zone 2
  - Flood Zone 3
- Historic Designations**
  - Conservation Area
- Listed Building**
  - Grade II\*
  - Grade II

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Project Title: **FINAL**

Client: **SALISBURY NEIGHBOURHOOD DEVELOPMENT PLAN STEERING GROUP**

Project Title: **STRATEGIC ENVIRONMENTAL ASSESSMENT FOR THE SALISBURY NEIGHBOURHOOD DEVELOPMENT PLAN**

Steering Title: **DESIGNATIONS WITHIN PROXIMITY TO SITE 9**

Drawn: CN	Checked: RP	Approved: RP	Date: 17/12/2020
AECOM Internal Project No: 60571087		Scale: A3 1:2,500	

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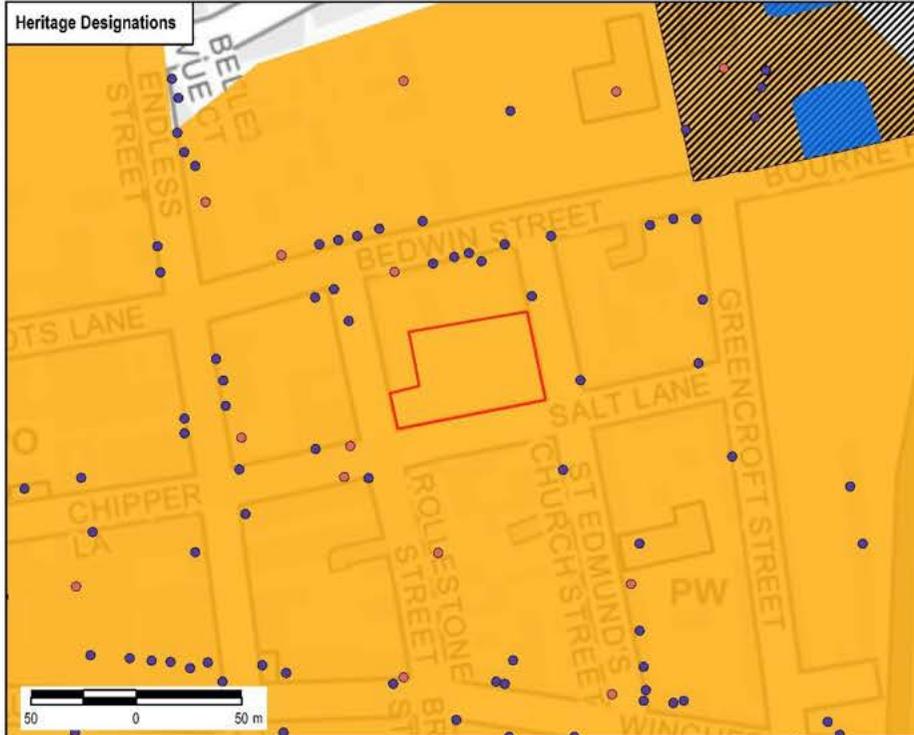
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**Table 2.11: Site Assessment - Site 10**

SEA theme	Site 10: Salt Lane Car Park
Air Quality	<p>The site is wholly located within the Salisbury AQMA. As highlighted within the most recently completed ASR for Wiltshire, air quality issues are primarily attributed to emissions from transport, road layout and traffic volumes. An allocation at this location would potentially result in a reduction of parking capacity and availability in the city centre and has the potential to encourage the use of alternative modes of transport to the private car. This includes through supporting wider demand management measures being implemented in the city centre.</p>
Biodiversity and Geodiversity	<p>The site overlaps with SSSI IRZ for 'residential development of 100 units or more' and 'any residential development of 50 or more houses outside existing settlements / urban areas'. As the scale of development at this location is limited by the size of the site, an allocation at this location is not likely to exceed the IRZ thresholds.</p> <p>At the local level, there are no BAP Priority Habitats within the site boundaries. The site comprises areas of hardstanding and contains few features of ecological value.</p>
Climate Change	<p>The site is within proximity to Salisbury city centre, helping to limit the need to travel to local facilities (and associated greenhouse gas emissions). A reduction of parking capacity in the city centre will also support demand management measures being implemented in the city and encourage the use of alternative modes of transport to the private car.</p> <p>As shown on the Environment Agency's flood risk maps, the site is within Flood Zone 1 and has a very low surface water flood risk. In the wider context, there are areas of land immediately to the south west of the site (along Rolleston Street and Chipper Lane) which are within Flood Zone 2 and Flood Zone 3.</p>
Landscape	<p>The site is not within or within proximity to a National Park, AONB or any Green Belt land.</p> <p>The site is an area of brownfield land within the built up area of the city and is surrounded by existing buildings. An allocation at this location could potentially enhance the quality of the public realm and positively contribute to townscape character, in particular relating to historic character. However, this is dependent on the design of new development areas.</p> <p>In terms of visual impacts, an allocation at this location is not likely to adversely impact any locally important viewpoints within the SNDP area.</p> <p>With reference to locally important landscape features, the site does not contain any significant trees with TPO designations.</p>
Historic Environment	<p>The car park is within an area of significant historic environment sensitivity. A number of listed buildings are within the immediate setting of the car park. This includes the Grade II* listed 'Pheasant Inn and Crewe's Hall', which comprises a timber framed C15th inn and is located to the west of the car park on the opposite side of Rolleston Street. Other listed buildings in the direct setting of the car park include: the Grade II listed '93-95, St Edmund's Church Street', which is located on the north eastern edge of the car park; the Grade II listed 'Salisbury Cycling Club' located to the south west of the car park on the corner of Salt Lane and Rolleston Street; and '58 and 60, St Edmund's Church Street', which is located across St Edmund's Church Street to the east.</p>

SEA theme	Site 10: Salt Lane Car Park	
Historic Environment (continued)	<p>Reflecting these sensitivities, the site is located within the Salisbury Conservation Area. The Salisbury Conservation Area Appraisal and Management Plan (2014) identifies Salt Lane Car Park as a negative element of the conservation area, detracting from its special character. In this respect it highlights that the car park contributes to a “...<i>poor and illegible townscape, and is a wasted opportunity to deliver city-based development of mixed use and tenure.</i>” In this respect development at this location presents opportunities to enhance the fabric and setting of the conservation area, as well as the designated and undesignated features of historic environment interest present locally. This depends on the design and layout of any development taken forward, however.</p> <p>No scheduled monuments or registered parks and gardens are in the vicinity of (or have the potential to be affected by development on) the site.</p>	
Land, Soil and Water Resources	<p>The site is an area of brownfield land within the built up area of the city. Therefore, an allocation at this location will support the efficient use of previously developed land within the SNDP area through intensifying uses at an existing car park.</p> <p>In terms of the water environment, there are no watercourses passing through or adjacent to the site boundaries. The whole of the site overlaps with the South Wessex Groundwater NVZ.</p> <p>Wiltshire and Swindon’s Minerals and Waste Policies Map highlights that the site would not adversely impact the integrity of any mineral resources within the SNDP area.</p>	
Population and Community	<p>Development of Site 10 offers significant opportunities for the revitalisation of this part of the city centre.</p> <p>Allocation of the site has the potential to contribute positively towards meeting local housing needs, including potentially through the delivery of affordable housing, and the delivery of uses appropriate to the city centre.</p> <p>As a city centre site, the location has excellent accessibility to services, facilities, employment and public transport links.</p> <p>The CAF for Salisbury recommends that the site is considered for future redevelopment for a mix of uses, focusing on residential, with cafés and restaurants.</p>	
Health and Wellbeing	<p>The site is very accessible to the branch of the Three Chequers Medical Practice located on Rolleston Street, which is located approximately 130m away.</p> <p>The site is accessible to the city’s green infrastructure networks.</p>	
Transportation	<p>The site is located with good access to services and facilities in Salisbury city centre, which will limit the need for residents to travel for the amenities provided here.</p> <p>The CAF for Salisbury (August 2020) confirms that the site is within the 5 minute walking isochrone for accessing Salisbury city centre. With reference to local public transport networks, the site is within proximity to Salisbury railway station (c.1.1km walk or cycle journey) and bus stops located along Castle Street.</p>	
<b>Key</b>		
Likely adverse effect (without mitigation measures)		Likely positive effect
Neutral/no effect		Uncertain effect



