

Land South of Harnham, Salisbury

EIA Scoping Opinion Request

October 2025

Prepared on behalf of

Wyatt Homes



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1 Introduction

1.1 Introduction

- 1.1.1 Wyatt Homes ('the Applicant') intends to submit a planning application to Wiltshire Council ('the Council') seeking full planning permission for a residential-led development for up to 310 new homes, 40% of which would be affordable. Additionally, the Proposed Development would deliver an early years nursery school, community facilities, and a Strategic Alternative Natural Greenspace ('SANG'). A new vehicular access by a 4-arm roundabout is also proposed off Coombe Road.
- 1.1.2 Chapter 3 - The Proposed Development provides a full description of the anticipated proposals. This report is provided in support of a request for the Environmental Impact Assessment (EIA) Scoping Opinion of the Council, as the local planning authority.
- 1.1.3 In light of the Council's Screening Opinion received in August 2025, the details of which are outlined below, the Applicant will undertake an EIA for the Proposed Development. The EIA will be undertaken in accordance with the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (the 'EIA Regulations').
- 1.1.4 Regulation 15 of the EIA Regulations enables a person to ask the relevant planning authority to confirm in writing their opinion as to the scope, and the level of detail of the information that should be provided in the Environmental Statement (ES). This report accompanies a request for the Council to adopt an EIA Scoping Opinion under Regulation 15 of the EIA Regulations.

1.2 The Project Team

- 1.2.1 The EIA project team has been led by consultants Savills, with input from other specialists both internal and external to the company. The project team comprises:

Table 1.1 The Project Team

Chapter	Environmental Topic	Author
1	Introduction	Savills
2	Site Description	
3	The Proposed Development	
4	Consultation, Site Selection and Alternatives	
5	EIA Approach	
6	Archaeology and Built Heritage	Wessex Archaeology
7	Landscape and Visual Impact	Pegasus
8	Ecology	HDA
9	Conclusion and Summary	Savills

1.3 Proposed Scope of EIA

1.3.1 The proposed scope of the EIA is summarised within Table 1.2.

Table 1.2 Scope of the EIA

Topic	EIA Scoping Report Chapter	Scoped In / Out
Major Accidents and Disasters	5	Scoped out
Agricultural Land	5	Scoped out
Waste and Resources	5	Scoped out
Daylight, Sunlight, Overshadowing and Solar Glare	5	Scoped out
Lighting	5	Scoped out
Wind Microclimate	5	Scoped out
Pollution and Nuisances	5	Scoped out
Climate Change and Greenhouse Gases	5	Scoped out
Flood Risk, Drainage and Water Environment	5	Scoped out
Ground Conditions and Contamination	5	Scoped out
Human Health	5	Scoped out
Socio-economics	5	Scoped out
Transport and Movement	5	Scoped out
Cultural Heritage and Archaeology	6	Scoped in
Ecology	7	Scoped in
Landscape and Visual Impact	8	Scoped in

1.3.2 In order to determine the likely scope of the EIA, this report identifies:

- the key characteristics of the Site and the environmental baseline;
- further survey work that is proposed;
- the extent and scope of the proposed development;
- initial consideration of the potential sources and nature of environmental impacts; and
- the assessment methodologies proposed to be used in each study area.

1.3.3 Regulation 15(2) of the EIA Regulations identifies that a request seeking a Scoping Opinion must include:

(i) a plan sufficient to identify the land;

(ii) a brief description of the nature and purpose of the development, including its location and technical capacity;

(iii) an explanation of the likely significant effects of the development on the environment; and

(iv) such other information or representations as the person making the request may wish to provide or make.'

1.3.4 This information is contained in this scoping report, which is structured into Chapters as follows:

- **Chapter 1** – introduction to the EIA Scoping
- **Chapter 2** - describes the Site, the surrounding context, and identifies sensitive receptors;
- **Chapter 3** - provides information about the development proposed;
- **Chapter 4** – provides the approach to consultation, site selection and alternatives;
- **Chapter 5** - outlines the approach that will be undertaken in preparing the EIA, and identifies the effects considered to be insignificant, and 'scoped out' of the EIA;
- **Chapters 6 to 8** - provide a review of the relevant baseline, outline the potential environmental effects and the proposed scope of the assessment, under individual scoped in topic headings.
- **Chapter 9** provides a summary and conclusion.

1.3.5 On receipt of this report, the Council should consult with statutory bodies (Regulation 2(1)) before adopting their formal EIA Scoping Opinion. The Scoping Opinion will confirm the key environmental considerations to be assessed.

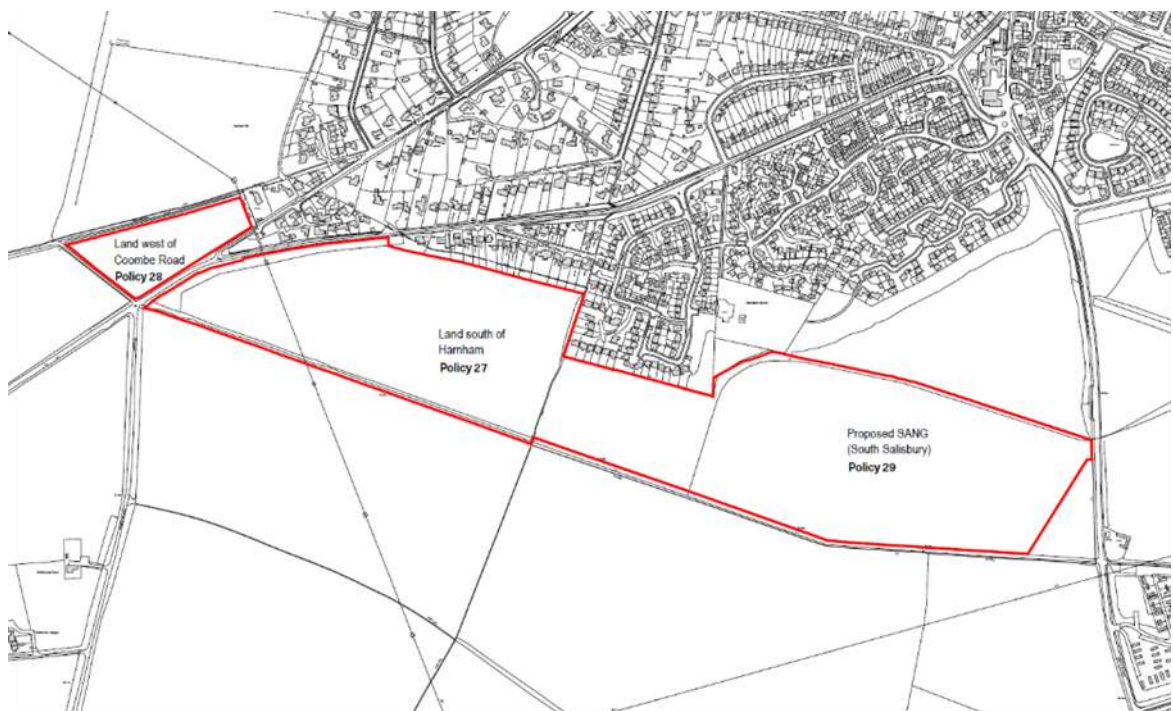
2 The Site and Local Context

2.1 The Application Site

- 2.1.1 The planning application will comprise a full planning application, which is in direct conformity with the Regulation 19 Pre-submission draft Wiltshire Local Plan (September 2023). This emerging plan, currently under examination, proposes to allocate the Site for ‘approximately’ 310 dwellings across two separate parcels (265 under draft policy 27 and 45 under draft policy 28). The Proposed Development by Wyatt Homes responds to these two policies in their entirety. In addition, the Proposed Development will deliver a large proportion of the ‘South Salisbury SANG’ set out under policy 29. This policy has the purpose of mitigating adverse impacts arising from the development on the New Forest designated sites from this, and other proposed residential allocations.
- 2.1.2 The Site, as outlined in red on Figure 2.1, is located to the south of Harnham, in the Wiltshire Council administrative area. The Site is located approximately 2km south of Salisbury city centre, with Salisbury railway station circa 3.6km away.
- 2.1.3 The Site is bordered to the north by residential development, including of the former residentially redeveloped Harvard Hospital site, and to the south by a hedgerow-lined byway. Beyond this, the Site is surrounded by further agricultural land to the west, south and east, with Odstock Road and Salisbury District Hospital beyond the remainder of the field to the east. The Site comprises two separate land parcels, either side of the A354. It totals approximately 33.6 hectares in area and is currently in agricultural use. Natural England’s Agricultural Land Classification Maps identify the land as Grade 3 (Good to Moderate) with one area as 3a (Good)
- 2.1.4 The eastern part of the Site contains the Iron Age settlement of Great Woodbury, which forms the western component of the Scheduled Monument (SM1005652) of Woodbury Ancient Villages, and now consists of a broad subcircular ditched enclosure, circa 5 Ha in area, with internal features. The part of the Scheduled Monument within the site lies in an arable field and only faint earthworks of the exterior bank and ditch can be discerned through LiDAR imaging.
- 2.1.5 No ecological designations are situated on the Site, however, several are located in the vicinity:
- The River Avon SSSI is located 1km north of the Site at its closest point.
 - East Harnham Meadows SSSI is approximately 900m to the north east.
 - West Harnham Chalk Pit SSSI is approximately 605m north west of the Site.
 - Britford Water Meadows SSSI is approximately 1.6 km east of the Site.
 - Cranborne Chase and West Wiltshire Downs National Landscape (formerly Area of Natural Beauty) covers the land to the south east, south and west of the Site, with the closest point approximately 1km away.
 - The River Avon, which runs approximately 1.2 km to the north and east of the Site is also a Special Area of Conservation.
 - Lime Kiln Chalk Local Wildlife Site is contiguous with the northern boundary of the Site, covering 9.6ha and used for recreation.
- 2.1.6 Salisbury Conservation Area lies 800m to the north of the Site and contains a number of listed buildings. A milestone on Coombe Road, embedded within mature hedgerows, is the only listed feature in the immediate vicinity.
- 2.1.7 With regard to the probability of fluvial flooding, the Site is situated in Flood Zone 1, meaning that it has a low probability of flooding from rivers. With regard to the risk of surface water flooding, very minor areas of low risk exist in the western sections of the Site.

- 2.1.8 A Public Right of Way (PROW) footpath runs north to south across the middle of the Site (SALS18), with a restricted byway following the southern boundary of the Site (BRIT17).
- 2.1.9 The Site's topography is gently sloping, with the highest areas (at around 90-95m AOD) being along the northern boundary, adjoining existing dwellings, and the lowest areas along being along the southern boundary, at around 75-80m AOD.-The site is also gently undulating.
- 2.1.10 The land is in two separate land ownerships; one to the west of Coombe Road, and one to the east. Wyatt Homes has the necessary agreements in place with each landowner to progress the land as a whole through the planning and development process.
- 2.1.11 To aid cross referencing, an indicative location plan can be seen in Figure 2.1. Please refer to the assessed development as 'the Proposed Development' (see description in Section 3).

Figure 2.1 Application Site Boundary



- 2.1.12 Further description of the Site and the baseline conditions informing the proposed EIA scope is contained within the technical chapters of this Scoping Report (Chapters 5>).

2.2 Aspects to be considered in the scheme design and environmental assessment

- Occupiers of existing dwellings and commercial premises in proximity to the Site;
- The local population in respect of local services, schools, employment opportunities, etc.;
- Users of local roads, transport services and public rights of way, both on and in proximity to the Site;
- Ecological Habitats and species present both on and in proximity to the Site;

- Surface water regimes both on and in proximity to the Site, including Site drainage characteristics;
- The townscape and landscape character of the Site and its surrounding environs; and
- Sensitive receptors that would be introduced to the Site as a result of the Proposed Development, including site workers and future residents, potential school children, tenants and other site users, who would be present during either the construction phase/s or upon completion of the development (the operational phase/s).

3 The Proposed Development

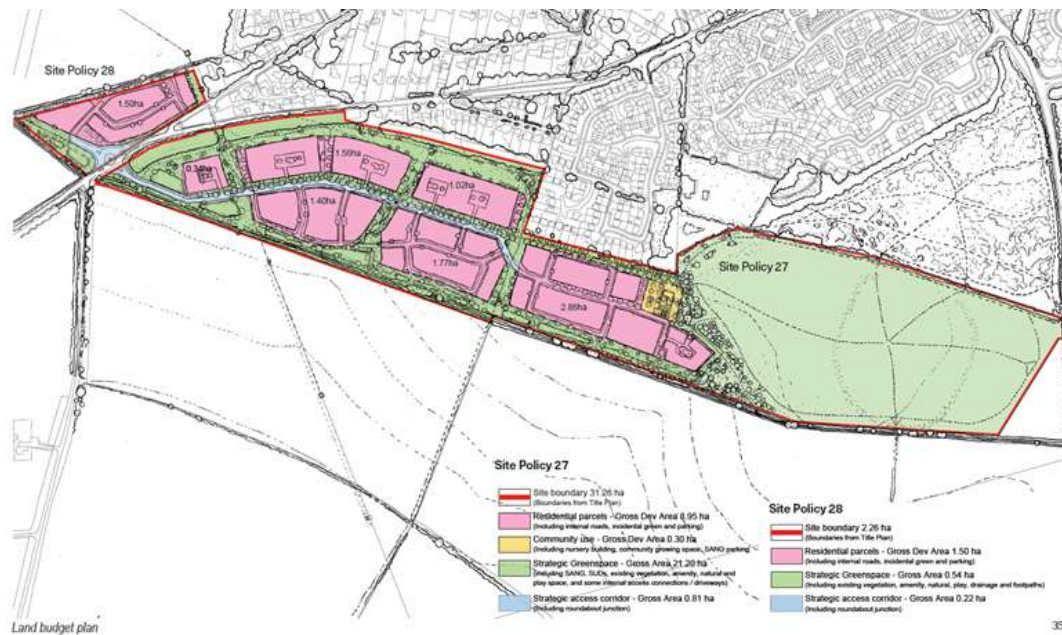
3.1 Description of Development

- 3.1.1 Design work remains ongoing, which could influence the final description of development, however, for scoping purposes, it is clear that the development would consist of a residential-led development for up to 310 new homes, 40% of which will be affordable. Additionally, the Proposed Development would deliver an early years nursery school, community facilities, a SANG alongside the associated development.
- 3.1.2 For the purposes of the EIA Scoping exercise, consideration should be given to the maximum quantum of development. Therefore, the Proposed Development comprises:
- Approximately 310 new homes, of which around 124 homes (40%) would be affordable;
 - Maximum dwelling height of 3 storey;
 - A range of house types, sizes and tenures;
 - An early years nursery school;
 - A community building;
 - Space for communal activities, such as food growing;
 - Retention of the existing Public Rights of Way, as well as extensive new footpath and cycle routes to connect those wishing to access the Hospital and wider city;
 - Facilities and spaces for play, designed for children of all ages;
 - A SANG is proposed to the east of the site with an associated car park;
 - A new vehicular access by a 4-arm roundabout, alongside car and cycle parking made available at homes together with community spaces;
 - Ecological enhancement measures

3.2 EIA Parameters

- 3.2.1 In order for the significant environmental effects of the Proposed Development to be identified and assessed, it is necessary to clearly identify all the components of the Proposed Development. The planning application is envisaged to be made in full, and hence the EIA will ultimately assess the construction and operational effects of the Proposed Development based on detailed designs. The EIA parameters therefore comprise the project description, including development quantum, and design parameters.
- 3.2.2 Pending completion of the fully detailed design, scheme parameters have been set out which identify the maximum extent of development, in order to assess a 'worst case' (maximum) development scenario. In other aspects, such as the main access routes, these are the minimum fixed points that will be delivered.

Figure 3.1: Parameters plan



3.2.3 Whilst design work is ongoing, scoping should be based upon the maximum quantum of development set out above. An Illustrative Masterplan has also been produced for the Proposed Development, which provisionally demonstrates how the development is expected to be achieved. This is provided in Figure 3.2 and will be used as an indicative basis for the anticipated Proposed Development design. This also derives from the September 2025 pre-application submission (pp. 32-33).

Figure 3.2: Framework masterplan



Site preparation, construction and controls

Methods of working

3.2.4 The assessment of effects prior to the adoption of additional mitigation measures will assume that construction will proceed in accordance with industry standard best practice techniques, and that all legislative requirements will be met. Standard measures can be secured through planning conditions and will therefore not be repeated as mitigation in the ES. These include, for example, site waste management; construction & environment management; construction traffic management.

3.2.5 It is anticipated that contractors' compounds will be located as secure areas within the Site. All materials and plant storage will occur on the Site, and no off-site compounds are necessary.

3.2.6 The working hours are anticipated to be:

- 08:00 - 18:00 hours Monday to Friday inclusive
- 08:00 - 13:00 hours on Saturday; and
- No noisy work to be carried out on Sundays or Bank Holidays.

3.2.7 In order to maintain these working hours, the contractor(s) may require a period of up to half an hour before and up to one hour after normal working hours for start-up and close-down of activities. This does not include operation of plant or machinery giving rise to noise with the potential to disturb nearby residents or the arrival of any HGV at site before 07:30 hours.

Construction Environment Management Plan (CEMP)

3.2.8 Details of measures to protect the environment during the construction of the Proposed Development will be set out in a CEMP. Measures will address hours of working, noise, vibration, dust, light spill, wheel washing and control of runoff. It is anticipated implementation of the CEMP will be a condition of the planning permission and that it will be regularly monitored.

