

Strategic Environmental Assessment for the Tisbury and West Tisbury Neighbourhood Plan

Environmental Report to accompany the Regulation 14 version of
the Neighbourhood Plan

Tisbury Parish Council

January 2024

Quality information

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SEA Summary Note

What has plan making / SEA involved up to this point?

A Strategic Environmental Assessment (SEA) was undertaken to inform the Tisbury and West Tisbury Neighbourhood Plan¹, which was 'made' in September 2019.

Since that time, the 'made' Neighbourhood Plan has been revised and updated to reflect emerging local and national policy drivers, and to address additional key issues within the neighbourhood area identified by the community.

What are the key revisions to the Neighbourhood Plan?

The Neighbourhood Group have revised the 'made' Tisbury and West Tisbury Neighbourhood Plan in light of the following considerations:

- The need to consider the latest policy requirements, including with respect to the revised [NPPF](#) (2023), the [Environment Act](#) (2021), the [Levelling-up and Regeneration Act](#) (2023), and the Regulation 19 consultation on the emerging Local Plan (and accompanying evidence base)².
- Strengthening the focus on climate resilience given Wiltshire Council's declaration of a climate emergency in February 2019 and in light of recent flooding events in the village(s).
- Designation of the Cranborne Chase National Landscape (formerly 'AONB') as an International Dark Skies Reserve and a desire to reflect this within Neighbourhood Plan policies.
- Potential identification of additional green spaces.
- Updated Wiltshire-wide design work to support the emerging Local Plan.
- Strengthening of the 'Station Works' site allocation policy to reflect some of the key issues identified in the decision notice for application PL/2021/09778 which was refused at appeal in June 2023. This includes, but is not limited to³:
 - Whether or not the site is suitably accessible, with particular regard to providing adequate access to services and facilities including in the event of flooding.
 - The effect of the proposal on the character and appearance of the area, including whether or not it would conserve or enhance the landscape and scenic beauty of the Cranborne Chase National Landscape.
 - Whether or not the proposal would preserve or enhance the character or appearance of the Tisbury Conservation Area.
 - The effect of the proposal on the special architectural and historic interest of listed buildings, and St John the Baptist and Gaston Manor.
 - The effect of the proposal on highway safety; and
 - The effect of the proposal on the efficient operation of the highway network in the vicinity of the site.

¹ Tisbury Parish Council (2019): 'Tisbury and West Tisbury Neighbourhood Plan', accessible [here](#)

² Wiltshire Council (2023): Wiltshire Local Plan (Reg 19) consultation, available to access [here](#)

³ PINS (2023): 'Appeal Decision Ref: APP/Y3940/W/22/3308919 – Land at Station Works'

Purpose of this document

Documents produced as part of the SEA process to date (i.e., for the ‘made’ Neighbourhood Plan) includes:

- The SEA Scoping Report (April 2016), which contained information about the neighbourhood area’s environment and community.
- The SEA Environmental Report which accompanied Regulation 14 consultation (August 2017) which identified, described, and evaluated the likely significant effects of the Neighbourhood Plan and alternatives; and
- The updated and final version of the SEA Environmental Report which accompanied the [Submission Plan](#) (January 2019).

This Environmental Report accompanies the Regulation 14 version of the revised Tisbury and West Tisbury Neighbourhood Plan and considers the implications of the revisions to the Neighbourhood Plan for the SEA findings previously presented. This includes relating to the potential for any likely significant effects that may arise as part of the revisions.

In the context of the above, the SEA Screening determination⁴ for the revised Neighbourhood Plan (November 2022) states that:

“The updates to the Neighbourhood Plan do not contain any new development site allocations... However, the Station Works site allocation has been revised to reflect an increase in dwellings from 60 to 68 and the revised policy for the former sports centre reflects the planning permission for 13 dwellings. These site allocations have already been subject to SEA (see accompanying SEA Report), and it is considered that the revised policies would not trigger the need for further SEA. However, the Draft Revised TisPlan has been screened under the Habitats Regulations and this has concluded that an Appropriate Assessment (AA) is required. For land-use plans where an AA is required, an SEA is also required.”