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**Legend**

- Site 10 - Salt Lane Car Park

**Biodiversity Designations**

**Biodiversity Action Plan Priority Habitats**

- Deciduous Woodland

**SSSIs / Impact Risk Zones**

**SSSI Impact Risk Zone - Residential**

- Residential development of 50 units or more.
- Residential development of 100 units or more.

**SSSI Impact Risk Zone - Rural Residential**

- Any residential development of 10 or more houses outside existing settlements/urban areas.
- Any residential development of 50 or more houses outside existing settlements/urban areas.

**Historic Designations**

- Record of Scheduled Monument
- Registered Parks and Gardens
- Conservation Area

**Listed Building**

- Grade II\*
- Grade II

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Purpose of Issue: **FINAL**

Client: **SALISBURY NEIGHBOURHOOD DEVELOPMENT PLAN STEERING GROUP**

Project Title: **STRATEGIC ENVIRONMENTAL ASSESSMENT FOR THE SALISBURY NEIGHBOURHOOD DEVELOPMENT PLAN**

Drawing Title: **DESIGNATIONS WITHIN PROXIMITY TO SITE 10**

Drawn CN	Checked RP	Approved RP	Date 17/12/2020
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AECOM Internal Project No: **60571087** Scale @ A3: **1:2,500**

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Drawing Number: **FIGURE 2.11** Rev: **01**

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**Table 2.12: Site Assessment - Site 11**

SEA theme	Site 11: Brown Street Car Park	
Air Quality	<p>The site is wholly located within the Salisbury AQMA. As highlighted within the most recently completed ASR for Wiltshire, air quality issues are primarily attributed to emissions from transport, road layout and traffic volumes. An allocation at this location would potentially result in a reduction of parking capacity and availability in the city centre and has the potential to encourage the use of alternative modes of transport to the private car. This includes through supporting wider demand management measures being implemented in the city centre.</p>	
Biodiversity and Geodiversity	<p>The site overlaps with SSSI IRZ for 'residential development of 100 units or more' and 'any residential development of 50 or more houses outside existing settlements / urban areas'. As the scale of development at this location is limited by the size of the site, an allocation at this location is not likely to exceed the IRZ thresholds.</p> <p>At the local level, there are no BAP Priority Habitats within the site boundaries. The site comprises areas of hardstanding and contains few features of ecological value.</p>	
Climate Change	<p>The site is within proximity to Salisbury city centre, helping to limit the need to travel to local facilities (and associated greenhouse gas emissions). A reduction of parking capacity in the city centre will also support demand management measures being implemented in the city and encourage the use of alternative modes of transport to the private car.</p> <p>As shown on the Environment Agency's flood risk maps, most of the site is within Flood Zone 1 and has a very low surface water flood risk. However, land alongside the northern and eastern site boundaries (and partly overlapping with the site itself) are within Flood Zone 2. Additionally, land immediately to the south and to the west of the site (along Ivy Street and Catherine Street) are within Flood Zone 3.</p>	
Landscape	<p>The site is not within or within proximity to a National Park, AONB or any Green Belt land.</p> <p>The site is an area of brownfield land within the built up area of the city and is surrounded by existing buildings. An allocation at this location could potentially enhance the quality of the public realm and positively contribute to townscape character, particularly relating to historic townscape character. However, this is dependent on the design of new development areas.</p> <p>In terms of visual impacts, an allocation at this location is not likely to adversely impact any locally important viewpoints within the SNDP area.</p> <p>With reference to locally important landscape features, the site does not contain any significant trees with TPO designations.</p>	

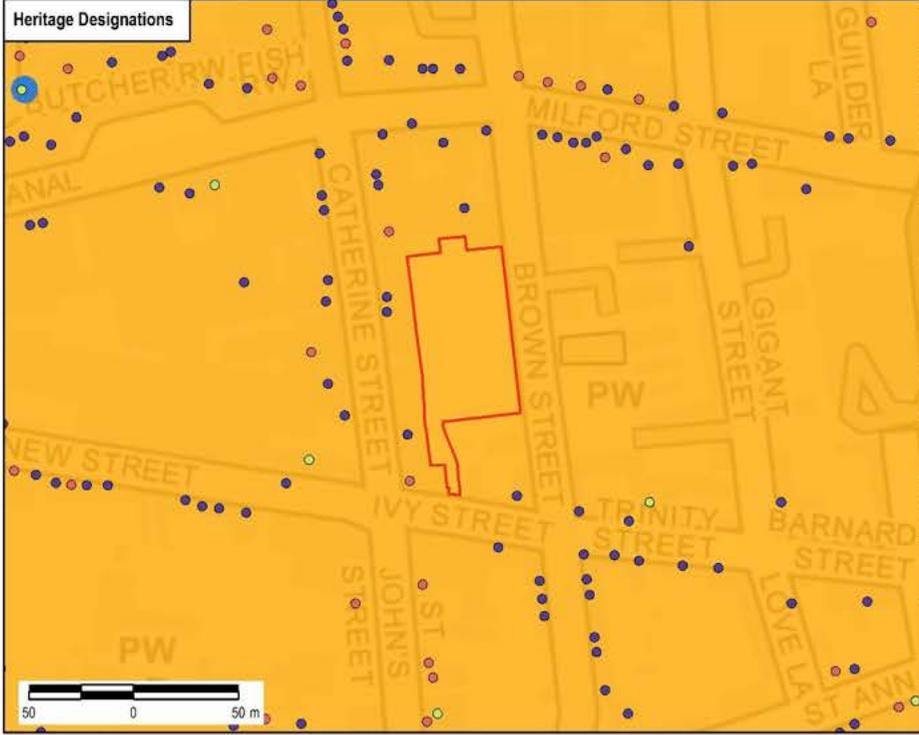
SEA theme	Site 11: Brown Street Car Park	
Historic Environment	<p>The car park is within an area of significant historic environment sensitivity. A number of listed buildings are within the immediate setting of the car park. These include the Grade II* listed 'Bell and Crown Inn' located at the south west corner of the site, and the Grade II listed '27 and 29, Catherine Street', '31, Catherine Street' and '45-49, Catherine Street' which back onto the car park to the west.</p> <p>Reflecting these sensitivities, the site is located within the Salisbury Conservation Area. The Salisbury Conservation Area Appraisal and Management Plan (2014) identifies Brown Street Car Park as a negative element of the conservation area, detracting from its special character. In this respect it highlights that the car park comprises part of the "...<i>harm created by open voids</i>" in the area of the conservation area known as The Chequers. In this respect development at this location presents opportunities to enhance the fabric and setting of the conservation area, as well as the designated and undesignated features of historic environment interest present locally. This depends on the design and layout of any development taken forward however. No scheduled monuments or registered parks and gardens are in the vicinity of (or have the potential to be affected by development on) the site.</p>	
Land, Soil and Water Resources	<p>The site is an area of brownfield land within the built up area of the city. Therefore, an allocation at this location will support the efficient use of previously developed land within the SNDP area through an intensification of car parking uses.</p> <p>In terms of the water environment, there are no watercourses passing through or adjacent to the site boundaries. The whole of the site overlaps with the South Wessex Groundwater NVZ.</p> <p>Wiltshire and Swindon's Minerals and Waste Policies Map highlights that the site would not adversely impact the integrity of any mineral resources within the SNDP area.</p>	
Population and Community	<p>Development of Site 11 offers significant opportunities for the revitalisation of this part of the city centre.</p> <p>Allocation of the site has the potential to contribute positively towards meeting local housing needs, including potentially through the delivery of affordable housing, and the delivery of uses appropriate to the city centre.</p> <p>As a city centre site, the location has excellent accessibility to services, facilities, employment and public transport links.</p> <p>The CAF for Salisbury recommends that the site is considered for future redevelopment for a mix of uses, potentially including residential, retail and hotel / tourism uses.</p>	
Health and Wellbeing	<p>The site is very accessible to the branch of the Three Chequers Medical Practice located on Rolleston Street, which is located approximately 200m away. The site is accessible to the city's green infrastructure networks.</p>	
Transportation	<p>The site is located with good access to services and facilities in Salisbury city centre, which will limit the need for residents to travel for the amenities provided here.</p> <p>The CAF for Salisbury (August 2020) confirms that the site is within the 5 minute walking isochrone for accessing Salisbury city centre.</p> <p>With reference to local public transport networks, the site is within proximity to Salisbury railway station (c.1.1km walk or cycle journey) and bus stops along Brown Street and Catherine Street.</p>	
<b>Key</b>		
Likely adverse effect (without mitigation measures)		Likely positive effect
Neutral/no effect		Uncertain effect