3.2.9 Once finalised and approved, the CEMP would be held on-site. All site personnel would be made aware of its existence and undertake to adhere to the guidance.

Procedure for dealing with contaminated material

3.2.10 Historically the Site has been used for agricultural purposes, which has a low risk associated with the potential for contamination. In the event that contaminated material is identified during site preparation, the contractor would follow standard procedures to:

- Notify the Environmental Health department of the discovery;
- secure the area / take action to prevent the release of contamination;
- appoint a specialist to carry out the necessary analysis to identify the substance and appropriate containment/disposal options;
- dispose of the material in accordance with applicable legislation after obtaining the necessary consents and / or licenses; and
- record waste transfer / disposal certificates.

3.3 Construction phasing and duration

3.3.1 The EIA will consider the construction and operational elements of the Proposed Development. The indicative phasing will be confirmed at a later stage.

3.3.2 The EIA will consider, as appropriate, any assumed overlap between the construction phase and first occupations of dwellings to ensure impacts and effects from ongoing construction work and incoming residents have been assessed and understood.

3.3.3 The Proposed Development is considered to be a permanent provision and therefore a decommissioning phase is not applicable.

4 Consultation, Site Selection and Alternatives

4.1 Development Alternatives

4.1.1 Schedule 4, paragraph 2 of the EIA Regulations requires Environmental Statements to include:

‘A description of the reasonable alternatives (for example in terms of development design, technology, location, size and scale) studied by the developer, which are relevant to the proposed project and its specific characteristics, and an indication of the main reasons for selecting the chosen option, including a comparison of the environmental effects.’

4.1.2 As there are no suitable alternative sites within the Applicant’s control, alternative sites will not be considered by the Applicant or assessed in the EIA.

4.1.3 Given the nature and purpose of the Proposed Development, the assessment of alternatives to the development that will be presented in the ES will consider options within the following categories.

- ‘Do Nothing’: under this scenario no development is implemented at the Site and baseline conditions continue in their current trends.
- A different design: under this scenario the Proposed Development is realised with alternative scales and layout, often in the context of development constraints present at the Site.

4.2 Consultation

4.2.1 In the lead up to the planning application and throughout the development design, a programme of consultation has and will continue to be undertaken with statutory and non-statutory consultees, and with members of the public. Further technical consultation will also be undertaken as part of the ongoing EIA process, including consultation with the Environment Agency and local authority officers.

4.2.2 A summary of relevant consultation will be presented in the introductory sections of the ES. This will provide details of any environmental issues raised and provide an audit trail of how the EIA process has responded to these issues. Consultation that is specific to particular topics will be reported, where relevant, within the corresponding chapters of the ES. Details of technical consultation, directly related to the production of this Scoping Request report are provided in the methodology and baseline sections of each topic chapter.

5 Approach to assessment

5.1 The proposed EIA

- 5.1.1 EIA is a process through which the likely significant environmental effects of a development proposal can be identified and, where possible, adverse effects avoided or mitigated. This process is reported in an Environmental Statement (ES), which is submitted with a planning application.
- 5.1.2 The Applicant accepts that the Proposed Development is EIA development, requiring EIA to be undertaken. This Section of the Scoping Request report sets out the scope of the proposed EIA and identifies the proposed structure for the chapters of the ES. The ES will consider various environmental parameters, as required by Schedule 4 of the EIA Regulations.
- 5.1.3 Environmental Statements are required to identify those aspects of the environment likely to be 'significantly affected' both directly and indirectly by the development proposed. An ES should then describe the nature of those significant effects, taking account of the magnitude of the impact and sensitivity of the receptor. These assessments will identify mitigation where appropriate and evaluate residual effects with this in place.
- 5.1.4 The environmental effects of the Proposed Development will be considered for both the construction and operational phases. The findings of the EIA will be presented in a main written statement, supported by figures and appendices. A non-technical summary of the ES will be provided as a separate document.
- 5.1.5 It is envisaged that the consent for the Proposed Development will be the subject of a full planning permission approved with conditions. The assessments will be undertaken based on a series of parameter plans, which are expected to include land use, access & movement, building heights and green & blue infrastructure. The assessments for the detailed access will be undertaken based on the proposed detailed submission plans.

5.2 EIA Screening

- 5.2.1 The EIA Regulations require that before consent is granted for certain types of development, an EIA must be undertaken. The EIA Regulations set out the types of development which must always be subject to an EIA (Schedule 1 development) and other developments which will only require assessment if they are likely to give rise to significant environmental effects (Schedule 2 developments). Guidance and thresholds are available to help to decide whether EIA is required for a Schedule 2 development. This decision process is known as 'screening'.
- 5.2.2 The selection criteria for screening Schedule 2 development are provided in Schedule 3 of the EIA Regulations. Schedule 2 projects require EIA if they are likely to have significant effects on the environment by virtue of their nature, size or location. The potential for likely significant effects on 'sensitive areas', as defined in Regulation 2(1) of the EIA Regulations, is a particularly important consideration.
- 5.2.3 The Proposed Development falls within Schedule 2 Section 10(b) of the EIA Regulations as an "Urban Development Project" the definition for which includes "the development includes more than 1 hectare of urban development, which is not dwellinghouse development", "the development includes more than 150 dwellings", and "the overall area of the development exceeds 5 hectares".

5.2.4 Owing to the nature and scale of the Proposed Development, Wyatt has previously sought an EIA Screening Opinion. This request was submitted by Savills in August 2025 and responded to by Wiltshire Council in a formal EIA Screening Opinion dated 18 August 2025 (ref PL/2025/06497).

5.2.5 The Council's Opinion concluded that:

“The proposed development is likely to have significant environmental impacts on sensitive areas including landscape, heritage and ecological receptors.”

5.2.6 An EIA process is thus being undertaken which continues with a formal Scoping exercise and the preparation of this Scoping Report, in order to agree the scope with the Council. The purpose of the EIA Scoping Request report is to provide sufficient information for the Council to consider and consult upon the scope of the EIA to support the application for the Proposed Development. Some assessment work, notably archaeological trenching, is ongoing whilst the Scoping Request is under consideration. This will be confirmed following the output of the Scoping Chapters.

5.2.7 The Council's Screening Opinion is categorical that EIA would be required in relation to three matters: (i) Landscape; (ii) Heritage; and (iii) Ecology. It does not explicitly confirm which matters it considers should fall outside of EIA, however reference is made to WC's Highways Team having been consulted, and given the view that:

‘In transportation terms there is no need for a development of this scale to require EIA.’

5.2.8 No substantial comment is given on any other environmental matter.

5.2.9 Whilst the Screening Opinion is not authoritative on the scope of the EIA or a formal scoping position, given the clear steer provided, Wyatt Homes is seeking to adopt a narrow scope for EIA, in line with the key environmental topics highlighted within the Screening Opinion. Therefore, this Scoping Report will comprise of the following chapters.

Table 5.1 Scoping Contents

Chapter	Title	Responsibility
01-03	Introduction, Site Description, Proposed Development	Savills
04	Consultation, Site Selection and Alternatives	
05	EIA Approach	
06	Archaeology and Built Heritage	Wessex Archaeology
07	Ecology	HDA
08	Landscape & Visual Impact	Pegasus
09	Summary and Conclusion	Savills / All

Study area and temporal scope

5.2.10 Each assessment topic will define its study area geographically and indicate the timescales over which the environmental effects will be considered. The temporal scope will consider the construction phase, and thereafter when the development is completed and occupied (often referred to as the 'operational' phase). For example, the assessment of landscape and visual assessment will consider residual effects at a future time when the landscaping within the scheme has had a period of 15 years to mature.

- 5.2.11 It is envisaged that construction will commence in 2027, with completion of all dwellings by 2034. The Proposed Development is designed as a permanent provision, and therefore decommissioning is not an aspect that will be considered in the EIA.

Technical scope

- 5.2.12 In order to determine the likely scope of the EIA, the process has identified:

- The key characteristics of the Site and the establishment of the environmental baseline through a series of desk and field studies;
- gaps in the baseline and the further survey work required to address this;
- initial consideration of the potential sources and nature of environmental impacts; and
- definition of the assessment methodologies to be used in each study area (where available).

- 5.2.13 A series of baseline studies have been undertaken to establish the baseline environment for this Scoping Report. Where necessary, studies are ongoing or are being undertaken and can be tailored to advice offered in response to this Scoping request. The baseline and assessment work undertaken as part of preparing this Scoping Report is set out within the following Sections.

- 5.2.14 Schedule 4, Paragraph 4 of the EIA Regulations require an ES to provide “*A description of the factors specified in regulation 4(2) likely to be significantly affected by the development: population, human health, biodiversity (for example fauna and flora), land (for example land take), soil (for example organic matter, erosion, compaction, sealing), water (for example hydro morphological changes, quantity and quality), air, climate (for example greenhouse gas emissions, impacts relevant to adaptation), material assets, cultural heritage, including architectural and archaeological aspects, and landscape.*”

- 5.2.15 As part of the EIA scoping process, issues within the topic areas above that are identified as unlikely to give rise to significant environmental effects can be omitted (‘scoped out’) from the EIA and, where justified, it is reasonable to propose a reduced scope of topic areas where initial assessment indicates significant effects are likely.

- 5.2.16 Based on our experience of other similar projects on similar sites, we consider that the following topics can be reasonably scoped-out at this stage (See Table 1.2):

- Major Accidents and Disasters;
- Agricultural land;
- Waste and Resources
- Daylight, sunlight, overshadowing and solar glare;
- Lighting;
- Wind Microclimate.
- Pollution and Nuisances
- Climate Change and greenhouse gases

- Flood risk, drainage and water environment
- Ground conditions & contamination
- Human health
- Socio-economics
- Transport and Movement

5.2.17 The below provides an initial assessment of the above topics and the ES will include further justification, based on evidence, in respect of these topics (and any others) that it is considered are unlikely to result in any significant adverse effects.

Major accidents and disasters

5.2.18 In the absence of recognised guidance on this subject in the context of EIA, a range of sources providing guidance related to the topic has been reviewed, including:

- Cabinet Office National Risk Register (NRR) 2023 Edition¹;
- UK Government Emergency Response & Recovery Guidance (2013)²; and
- International Federation of Red Cross & Red Crescent Societies Disaster and Crisis Management Guidance (2024)³.

5.2.19 A disaster can be defined as “*a sudden, calamitous event that seriously disrupts the functioning of a community or society and causes human, material, and economic or environmental losses that exceed the community’s or society’s ability to cope using its own resources. Though often caused by nature, disasters can have human origins*”. An accident can be defined as “*an unfortunate incident that happens unexpectedly and unintentionally, typically resulting in damage or injury*”.

5.2.20 The Site’s location within the UK is such that natural disasters are not considered to represent a likely risk to the Proposed Development. For example, it is considered that the likelihood of an earthquake with a magnitude sufficient to cause damage to buildings and/or loss of life occurring and impacting the site is extremely low. Furthermore, the topography of the Site is not considered to be sufficiently steep such that a major mass movement disaster could arise.

5.2.21 It is therefore considered that, whilst there is always a potential risk that an accident, fire or natural disaster could result in a significant environmental impact, this risk can be appropriately mitigated through embedded design measures and through compliance with statutory design guidelines. As such, significant effects related to Health and Safety and as a result of major accidents and/or disasters associated with the Proposed Development are not considered likely.

¹ Cabinet Office (2023) National Risk Register 2023: The National Risk Register outlines the most serious risks facing the United Kingdom [Online] Available at: <https://www.gov.uk/government/publications/national-risk-register-2023>

² Cabinet Office (2013) Emergency Response and Recovery: Guidance for staff of responder agencies, particularly senior officers or managers involved in emergency response and recovery preparations. [Online] Available at: <https://www.gov.uk/guidance/emergency-response-and-recovery>

³ International Federation of Red Cross and Red Crescent Societies (IFRC) (2024) IFRC Civil Protection Guidance for National Societies and Federation Secretariat Relations with European Union Actors. IFRC and Red Cross ED Office.

5.2.22 It is therefore proposed that the EIA will not include major accidents and disasters as a specific chapter.

Agricultural land

- 5.2.23 Natural England Agricultural Land Classification Maps identify the land as Grade 3 (Good to Moderate), part of which is under Grade 3a (Good) which is therefore classified as Best and Most Versatile (BMV) land.
- 5.2.24 Whilst part of the Site is classified as BMV agricultural land, its loss to agriculture in the context of the regional supply of BMV agricultural land is not considered significant in EIA terms.
- 5.2.25 Soil is an important component of the ecosystem, and also has a role as a store of carbon. Its functions can be impaired or lost as a result of development if it is not managed properly. The inherent quality of soil, as distinct to its agricultural value, is recognised in the Government's 'Soil Strategy for England - Safeguarding our Soils'⁴ which seeks to encourage the sustainable management of soil resources. Appropriate management of soil resources during construction can help with the re-establishment of soil functions following their storage or movement.
- 5.2.26 The primary measures to mitigate damage to or loss of soil resources includes measures to re-use as much as possible of the soils displaced during the construction phase within landscaped areas and to ensure that the quality of soils retained on-site and any that has to be removed off-site is maintained by following best practice guidance on soil handling, as described in the Construction Code of Practice for the Sustainable Use of Soils on Construction Sites. This will ensure that significant effects to soils would not result from the development.
- 5.2.27 **Therefore, a separate chapter on agricultural land quality is not proposed to be included in the EIA.** However, an Agricultural Land study can accompany the planning application and be appended to the ES if the Council requires.

Waste

- 5.2.28 Developments result in both construction and operational (municipal & commercial) waste arisings. Waste Disposal Authorities (in this case Wiltshire Council) are responsible for ensuring that the Waste Local Plan provides for sufficient facilities to exist to manage anticipated waste arisings (this includes ensuring that sufficient sites exist for merchant facilities for the management of construction and commercial waste). Waste Collection Authorities are responsible for ensuring that sufficient infrastructure exists for the collection of anticipated municipal waste arisings.
- 5.2.29 Planning permission is granted for a residential development proposal on the basis that it is, for example, in accordance with the development plan or necessary to meet a housing need. On this basis, the waste arisings of a proposed development are either anticipated because they are already planned for or should be anticipated as the need for additional housing comes out of predictable (and calculated) scenarios that the Waste Collection / Disposal Authorities should have already taken into account in their forward plans.
- 5.2.30 Therefore, the management of waste arisings from an urban development project should be considered as a policy issue and not a development specific environmental issue. It is

⁴ Department for Environment, Food and Rural Affairs (Defra) (2009) Safeguarding our Soils: A Strategy for England. Department for Environment, Food and Rural Affairs.

envisaged that waste arising during this Proposed Development will be suitably anticipated and controlled through a Construction Environment Management Plan (CEMP).

- 5.2.31 **Therefore, it is not proposed that a specific waste chapter will be incorporated into the ES.** Estimated volumes of waste associated with construction activities (Construction, Demolition and Excavation waste) and the operational phase of the Proposed Development (Municipal Solid Waste, Commercial Waste) will be included in the CEMP.

Daylight, sunlight, overshadowing and solar glare

- 5.2.32 The Proposed Development is still in its design phase, but the proposed development will be three storeys or less in height, with the majority of the dwellings likely to be either two, two and half or three storeys.
- 5.2.33 Given that the proposed building heights for the majority of the Proposed Development are likely to be comparable to the existing buildings in the local area, it is considered unlikely that significant effects on daylight, sunlight, overshadowing or solar glare will occur. Furthermore, given the location and topography of the Site (i.e. with the new homes on lower-lying ground than those existing) the existing potential sensitive receptors are located beyond the zone of impact for overshadowing. The Proposed Development will be designed to ensure compliance with daylight and sunlight requirements in line with the proposed uses, therefore future sensitive receptors introduced to the Site as part of the Proposed Development (e.g. future residents) are not likely to experience significant adverse effects in relation to daylight and sunlight.
- 5.2.34 **As such, daylight, sunlight, overshadowing and solar glare is proposed to be scoped out of the EIA.**

Lighting

- 5.2.35 The Proposed Development is to be located in the countryside, and the Cranborne Chase National Landscape, a designated international dark sky reserve, is located c.1 km at its nearest point to the south. However, given the urban-fringe character of the Site, it is considered that it is not sensitive to minor increases in sky glow, which might be expected from the introduction of residential and related development adjacent to existing residential development. The planning application will be accompanied by lighting strategies setting out proposed principles and designs which will aim to minimise light pollution. This will be taken into account as part of the assessment of landscape and visual effects (see Chapter 8: Landscape and Visual Impact). **As such a separate lighting chapter is not proposed within the EIA.**

Wind Microclimate

- 5.2.36 As described above, the Proposed Development is still in its design phase and it is anticipated that the majority of the proposed development will be two, two and a half and three storeys in height. Given the height of the proposed buildings, it is considered unlikely that significant effects on wind and microclimate will occur. **As such, wind micro-climate is proposed to be scoped out of the EIA.**

Pollution and Nuisances

- 5.2.37 While there is likely to be some dust creation during construction, this would be controlled by appropriate planning conditions and measures contained in the CEMP. Through the adoption of standard best practice measures, the likely residual impact of the Proposed Development is not considered to be significant in accordance with the IAQM guidance. Mitigation measures such as implementing a dust management plan, ensuring screens are placed around dust-producing activities and using dampening techniques would reduce the potential dust impacts.