In light of this, the SEA Environmental Report which was prepared for (and accompanied) the Submission Plan has been revisited to reflect the revisions made to the Neighbourhood Plan policies. The updated document is presented below. Where appropriate, the SEA findings have been updated to reflect the revisions to the Neighbourhood Plan policies (as highlighted above). A proportionate approach has been undertaken to reflect the scope of the revisions, and **the SEA has concluded that the revised Neighbourhood Plan would not have any additional significant effects to those presented in the previous SEA findings.**

⁴ Wiltshire Council (2022): SEA Screening Determination for the Draft Revised Tisbury and West Tisbury NDP

Non-Technical Summary

What is Strategic Environmental Assessment?

A Strategic Environmental Assessment (SEA) has been undertaken to inform the revised Tisbury and West Tisbury Neighbourhood Plan. This process is required by the SEA Regulations.

Neighbourhood Plan groups use SEA to assess Neighbourhood Plans against a set of sustainability objectives developed in consultation with interested parties. The purpose of the assessment is to help avoid adverse environmental and socio-economic effects through the Neighbourhood Plan and identify opportunities to improve the environmental quality of the area covered by the Neighbourhood Plan and the quality of life of residents.

What is the Tisbury and West Tisbury Neighbourhood Plan?

The revised Tisbury and West Tisbury Neighbourhood Plan has been prepared as a Neighbourhood Development Plan under the Localism Act 2011 and the Neighbourhood Planning (General) Regulations 2012.

Purpose of this Environmental Report

This Environmental Report, which accompanies the Regulation 14 version of the revised Tisbury and West Tisbury Neighbourhood Plan, is the latest document to be produced as part of the SEA process.

The purpose of this Environmental Report is to:

- Identify, describe, and evaluate the likely significant effects of the revised Tisbury and West Tisbury Neighbourhood Plan and alternatives.
- Provide an opportunity for consultees to offer views on any aspect of the SEA process which has been carried out to date.

The Environmental Report contains:

- An outline of the contents and main objectives of the revised Tisbury and West Tisbury Neighbourhood Plan and its relationship with other relevant policies, plans and programmes.
- Relevant aspects of the current and future state of the environment and key sustainability issues for the neighbourhood area.
- The SEA Framework of objectives against which the revised Tisbury and West Tisbury Neighbourhood Plan has been assessed.
- The appraisal of alternative approaches for the revised Tisbury and West Tisbury Neighbourhood Plan.
- The likely significant effects of the revised Tisbury and West Tisbury Neighbourhood Plan.
- The measures envisaged to prevent, reduce and as fully as possible offset any significant adverse effects as a result of the revised Tisbury and West Tisbury Neighbourhood Plan.

- The next steps for the revised Tisbury and West Tisbury Neighbourhood Plan and accompanying SEA process.

Consideration of reasonable alternatives for the Tisbury and West Tisbury Neighbourhood Plan

Introduction

In accordance with the SEA Regulations the Environmental Report must include...

- An outline of the reasons for selecting the alternatives dealt with; and
- The likely significant effects on the environment associated with alternatives / an outline of the reasons for selecting the preferred approach in light of alternatives appraised.

Housing numbers to be delivered through the revised Neighbourhood Plan

Tisbury village has been designated as a 'Local Service Centre' within the Wiltshire Core Strategy and the emerging Local Plan. As per the provisions of Policy 1 'Settlement Strategy' in the emerging Local Plan, Local Service Centres are described as:

"Smaller towns and larger villages which serve a surrounding rural hinterland and possess a level of facilities and services that, together with improved local employment, provide the best opportunities outside the Market Towns for greater self-containment. Local Service Centres will provide for modest levels of development in order to safeguard their role and to deliver affordable housing."

In the Regulation 19 consultation version of the emerging Local Plan⁵, Wiltshire Council provide a housing target of 116 homes for the neighbourhood area during the plan period (to 2038). Reflecting existing completions and commitments shown in Table 4.8 (including the proposed allocation at 'Station Works' in the 'made' Neighbourhood Plan), the residual housing target for the revised Neighbourhood Plan is 52 homes.

The emerging Local Plan confirms that there is no strategic requirements to plan for new development in the Tisbury area. Residual housing needs are expected to come forward via windfall development during the plan period (aligning with recent development patterns).