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**Legend**

- Site 11 - Brown Street Car Park
- SSSIs / Impact Risk Zones**
- SSSI Impact Risk Zone - Residential**
  - Residential development of 50 units or more.
  - Residential development of 100 units or more.
- SSSI Impact Risk Zone - Rural Residential**
  - Any residential development of 10 or more houses outside existing settlements/urban areas.
  - Any residential development of 50 or more houses outside existing settlements/urban areas.
- Flood Risk Zones**
  - Flood Zone 2
- Historic Designations**
  - Record of Scheduled Monument
  - Conservation Area
- Listed Building**
  - Grade I
  - Grade II\*
  - Grade II



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Purpose of Issue: **FINAL**

Client: **SALISBURY NEIGHBOURHOOD DEVELOPMENT PLAN STEERING GROUP**

Project Title: **STRATEGIC ENVIRONMENTAL ASSESSMENT FOR THE SALISBURY NEIGHBOURHOOD DEVELOPMENT PLAN**

Drawing Title: **DESIGNATIONS WITHIN PROXIMITY TO SITE 11**

Drawn: CN	Checked: BP	Approved:	Date: 17/12/2020
AECOM Internal Project No: 60571087		Scale: (S) A3	1:2,500

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Drawing Number: **FIGURE 2.12**

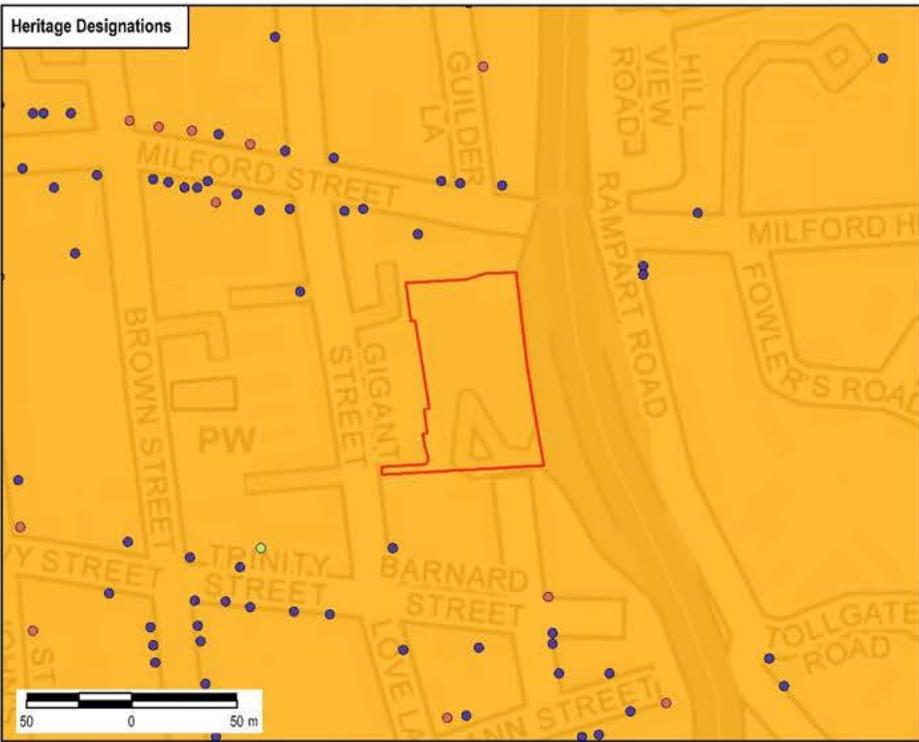
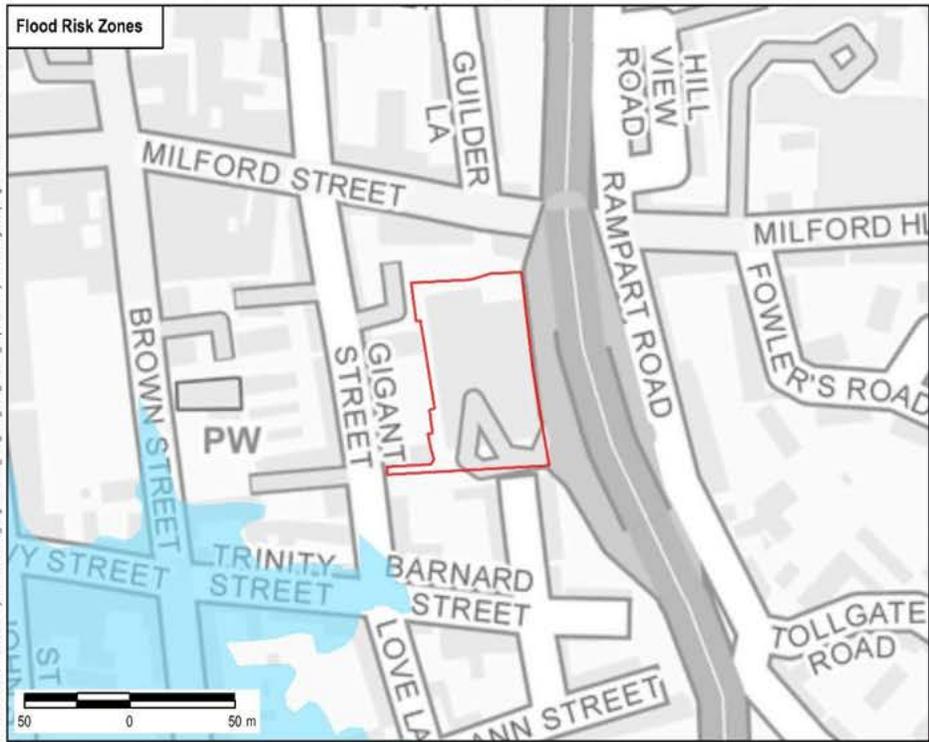
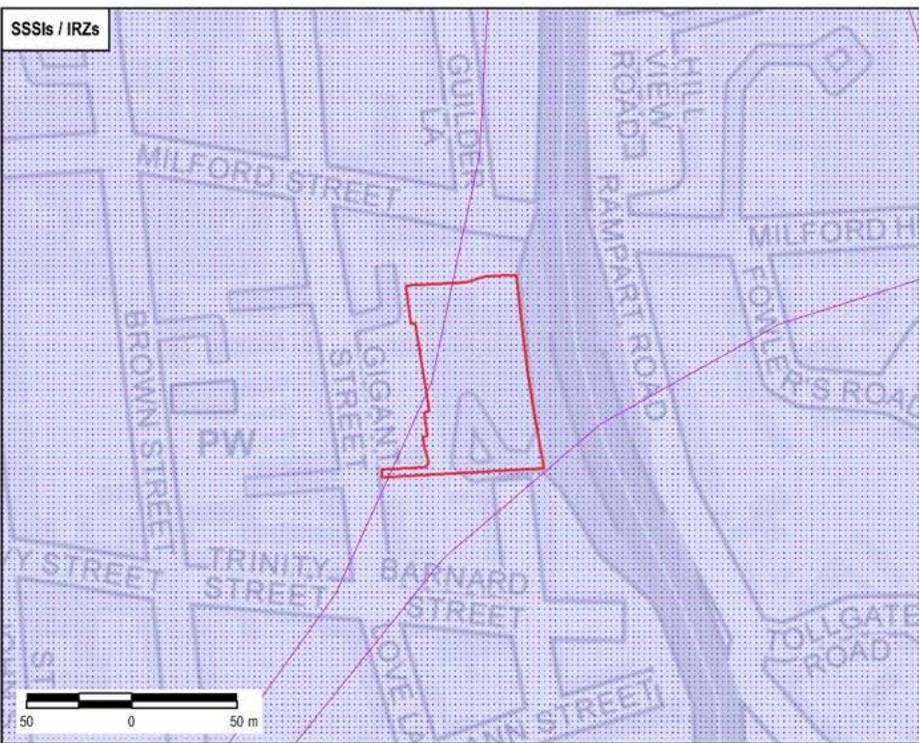
Page: **01**