- 5.2.38 Air quality impacts from construction vehicle emissions can be reduced through best practice construction techniques, such as ensuring that vehicles are not left idling. The above can be implemented and managed through the CEMP, secured through a suitably worded planning condition.
- 5.2.39 Sustainable travel modes will be promoted within the Proposed Development through a Travel Plan. This will aim to reduce the number of trips taken by car by future residents, instead encouraging the use of public transport and non-motorised alternatives. With these measures in place, it is not anticipated that significant polluting effects will occur during operation.
- 5.2.40 During construction, impacts will be temporary and working hours will be limited via commitments in the CEMP secured through planning conditions. All plant will be selected, maintained and positioned to minimise potential noise impacts. It is therefore considered that construction impacts can be mitigated, through the use of appropriate equipment and standard best practice methods to ensure no significant effects occur.
- 5.2.41 Wiltshire Council have declared 3 AQMAs in Salisbury, of which only Salisbury City Centre AQMA is within 1km of the Site.
- 5.2.42 The Site is not located within any AQMAs and the Proposed Development is not considered to be of a scale that would materially alter the levels of traffic in the vicinity of the nearby AQMA that would result in a significant change to the baseline environment.
- 5.2.43 As part of the planning process, the Proposed Development will be required to demonstrate that appropriate noise levels are achieved for both internal and external amenity. The proposed use is in line with surrounding residential areas and is not associated with large noise sources, nor considered likely to result in significant environmental effects.

5.2.44 Accordingly, pollution and nuisances will be Scoped out in the ES.

Climate Change and Greenhouse gas emissions

- 5.2.45 It is noted that the scope of committed developments for the purposes of the Transport Assessment (TA) may be established and agreed with the LPA and Highway Authority via the TA scoping process based upon a separate criteria (e.g. through the inclusion of Local Plan allocated sites and other highways commitments). The assessment of cumulative effects in the Transport, Noise and Air Quality chapters would therefore be based upon the committed schemes agreed for the TA to ensure consistency with the agreed transport modelling.
- 5.2.46 Climate change is identified as one of the defining environmental policy drivers, and the greenhouse gas emissions from all projects can contribute to climate change or potentially deliver reductions. It is vital to ensure that all future development is resilient to the potential effects of climate change and that proposals do not exacerbate the effects of climate change affecting humans or natural systems.
- 5.2.47 The Institute of Sustainability and Environmental Professionals (ISEP), formerly IEMA, has published an 'EIA Guide to Climate Change Resilience and Adaptation' which provides a framework for the effective consideration of climate change resilience and adaptation in the EIA process. This guidance states that the scoping of a project, taking into account climate change, should focus on general considerations rather than detailed, quantitative analysis. This is because EIAs consider proposals for specific sites, whereas climate change models are prepared at a regional or national-level model. The UK has legally binding Greenhouse Gas reduction targets which are set at a macro level, with Government having set ambitious targets to move to a low carbon economy through a range of mechanisms, including decarbonising energy generation, road transport, buildings and food production.

5.2.48 It is proposed that climate change considerations will be covered in the ES only to the extent that it is relevant in the specific topic chapters. The impact of climate change on the development will be considered using the UKCP18 climate change projections for a medium emissions scenario for projected global mean warming of +2°C above pre-industrial levels. This will be a high-level assessment of how potential climate change may alter the predicted effects. It is not considered likely that completely new direct impacts will arise as a result of climate change, but the scale of potential impacts might change when considered against the future baseline conditions. These issues will also be included in reports accompanying the planning application, particularly the Planning Statement, Design and Access Statement, and Transport Assessment. **Accordingly, Climate Change and Greenhouse gas emissions is therefore scoped out.**

Flood Risk, Drainage and Water Environment

5.2.49 The nearest water body to the Site is the River Ebble, 0.9km to the south.

5.2.50 The Site is situated in Flood Zone 1, meaning that it has a low probability of flooding from rivers. In regard to the risk of surface water flooding, very minor isolated areas of low risk exist in the central sections of the Site. As the Site area is greater than 1 ha, a Flood Risk Assessment is required to be submitted with the planning application. This together with a Drainage Strategy will be submitted with the planning application and as a result **this topic is scoped out of the EIA.**

Ground conditions and Contamination

5.2.51 The Site is within the catchment for the River Avon SAC and, in accordance with the Conservation of Habitats and Species Regulations 2017 is required to be phosphate neutral, so as not to have any adverse effects on the SAC.

5.2.52 The nearest receptor for water contamination is the River Ebble, as mentioned above.

5.2.53 If contamination is found on site during the construction phase, best practice procedures will be followed, to ensure the risk to receptors is minimised. Standard best practice construction processes will ensure the risk of contamination to watercourses and land is minimised. These measures will be implemented via the CEMP.

5.2.54 Once operational, the Proposed Development is not of a type that is likely to result in surface water contamination. Surface and foul drainage will require to be suitably managed through the approved site drainage strategy. **As a result, this topic is scoped out in the EIA.**

Human Health

5.2.55 While there is likely to be some dust arising during construction activities, standard good practice techniques would manage the potential impacts to human health.

5.2.56 Given the Site's current agricultural use, there is considered to be limited potential for the presence of contamination that could be mobilised during construction.

5.2.57 During operation, there will be an increase in vehicle trips to and from the Site, which would lead to an increase in vehicle emissions.

5.2.58 The level of risk during construction will be managed through a combination of mitigation, design and good working practice measures set out in a CEMP. This will control potential effects to human health via dermal absorption, ingestion or the inhalation of particles, in particular for those working on-site who are in closest proximity to the operations.

- 5.2.59 A Travel Plan will be implemented with the aim of reducing car travel to and from the Site and related vehicle emissions during operation.
- 5.2.60 The nature of the project as a residential development is such that it is unlikely to pose a significant risk to human health. **As such it is scoped out for the ES.** However, in accordance with emerging Local Plan policy, Wyatt expect to submit a Health Impact Assessment as part of the planning application.

Socio-Economics

- 5.2.61** The Site would provide many much-needed homes in an area of under-supply, both market and affordable. The Proposed Development would also deliver an early years nursery school, community facilities, and a Strategic Alternative Natural Greenspace (SANG) alongside the associated development. The development will provide many jobs during the construction phase, a big boost to the materials supply chain and have significant beneficial effects to Salisbury's local economy. **These effects, are consistent with what would be expected through Local Plan policy and hence it is considered the topic does not warrant being a Scoped in topic in the ES.**

Transport and Access

- 5.2.62 The PRoWs will be retained and integrated into the scheme with appropriate landscaping. Additional footpaths will improve access to the Lime Kiln Chalk open space.
- 5.2.63 During the construction phase, a higher number of HGVs will be required to access the Site and use the surrounding road network to remove and import materials. This would likely exceed the current baseline, but would be temporary in nature. Furthermore, vehicle movements can be controlled through a routing agreement with restrictions imposed over timings as appropriate. A temporary impact could arise on local traffic, which could affect people who live and work in the area. However, the Site is within an area with well-established road and travel infrastructure. Therefore, with the implementation of standard control methods, significant environmental effects are not considered likely during construction phase. This will be reflected within an agreed CEMP and Construction Traffic Management Plan (CTMP).
- 5.2.64 Once operational, residents will be active on the road network, however, the scale of the development is not considered to produce the volumes of traffic that would give rise to significant effects in this regard. The Proposed Development layout, as well as the Travel Plan, will seek to enhance travel by foot, cycle and public transport.
- 5.2.65 A new roundabout on Coombe Road is proposed to act as a 'gateway' entering Salisbury from the south west, as well as consolidating and improving access to Old Blandford Road.
- 5.2.66 The site is located along the A354/A338 corridor which is currently subject to the Wiltshire Transport Model (WTM). This aims to improve journey times and reduce queues for motor vehicles, while at the same time improving cycling and walking facilities on key routes to and from the city centre. Consultation with WC Highways by the applicants highway consultants PFA, has determined access will be available to the model for the Transport Assessment they will be preparing. They will also have access to the Council's VISSIM model which models existing junctions in Salisbury and assesses how they will function with local plan projected growth.
- 5.2.67 PFA the applicant's highway consultants have prepared a Transport Assessment Scoping Study for discussion with the highway authority, outlining what they propose to cover in the Transport Assessment and Travel Plan.

- 5.2.68 In the Council's Screening Opinion dated 18th August 2025 in respect of Highway matters, the Council's Highways Team's consultation response is quoted which stated that:

"In transportation terms there is no need for a development of this scale to require EIA. The operation and construction phases of this proposal can be assessed and conditioned as part of the planning application and consent process involving Transport Assessment and Travel Plans as required"

- 5.2.69 Highways England's comments were also repeated

- 5.2.70 The Screening Opinion, concludes that *the proposed development is likely to have significant environmental effects on sensitive areas including landscape, heritage and ecological receptors*. It goes on to say that *the LPA hereby adopts a screening opinion that EIA is required*.

- 5.2.71 In the light of the quoted Council's Highway team's comments and taking account of the LPA's formal conclusion above, which does not specifically mention transport and highways, **this topic is scoped out of the EIA**. Nevertheless, significant highway information will be provided in the planning application.

5.3 Assessment methodology

- 5.3.1 The ES will include the assessment methodology used for the specific assessment topic, using relevant guidance where this is in place, and wherever possible, predict environmental effects in a standard framework.
- 5.3.2 Each ES chapter will identify those receptors relevant to the topic, and they will be assessed to determine their sensitivity to change as a result of the project from the known baseline. The receptors will be attributed a sensitivity level ranging from high to low as set out in Table 1 below.

Table 5.2 Sensitivity of a generic environmental receptor to change

Sensitivity	Receptor type
High	Receptors of high importance with a high susceptibility to change and limited potential for substitution or replacement.
Medium	Receptors with some sensitivity to change and medium importance. Often have relevance at a regional scale with some opportunity for substitution or replacement.
Low	Receptors with low importance and sensitivity to change, often of relevance at a local scale.
Negligible	The receptor has very low importance / is not sensitive to change.

- 5.3.3 The magnitude of impact affecting each receptor will then be considered. This can be positive or negative as well as temporary or permanent. The nature of each will be analysed based on quantitative and qualitative techniques and a magnitude assigned ranging from no/negligible change to high change, as set out below.

Table 5.3 Criteria for the magnitude of environmental impact

Magnitude	Description of criteria
High	Effects will be of a consistently high magnitude and frequency and cause severe damage to key characteristics, features and elements or even total loss; or Major improvement to characteristics, features and elements of receptor.
Medium	Adverse loss of resource or damage to characteristics, features or elements but limited impact on integrity; or Benefit or addition to characteristics, features and elements that improve the receptor.
Low	Some measurable changes that are noteworthy and material. Minor benefit or minor loss/detrimental change to the receptors characteristics, features or elements.
Negligible	Very minor changes that are not noteworthy or material.

5.3.4 Having identified the sensitivity of the receptor and the magnitude of the impact, the standard matrix set out below will be used to indicate the predicted level of effect, ranging from neutral to substantial. For the purposes of the ES, unless specifically defined otherwise in an ES chapter, effects of moderate and higher are considered to be significant effects.

Table 5.4 Framework for identifying environmental effects

Magnitude of Impact					
		High	Medium	Low	Negligible
Sensitivity	High	Substantial	Major	Moderate	Negligible
	Medium	Major	Moderate	Minor	Negligible
	Low	Moderate	Minor	Minor	Negligible
	Negligible	Negligible	Negligible	Negligible	Negligible

5.3.5 Whilst the levels of effect will be defined within each chapter of the ES, the general definitions shown below can be used for topics where specific EIA guidance is not available.

5.3.6 The likely effects of the Proposed Development will be described as:

- Adverse / beneficial;
- Direct / indirect;
- Temporary / permanent;
- Reversible / irreversible.

Baseline assessment

- 5.3.7 Each topic-based chapter of the ES will identify the current baseline scenario, and where relevant the future scenario, against which the environmental effects of the Proposed Development will be measured. The baseline assessment will involve describing the current state and circumstances of the identified receptors and changes that might be expected to occur as a result of the Proposed Development.

Assessment of environmental effects

- 5.3.8 Having identified receptors that are likely to be affected (taking into account inherent mitigation), the assessments will outline the potential impacts that could arise in the absence of any additional mitigation. Where adverse effects are identified, the ES will set out the mitigation measures considered necessary to minimise the potential effect. Residual effects will be evaluated, and their significance will be reported based upon the magnitude of impact against the sensitivity of the receptor.

Assumptions and limitations

- 5.3.9 In the preparation of the ES, it is assumed that all legislative requirements will be met, and the proposed development will be constructed in accordance with industry standard techniques and best practice methods implemented on-site. It is therefore not necessary to re-consider this as mitigation that will be evaluated in the assessment of residual effects. Further details are set out in the following Sections.

Assessment of cumulative effects

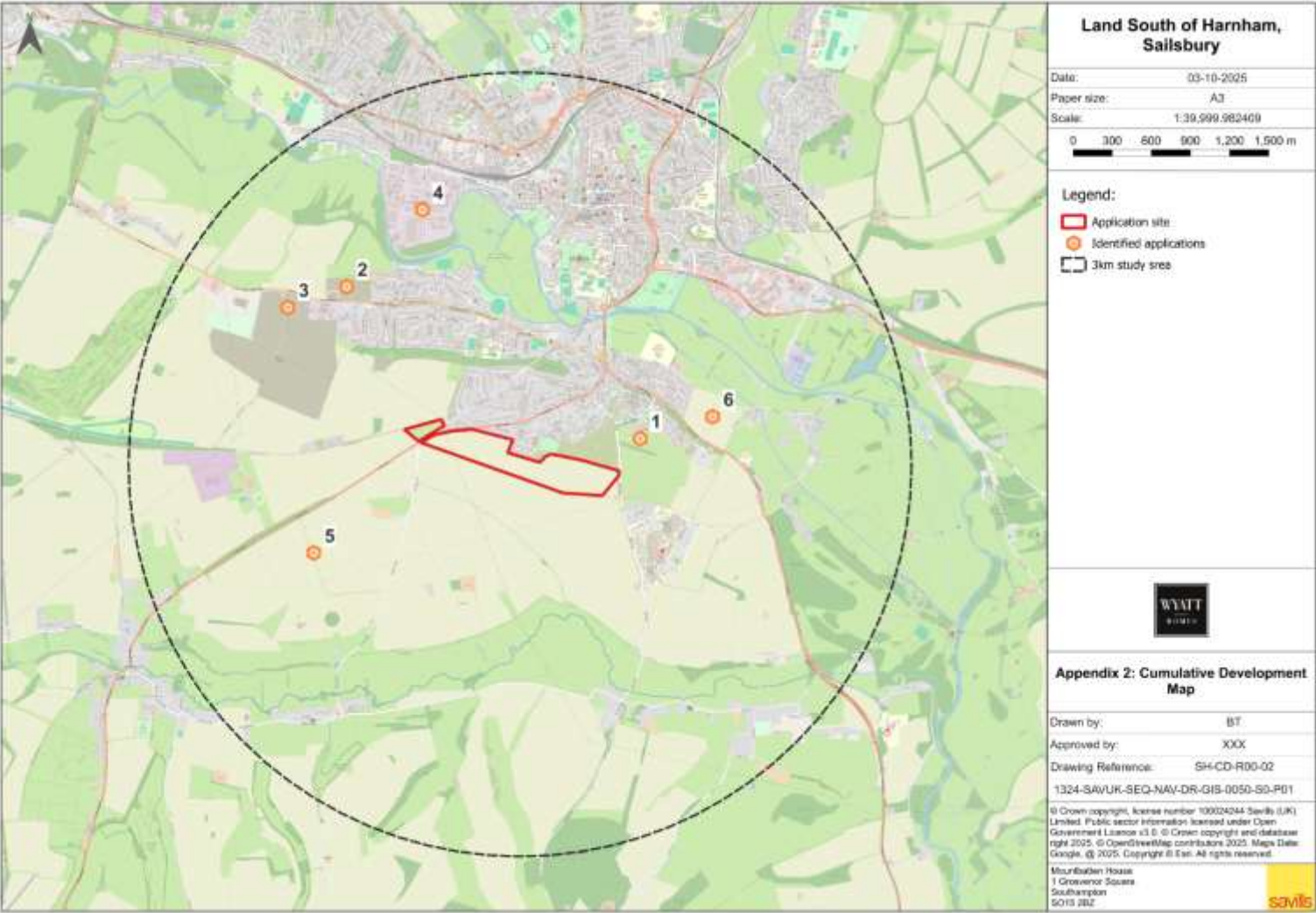
- 5.3.10 The requirement for cumulative effects assessment is set out in Schedule 4 of the EIA Regulations. At Schedule 4(5), the EIA Regulations require '*A description of the likely significant effects of the development on the environment resulting from, inter alia: ... (e) the cumulation of effects with other existing and/or approved projects, taking into account any existing environmental problems relating to areas of particular environmental importance likely to be affected or the use of natural resources;*
- 5.3.11 Cumulative impact comprises the combined effects of the Proposed Development with other existing and/or approved development. It is proposed that the EIA will consider other planning permissions that are not yet constructed or operational (PPG Reference ID 4-024-20170728), along with allocated schemes where there is a reasonable degree of certainty that they will proceed within 3 years (PPG Reference ID: 42-014-20140306).
- 5.3.12 The cumulative assessment focuses on consented schemes of more than 1,000 m² (GEA) of commercial space or over 50 residential units, with professional judgement applied for schemes outside of the thresholds. A 5km threshold has been applied on the basis that beyond this distance significant cumulative effects are not considered to be likely, therefore primary consideration is given to schemes within this radius.
- 5.3.13 This EIA scoping request considers the potential for cumulative effects when the construction and operational phases could be concurrent, and where there are sensitive receptors common to other developments. Identified cumulative developments that will be assessed in relation to the Proposed Development are listed in the table below:

Table 5.5 Cumulative Schemes List

Map Ref.	Site Address	Application Reference	Description	Status	LPA Area and Distance from Site (from nearest point on Site boundary)
01	Rowbarrow, Odstock Road, Salisbury, Wiltshire, SP2	20/00337/FUL	Erect 86 dwellings together with garages, car barns, and refuse/cycle stores. Lay out gardens and erect means of enclosure. Creation of new vehicular access to Odstock Road. Lay out internal roads, including drives and pavements. Provision of associated public open space, play areas and landscape planting.	Approve with Conditions	0.3km to the northeast Wiltshire Council
02	Netherhampton Road, Salisbury, Wiltshire, SP2 8	PL/2021/06594	Residential development comprising 106 dwellings including formation of vehicular access and footways, open space, drainage, landscaping and associated works.	Approve with Conditions	1.2km to the northeast Wiltshire Council
03	Land South Of, Netherhampton Road, Salisbury, Wiltshire, SP2	19/05824/OUT	Mixed use development comprising of residential (Class C3) up to 640 dwellings, local centre (Class A1), primary school (1.8 ha), employment (2 ha) public open space including country park (10 ha), landscaping, 2 vehicular accesses, estate roads including loop road in detail and associated infrastructure and landscaping.	Approve with Conditions	1.3km to the northeast Wiltshire Council
04	Hiflex House, Telford Road, Salisbury, Wiltshire, SP2 7PH	PL/2023/07414	Demolition of existing office building and development of a new building to provide 2no Use Class E(g) / B2 industrial and B8 Storage / Distribution units, including associated infrastructure, access, and parking.	Approve with Conditions	1.6km to the north Wiltshire Council
05	Homington House, Salisbury Road, Coombe Bissett, Near Homington, Salisbury, Wiltshire, SP5 4JT	PL/2023/10394	Construction and operation of a solar photovoltaic farm and associated infrastructure	Allowed on Appeal with Conditions	1.2km to the southwest Wiltshire Council
06	Land North of Downton Road, Harnham, Salisbury	PL/2025/02992	Outline application for the erection of up to 220 dwellings together with multi-functional open space, SANG, locally equipped area of play,	Under consideration	650m to the northeast

			allotments, community orchard, SuD's features, landscaping, enhanced pedestrian connections and associated infrastructure with proposed vehicular access sought from Downton Road		
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Figure 5.1: Map of the cumulative developments in relation to the application site



6 Heritage

6.1 Introduction

- 6.1.1 This chapter of the EIA Scoping Request has been produced by Wessex Archaeology. This sets out the legal background, policy and guidance specific to this topic, as well as the known baseline. It also sets out the proposed methodology to be used, and the specific aspects of heritage proposed to be scoped into the EIA.
- 6.1.2 It is proposed that due to potential significant effects that archaeology is also scoped into the EIA.

6.2 Assessment Criteria & Methodology

Previous Assessment

- 6.2.1 Consideration of the archaeology and the wider historic environment has been undertaken through a staged approach, in order to inform the feasibility and design of the Proposed Development. An initial Historic Environment Review was undertaken (Wessex Archaeology 2021), followed by a more detailed Heritage Appraisal (Wessex Archaeology 2024a) to inform the potential allocation of the Site for housing. The Heritage Appraisal was supported and updated by a geophysical survey (Wessex Archaeology 2024b). This complemented an earlier geophysical survey which had been undertaken across the eastern part of the Site (Wessex Archaeology 2011).
- 6.2.2 A trial trench evaluation is currently being undertaken to further investigate the archaeological resource within the Site. The results from this will also be used to inform the EIA.
- 6.2.3 The results from the archaeological investigations and the Heritage Appraisal will inform a historic environment desk-based assessment, which will form a supporting appendix to the ES, alongside the 2024 geophysical survey report and the report from on the trial trench evaluation. These investigations and assessment will be used to inform the archaeology chapter of the ES.

Legislative Context, Technical Guidance and Best Practice

Legislative Context

- 6.2.4 Under the *Ancient Monuments and Archaeological Areas Act 1979*, the Secretary of State (DCMS) can schedule any site which appears to be of national importance, because of its historic, architectural, traditional, artistic or archaeological interest. Additional controls are placed upon works affecting Scheduled Monuments under the Act. The consent of the Secretary of State (DCMS), as advised by Historic England, is required for certain works affecting Scheduled Monuments.
- 6.2.5 Under the *Planning (Listed Buildings and Conservation Areas) Act 1990* the Local Planning Authority (LPA) has a duty to have *special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses*.
- 6.2.6 Hedgerows that fulfil certain criteria are afforded protection under the *Hedgerows Regulations 1997* (as Amended 2002). The administration of the regulations is also the responsibility of the LPA.

Policy Context

- 6.2.7 Section 16 of the National Planning Policy Framework (2024) (NPPF), entitled *Conserving and enhancing the historic environment*, sets out the principal national guidance on the importance, management and safeguarding of heritage assets within the planning process.
- 6.2.8 In summary, this establishes the principle of protecting heritage assets and their setting in line with their importance. It requires developers to provide proportionate information on heritage assets affected by their proposals, and places a duty on local planning authorities to weigh the harm that may be caused by a scheme against other benefits.
- 6.2.9 Both the current Wiltshire Core Strategy (Wiltshire Council 2015, Core Policies 57 and 58) and the emerging Local Plan Review (draft Policy 99) emphasise the requirement to conserve and enhance the historic environment and that this forms part of high-quality design. In addition, site-specific allocation policy 27 of the Local Plan highlights the importance of heritage conservation on this site.

Guidance and Best Practice

- 6.2.10 This assessment will be carried out in line with the relevant standards and guidance and will follow best practice methodologies as appropriate, including:
- *Standards and guidance for historic environment desk-based assessment* (CIfA, 2014 rev. 2020);
 - *Managing Significance in Decision-Taking in the Historic Environment: historic environment good practice advice in planning note 2* (Historic England, 2015);
 - *The Setting of Heritage Assets: historic environment good practice advice in planning note 3* (Historic England, 2017);
 - *Statements of Heritage Significance Historic England* (Historic England, 2019); and
 - *Principles of Cultural Heritage Impact Assessment in the UK* (IEMA, 2021).

Baseline Data Collection

- 6.2.11 A number of publicly accessible sources of primary and secondary data have already been consulted, in order to establish the nature, extent and significance of the known and potential heritage resource. The principal sources consulted are presented in Table 6.1 below.

Table 6.1 Data Sources

Data Source	Coverage	Author	Date accessed
National Heritage List for England (NHLE)	Designated heritage assets	Historic England	November 2024
Wiltshire and Swindon Historic Environment Record (WSHER)	Database of known archaeological sites, previous investigations and finds within the county	Wiltshire Council	June 2024
Site visit	Walkover survey and assessment of setting	Wessex Archaeology	October 2023 July 2024
Heritage Appraisal	Archaeology, setting of heritage assets and historic landscape character	Wessex Archaeology	November 2024

Geophysical survey	Detailed gradiometer survey	Wessex Archaeology	June 2011 October 2024
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- 6.2.12 Relevant primary and secondary sources were also consulted, including historic maps and archaeological reports.
- 6.2.13 Whilst data-gathering has been ongoing, data sets will be refreshed as appropriate to ensure the baseline is as complete and as up to date as possible, prior to undertaking the assessment. To this end, a historic environment desk-based assessment will be prepared, which will include an updated search of the NHLE and WSHER within a 1 km study area of the Site, and will be informed by the results of the archaeological investigations undertaken within the Site.
- 6.2.14 In addition, a trial trenching exercise is being undertaken within the Site, to further establish the archaeological potential and heritage significance of the Site. This comprises a total of 113 trenches, which reflects a varied and targeted sampling strategy based on specific archaeological potential and impacts across the site, agreed with the archaeological advisor to the LPA and Historic England.
- 6.2.15 Once all the datasets have been considered, and the intrusive and non-intrusive surveys completed, this constitutes an appropriate baseline for the assessment to inform decision-making.

Proposed Assessment Methodology

Introduction

- 6.2.16 The assessment will consider the extent to which the proposed development will likely impact the historic environment. This is achieved by identifying the value of a heritage asset (or a group of assets) and assessing the likely level of impact, which in turn will result in an effects score, determining whether an effect would be significant or not significant in terms of EIA Regulations.
- 6.2.17 While there is no standard industry specific methodology, this approach is line with IEMA's *Principles of Cultural Heritage Impact Assessment in the UK* (2021) . Professional judgement is applied to all stages of the process.

Value of Heritage Assets

- 6.2.18 In line with IEMA's guidance, the value of a receptor, in this case a heritage asset or a group of heritage assets, needs to be determined, in order to assess whether an effect would be significant or not significant in terms of EIA Regulations.
- 6.2.19 It is important to note that there is a distinction between heritage significance and/or value of a heritage asset, and the asset's sensitivity to change. For example, some assets of the highest designation may not be sensitive to the types of changes that are proposed, whilst others will be more so. This will need to be assessed on a case-by-case basis for each asset, and set out in the assessment text in this chapter, as appropriate.
- 6.2.20 Consideration of an asset's heritage significance is informed by its heritage interest (as set out in the NPPF) and may be recognised through its designation. However, heritage assets may hold value for several different reasons and there are different methods for assessing this value. The criteria and principles of selection for Scheduled Monuments also illustrates how factors such as period, rarity, condition, group value and potential may also contribute to the assessment of heritage significance. While Listed Buildings are nationally designated, and have the same legal protection, they are given three grade levels which reflects their levels of interest

and importance. Assessment of heritage significance is also informed by relevant regional and thematic research frameworks.

Table 6.2 Value of Heritage Assets

Value	Criteria
High	World Heritage Sites (including nominated sites) Assets of recognised international importance Scheduled Monuments Grade I and Grade II* Listed Buildings Grade I and Grade II* Registered Parks and Gardens Conservation Areas (of national importance, especially those containing and enhancing the heritage significance of high value assets) Registered Battlefields Non-designated assets of national importance (including assets equivalent in value to Scheduled Monuments and assets that substantially contribute to national research agendas)
Moderate	Grade II Listed Buildings Grade II Registered Parks and Gardens Conservation Areas (of regional importance) Assets that contribute to regional research objectives
Low	Locally listed buildings Assets with importance to local interest groups Assets that contribute to local research objectives
Negligible	Assets with little or no archaeological, architectural or historical interest, including those where poor condition and survival have substantially diminished their heritage interests
Unknown	The importance of the asset cannot be ascertained from available evidence

Magnitude of Impact

- 6.2.21 The magnitude of impact is the predicted change to the existing baseline environment during the construction and operation of the development. Due to the great variety of heritage assets, there is no standard scale of comparison against which the severity of impacts on heritage assets may be judged. Assessment of impacts has therefore considered the proportion of the features affected, their tolerance or sensitivity to an impact and whether key characteristics would be impacted upon. The duration and frequency of impacts have also been considered.
- 6.2.22 Direct impacts upon most heritage assets typically arise during the construction phase and are permanent, as the loss or damage to archaeological remains cannot be repaired, replaced or re-created. Indirect impacts can occur during construction activities, as the result of factors such as noise and traffic, which can temporarily affect the setting of heritage assets. However, the worst-case long term permanent effects generally occur during the operational phase of a development, relating to changes in setting which affects the heritage significance of an asset, by fundamentally changing the way its interests are understood and appreciated.

Table 6.3 Magnitude of Impact

Magnitude of Impact	Criteria
High	Total loss or major damage to a site, building or other feature, so that its heritage significance is entirely lost Change to most or all key characteristics of a heritage asset, such that the resource is totally altered Major and/or widespread alterations to key aspects of the setting of a heritage asset which contribute to its heritage significance
Medium	Damage to a site, building or other feature, so that its heritage significance is substantially diminished Change to many or some key characteristics of a heritage asset Considerable changes to key aspects of the setting of a heritage asset which contribute to its heritage significance
Low	Minor damage to a site, building or other feature causing minor impacts to its heritage significance Changes to a heritage asset that such that the asset is slightly altered or few key characteristics affected Slight changes to key aspects of the setting of a heritage asset which contribute to its heritage significance, moderate changes to less important aspects of the setting of a heritage asset
Negligible	Very minor changes to a heritage asset or changes that do not affect any key characteristics Very minor changes to setting not impacting on any key characteristics which inform its heritage significance
No change	No change to heritage assets or no change to any aspects of their setting which inform their heritage significance

Significance of Effect

6.2.23 The predicted significance of effect is determined by considering the value of a heritage asset against the likely magnitude of impact. The matrix below (Table 6.4) provides a framework around which the significance of the effect will be assessed. Such assessment follows criteria set out in national guidelines, as well as being informed by professional judgment. Overall effects identified may be beneficial or adverse.

6.2.24 Effects can also be short-term or long-term, temporary or permanent.

6.2.25 Within this matrix very substantial to moderate effects are generally considered significant in the context of EIA, with low or negligible effects considered not significant for the purposes of the EIA regulations; however, this does not mean that there is no harm, as identified in NPPF terms.

Table 6.4 Significance of Effect

Value	Magnitude of Impact					
	High	Medium	Low	Negligible	No change	Unknown
High	Substantial	Major	Moderate	Minor	Neutral	Unknown
Moderate	Major	Moderate	Minor	Negligible	Neutral	Unknown

Low	Moderate	Minor	Negligible	Negligible	Neutral	Unknown
Negligible	Minor	Negligible	Negligible	Neutral	Neutral	Unknown

Geographical Scope

- 6.2.26 The geographic scope comprises the Site informed by a wider consideration of a 1 km Study Area.

Temporal Scope

- 6.2.27 It is proposed that the ES chapter will consider both the construction and occupation phases of the Proposed Development. Primary impacts to below ground archaeology typically occur within the construction phase, whilst the long-term effects of the Proposed Development will need to be considered in relation to potential impacts to heritage assets arising from a change in their setting. The long-term management of the Scheduled Monument will also be a consideration.

Cumulative Assessment

- 6.2.28 A list of cumulative sites has been proposed in Chapter 5 and will be confirmed with Wiltshire Council during the scoping process. The Council's archaeological advisor has noted that the cumulative impact of housing adjacent to the Scheduled Monument of Woodbury Ancient Villages will need to be assessed in the EIA.

6.3 Baseline Environment

Introduction

- 6.3.1 The following presents a current summary of the archaeological and historical background and potential of the Site. This is informed by the heritage appraisal and geophysical surveys undertaken within the Site. The understanding of the presence, character and heritage significance of any archaeological remains within the Site is being further investigated through archaeological trial trench evaluation. As such, this information will be updated later in the EIA process.
- 6.3.2 A description of the location of the Site, its current land use and geology can be found in Chapter 2.
- 6.3.3 Within the Site lies the Scheduled Monument of Woodbury Ancient Villages (NHLE 1005652), specifically the enclosed Iron Age settlement known as Great Woodbury. A further 19 Listed Buildings and a single Conservation Area are situated within the 1 km Study Area.

Palaeolithic (970,000–9500 BC) and Mesolithic (8500–4000 BC)

- 6.3.4 A highly significant Palaeolithic site lies to the east of the Site (WSHER MWI9689), consisting of a closely datable Middle Pleistocene buried land surface. However, the Site does not appear to contain the same potential for such Palaeolithic remains to be present. The Site is mostly located much higher up Harnham Hill than the Palaeolithic site and has a different geological profile.
- 6.3.5 There is currently no recorded evidence of archaeological remains dating to the Mesolithic in the immediate vicinity of the Site. Similar to with the Palaeolithic material, any background potential for Mesolithic archaeological remains would likely also be limited to areas sealed beneath superficial geological deposits. Whilst localised colluvium within the two coombes

crossing the Site could potentially offer conditions for the preservation of such sites, they are generally considered to be of low potential.

Neolithic (4000–2400 BC)

- 6.3.6 Excavated evidence for Neolithic activity is concentrated to the immediate south of the Site. This includes the location of a livestock enclosure and structure to the immediate south-east of the Site (WSHER MWI9875, MWI9876). The environmental samples taken from the enclosure ditch indicated that it lay within dry, calcareous grassland by the Middle Neolithic.
- 6.3.7 Whilst this indicates that at least part of the Site would have been exploited for pasture, Middle Neolithic pits containing possible placed deposits, have been excavated just beyond the southern edge of the Site (WSHER MWI75641). These suggest a high potential for further such features to be present within the Site. This could potentially include some of the anomalies identified in the geophysical surveys undertaken across the Site.