File Name: L5004 - Information Systems\60571087\_Neighbourhood\_Plan\_CRB\_2018\_202202\_Map\Salisbury NP Steering Group\Figure 2.12 - Site 11 Constraints.mxd

**Table 2.13: Site Assessment - Site 12**

SEA theme	Site 12: Culver Street Car Park	
Air Quality	<p>The site is wholly located within the Salisbury AQMA. As highlighted within the most recently completed ASR for Wiltshire, air quality issues are primarily attributed to emissions from transport, road layout and traffic volumes. An allocation at this location would potentially result in a reduction of parking capacity and availability in the city centre and has the potential to encourage the use of alternative modes of transport to the private car. This includes through supporting wider demand management measures being implemented in the city centre.</p>	
Biodiversity and Geodiversity	<p>The site overlaps with SSSI IRZ for 'residential development of 100 units or more' and 'any residential development of 50 or more houses outside existing settlements / urban areas'. As the scale of development at this location is limited by the size of the site, an allocation at this location is not likely to exceed the IRZ thresholds.</p> <p>At the local level, there are no BAP Priority Habitats within the site boundaries. The site comprises areas of hardstanding and contains few features of ecological value.</p>	
Climate Change	<p>The site is within proximity to Salisbury city centre, helping to limit the need to travel to local facilities (and associated greenhouse gas emissions). A reduction of parking capacity in the city centre will also support demand management measures being implemented in the city and encourage the use of alternative modes of transport to the private car.</p> <p>With reference to flood risk issues, the site is within Flood Zone 1 and has a very low surface water flood risk. In the wider context, land immediately to the west of the site (encompassing Gigant Street) is within Flood Zone 2.</p>	
Landscape	<p>The site is not within or within proximity to a National Park, AONB or any Green Belt land.</p> <p>The site is an area of brownfield land within the built up area of the city and is surrounded by existing buildings. An allocation at this location could potentially enhance the quality of the public realm and positively contribute to townscape character. However, this is dependent on the design of new development areas. Nonetheless, given the existing uses of the site and the significant negative impacts on townscape character from the multi-storey car park, new development on the site is likely to enhance the local townscape.</p> <p>In terms of visual impacts, an allocation at this location is not likely to adversely impact any locally important viewpoints within the SNDP area.</p> <p>With reference to locally important landscape features, the site does not contain any significant trees with TPO designations.</p>	
Historic Environment	<p>Culver Street Car Park is located within the Salisbury Conservation Area and is in the setting of a number of designated and non-designated features of historic environment interest, including the Grade II listed '58, Milford Street' which is located to the north. No scheduled monuments or registered parks and gardens are in the vicinity of (or have the potential to be affected by development on) the site.</p> <p>The multi-storey car park currently detracts significantly from the historic character of the area. It is located adjacent to the Churchill Way East, an elevated dual carriageway which also has significant impacts on the setting of the historic environment in this location.</p> <p>Development of the site would therefore be very likely to enhance the setting of the historic environment in this location, including through enhancing the contribution of the site to the integrity of the conservation area.</p>	

SEA theme	Site 12: Culver Street Car Park	
Land, Soil and Water Resources	<p>The site is an area of brownfield land within the built up area of the city. Therefore, an allocation at this location will support the efficient use of previously developed land within the SNDP area.</p> <p>In terms of the water environment, there are no watercourses passing through or adjacent to the site boundaries. The whole of the site overlaps with the South Wessex Groundwater NVZ.</p> <p>Wiltshire and Swindon's Minerals and Waste Policies Map highlights that the site would not adversely impact the integrity of any mineral resources within the SNDP area.</p>	
Population and Community	<p>Development of Culver Street Car Park offers significant opportunities for the revitalisation of this part of the city centre.</p> <p>Allocation of the site has the potential to contribute positively towards meeting local housing needs, including potentially through the delivery of affordable housing, and the delivery of uses appropriate to the city centre.</p> <p>As a city centre site, the location has excellent accessibility to services, facilities, employment and public transport links.</p>	
Health and Wellbeing	<p>Given the site's location next to Churchill Way East (which is part of the A36 and comprises a raised dual carriageway), exposures to air and noise quality are higher in this location than others in the city centre. This has the potential to have significant adverse impacts on the health and wellbeing of those living or working in any development taken forward on the site, without appropriate mitigation measures.</p> <p>The site is accessible to the branch of the Three Chequers Medical Practice located on Rolleston Street, which is located approximately 350m away.</p> <p>The site is accessible to the city's green infrastructure networks.</p>	
Transportation	<p>The site is located with good access to services and facilities in Salisbury city centre, which will limit the need for residents to travel for the amenities provided here.</p> <p>The CAF for Salisbury (August 2020) highlights that the site is within the 10 minute walking isochrone for accessing Salisbury city centre. Additionally, the CAF highlights that pedestrian routes between the site and the city centre (Brewery Lane / Milford Street) could be strengthened.</p> <p>With reference to local public transport networks, the site is within relative proximity to Salisbury railway station (c.1.3km walk or cycle journey) and is accessible to bus stops located along Milford Street and Brown Street.</p>	
Key		
Likely adverse effect (without mitigation measures)		Likely positive effect
Neutral/no effect		Uncertain effect



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**Legend**

- Site 12 - Culver Street Car Park
- Biodiversity Designations**
- Biodiversity Action Plan Priority Habitats**
- Deciduous Woodland
- SSSIs / Impact Risk Zones**
- SSSI Impact Risk Zone - Residential**
- Residential development of 100 units or more
- SSSI Impact Risk Zone - Rural Residential**
- Any residential development of 50 or more houses outside existing settlements/urban areas
- Flood Risk Zones**
- Flood Zone 2
- Historic Designations**
- Conservation Area
- Listed Building**
- Grade I
- Grade II\*
- Grade II

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Purpose of Issue: **FINAL**

Client: **SALISBURY NEIGHBOURHOOD DEVELOPMENT PLAN STEERING GROUP**

Project Title: **STRATEGIC ENVIRONMENTAL ASSESSMENT FOR THE SALISBURY NEIGHBOURHOOD DEVELOPMENT PLAN**

Sharing Info: **DESIGNATIONS WITHIN PROXIMITY TO SITE 12**

Drawn CN	Checked RP	Approved RP	Date 17/12/2020
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**FIGURE 2.13** 01

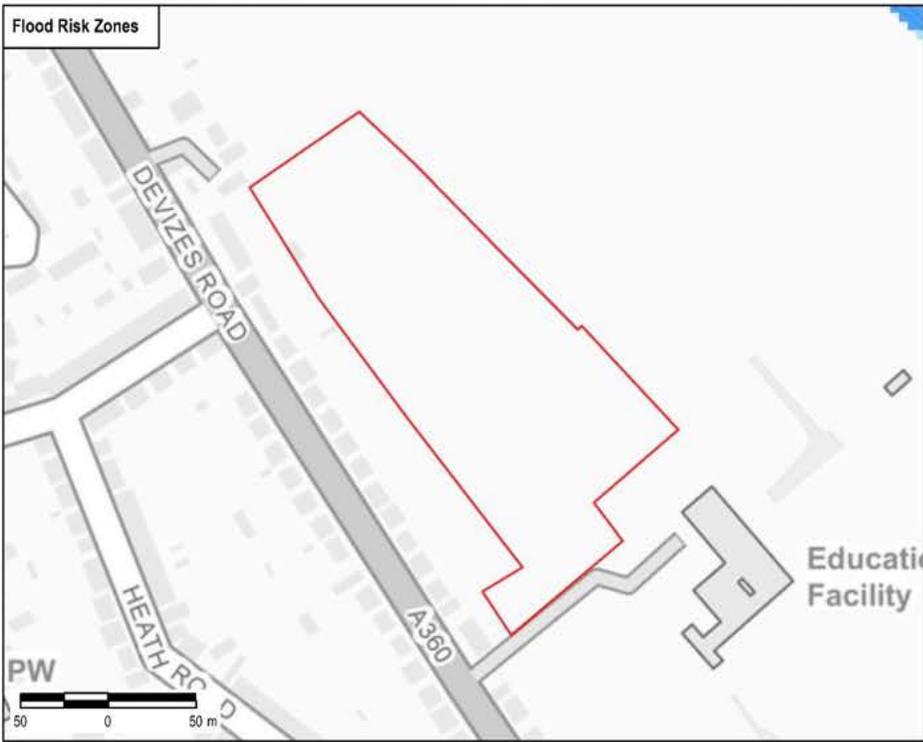
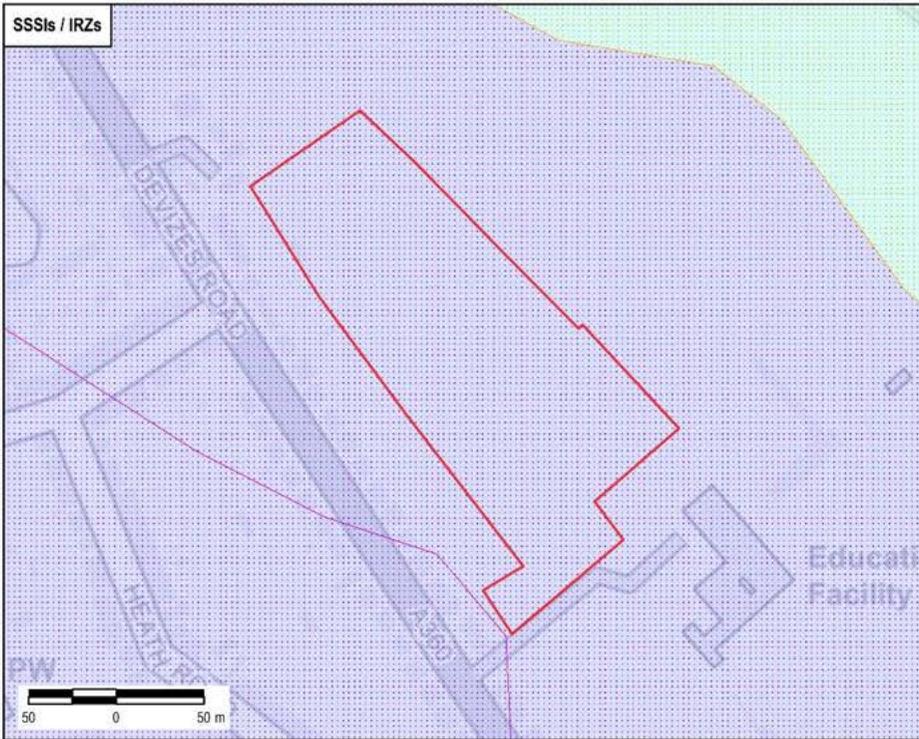
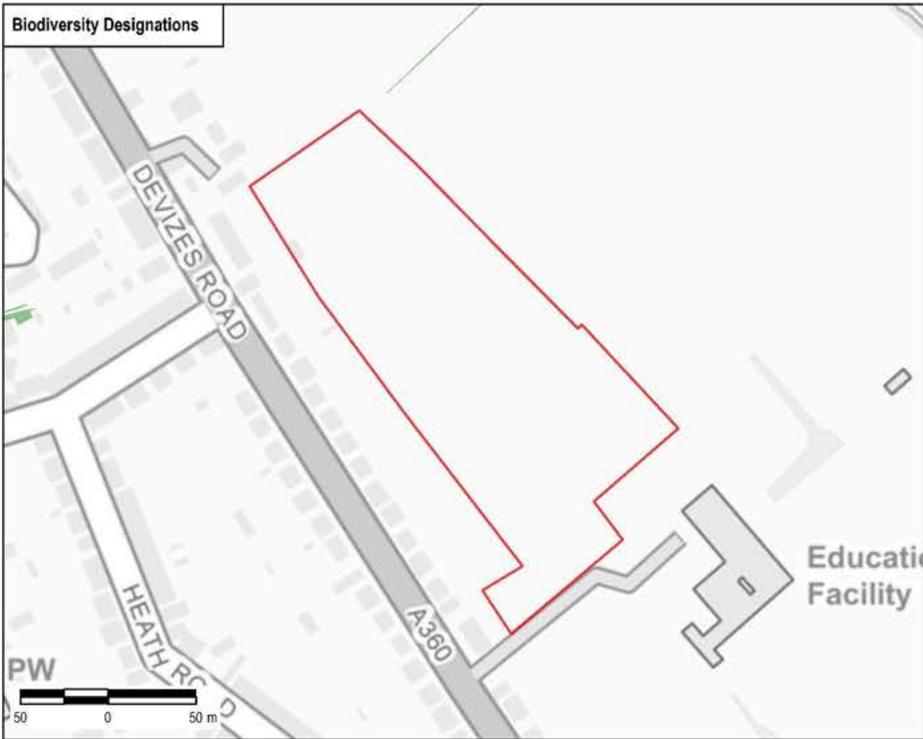
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**Table 2.14: Site Assessment - Site 13**