Bronze Age (2400–700 BC)

- 6.3.8 The Study Area contains a substantial number of both excavated and unexcavated Bronze Age barrows, located at varying elevations and topographical locations. While there is a lack of geophysical anomalies identified within the Site which would be consistent with what would be expected with the remains of barrows, their presence cannot be categorically ruled out. If the remains of any such barrows are present within the Site, this would also bring with it the potential for further satellite burials to be present.
- 6.3.9 Beyond the funerary landscape, there is also some evidence for Bronze Age agricultural and settlement activity within the Study Area. Including several datable linear features (WSHER MWI9882, MWI75844), likely representing field systems, enclosures and pits (WSHER MWI75452, MWI75454), likely representing domestic settlement.
- 6.3.10 The environmental evidence recovered from the barrow excavated to the immediate south of the Site (WSHER MWI9892) indicated that it was located within an area of calcareous grassland, as appears to have been the case during the Middle Neolithic. This implies a continued exploitation of the Site for pasture, though this does not preclude the presence of some limited arable cultivation, especially into the Middle and Late Bronze Age. Given the presence of multiple undated linear features identified within the Site through geophysical survey, it is possible that at least some of these relate to field boundaries, enclosures and/or trackways dating to this period. It is also possible that some of the less confidently identified discrete anomalies could relate to pits or burials.

Iron Age (700 BC–AD 43)

- 6.3.11 Evidence for domestic occupation and arable cultivation across Harnham Hill increases substantially into the Iron Age. This primarily includes evidence for three separate enclosed settlements, at Little Woodbury 315 m east of the Site (NHLE 1005652, WSHER MWI9895), at Great Woodbury (NHLE 1005652, WSHER MWI9894), within the Site and at the summit of Harnham Hill, 350 m north of the Site (WSHER 9896). The exact phasing and potential for contemporary occupation of these three settlement sites is not currently well understood.
- 6.3.12 Despite these limitations, the excavated evidence demonstrates that all three settlements were home to sedentary households or communities during at least the Early to Middle Iron Age, with a greater emphasis on arable cultivation than their Neolithic and Bronze Age predecessors. This, combined with further evidence for an Early Iron Age unenclosed settlement at Rowbarrow, at the northeastern edge of the Study Area (WSHER MWI75457, MWI75458),

demonstrates that the surrounding landscape was well settled throughout most, if not all of the period.

- 6.3.13 The geophysical survey undertaken across the eastern side of the Site has already identified a large number of anomalies, which could potentially relate to pits and other evidence of domestic occupation, beyond the main settlement. Beyond the slightly unclear potential for evidence of Iron Age domestic occupation within the Site beyond the Scheduled Monument, there is a clearer potential for archaeological evidence of field systems and livestock enclosures to be present within the Site. Although these remain unexcavated and their relationship with Great Woodbury is currently uncertain, there is a reasonable potential that at least some of these date to the Iron Age period.
- 6.3.14 Iron Age settlements (particularly later in the period) often include burials and other funerary deposits within the area of domestic occupation. Due to the minimal excavation of Great Woodbury, it is not clear whether it contained any such funerary features or deposits, and so there remains a potential for burials associated with the settlement to be present outside of the enclosure and within the Site.

Romano-British (AD 43–410)

- 6.3.15 Despite the relative proximity of the regionally important settlement of Sorviodunum (Old Sarum) to the north and the road connecting it to Durnovaria (Dorchester) 2.4 km east of the Site, there is surprisingly little archaeological evidence of Romano-British settlement recorded across Harnham Hill.
- 6.3.16 The recovery of some artefacts from the ploughsoil overlaying and surrounding Great Woodbury could indicate its continued occupation into the Romano-British period, however, this was not evident from the limited intrusive investigations.
- 6.3.17 Although occupation across the Study Area appears to have been lower in density than during the Iron Age, evidence indicates that the area was still exploited for arable cultivation during the period. Also, a possible rectangular building identified from geophysical survey at Great Woodbury may be Romano-British in date. Consequently, there is some potential that some of the potential features identified within the Site through geophysical survey date to the Romano-British period.

Anglo-Saxon (AD 410–1066)

- 6.3.18 Archaeological evidence of Early Anglo-Saxon activity within the Study Area consists of several areas of funerary activity. One cemetery was identified at the foot of Harnham Hill's scarp slope, along the edges of the Nadder floodplain, 575 m north of the Site (WSHER MWI9913), whilst another cemetery was identified on Harnham Hill, overlooking the Avon valley, 365 m north-east of the Site (WSHER MWI77553).
- 6.3.19 Although the Site lies well outside of the estimated boundaries of these cemeteries, they highlight the presence of Early Anglo-Saxon communities within the Study Area. Beyond the funerary landscape, there is comparatively little archaeological evidence for Anglo-Saxon settlement within the Study Area. However, a possible rectangular building identified from geophysical survey at Great Woodbury, which might be an Anglo-Saxon hall, suggests there is the potential for some of the geophysical anomalies identified within the eastern end of the Site to date to this period.

Medieval (AD 1066–1500)

- 6.3.20 The Domesday book indicates that by 1086, settlement around Harnham Hill had become at least partially nucleated within the villages located along the surrounding river valleys, many of which have continued to be occupied through to the modern day. Although not recorded in the Domesday survey, there is historical and archaeological evidence that Harnham was also established as a village during the period (WSHER MWI9964, MWI9983).
- 6.3.21 The Site lies outside of these areas of settlement and likely fell within the associated agricultural landscape. If this were the case, then archaeological evidence of medieval field boundaries or ridge and furrow cultivation could be present within the Site. This could include some of the linear features already identified through geophysical survey.

Post-medieval to modern (AD 1500–1800)

- 6.3.22 The earliest cartographic source that presents a relatively accurate depiction of the Site is the 1807 Ordnance Survey (OS) drawing of Berwick St. John. This depicts the Site over a series of enclosed fields along with Coombe Road/Salisbury Road, a track running along the route of the byway and Old Shaftesbury Drove (now a footpath).
- 6.3.23 The 1807 map also appears to depict a small structure at the southern end of the area of the Site north of Coombe Road. This likely represents a farmhouse, cottage or outfarm, demolished prior to the surveying of the later OS maps. Any such building would likely have corresponding archaeological remains of the building footings.
- 6.3.24 It is not clear how old the layout of this agricultural landscape was, or how it may have been organised prior to this. There is a general background potential for earlier features to be present within the Site, including field boundaries and also trackways, which would have been important routeways for the movement of livestock from downland pasture onto valley-side arable fields, for folding.
- 6.3.25 The 1840 Britford Parish Tithe Map shows the Site split between three fields, all under arable cultivation at that time, with an additional stretch of pasture running alongside Coombe Road. The Site has remained in use as two arable fields through to the present day.

Historic Landscape Character

- 6.3.26 All field boundaries surrounding the Site can be demonstrated to have been present since at least the production of the 1840 Britford parish tithe map. Therefore, these may fulfil the criteria for being considered historically *Important* as defined under the *Hedgerows Regulations 1997* (as amended in 2002).
- 6.3.27 The Site lies within two areas defined within the Historic Landscape Character assessment as 19th century to modern reorganised fields.

Summary

- 6.3.28 The Site sits within an area with a high background archaeological potential for features dating from the Neolithic through to the 19th century. This primarily comes from its close proximity to the Iron Age enclosed settlement of Great Woodbury. Geophysical survey has already identified a number of probable archaeological features within the Site which could relate to agricultural and domestic activity. There is also some potential for funeral activity in relation to the Bronze Age and Iron Age.

- 6.3.29 Any archaeological remains present within the Site would derive their heritage significance from their archaeological interest. Any such remains which are related to or contemporaneous with the occupation of the Woodbury Ancient Villages Scheduled Monument, would be of elevated value, due to their potential to contain archaeological evidence relevant to the archaeological interest of the Scheduled Monument. Any archaeological remains related to 19th century and modern agriculture within the Site would be of lower value, due to their limited potential to provide any substantial contribution to the understanding of the Site through these periods.

6.4 Potential Environmental Impacts & Effects

Construction Impacts and Effects

- 6.4.1 Construction activities are anticipated to cause widespread and substantial disturbance of the underlying plough soil and geology across much of the Site. This could lead to partial or complete loss of below ground archaeological remains. Based on the current understanding, remains could be present dating from multiple periods, including activity associated with the Scheduled Monument of Great Woodbury (NHLE 1005652), which lies within the Site but outside the Proposed Development area. Although the value of these assets is not yet fully understood, there is the potential for a significant effect and so considerations of impacts to below ground archaeology will be scoped into the assessment. This reflects the Council's archaeological advisor's comments in the EIA Screening Opinion.
- 6.4.2 It is anticipated that protection of the Scheduled Monument during construction activities can be managed and controlled through the construction environmental management plan (CEMP) or bespoke archaeological management plan, as such it is proposed that this is scoped out of any further consideration in the EIA.
- 6.4.3 As the identified hedgerows which may be historically important lie at the boundaries of the Site, limited impacts are anticipated to these during construction, as they are expected to be largely retained within the Proposed Development. As the anticipated significance of effect is limited, it is proposed that this aspect is also scoped out of the EIA.

Occupation Impacts and Effects

- 6.4.4 A setting assessment was undertaken as part of the Heritage Appraisal, which considered potential impacts to the heritage significance of designated heritage assets within the Study Area, which might occur due to a change in their setting. This scoped out the majority of assets, including the Grade II listed milestone immediately north of the Site (NHLE 1023796) and Dogdean Farmhouse, which lies around 920 m south of the Site (NHLE 1284970). The milestone and farmhouse are identified by the Council's archaeological advisor as experiencing change to their setting, but not whether this will affect their heritage significance.
- 6.4.5 The sole aspect of the milestone's setting, which informs its heritage significance, is its roadside position, which would not be affected by residential development within the Site.
- 6.4.6 Dogdean Farm is located a substantial distance from the Site, and sits within a large area of farmland overlooking the River Ebble to the south. These aspects of its setting are considered to inform its heritage significance, by allowing for appreciation of the architectural interests and understanding of its historic interest and function. Land within the Site, which lies on the edge of existing modern development, while part of its wider rural landscape, is not considered to form a key aspect of the setting of the asset which informs its significance.
- 6.4.7 As no significant effects are anticipated, it is proposed to scope these assets out of assessment within the EIA. A consideration of these assets and their setting (and justification for scoping

out) will be articulated in the desk-based assessment which will accompany the planning application.

- 6.4.8 The Scheduled Monument of Great Woodbury (NHLE 1005652) is identified as a sensitive receptor to the Proposed Development, as changes to its setting have the potential to affect its heritage significance. This is reflected in the response from Historic England and the Council's archaeological advisor in the EIA Screening Opinion. This is accordingly scoped in for assessment.
- 6.4.9 The Scheduled Monument is currently on the Heritage at Risk Register due to on-going impacts from agriculture. The removal of the monument from active cultivation and proposed public interpretation measures have the potential to give rise to a significant beneficial effect. As such, this will be considered and assessed in the EIA.
- 6.4.10 It is anticipated that physical protection of the Scheduled Monument after construction can be managed and controlled through a bespoke archaeological management plan, as such it is proposed that this is scoped out of any further consideration in the EIA. This can be implemented through an appropriately worded planning condition.
- 6.4.11 While the Proposed Development will represent a fundamental change to the Historic Landscape Character, the value of this aspect is considered to be low, and the retention of the historically important hedgerows will retain the legibility of the former landscape divisions. It is proposed that this aspect is scoped out of the EIA.

6.5 Scoping Summary

- 6.5.1 It is proposed that due to potential significant effects that archaeology is scoped into the EIA.**
- 6.5.2 Proposed assessment is in relation to potential impacts to buried archaeological remains during construction and potential impacts to the Scheduled Monument of Great Woodbury (NHLE 1005652) during occupation.
- 6.5.3 Confirmation is sought as to whether Wiltshire Council agrees with:
- The proposed assessment methodology;
 - The sources to be consulted;
 - The assets and impacts scoped in for assessment within the EIA.

7 Landscape and Visual Impact

7.1 Introduction

- 7.1.1 This chapter of the EIA Scoping Request has been produced by Pegasus Group. The information presented in this chapter will be used to inform the Landscape and Visual Impact Assessment (LVIA) that will form the landscape and visual technical chapter included within the EIA report. The methodology used will be in accordance with the *Guidelines for Landscape and Visual Impact Assessment* (IEMA, 3rd Edition, 2013) and all relevant Technical Guidance Notes and Technical Information Notes published by the Landscape Institute to date.
- 7.1.2 An LVIA considers the assessment of potential effects on landscape character and visual amenity that may arise because of the Proposed Development. These are two separate but related considerations.
- Landscape character assessment is the systematic description and analysis of physical landscape features and elements (including landform, vegetation cover, settlement and transport patterns, land use, tranquillity, building styles and historical and cultural components) within the landscape and the landscape character that results from the combination of these features.
 - Visual amenity assessment is the description and analysis of the character and composition of representative views that aims to illustrate the general quality and nature of views as experienced by people residing, visiting and traveling through the landscape.
- 7.1.3 The scoping assessment has been informed by both desktop studies and in-field assessments carried out between 2023-2025, as well as pre-application advice received in August 2025 from Wiltshire Council.

7.2 Assessment Criteria & Methodology

Legislative Context, Technical Guidance and Best Practice

Guidance and Best Practice

- 7.2.1 The LVIA will be undertaken with reference to the following best practice guidance, where relevant:
- *Guidelines for Landscape and Visual Impact Assessment* (Landscape Institute and Institute of Environmental Management and Assessment, Third Edition 2013) (GLVIA3);
 - *Visual Representation of Development Proposals. Technical Guidance Note 06/19* (Landscape Institute, 2019);
 - *Assessing landscape value outside national designations. Technical Guidance Note 02/21* (Landscape Institute, 2021); and
 - *Notes and Clarifications on Aspects of Guidelines for Landscape and Visual Impact Assessment Third Edition (GLVIA3), Technical Guidance Note 01/24* (Landscape Institute, 2024).

Baseline Data Collection

- 7.2.2 The assessment has been informed by both desktop studies and in-field assessments carried out between 2023-2025 as well as the Screening Opinion received in August 2025 from Wiltshire Council.
- 7.2.3 The desktop baseline appraisal included the following data sources:
- Ordnance Survey maps (1:25,000 Explorer Series).
 - Google Earth Aerial Images 1945-2025. Available At: <https://earth.google.com/>
 - Multi-Agency Geographic Information for the Countryside (MAGIC Map). Available at: <https://magic.defra.gov.uk/MagicMap.html>
 - Natural England Green Infrastructure Framework. Available at: <https://designatedsites.naturalengland.org.uk/GreenInfrastructure/Map.aspx>
 - Natural England National Character Area Profiles. Available at: <https://nationalcharacterareas.co.uk/>
 - Regional published landscape character appraisals - Wiltshire Landscape Assessment (December 2005) and Salisbury District Landscape Character Assessment (February 2008)
 - Cranborne Chase & West Wiltshire Downs National Landscape/ Cranborne Chase International Dark Sky Reserve published Position Statements, Management Plans and Guidance Documents. Available at: <https://cranbornechase.org.uk/>
- 7.2.4 This was accompanied by the production of a Screened Zone of Theoretical Visibility (SZTV). The SZTV was created using OS Terrain 5 data combined with OS Open Map Local data for woodland and buildings to create a Digital Surface Model (DSM). Intervening woodland and buildings heights were modelled at 15m and 8m respectively. A potential building height of 10m was set across the Proposed Development area with a viewer height of 1.7m. This provided an initial indication of visibility of the Proposed Development from the wider landscape. The SZTV informed the initial selection of representative viewpoints and potential intervisibility with receptors identified during the desktop study. This was followed by multiple site visits assessing potential visibility in-field to further refine the assessment and the identification of potential landscape and visual receptors.

Proposed Assessment Methodology

- 7.2.5 The methodology used for the assessment of landscape and visual matters will be in accordance with the Guidelines for Landscape and Visual Impact Assessment (IEMA, 3rd Edition, 2013) and all relevant Technical Guidance Notes and Technical Information Notes published by the Landscape Institute to date.

Geographical Scope

- 7.2.6 The study area for the assessment of landscape and visual matters will include the Site and a 3km radius from the site boundary. The extent of this is illustrated on the accompanying Landscape & Visual Context Plan (see end of chapter). Where there may be visibility of the Proposed Development beyond 3km, this is unlikely to result in a significant effect and therefore, visual receptors beyond 3km have been scoped out.

Temporal Scope

- 7.2.7 As set out above, the assessment of landscape and visual effects will be undertaken for both the construction and occupation phase. In addition to this, the assessment will consider potential effects in Year 1 and Year 15 post completion of the construction phase to account for the growth of mitigation planting over time. This will inform the potential requirement for advance planting, where this may be required to reduce identified adverse significant effects.