SEA theme	Site 13: Devizes Road
Air Quality	<p>The site is not within or within proximity to any of the three AQMAs within the city centre (Salisbury, Wilton Road and London Road). Nonetheless, given the relative distance of the site from Salisbury city centre (c.2.7km walk or cycle to Salisbury Market Place), an allocation at this location is perhaps less likely to reduce the reliance on private vehicles for undertaking some day to day activities within the city centre. This has the potential to increase pollutant levels within the AQMAs, with adverse impacts for air quality.</p>
Biodiversity and Geodiversity	<p>The whole of the site overlaps with SSSI IRZ for 'residential development of 100 units or more' and 'any residential development of 50 or more houses outside existing settlements / urban areas'. Given the size of the site, an allocation at this location has the potential to exceed SSSI IRZ thresholds and impact the integrity of the European and nationally designated sites for biodiversity. This is dependent on type and quantum of development which comes forward.</p> <p>At the local level, there are no BAP Priority Habitats within the site boundaries. Contributing to local ecological networks, the trees and hedgerows located along the site boundaries would need to be retained and enhanced through new development areas.</p>
Climate Change	<p>Development of the site will lead to inevitable increases in greenhouse gas emissions from an increase in the built footprint of the city and an intensification of uses at this location. The site is located at distance to the services and facilities in the city centre (c.2.7km walk or cycle to Salisbury Market Place). In this respect, an allocation at this location is perhaps less likely to reduce the need to travel by car for accessing day-to-day services and facilities (and associated greenhouse gas emissions).</p> <p>With reference to flood risk issues, the site is within Flood Zone 1 and has a very low surface water flood risk. However, there is a corridor of land approximately 200m to the north east of the site which is within Flood Zone 2 and Flood Zone 3. This area of land encompasses the fields adjacent to the River Avon. As the site slopes down to the north east, an allocation at this location has the potential to exacerbate flood risk concerns within the surrounding area.</p>
Landscape	<p>The site is not within or within proximity to a National Park, AONB or any Green Belt land.</p> <p>Although the site is adjacent to the built up area of the city, an allocation at this location would result in the loss of greenfield land, with associated impacts on landscape character.</p> <p>Reflecting the results of the Salisbury District Landscape Character Assessment (2008), the site is at the boundary between Character Area A2 'Upper Avon Narrow Chalk River Valley' and Character Area D3 'Larkhill Chalk Downland'. The townscape and landscape role and function description within the LCA indicates that the site is within a location which supports the character of the historic cores and areas distinctive to the settlement, bolstering the sense of place. An allocation at this location would result in a pattern of development which is uncharacteristic of the existing built form (currently comprising ribbon development alongside Devizes Road).</p> <p>Given the topography of the area, which slopes down to the River Avon, an allocation at this location has the potential to impact upon views to and from Old Sarum (discussed below under the 'Historic Environment' theme). Additionally, the site affords views of Salisbury Cathedral from some locations.</p> <p>With reference to locally important landscape features, the site does not contain any significant trees with TPO designations.</p>

SEA theme	Site 13: Devizes Road
Historic Environment	<p>Development at Site 13 has the potential to have significant effects on the fabric and setting of the historic environment.</p> <p>Given the topography of the area, which slopes down to the River Avon (discussed above under the 'Landscape' theme), development on the site has the potential to have significant impacts on historic landscape character locally. The site is located within the Stratford Sub Castle Conservation Area. The open aspect of the valley of the River Avon to the south west of Stratford Sub Castle is an integral component of the character, setting and distinctiveness of the conservation area. In light of this, development of open land at the site will have significant effects on the integrity of the conservation area through impacts on the open aspect of the river valley.</p> <p>A key historic environment asset which has the potential to be affected by development at this location is Old Sarum, which is a scheduled monument. The monument includes Old Sarum, a multivallate Iron Age hillfort with contemporary settlement outside the ramparts. It also has evidence of Romano-British occupation and documentary evidence of a Saxon burh and mint. During the medieval period it was rebuilt as a royal motte and bailey castle and includes a cathedral and bishop's palace within an ecclesiastical precinct together with extra-mural settlement remains. Whilst Site 13 is approximately 1km to the south west of Old Sarum, it overlooks the valley of the River Avon, with Old Sarum being located on the far side of the valley in an elevated location. Given this visibility, development at this location has the potential to impact on the setting of Old Sarum.</p> <p>Three separate sections of the 'Romano-British settlement at Stratford sub Castle' scheduled monument are also present locally. These are associated with the Roman settlement of Sorviodunum, which was located to the south west of Old Sarum. The section of the scheduled monument closest to the site is approximately 350m to the east of the site.</p>
Land, Soil and Water Resources	<p>A detailed ALC assessment has not been completed for the site. As shown on Natural England's Regional ALC Map for South West England, the site is underlain by Grade 3 land. The results of the Predictive BMV ALC Assessment for South West England provided by Natural England indicates that the site has a 20-60% likelihood of containing BMV land. However, in the absence of a detailed ALC assessment it is currently not possible to determine whether the Grade 3 areas can be classified as Grade 3a (i.e. BMV) or Grade 3b land.</p> <p>In terms of the water environment, the River Avon is located approximately 250m to the north east of the site. As the site slopes down to the north east, an allocation at this location has the potential to increase surface water runoff into the watercourse from new areas of hardstanding.</p> <p>The whole of the site overlaps with the South Wessex Groundwater NVZ and a 'Zone I – Inner Protection Zone' SPZ.</p> <p>Wiltshire and Swindon's Minerals and Waste Policies Map indicates that the site potentially overlaps with an 'Other Naturally Occurring Resource Zone'. However, it is difficult to be certain due to the scale of the Policies Map. Nonetheless, an allocation at this location could potentially impact the integrity of mineral resources within the SNDP area.</p>
Population and Community	<p>Allocation of the site will contribute positively towards meeting local housing needs, including through the delivery of affordable housing.</p> <p>The site is located at distance to the services and facilities in the city centre (c.2.7km walk or cycle to Salisbury Market Place), which will increase the need for residents to travel for the amenities provided here.</p> <p>The site is adjacent to Pembroke Park Primary School, and the nearest convenience store is approximately 450m walk from the site. The site is accessible to bus services via bus stops on Devizes Road, which link the city centre via a 30 minute frequency bus service (service R10) during the day.</p>