7.3 Baseline Environment

Landscape Baseline

- 7.3.1 Salisbury is located at the confluence of the River Nadder, River Ebble, River Wylde, River Bourne and River Avon. The settlement pattern of Salisbury has evolved largely in response to topography. Outside the city centre, the valley floors of the five rivers which meet at Salisbury have largely been avoided and development has extended onto higher ground on the ridgelines and plateaus in between the valleys. This is notably the case in the vicinity of the Site, which is located on the southern edge of Salisbury on a ridgeline between the valleys of the River Avon to the north and River Ebble to the south (Harnham Hill). The Site is formed of two separate land parcels either side of Salisbury Road/ Coombe Road (A354) and Old Blandford Road. It is approximately 32 hectares in area and is currently in agricultural use. Like adjacent development to the north, the eastern extent of the Site is on the plateau. The western extent of the Site is on the southwest facing slope of Harnham Hill. The highest point on the eastern area of the Site lies at approximately 96m AOD and the lowest point on the southwestern area of the Site lies at approximately 73m AOD. The landform is partially contained from the wider landscape by Homington Down (north) before sloping down towards the River Ebble; before it rises again to the south to Homington Down (south), Odstock Down and Clearbury Down which fall within the boundary of Cranborne Chase & West Wiltshire Downs National Landscape.
- 7.3.2 An overhead powerline cuts across the northern boundary between Shaftesbury Drove and the A354 before it cuts across the corner of the Site between the A354 and the byway on the southern edge of the Site.
- 7.3.3 A variety of boundary features enclose the Site, including a double-hedgerow with hedgerow trees flanking the byway on the southern boundary of the Site along with a distinctive tree belt to the A354 defining the western edge of the larger eastern parcel of land.
- 7.3.4 There are open views into the western parcel from the A354 and Old Blandford Road where the boundary to the Site is formed by a post and wire fence. The northern boundary to this parcel is formed by a post and wire fence, beyond which mature vegetations screens the adjacent property. The western boundary includes intermittent vegetation with views into the Site from the Shaftesbury Drove. The southern boundary to the western parcel is defined by a hedge with some filtered views from Old Shaston Drove.
- 7.3.5 The much larger eastern parcel has a mature hedgerow boundary to the south with hedgerow trees, a tree belt to the A354 (Old Salisbury Road/ Coombe Road), which continues along the boundary between the Site and the properties off Portland Avenue, with a large gap where the pylons cross into the Site. A close board fence forms the boundary to the properties off Thompson Close and Andrews Way with direct views into the Site. Shrubs and trees form a robust boundary between Andrews Way Playground and Lime Kiln Way Open Space with some visibility into the Site from the north. A hedgerow flanks Odstock Road which assists in screening views from the west.

Landscape Designations

- 7.3.6 The Site is located 0.9km north of Cranborne Chase & West Wiltshire Downs National Landscape (NL) at its nearest extent. It lies within the boundary of a locally designated Special Landscape Area (SLA) which covers all the countryside around Salisbury up to the NL boundary. This indicates that the landscape is a 'locally valued landscape' as it is protected on a regional scale within the Wiltshire Local Plan. The potential effects on the SLA and the NL will be included as part of the LVIA. This includes the assessment of views into and out of the NL, the potential impact on gateways to the NL from Salisbury, as well as the potential cumulative effect to the NL's special qualities when considering the Proposed Development of the Site, in combination with the agreed list of cumulative schemes.

Other Relevant Landscape Protections

- 7.3.7 The Site falls outside of the Cranborne Chase International Dark Sky Reserve (IDSR), which is concurrent with the boundary of the NL. The character of the night sky in the landscape will be scoped into the LVIA as a qualitative assessment. This will consider the potential effects on the special qualities of the NL.
- 7.3.8 Trees on the northwestern boundary of the Site that line Coombe Road (A354) are covered by a Tree Preservation Order (TPO) - S/BRIT/TPO1. The proposals aim to retain all existing boundary vegetation as part of embedded mitigation works. These are proposed to be safeguarded as part of open spaces to ensure their proper long-term management and long-term retention. In the creation of access from the A354 there may be a requirement for removal of a limited number of the trees. Wiltshire Council will be consulted on their removal and agreed mitigation measures.

Landscape Character

- 7.3.9 The Site is located on the northeastern edge of National Character Area (NCA) Profile 134: Dorset Downs and Cranborne Chase. The development of the Site is of a scale that it is unlikely to result in a significant impact to the key characteristics of this very large NCA. Therefore, it is discounted from further analysis as part of the LVIA.
- 7.3.10 At a county level, Wiltshire Landscape Assessment (December 2005) identifies the Site within Landscape Character Type (LCT) 2: Wooded Downland; and Landscape Character Area (LCA) 2F: Fovant Down Wooded Downland. The potential effect on both the LCT and the LCA will be included as part of the LVIA.
- 7.3.11 At a district level, Salisbury District Landscape Character Assessment (February 2008) identifies the Site as within LCT D: Chalk Downland and LCA D8: Netherhampton Chalk Downland. The potential effect on both the LCT and the LCA will be included as part of the LVIA.
- 7.3.12 The potential effect on the Site's character and that of the A354 as a gateway to Salisbury will be included as part of the LVIA. This will include the potential effect on the topography, vegetation, land use and sense of tranquillity of the Site.

Landscape Receptors

- 7.3.13 The following Landscape Receptors will be included for further assessment as part of the LVIA:
- Cranborne Chase & West Wiltshire Downs National Landscape, which will include the potential effects on the NL's special qualities
 - Special Landscape Area surrounding Salisbury, which will include the potential effect on the SLA's key characteristics

- Wiltshire Landscape Assessment 2005 - LCT 2: Wooded Downland
- Wiltshire Landscape Assessment 2005 - LCA 2F: Fovant Down Wooded Downland
- Salisbury District Landscape Character Assessment 2008 - LCT D: Chalk Downland
- Salisbury District Landscape Character Assessment 2008 - LCA D8: Netherhampton Chalk
- Landscape character of the Site vicinity as part of the southern edge of the settlement of Salisbury
- Site's landscape elements that include topography, vegetation, land use
- The character of the A354 (Salisbury Road), Old Blandford Road and Coombe Road as a gateway between the city and the NL.

Visual Baseline

Extent of Visibility

- 7.3.14 The accompanying Landscape and Visual Context Plan (see end of chapter) illustrates the potential visibility of the Proposed Development within the surrounding landscape. The Screened Zone of Theoretical Visibility is overlaid with designations relevant to landscape and visual matters to inform this.
- 7.3.15 Based on this mapping, to be considered through visual appraisal fieldwork, the Proposed Development may be visible primarily from the south where there are views into the Site from the surrounding landscape which includes Public Rights of Way (PRoW), Avon Valley Path National Trail, the Special Landscape Area (SLA), Cranborne Chase & West Wiltshire Downs National Landscape (NL), the settlements of Odstock and Nunton and fields surrounding the settlement of Homington. There may be very limited intervisibility between the Proposed Development and the settlements of Coombe Bissett and Homington.
- 7.3.16 There is very limited visibility of the Site from the wider landscape to the north and east where intervening vegetation, landform and built form screen the Site from view. There are however views into the Site from parts of the residential development directly north of the Site and Lime Kiln Way Open Space also north of the Site. To the west the tree belt on the A354 substantially screens the eastern parcel of land from view but there are views into the western most parcel of land from Harnham Hill and the fields further west of this.
- 7.3.17 There are three key routes into Salisbury from the south, which have potential visibility of the Site. These include the A354 (Salisbury Road / Coombe Road), Homington Road and Odstock Road. There is limited visibility from both the Odstock Road, the A354 and Homington Road and the potential effects on the character of the view from these routes will be considered as part of the LVIA.
- 7.3.18 There is one Public Right of Way footpath (PRoW BRIT9) within the Site boundary that traverses north-south through the centre of the Site. It is a continuation of a route that runs from Dogdean Farm on Homington Down to Old Blandford Road in Salisbury. It provides a pedestrian route between Salisbury and the NL.
- 7.3.19 There is a restricted byway (SALS99; BRIT17/ Avon Valley Path/ Old Shaston Drove) as well as a byway forming the western boundary to the Site (Brit 19/ Avon Valley Path /Shaftesbury Drove). Both form part of the Avon Valley Way waymarked route, which continues southwards along footpath BRIT9 to Dogsdean Farm then to Odstock, Nunton and further south following the River Avon valley.

Visual Receptor Groups

- 7.3.20 Visual receptors included in the assessment are those groups of people with potential views of the Scheme where changes to the landscape may be noticeable.
- 7.3.21 The LVIA will consider the potential visual effects on communities of residents. It will not assess private amenity from individual properties in detail. The detailed assessment of views from individual private properties is therefore scoped out of the LVIA.
- 7.3.22 The following Visual Receptor Groups will be included for further assessment as part of the LVIA:
- Properties on the northern edge of the Site (The Plot, Lywood Close, Portland Avenue, Thompson Close, Andrews Way)
 - Settlements of Odstock and Nunton and Homington
 - Users of local roads - Homington Road and the A354, Old Blandford Road and Coombe Road approaching and leaving Salisbury from the southwest.
 - Recreational users of Lime Kiln Way Open Space and Andrews Way Playground
 - Recreational users of PRow routes south of Salisbury
 - Recreational users of promoted routes south of Salisbury which includes the Avon Valley Path National Trail and the Peripheral Greenways and Radial Routes/ Greenways set out in the Salisbury Neighbourhood Development Plan
- 7.3.23 Representative viewpoint locations have been identified on the accompanying Landscape and Visual Context Plan (see end of Chapter). These will be presented as both winter and summer views to fully assess potential visual effects and the effectiveness of proposed mitigation.

7.4 Potential Environmental Impacts & Effects

- 7.4.1 Reference should be made to Chapter 3 of this EIA scoping report, which sets out the description of development. This informs the assessment of the susceptibility of landscape and visual receptors to the proposed change, the nature/ magnitude of change (impact) and resulting potential effects.
- 7.4.2 Elements of the Proposed Development that may change the landscape baseline are elements that directly change the quality/ integrity of key landscape elements (vegetation/ topography/ landscape pattern/ land use). This includes the introduction of uncharacteristic features which may erode the context of existing features or their perception within the landscape.
- 7.4.3 Elements of the Proposed Development that may change the visual baseline are those elements that are considered discordant/ incongruent and may change the visual character and composition of the view, as well as the receptor's enjoyment/ experience of the view. Generally, the degree to which a visual receptor is affected by changes to the visual baseline decreases with distance.
- 7.4.4 The Proposed Development is a residential-led development for up to 310 new homes, with an early years nursery school, community facilities including allotments, areas of play and a Suitable Alternative Natural Greenspace (SANG). The maximum development height would be 3 storeys and the extent of built form will be limited to the western extent of the Site, which includes two parcels of land either side of the A354, to prevent impacting the Scheduled Monument. PRowS would be retained with the provision of new footpath and cycle routes to connect the Proposed Development to the Hospital and wider city. A new vehicular access by

a 4-arm roundabout would be provided on the A354 Salisbury Road. This would define a new gateway to Salisbury from the south.

7.4.5 A Land Budget Plan (September 2025) and an Illustrative Masterplan (September 2025) have been developed to inform this scoping report. These plans illustrate the design approach, which includes the following embedded mitigation measures:

- A strong landscape structure of tree planting that:
 - Continues an established pattern of tree belts, avenues and 'green finger' woodlands that are a typical characteristic of the southern edge of Salisbury and the local landscape.
 - Introduces a central avenue connecting corridor of trees which will break up and soften the appearance of built form in long-distance views.
 - Reinforces the existing avenue of trees along the southern edge of the Site with new mature tree planting to filter inward views.
 - The introduction of additional planting belts that extend across the contours and protect the Scheduled Monument setting.
- Buffers to existing boundary hedges and tree belts and PRow routes which:
 - Create a connected network of linear parkland spaces from which views out to the countryside are maintained.
 - Create transitional spaces between the proposed residential development and the countryside to retain a rural edge along the western and southern boundaries of the Site either side of the A354.
 - Aims to conserve the transitional character of the existing PRow as it moves northwards through the Site from the countryside to the city.
- Sensitive siting of built form:
 - Development to be positioned approximately 200m from the Scheduled Monument and sensitively set to avoid adversely affecting its designation.
 - Dwellings to be set back from the higher ground to the north and rear of Andrews Way to facilitate a greenway route connection and new tree planting to filter views.
 - Dwellings can be positioned to enable framed views through from the rear of existing dwellings on Andrews Way.
 - Building heights can step down towards the southern edge to reflect the topography of the Site and to facilitate effective screening of built form where required.
 - Character of dwellings can be designed to reflect the transitional character of the Site with lower density and scale; nearer the southern and western boundaries of the Site.

Construction Impacts and Effects

7.4.6 Details of measures to protect the environment during the construction of the Proposed Development will be set out in a Construction Environmental Management Plan (CEMP).

Measures will address hours of working, noise, vibration, dust and light spill. It is anticipated implementation of the CEMP will be a condition of the planning permission and that it will be regularly monitored.

7.4.7 Changes to the landscape and visual baseline related to the construction phase are generally considered to be temporary in nature and short-term in duration. This includes:

- Fencing of the site for health and safety purposes, storage of materials and storage compounds;
- Lighting of the construction site, as necessary during the winter months;
- Vehicles associated with the delivery of materials and staff, and movements within the site necessary for moving building materials;
- Temporary closure of PRow for health and safety purposes;
- Construction of new infrastructure and new buildings with associated earthworks and removal of existing vegetation to enable this.

7.4.8 Whilst this activity would introduce uncharacteristic activity into the landscape and views, it is likely to be short-term and temporary, which reduces the likely impact and resulting effect. However, there may be significant landscape and visual effects within close proximity to the Site and therefore the consideration of potential landscape and visual effects affecting the identified receptors set out in Section 7.3 during construction will be scoped into the LVIA for further consideration.

Occupation Impacts and Effects

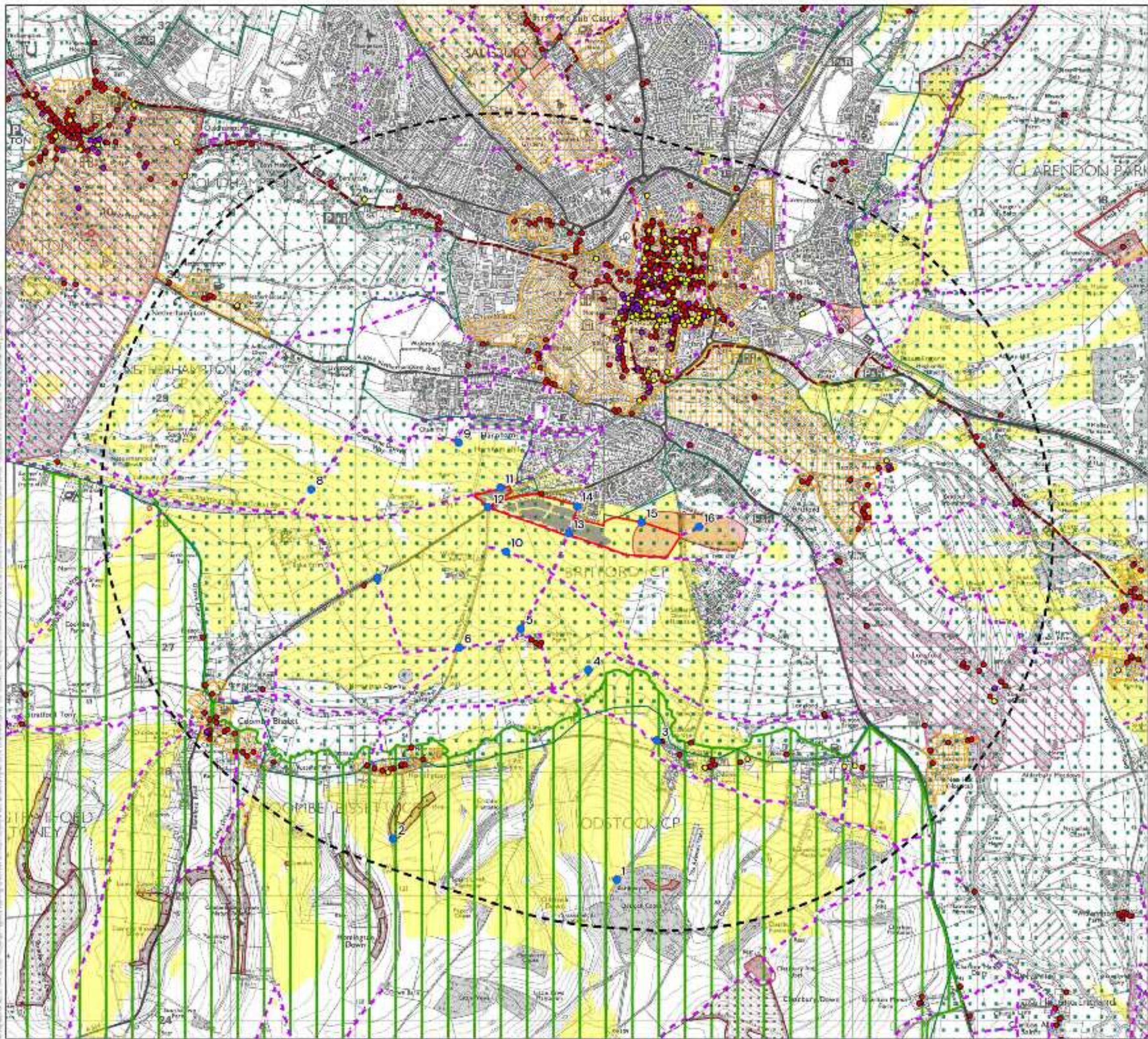
7.4.9 Changes to the landscape and visual baseline during this phase are considered to be permanent and long-term in duration. This includes:

- Changes to the existing land use from agricultural to residential along with the introduction of additional vehicular movements associated with the new development;
- The introduction of residential built form and infrastructure into the landscape which would be seen within the context of existing residential built form;
- The introduction of new landscape features (tree belts, avenues, informal and formal open spaces, drainage and attenuation features) that contribute towards a change in the character of the local landscape and views.