SEA theme	Site 13: Devizes Road	
Health and Wellbeing	<p>The site has good access to green infrastructure networks, including the public rights of way which run along the River Avon valley.</p> <p>The site is approximately 1.1km from Bemerton Heath Surgery.</p>	
Transportation	<p>As shown on the walking isochrone map within the CAF for Salisbury (August 2020), the site is more than a 15 minute walk or cycle journey away from services and facilities within the city centre. In this respect, an allocation at this location is perhaps less likely to reduce the need to travel by car for accessing day-to-day services and facilities.</p> <p>The site is however accessible to bus services via bus stops on Devizes Road, which link the city centre via a 30 minute frequency bus service (service R10) during the day. Salisbury railway station is located to the south west of the site (c.1.8km walk or cycle).</p>	
Key		
Likely adverse effect (without mitigation measures)		Likely positive effect
Neutral/no effect		Uncertain effect



THIS DRAWING IS TO BE USED ONLY FOR THE PURPOSE OF ISSUE THAT IT WAS ISSUED FOR AND IS SUBJECT TO AMENDMENT

**Legend**

- Site 13 - Devizes Road
- Biodiversity Designations**
- Biodiversity Action Plan Priority Habitats**
- Deciduous Woodland
- SSSIs / Impact Risk Zones**
- SSSI Impact Risk Zone - Residential**
- Residential development of 50 units or more.
- Residential development of 100 units or more.
- SSSI Impact Risk Zone - Rural Residential**
- Any residential development of 10 or more houses outside existing settlements/urban areas.
- Any residential development of 50 or more houses outside existing settlements/urban areas.
- Flood Risk Zones**
- Flood Zone 2
- Flood Zone 3
- Historic Designations**
- Conservation Area

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Purpose of Issue: **FINAL**

Client: **SALISBURY NEIGHBOURHOOD DEVELOPMENT PLAN STEERING GROUP**

Project Title: **STRATEGIC ENVIRONMENTAL ASSESSMENT FOR THE SALISBURY NEIGHBOURHOOD DEVELOPMENT PLAN**

Steering Title: **DESIGNATIONS WITHIN PROXIMITY TO SITE 13**

Drawn: CN	Checked: RP	Approved: RP	Date: 17/12/2020
ARCOM Internal Project No: 60571087		Scale: 0: A3 1:3,000	

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# 3. Conclusions at this current stage

## Summary of site assessment findings

Table 3.1: Site assessment findings

Site	Air Quality	Biodiversity and Geodiversity	Climate Change	Landscape	Historic Env.	Land, Soil and Water Resources	Population and Community	Health and Wellbeing	Transport
1	Yellow	Yellow	Yellow	Blue	Yellow	Green	Blue	Green	Green
2	Yellow	Blue	Red	Blue	Blue	Green	Green	Green	Green
3	Blue	Red	Blue	Red	Yellow	Blue	Blue	Green	Red
4	Yellow	Red	Blue	Blue	Blue	Blue	Green	Green	Green
5	Blue	Red	Red	Red	Red	Red	Green	Green	Blue
6	Yellow	Blue	Red	Green	Green	Blue	Green	Green	Green
7	Blue	Red	Red	Red	Red	Red	Blue	Green	Blue
8	Blue	Red	Blue	Blue	Blue	Blue	Blue	Blue	Blue
9	Green	Blue	Red	Blue	Blue	Green	Green	Green	Green
10	Green	Yellow	Yellow	Blue	Blue	Green	Green	Green	Green
11	Green	Yellow	Blue	Blue	Blue	Green	Green	Green	Green
12	Green	Yellow	Yellow	Green	Green	Green	Green	Red	Green
13	Blue	Blue	Red	Red	Red	Red	Blue	Green	Blue

## Recommendations

3.1 The SEA site assessment process has highlighted that a number of avoidance and mitigation measures would likely be required to accompany allocations taken forward through the SNDP. In this context, the SEA recommends that the following mitigation and avoidance measures are considered during the development of the emerging SNDP.

### Air Quality

- Facilitating active travel through design by maintaining and enhancing the local footpath / cycle network and providing accessible links to the local public transport network.
- Including natural features (trees and open spaces) within new development areas to maximise the dispersal of pollutants, particularly in the most sensitive locations (i.e. adjacent to the existing road network and any new roads which would provide access to new development areas).
- New development areas should incorporate appropriate mitigation measures listed within local air quality action plans and the Wiltshire Air Quality Strategy (2019-2024)<sup>19</sup>.

### Biodiversity and Geodiversity

- Implementation of any suggested mitigation measures as recommended by Natural England to prevent any adverse impacts to the integrity of European and nationally designated sites. This might include targets for delivering biodiversity net-gains (both on-site and off-site), bolstering ecological corridors, providing suitable accessible natural

<sup>19</sup> Wiltshire Council (2019): 'Air Quality Strategy 2019-2024', [online] available to access via: <https://www.wiltshireairquality.org.uk/reports>

green space (SANGS), and considering the conservation objectives within Natural England's Guidance Document<sup>20</sup> for the River Avon SAC.

- Development proposals should be required to deliver measurable, proportionate and appropriate biodiversity net gains through design, preferably on site, in line with national policy and via the application of a biodiversity metric tool. This could include retaining and enhancing habitats and improving ecological connectivity to create biodiversity networks with the surrounding landscape. Where this is not possible, developers could be required to contribute to restoration projects off site to deliver overall net gains within the SNDP area.
- Incorporation of measures to attract wildlife to new development areas and maintain connectivity within and between habitats both on site and to the surrounding ecological network. This could include measures such as planting wildflower meadows and native hedgerows; bridges / tunnels for small mammals; the use of boxes /bricks for birds, bees and invertebrates; ponds and drainage ditches.

## Climate Change

### *Mitigation*

- Applying design techniques which contribute to sustainable construction and seek to deliver low-carbon development. This could include via the use of thermally efficient insulation materials and double glazing; and the use of sustainable water sources (rainwater harvesting and management).
- Low carbon design through the application of renewable sources. This could include (where appropriate): wind turbines; solar PV; hydro-electric generation; ground source heat pumps; biomass boilers; geothermal; microgeneration.
- Reducing the energy intensity of transportation by providing electric vehicle (EV) charging points in new development areas and facilitating enhancements to walking / cycling routes which are accessible for all users and which provide connectivity to local centres and public transport routes.

### *Adaptation*

- Including Sustainable Urban Drainage Systems (SuDS) within the design of development proposals to minimise the risk of surface water run-off to surrounding areas. Such features may include permeable driveways and parking areas, water harvesting or storage features, green roofs and/or walls, soakaways, or swales.
- Including permeable materials and natural features within the design to appropriately respond to the potential impacts from more frequent extreme weather events.
- Ensuring that new development areas are located away from areas at the highest risk of flooding.
- Use of layouts through the design of new development areas which encourage natural cooling to avoid heat stress and the need for air-conditioning.
- Adhering to the strategic measures and objectives within Wiltshire Council's Level 1 Strategic Flood Risk Assessment (SFRA, 2019)<sup>21</sup> and Local Flood Risk Management Strategy for Wiltshire (2015)<sup>22</sup>, and within the emerging Salisbury River Park Masterplan (in partnership with the Environment Agency)<sup>23</sup>.

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<sup>20</sup> Natural England (2018): 'River Avon SAC Conservation Objectives', [online] available to access via: <http://publications.naturalengland.org.uk/publication/6048472272732160>

<sup>21</sup> Wiltshire Council (2019): 'Level 1 SFRA', [online] available to access via:

<http://pages.wiltshire.gov.uk/planningpolicyevidencebase/strategicfloodriskassessment.htm>

<sup>22</sup> Wiltshire Council (2015): 'Local Flood Risk Management Strategy', [online] available to access via:

<https://www.wiltshire.gov.uk/media/204/Wiltshire-local-flood-risk-management-strategy/pdf/Flood-risk-management-strategy-civil-emergencies.pdf?m=637082199378630000>

<sup>23</sup> Wiltshire Council (2020): 'Salisbury River Park Masterplan: Consultation Draft', [online] available to access via:

[https://www.wiltshire.gov.uk/media/5097/Salisbury-River-Park-Masterplan-Consultation-Nov-2020/pdf/Salisbury\\_River\\_Park\\_Masterplan\\_Consultation\\_Nov\\_2020.pdf?m=637412973848070000](https://www.wiltshire.gov.uk/media/5097/Salisbury-River-Park-Masterplan-Consultation-Nov-2020/pdf/Salisbury_River_Park_Masterplan_Consultation_Nov_2020.pdf?m=637412973848070000)

## Landscape

- Ensuring that planning applications are accompanied by an appropriate Landscape and Visual Impact Assessment in line with the current Landscape Institute Guidelines. Planning applications could also be informed and influenced by any local / neighbourhood design guidance documents.
- Application of design techniques which are sensitive to the local landscape and townscape character. This could include measures which seek to retain and enhance locally important viewpoints, incorporate local materials into the design to respond to local architectural styles, incorporate appropriate visual screening from the surrounding landscape (including from nearby residential areas).
- Protecting and safeguarding landscape and townscape features which contribute to visual amenity and local distinctiveness, including TPOs.

## Historic Environment

- Development proposals should be accompanied by a masterplan which appropriately considers the design to respect the local vernacular and the historic character of the existing settlement, retaining any views to the listed buildings in Salisbury and respecting the special qualities and the setting of any conservation areas.
- Consultation with Historic England to facilitate the implementation of high-quality design techniques which respect and enhance the setting of heritage assets.
- For areas of land which have been identified by the local planning authority or city council for their archaeological importance, proposals could undertake archaeological evaluations with any findings appropriately reported and documented on the local historic environment record in line with best practice guidance.
- An Archaeological Clerk of Works could be required to be on site, recording and documenting any finds during the construction of new development areas.
- Sensitive design techniques could include:
  - Inclusion of high quality and (where possible) locally sourced materials and detailing that contribute positively to the setting of nearby heritage assets and reflect local building traditions.
  - Retention of traditional heritage features through the design of new development areas.
  - Proposals could reflect the distinctive and historical architectural style and design traditions established in the SNDP area, integrating with the historic topography, settlement form, historic street patterns and street lines.

## Land, Soil and Water Resources

- Taking a brownfield first approach to development to safeguard areas of the best and most versatile agricultural land within the SNDP area.
- Indirectly safeguarding the integrity of land, soil and water resources through the application sustainable drainage techniques, permeable materials and natural features within new development areas.
- Requirement for new development areas to deliver phosphate neutrality to minimise risks to the River Avon catchment<sup>24</sup>.
- Proposals could be required to undertake site investigations prior to development to determine ground contamination risks.

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<sup>24</sup> Wiltshire Council (c.2018): 'Memorandum of Understanding: River Avon SAC: Phosphate Neutral Development – Interim Mitigation', [online] available to access via:  
<https://cms.wiltshire.gov.uk/documents/s150428/HRA03MemorandumofUnderstanding.pdf>

- Ensuring that appropriate drainage infrastructure is provided to serve the development, to not overbear the existing network or add to difficulties with local water supplies, sewerage and sewage treatment and waste disposal.

## **Population and Community**

### *Housing*

- Delivering housing of a range of types and tenure which responds to local needs, including an appropriate percentage of affordable dwellings (where appropriate), in line with local plan policy. Design and Access statements accompanying residential development applications could include an assessment of current demographic and market information and demonstrate how the proposal meets the range of housing choices required to meet the identified local housing need.
- The overall arrangement of new housing developments should avoid segregation by layout, housing type or tenure. Additionally, housing development could integrate affordable housing so that it is inclusive and non-discriminatory in terms of appearance and accessibility with the market housing on that site.
- Support for high quality windfall developments within the settlement boundary to meet any residual housing needs during the lifetime of the plan (taking a brownfield-first approach to the selection of sites).

### *Employment & Economy*

- Integration of communications infrastructure into the design to enable super-fast and fibre connectivity to broadband services. Scope to improve connectivity in the SNDP area (where required) to encourage more flexible working practices and support the gig / digital economy.
- Supporting small to medium enterprises (SME) by allowing the conversion of buildings to live-work uses which enables the running of businesses from home, and flexible working.

### *Community Assets*

- Safeguarding community assets from loss (services, facilities and amenities), with Community Infrastructure Levy (CIL) or contributions or Section 106 agreements sought from developers to contribute to local projects which:
  - 1) improve and enhance existing community facilities and social infrastructure
  - 2) financially contribute to proposals for new community facilities and social infrastructure
  - 3) contribute to measures to tackle the causes and impacts of the climate crisis.

## **Health and Wellbeing**

- Including appropriate levels of outside amenity space via private gardens and community open space / recreational areas within new development areas.
- Work in collaboration with key stakeholder groups (particularly the Salisbury Area Green Space Partnership) to enhance the green and blue infrastructure networks within the SNDP area (parks and gardens; amenity greenspace; natural and semi-natural urban greenspaces; green corridors; and other outdoor areas (allotments, community gardens, cemeteries and churchyards).
- Ensuring that new development areas support the aims of the Salisbury River Park and are located within proximity to and provide connectivity to local services, facilities and amenities (via footpaths and/or cycle routes).

## **Transportation**

- Ensuring that new development areas provide connectivity and accessibility to local public transport networks and maximise opportunities for safe walking and cycling to services and facilities, to a standard which allows for wheelchair access wherever practicable.

- Encouraging traffic calming measures through design (i.e. 20mph limits through new development areas; speed humps to slow cars; one way streets etc.) to minimise congestion at the most sensitive locations (including within AQMAs).
- Take a proportionate approach to parking which effectively balances the need to support the use of alternative modes of transport to the private car with limiting potential adverse impacts on the built environment from on-street parking and other uses.