7.4.10 The Proposed Development would introduce permanent features into the landscape, and views which could be considered both in character, as well as out of character of the receiving landscape and existing views. The assessment of potential impacts and effects will depend on the full integration of proposed mitigation measures within the final design, which will be developed as part of a full planning application. There may be inherent significant landscape and visual effects that result from the Proposed Development. Therefore, the full consideration of potential landscape and visual effects affecting the identified receptors, as set out in Section 7.3, during occupation will be scoped into the LVIA for further consideration. This will include the consideration of potential impacts and effects at Year 1 and Year 15 to fully consider the effectiveness of the proposed mitigation planting.

7.5 Scoping Summary

- 7.5.1 The methodology used for the assessment of landscape and visual matters will be in accordance with the Guidelines for Landscape and Visual Impact Assessment (IEMA, 3rd Edition, 2013) and all relevant Technical Guidance Notes and Technical Information Notes published by the Landscape Institute to date.
- 7.5.2 The landscape and visual chapter of the EIA report will include consideration of potential effects on landscape character and the effectiveness of proposed landscape mitigation measures. This contributes towards testing compliance with NPPF guidance, as well as Wiltshire Core Policy 51, the retained Policy C6 from the Salisbury District Local Plan and the emerging Policy 27-29 of the Local Plan Review. In addition to this the chapter will consider to what extent the proposal may affect the special characteristics of both the SLA and NL and the intrinsic character and beauty of the surrounding countryside, where the Site has been identified a part of a 'locally valued landscape'. The Chapter will also consider the nature of change to the A354 (Salisbury Road), which has been identified as a gateway between Salisbury and the NL. The development of the Site is unlikely to result in a significant effect to the key characteristics of NCA 134: Dorset Downs and Cranborne Chase and therefore this will be scoped out of the Chapter.
- 7.5.3 The Chapter will also consider potential effects on visual amenity. This will include illustrating the nature of visual change for local visual receptors, as well as understanding to what extent the Site contributes towards the setting of the NL and the SLA and analysing views from the surrounding landscape to the south of Salisbury, where the Site forms part of the city's setting. Consideration of how the Proposed Development may contribute toward visual access to green and blue infrastructure within valleys and high ground to the south of the city, and how the experience of recreational users of the PRow/ Greenways may change will both be scoped into the Chapter.
- 7.5.4 Proposed representative viewpoint locations have been identified on the accompanying Landscape and Visual Context Plan (see below). These will be presented as both winter and summer views to fully assess potential visual effects and the effectiveness of proposed mitigation. We shall seek to confirm agreement on the proposed location of these representative viewpoints with both officers of Wiltshire Council and of the Cranborne Chase and West Wiltshire Downs National Landscape, as a separate exercise to this scoping report.
- 7.5.5 Landscape and Visual Receptors proposed to be scoped into the Chapter are set out Section 7.3. Potential landscape and visual effects during the construction phase and the operation phase that may affect these identified receptors will be scoped in.
- 7.5.6 The Site falls outside of the Cranborne Chase International Dark Sky Reserve (IDSR), which is concurrent with the boundary of the NL. The character of the night sky in the landscape, will be scoped into the Chapter as a qualitative assessment. This will consider the potential effects on the special qualities of the NL.
- 7.5.7 Consideration of potential inter-project cumulative effects to the NL's special qualities will be scoped into the Chapter. The list of potential schemes to be considered will be agreed as part of the scoping process.



KEY

- Site Boundary
- Development Area
- 3km Study Area
- Public Rights of Way
- National Cycle Network
- CRW Access Land
- Cranborne Chase & West Wiltshire Downs National Landscape/ Cranborne Chase International Dark Skies Reserve
- Social Landscape Area (SDLP Saved Policy)
- Registered Parks and Gardens
- Scheduled Monuments
- Conservation Area
- Grade I Listed Building
- Grade II* Listed Building
- Grade II Listed Building
- Screened Zone of Theoretical Visibility - 10m Development Height
- Proposed Representative Viewpoint Location

Screened ZTV Production Information:

- DTM data used in calculations is OS Terrain 5 that has been combined with OS Open Map Local data for woodland and buildings to create a Digital Surface Model (DSM).
- The Site Development Area has been modelled at 10m.
- Indicative woodland and building heights are modelled at 15m and 8m respectively.
- Viewer height set at 1.7m (in accordance with para 6.11 of GLVIA Third Edition).
- Calculations include earth curvature and light refraction.

NB: This Zone of Theoretical Visibility (ZTV) image illustrates the theoretical extent of where the proposed development may be visible from, assuming 100% atmospheric visibility and includes the screening effect from woodland and buildings based on the assumptions stated above.

REV	DATE	DESCRIPTION
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LANDSCAPE & VISUAL CONTEXT PLAN

LAND SOUTH OF HARNHAM, SALISBURY

WYATT HOMES

DATE	SCALE	DRAWN	APPROVED
03/10/2025	1:30,000@A3	EH	ER
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DRAWING NUMBER
P23_2024_EN_11

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8 Ecology

8.1 Introduction

- 8.1.1 This chapter of the EIA Scoping Request has been produced by Adrian Meurer of Hankinson Duckett Associates (HDA). Adrian is the Director of Ecology at HDA and has worked as a professional ecologist for over twenty years. Adrian is a full member of the Chartered Institute of Ecology and Environmental Management (CIEEM), specialising in the survey and assessment of the effects of development on protected habitats and species, in addition to the design and implementation of avoidance, mitigation and compensation schemes where appropriate.
- 8.1.2 Notwithstanding the council's Screening Opinion of 17th August 2025, which suggested that ecology should 'scoped in' to the statutory Environmental Statement (ES), it is proposed that ecology is **scoped out** of the ES in view of the limited ecological interest of the site, and the absence of likely significant effects on ecology in an EIA context as detailed in Sections 8.3 and 8.4 below.
- 8.1.3 **Please note** however that although it is proposed that ecology is scoped out of the statutory Environmental Statement, **the application will be supported by a stand-alone Ecological Impact Assessment (EclA) proportionate to the scale of risk of the proposed development on ecological receptors.** This will be informed by the detailed studies outlined in Section 8.3 below and will identify the likely effects of the proposed development on ecological receptors associated with the site and its surrounds, together with any necessary avoidance and mitigation requirements in accordance with nature conservation legislation and planning policy. This will include information to allow the planning authority to undertake a Habitats Regulations Assessment and a subsequent Appropriate Assessment in accordance with their duty under the 2017 Conservation of Habitats and Species Regulations (as amended).

8.2 Assessment Criteria & Methodology

Previous Assessment

- 8.2.1 HDA has been undertaking fieldwork and assessment at the site since September 2023. This work is summarised in Sections 8.2.5 and 8.3 below.

Legislative Context, Technical Guidance and Best Practice

Legislative Context

- 8.2.2 In the UK species and habitats are protected under several legislative Acts and Directives as listed below, which will be considered during preparation of the EclA:
- The 1981 Wildlife and Countryside Act, as amended by the 2000 Countryside & Rights of Way Act (as amended).
 - The 1992 Protection of Badgers Act.
 - The 1996 Wild Mammals (Protection) Act.
 - The 1997 Hedgerow Regulations.
 - The 2000 Countryside and Rights of Way Act (as amended).

- The 2000 Water Framework Directive.
- The 2006 Natural Environment and Rural Communities (NERC) Act.
- The 2017 Conservation of Habitats and Species Regulations (as amended); and
- The 2021 Environment Act.

Policy Context

- 8.2.3 Relevant policy from the *Wiltshire Core Strategy: Adopted January 2015*, relating to nature conservation is outlined below:

“Core Policy 50 - Biodiversity and geodiversity

Protection

Development proposals must demonstrate how they protect features of nature conservation and geological value as part of the design rationale. There is an expectation that such features shall be retained, buffered, and managed favourably in order to maintain their ecological value, connectivity and functionality in the long-term. Where it has been demonstrated that such features cannot be retained, removal or damage shall only be acceptable in circumstances where the anticipated ecological impacts have been mitigated as far as possible and appropriate compensatory measures can be secured to ensure no net loss of the local biodiversity resource, and secure the integrity of local ecological networks and provision of ecosystem services.

All development proposals shall incorporate appropriate measures to avoid and reduce disturbance of sensitive wildlife species and habitats throughout the lifetime of the development.

Any development potentially affecting a Natura 2000 site must provide avoidance measures in accordance with the strategic plans or guidance set out in paragraphs 6.75-6.77 ... where possible, otherwise bespoke measures must be provided to demonstrate that the proposals would have no adverse effect upon the Natura 2000 network. Any development that would have an adverse effect on the integrity of a European nature conservation site will not be in accordance with the Core Strategy.

Biodiversity enhancement

All development should seek opportunities to enhance biodiversity. Major development in particular must include measures to deliver biodiversity gains through opportunities to restore, enhance and create valuable habitats, ecological networks and ecosystem services. Such enhancement measures will contribute to the objectives and targets of the Biodiversity Action Plan (BAP) or River Basin/ Catchment Management Plan, particularly through landscape scale projects, and be relevant to the local landscape character.

Local sites

Sustainable development will avoid direct and indirect impacts upon local sites through sensitive site location and layout, and by maintaining sufficient buffers and ecological connectivity with the wider environment. Damage or disturbance to local sites will generally be unacceptable, other than in exceptional circumstances where it has been demonstrated that such impacts:

- cannot reasonably be avoided,*
- are reduced as far as possible,*
- are outweighed by other planning considerations in the public interest.*

iv. where appropriate compensation measures can be secured through planning obligations or agreements.

Development proposals affecting local sites must make a reasonable contribution to their favourable management in the long-term.

Core Policy 69 - Protection of the River Avon SAC

In order to avoid and reduce potential environmental effects on the River Avon SAC, development will need to incorporate measures during construction and operation to avoid and prevent pollution and mitigate potential disturbance effects; appropriate measures may include consideration of suitable buffer zones along watercourses, habitat enhancements and river access management measures. All development within 20m of the river banks should submit a construction management plan to the local planning authority to ensure measures proposed during construction are satisfactory.

Where additional sewage discharges to a STW cannot be accommodated without measures to offset phosphate loading, development will be required to undertake proportionate measures (which may include contributions towards those measures identified in the Nutrient Management Plan) to demonstrate that the proposals would have no adverse effects upon the SAC."

Guidance and Best Practice

8.2.4 The stand-alone EclA submitted in support of the application will also draw on guidance produced by government and non-governmental organisations, including (but not limited to):

- CIEEM (2018) *Guidelines for Ecological Impact Assessment in the UK and Ireland: Terrestrial, Freshwater, Coastal and Marine* 1.2. Chartered Institute of Ecology and Environmental Management, Winchester.
- ODPM (2005) *Government Circular: Biodiversity and Geological Conservation – Statutory obligations and their impact within the planning system*. Office of the Deputy Prime Minister, August 2005.
- Natural England Standing Advice.

Baseline Data Collection

8.2.5 The following studies have been undertaken to inform preparation of the stand-alone EclA and this ES Scoping exercise:

Desk Study: Existing ecological and nature conservation data relevant to the site were collated from various sources including the 'Multi Agency Geographic Information for the Countryside' (MAGIC) online database (<http://magic.defra.gov.uk>) and Wiltshire and Swindon Biological Records Centre (WSBRC). All relevant protected species records were obtained from WSBRC for an area of approximately 2km around the site and a check for statutory designated sites within up to 15km of the site was carried out using the MAGIC database.

UK Habitat Classification Survey: The UK Habitat Classification Survey (UKHAB, 2023) involved walking over the site and wider survey area, mapping the main habitat types and compiling detailed 'target notes'. Target notes record habitat features, and a list of vascular

plant species noted, together with a qualitative assessment of relative abundance where appropriate.

Phase 1 Bat Roost Scoping Survey: All trees within the site with potential to be affected by the emerging proposals were assessed for their potential to support roosting and/or hibernating bats and classified accordingly. There are no buildings situated within the site.

The survey involved the inspection of trees from ground-level with the aid of binoculars and a powerful torch to identify potential features suitable for use by roosting and/or hibernating bats. Potential features include splits, cracks and cavities, peeling bark, woodpecker holes, broken branches and a covering of Ivy where this is of a sufficient age to provide a suitable microclimate between the tree and Ivy stem(s).

In accordance with current best practice guidelines (BCT, 2023), trees were placed into one of the following four categories based on the nature, size, location and quality of features present in each tree and surrounding habitat:

- Negligible suitability - Trees with no or negligible features for roosting bats.
- Low suitability (PRF-I) - Trees supporting features only suitable for individual bats or very small numbers of bats either due to size or lack of suitable surrounding habitat.
- Moderate or higher suitability (PRF-M) - Trees supporting features suitable for multiple bats and may therefore be used by a maternity colony; or
- Known or confirmed bat roost.

Phase 2 Bat Roost Survey: A limited number of trees with features suitable for roosting bats may be affected by construction of the site access off Salisbury Road. These were subject to three climbing inspections at an appropriate time of year in accordance with best practice guidelines (BCT, 2023), using an endoscope to inspect identified features, to record any evidence of occupancy by bats and, where necessary, re-assess their potential to support roosting bats.

Bat Activity Survey: A bat activity survey was also undertaken to determine use of the site by foraging and commuting bats. The survey was undertaken in accordance with best practice guidelines at the time of the survey commencing (BCT, 2016) and comprised both walked transects and automated detector sampling¹:

- *Bat activity transects:* Dusk activity transect surveys were being undertaken on four occasions between September 2023 and August 2024. This involved surveyors carrying hand-held bat detectors walking pre-determined transects of the site, with listening stops at regular intervals for periods of up to 5 minutes. The route taken on each transect ensures that all habitats represented on site are sampled during each survey visit to allow a comparison of bat activity across the site. Surveys began at sunset and ended approximately 2 hours after sunset. Visual observations of bats and bat call registrations were noted, recording time, location, activity and, where known, species. Recordings of foraging and/or commuting activity made using

¹ Note: The methodology undertaken was a hybrid between that set out in the 2016 and 2023 BCT guidelines, owing to the latest guidelines being published after the survey had commenced. This is not considered to have affected the robustness of the survey undertaken.

digital devices is subsequently being analysed to determine the identity of any unconfirmed species recorded during the surveys.

- **Automated detector surveys:** Programmable electronic bat detectors were positioned in strategic locations for a minimum of five nights on five occasions between September 2023 and August 2024 to provide an indication of bat activity across the site. The detectors were programmed to record all bat activity.

Dormouse Survey: A Dormouse nest tube survey was conducted at the site, in accordance with the methodology described in *Section 3.2.6* of the Dormouse Conservation Handbook (Bright *et al.*, 2006). A total of 100 Dormouse nest tubes were installed across the site and subject to regular checks between September 2023 and July 2024.

Badger Survey: A Badger survey of the site has been undertaken. The Badger survey comprised a systematic search of the site and, where accessible, adjacent land for Badger setts and evidence of Badger activity. The survey involved walking around the site looking for evidence of Badger activity including setts and other field signs such as footprints, latrines, feeding scrapes and hairs. All holes and scrapes were examined to assess what species was using or had dug them. For each confirmed Badger sett, a recording card was completed detailing the type of sett, number of entrances and level of activity (from disused to well-used).

Bird Survey: A breeding bird survey was undertaken at the site between March and July 2024. The methodology used for the breeding bird survey followed the territory mapping methods outlined by Bibby, Burgess, Hill & Mustoe (2000) carried out over five visits. On each visit a route was followed that allows all parts of the site to be surveyed. To avoid bias, starting points were varied from visit to visit. During the surveys, all aural or visual bird encounters were noted and other notable evidence of birds, such as raptor kills and owl pellets, searched for and recorded during the survey. Where species meeting the nature conservation criteria were recorded these were mapped using standard BTO notation. Particular attention was given to recording evidence of breeding (e.g. song, display or territorial disputes) and recording different individuals of the same species simultaneously, indicating separate breeding territories. Birds not meeting the nature conservation criteria were simply recorded as present and a subjective assessment of abundance made.

Reptile Survey: A reptile survey of the site was undertaken between August and September 2024. The reptile survey methodology was devised to accord with the requirements of all relevant legislation and good practice guidance, including the Herpetofauna Worker's Manual (JNCC, 1999) and Reptile Survey guidance (Froglife, 1999). Two methods of surveying were used.

- Firstly, artificial refugia (squares of roofing felt 0.5m x 0.5m) were placed, in advance of the survey commencing, at potential basking areas throughout the site at a density of 5-10 refugia/ ha suitable habitat. The site was then surveyed on seven occasions. During each of the seven visits, each refugium was inspected for any reptiles basking on the upper side, then lifted and checked for sheltering animals before being carefully replaced. Surveys were generally carried out during optimum temperature and weather conditions (intermittent or hazy sunshine, temperature between 9°C and 20°C and low winds).
- The second survey method involved transect searches across suitable habitats within the site. This ensured that all areas were represented in the survey, and that

the survey was not biased towards those reptiles more likely to use refugia. Transect searches involve walking slowly around the site, visually searching potential basking areas and marking the locations of any reptiles observed on a map. Potential reptile refuges already present on the site such as logs were also lifted to check for the presence of reptiles.

- The following information was recorded for each reptile survey: species seen, number of animals seen, location (refugium number), date, start and finish times, temperature and weather.

Great Crested Newt eDNA Survey: Great Crested Newt eDNA sampling surveys were conducted in June 2024 on all accessible waterbodies that had been identified as having suitability to support Great Crested Newts located within 300m of the site. The eDNA survey methodology is recognised by Natural England as a reliable technique for determining the presence/ likely absence of Great Crested Newts within a pond through detection of traces of Great Crested Newt DNA within the water. The field survey involved taking samples of pond water at each of the surveyed waterbodies in line with the recognised methodology established by Biggs *et al.* (2014). The samples were then despatched to a recognised laboratory for polymerase chain reaction (qPCR) analysis.

Arable Plant Survey: The field survey involved slowly walking the margin of the arable fields on three occasions between September 2023 and July 2024, recording all arable plants encountered. Regular stops were made to ensure that smaller species were not being overlooked as were regular forays into the field interior. Only plants recorded growing within the regularly cultivated area of each field were recorded in accordance with the methodology described by Byfield and Wilson (Byfield, A.J. & Wilson, P.J. 2005).

The information relating to arable plants gathered through the field survey was assessed in two ways: firstly, the conservation status of individual species was assessed by reference to the following criteria:

- Species specially protected under Annex I and IV of the EC Habitats Directive (as transposed into UK law by the 2017 Conservation of Habitats and Species Regulations [as amended]).
- Species specially protected under Schedule 8 of the 1981 Wildlife and Countryside Act (as amended).
- Species included on The Vascular Plant Red Data List for Great Britain (Cheffings *et al.* 2005); and
- Species listed under Section 41 of the 2006 NERC Act and/ or included on the UK Biodiversity Action Plan (BAP) (BRIG, 2007).

Secondly, the species assemblage of the field was assessed against provisional threshold scores for assessing the conservation importance of arable plant sites (Byfield, A.J. & Wilson, P.J., 2005). This methodology ascribes a score to notable arable plant species on the basis of their nature conservation status, and the value of the field is determined on the basis of the total score of all plant species present in relation to the threshold value for any given substrate.

Proposed Assessment Methodology

- 8.2.6 The methodology for assessment in the stand-alone EclA will be in accordance with the Chartered Institute for Ecology and Environmental Management's (CIEEM) *'Guidelines for Ecological Impact Assessment in the UK and Ireland: Terrestrial, Freshwater, Coastal and Marine v1.2'* and based on ecological desk study information, the findings of the suite of ecological field surveys described above, and the proposed development described in Chapter 3 of this document.
- 8.2.7 The guidelines and methodologies followed during the ecological survey work are detailed under 'Baseline Data Collection' above.

Geographical Scope

- 8.2.8 The following will be included in the assessment of effects relating to ecology and nature conservation:
- Effects on features of ecological interest supported by the site and its surrounds; and
 - Effects on statutory and non-statutory designated areas within the zone of influence of the proposed development occurring in the wider area.

Temporal Scope

- 8.2.9 The assessment of effects will cover both the construction and occupation phases of the Proposed Development.

8.3 Baseline Environment

- 8.3.1 The key findings of the suite of ecological survey work described above are summarised below. The full findings of this ecological survey work will be presented as appendices to the stand-alone EclA.
- 8.3.2 **Designated Areas:** No statutory or non-statutory designated areas are located within the site. Key statutory designated areas associated with the site are:

Statutory designated areas:

- River Avon system Special Conservation Area (SAC) is located 890m to the north and 1.9km west of the site at its closest points. This 416.57ha SAC is a large lowland river system that has an excellent mosaic of high-quality aquatic habitats and runs through chalk and clay substrates with transitions between the two. The gravel beds and a mix of vegetation are able to support a range of notable and protected fish species, including two species of Lamprey, Atlantic Salmon and Bullhead and Desmoulins Whorl Snail. The River Avon is also designated as a Site of Special Scientific Interest (SSSI).
- Great Yews SAC and SSSI, located approximately 4.9km to the south of the site. This 29.9ha SAC represents Yew woodlands in the southwest of the habitat's range and supports 300 old trees and young specimens showing the full structural and functional range of Yew stands.
- Salisbury Plain SAC and Porton Down Special Protection Area (SPA) are located 8.6km to the northeast of the site. This area is also designated as Salisbury Plain SSSI. Salisbury Plain SAC is a 21460.88ha area designated for its dry calcareous grassland and scrub mosaic. The grassland is one of the largest surviving semi-natural dry

grasslands within UK and western Europe and is classed as an important orchid site. It also supports lowland juniper scrub on chalk, which is of exceptionally high quality and in the most southerly range for this habitat type. Porton Down SPA (located within Salisbury Plain SAC) is a 1558.96ha area designated for supporting an important assemblage of breeding birds and important numbers of Stone Curlew.

- The New Forest SAC, SPA and Ramsar (and associated SSSIs) are located approximately 10km to the southeast of the site at its closest point, and are closely associated with New Forest National Park:
 - The 29,214 ha New Forest SAC is designated for supporting a large and complex habitat mosaic of wet and dry heaths, acidic waterbodies, fen-meadow vegetation, southern peat bog woodlands, natural Beech forests, wood pasture on sandy plains, and Beech and Ash alluvial forests. In addition, the SAC has several populations of Southern Damselfly, is a major stronghold for Stag Beetle, and supports a population of Great Crested Newt.
 - The 27,998ha New Forest SPA supports a range of protected and notable breeding and overwintering bird populations, including Nightjar, Woodlark, Dartford Warbler and Hen Harrier.
 - The 28,003ha New Forest Ramsar comprises valley mires of the highest quality found in Britain. Additional wetland habitats include numerous ponds of varying size and water chemistry, with a small network of streams which area largely acidic in character which is unique in the UK. The area also supports a diverse assemblage of wetland plants and animals, including several nationally rare species.
- East Harnham Meadows SSSI is located approximately 920m to the northeast of the site. This 17.29ha site is designated for supporting botanically rich, neutral grassland within the floodplain of the River Avon near the centre of Salisbury. East Harnham is one of the last few sites managed as water meadow for the interest of biodiversity. The meadow supports a large abundance of uncommon and declining plants such as the Southern Marsh Orchid, Early Marsh Orchid and Bogbean.
- Britford Water Meadows SSSI is located approximately 1.9km east of the site. This 18.2ha site forms part of one of Wiltshire's last two traditionally managed water meadow systems, and the grassland community is characteristic of a long-established agricultural sward. However, the drains support a wide range of wetland plants. This forms a locally important feeding ground for various wintering birds and supports small numbers of breeding Snipe and Lapwing.
- Odstock Down SSSI is located approximately 2.1km southeast of the site. This 12.1ha site is designated for its diverse area of chalk grassland, typical of the South Western chalk habitats. The grassland is dominated by the Sheeps Fescue–Meadow Oat–Grass community and contains a number of nationally rare plants.
- Homington and Coombe Bissett Downs SSSI is located approximately 2.8km southwest of the site. This 25ha site comprises several land parcels containing dry valleys situated on various gradient slopes which support botanically rich chalk grasslands and scrub mosaic. These slopes also support a range of butterflies, including the Chalk Hill Blue and nationally restricted Adonis Blue.

Non-statutory designated areas in the site surrounds include:

- Lime Kiln Chalk (LWS), a local wildlife site, is located adjacent to the northeastern boundary of the site, adjacent to the proposed on-site Suitable Alternative Natural Greenspace (SANG). This LWS comprises calcareous and neutral grassland habitats and is being promoted by the planning authority for use as a SANG to offset effects of informal recreation on the New Forest SPA, SAC and Ramsar.
- Harnham Slope LWS is located 500m to the north of the site. This LWS comprises broadleaved woodland.
- River Ebble LWS is located approximately 1km south of the site. This LWS is a chalk stream tributary of the Avon and carries winterbourne flows.
- Ebble Meadow is located approximately 1km to the south of the site. This LWS connects to the River Ebble and supports a small area of floodplain meadow and water meadow complex.

8.3.3 Habitats:

- The site comprises four large, intensively farmed arable fields, cultivated with cereal crops at the time of survey.

The arable farmland will form the focus of the proposed development and SANG.

Similar habitat is abundant and widespread in the surrounding area, and this habitat is therefore considered to be of no more than low local interest.

- Boundary features are limited to:
 - Hedgerows running along the southern, western and eastern boundaries of the site; and
 - A treeline running along Salisbury Road and part of the northern site boundary.

The boundary features will largely be retained in the development scheme, with the exception of minor breakages to facilitate site access. In combination the boundary features are considered to be of moderate local interest.

8.3.4 **Bats:** No bat roosts were recorded from trees potentially affected by the Proposed Development. The site is therefore considered to be of negligible value for roosting bats in the context of the proposed works.

The findings of the bat activity survey work carried out to date have identified that the site is only used by low numbers of common and widespread bat species for foraging and commuting. Focal points for bat activity comprise the northern site boundary in association with existing dwellings on the southern edge of Salisbury, vegetation along Salisbury Road, and the boundary hedgerows bordering the site to the south, east and west. In view of the above, the site is currently considered to be of no more than moderate local interest for foraging and commuting bats. This interest is however restricted to the site margins, with the arable farmland forming the interior of the site providing low quality habitat for foraging bats.

- 8.3.5 **Dormice:** No Dormice were recorded during the Dormouse nest-tube survey and it is considered that this species is absent from the site. The site is subsequently considered to be of negligible value for Dormice.
- 8.3.6 **Badgers:** Badger setts were recorded from the central section of the hedgerow forming the southern site boundary, including a main Badger sett. This presence of a main Badger sett on the site is considered to be of only local value for this species. The Badger sett is located along an existing right of way, and a buffer will be maintained between the Badger sett and the proposed development area.
- 8.3.7 **Birds:** The site was found to support a typical assemblage of breeding birds associated with woodland edge, garden, and farmland habitats, including a number of common and widespread, but declining bird species included on the Birds of Conservation Concern red and amber lists. Red listed species recorded at the site include Starling (2 territories), Skylark (3 territories), House Sparrow (1), Linnet (2 territories) and Yellowhammer (4 territories). Amber listed species recorded include Wren, Woodpigeon, Whitethroat, Rook and Dunnock. The site supports only a very small proportion of the UK population of the species encountered and similar and higher quality habitat to that found within the site is abundant in the surrounding area. The site is therefore considered to be of no more than moderate local interest for breeding birds.
- 8.3.8 **Reptiles:** Low numbers of two common and widespread reptile species (Common Lizard and Slow-worm) were recorded from rough grassland and hedgerow bases around the site margins. Similar and higher quality habitat is widespread in the surrounding area, and the site is considered to be of only low local interest for this group.
- 8.3.9 **Great Crested Newts:** No Great Crested Newts were recorded during the Great Crested Newt eDNA survey, and it is considered that this species is absent from the site during both terrestrial and aquatic phases. The site is subsequently considered to be of negligible value for Great Crested Newts.
- 8.3.10 **Arable Plants:** No nationally rare or scarce species were recorded during the arable plant survey, with the majority of plant species recorded being relatively common and widespread. As such the site scores a relatively low score on the basis of its arable plant assemblage, and the site is considered to be of no more than low local interest for this group.

8.4 Rationale for Scoping Out

- 8.4.1 As detailed above, the findings of the survey work indicate that the site is dominated by habitats of limited nature conservation interest in their own right. The habitats of highest (albeit somewhat limited) nature conservation value are associated with the site margins and along Salisbury Road, these and will be retained within the development scheme. Where localised loss of these features is unavoidable, for example to achieve access into the site, there is ample opportunity to provide replacement habitat to ensure that the key elements of the habitat resource of the site and connectivity are maintained.
- 8.4.2 In accordance with the requirements of the NPPF, and the requirements of the 2021 Environment Act, the development would ensure that through habitat retention, enhancement and creation a minimum 10% Biodiversity Net Gain is achieved.
- 8.4.3 It is noteworthy that development of the site provides opportunity to create substantial new areas of habitat of high wildlife value as part of the green infrastructure strategy, including species-rich grassland, native scrub and wetland habitats on land currently occupied by arable farmland of very limited ecological interest. These will complement retained habitats both within

the site and its surrounds, including the adjacent Lime Kiln Chalk LWS located on the northeastern site boundary. In addition to the habitat creation works proposed around the site boundary hedgerows and treelines, a 21.20ha SANG comprising an extensive area of new semi-natural habitats on land adjoining the Lime Kiln Chalk LWS would be provided and managed in perpetuity.

- 8.4.4 With regard to protected species, as detailed in Section 8.3 above, the findings of the ecological survey work indicate that the site holds limited interest in this regard. Where protected species have been recorded (e.g. breeding birds, foraging bats, Badgers and reptiles) the overall value of the site could be maintained and enhanced subject to maintaining key elements of the habitat resource of the site and implementation of standard measures such as sensitive lighting design, timing of works etc. Development of the site does in fact provide opportunity to enhance its current value for a range of species through habitat creation and enhancement works and provision of new roosting and nesting opportunities.
- 8.4.5 In consideration of off-site designated areas, including the River Avon SAC and the New Forest SPA/ SAC/ Ramsar (associated with the National Park) and associated SSSIs, standard avoidance and mitigation measures will be included in the proposed development to ensure that adverse cumulative effects will be avoided, as would be required of all new developments in the respective zones of influence, including those for single dwellings. In order to avoid adverse effects on recreation a SANG will be provided, the design of which has been agreed with Natural England (Nick Squirrel, Natural England personal communication. To achieve nutrient neutrality (if required²), mitigation will be provided either through contribution towards a certified offsetting scheme or through a bespoke scheme reducing nutrient inputs into other agricultural land within the same catchment.
- 8.4.6 **Please note** that as stated in Section 8.1, although it is proposed that ecology is scoped out of the statutory Environmental Statement, the application will be supported by a stand-alone Ecological Impact Assessment (EcIA) proportionate to the scale of risk of the proposed development on ecological receptors. This will be informed by the detailed studies outlined in Section 8.3 above and will identify the likely effects of the proposed development on ecological receptors associated with the site and its surrounds, together with any necessary avoidance and mitigation requirements in accordance with nature conservation legislation and planning policy. This will include consideration of the effects of development on off-site receptors, including internationally designated sites, providing the necessary information for the planning authority to make an 'appropriate assessment', thereby fulfilling their role as the 'competent authority' under the 2017 Conservation of Habitats and Species Regulations (as amended).

8.5 Scoping Summary

- 8.5.1 Notwithstanding the Council's desire for this topic to be scoped into the Environmental Statement (ES), because of sensitive ecological receptors, the actual ecological survey work undertaken to date, indicates that the site is of limited ecological interest, both in terms of habitats present and the species they support. Where habitats or species of some (albeit limited) nature conservation interest are present, no significant impacts relevant to EIA are expected to arise and where non-EIA relevant adverse effects might arise, these can be avoided and mitigated through standard measures.

² The majority of nutrient input into the River Avon SAC results from agricultural input. The proposed development will involve the removal of a substantial area of land from intensive arable farming. This alone may result in reduced nutrient entering the River Avon SAC.

- 8.5.2 Similarly, although the proposed development has potential to result in cumulative effects on designated areas in the site surrounds (as would any development proposal resulting in the net gain of even a single dwelling), these can be avoided through standardised avoidance and mitigation measures, such as the proposed provision of a SANG to avoid adverse effects on informal recreation, and nutrient offsetting (if required) to achieve nutrient neutrality. Further details on how this will be achieved will be provided with the planning application, allowing the planning authority to undertake an Appropriate Assessment to fulfil their role as the 'competent authority.'
- 8.5.3 Overall, development of the site would actually provide opportunity to substantially enhance the habitat resource of the site and improve opportunities for a range of protected and notable species. It is therefore proposed that that ecology is scoped out of the statutory Environmental Statement.
- 8.5.4 Although it is proposed that ecology is scoped out of the statutory ES, the application will be supported by a stand-alone Ecological Impact Assessment (EclA) proportionate to the scale of risk of the proposed development on ecological receptors. This will be informed by the detailed studies outlined in Section 8.3 above and will identify the likely effects of the proposed development on ecological receptors associated with the site and its surrounds, together with any necessary avoidance and mitigation requirements in accordance with nature conservation legislation and planning policy.
- 8.5.5 In addition, the application will be supported by a completed Biodiversity Net Gain calculation, using the Statutory Biodiversity Metric.

9 Conclusion

- 9.1.1 This scoping report provides an outline of the information that will be presented in the Environmental Statement and the intended approach to the assessment studies. It has been provided to accompany a formal scoping opinion request submitted to Wiltshire Council.
- 9.1.2 As part of the EIA scoping process, issues that are identified as unlikely to give rise to significant environmental effects can be covered in a reduced scope of study or scoped out of the assessment. This scoping report identifies the topic areas proposed to be scoped out from the EIA or explains for which aspects a reduced scope is considered appropriate.

9.2 Summary

- 9.2.1 A summary of the effects considered likely to be significant, or insignificant is presented in Table 9.1.

Table 9.1

Topic	EIA Scoping Report Chapter	Scoped In / Out
Major Accidents and Disasters	5	Scoped out
Agricultural Land	5	Scoped out
Waste and Resources	5	Scoped out
Daylight, Sunlight, Overshadowing and Solar Glare	5	Scoped out
Lighting	5	Scoped out
Wind Microclimate	5	Scoped out
Pollution and Nuisances	5	Scoped out
Climate Change and Greenhouse Gases	5	Scoped out
Flood Risk, Drainage and Water Environment	5	Scoped out
Ground Conditions and Contamination	5	Scoped out
Human Health	5	Scoped out
Socio-economics	5	Scoped out
Transport and Movement	5	Scoped out
Cultural Heritage and Archaeology	6	Scoped in
Ecology	7	Scoped in
Landscape and Visual Impact	8	Scoped in

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