In light of the above, the sections below detail the reasonable alternative approaches which informed the spatial strategy for the 'made' Neighbourhood Plan (TisPlan). The preferred spatial strategy has been carried forward in to the revised Neighbourhood Plan.

Spatial strategy alternatives for the Neighbourhood Plan

At the outset of the TisPlan's development process, a key intention of the Neighbourhood Plan was to shape new development within the neighbourhood area. To support this, the SEA process considered two spatial strategy options as reasonable alternatives. These were 1) focus development on existing previously developed 'brownfield' sites in Tisbury and West Tisbury or 2) widen the scope of the

⁵ Wiltshire Council (2023): 'Local Plan Review Pre-Submission Draft (Regulation 19)', accessible [here](#)

Neighbourhood Plan to consider development on previously undeveloped ‘greenfield’ sites in the neighbourhood area.

To support decision making on this element of the TisPlan, two options were considered as reasonable alternatives through the SEA process.

The two options were as follows:

- **Option 1:** Facilitate the development of greenfield sites in the neighbourhood area; and
- **Option 2:** Focus development on previously developed sites in the neighbourhood area.

Summary of appraisal findings

The options have been assessed against the SEA Framework developed during scoping and presented against the SEA themes.

For each SEA theme an assessment of the likely significant effects of the options is presented. This is accompanied by a ranking of the options, which provides an indication of the relative sustainability performance of the options relating to the SEA theme being considered.

Table 4.1 to **Table 4.8** within the main body of the Environmental Report present the findings of the appraisal of Option 1 and Option 2 outlined above. To support the assessment findings, the options have been ranked in terms of their sustainability performance against the relevant theme. It is anticipated that this will provide the reader with a likely indication of the comparative sustainability performance of the two options in relation to each theme considered.

A summary of the appraisal findings is presented in **Table NTS1**, below.

Table NTS1: Summary of rankings by SEA theme

SEA Theme		Option 1	Option 2
Biodiversity and Geodiversity	Option Rank	=1	=1
Climate Change	Option Rank	2	1
Landscape	Option Rank	2	1
Historic Environment	Option Rank	1	2
Air, Land, Soil and Water Resources	Option Rank	2	1
Population and Community	Option Rank	=1	=1
Health and Wellbeing	Option Rank	2	1
Transportation	Option Rank	2	1

Developing the preferred approach for the revised Neighbourhood Plan

In light of consultation undertaken on the TisPlan, and consideration of the assessment findings above, the Neighbourhood Group took the decision to focus development on brownfield sites in the neighbourhood area rather than allocating land for housing and employment on greenfield sites.

This was with the aim of:

- Supporting the regeneration of key locations of the neighbourhood area.
- Facilitating enhancements to the existing public realm and villagescape of the neighbourhood area.
- Protecting sensitive landscape character in the vicinity of Tisbury; and
- Rejuvenating existing areas of derelict and underutilised land in the neighbourhood area, including key opportunity sites.

Reflecting this preferred spatial strategy, two allocations were taken forward within the TisPlan. The site allocations are as follows:

- Station Works (for 68 homes); and
- The Former Sports Centre (for 13 homes).

Station Works is identified as a key brownfield opportunity site in the neighbourhood area. The site provides significant possibilities for delivering high quality employment and housing provision whilst facilitating enhancements to local distinctiveness and the public realm at this key sustainable location adjacent to the railway station.

The second allocation is that of the Former Sports Centre adjacent to St John's School. Alongside the provision of 13 homes, this allocation seeks to set aside land on a brownfield site for a future expansion of education and training uses, and the expansion of St John's School.

The site allocations identified above been carried forward within the revised Neighbourhood Plan). The emerging Local Plan confirms that there is no strategic requirements to plan for any new development in the Tisbury area. Any residual housing needs are expected to come forward via windfall development during the plan period (aligning with recent development patterns).

The choice of the sites were made in light of consultation events undertaken for the TisPlan, as well as the findings of a number of evidence base studies (which accompany Regulation 14 consultation). This included a site assessment undertaken for the TisPlan of the various sites available in the neighbourhood area.

In addition to the two allocations highlighted above, the revised Neighbourhood Plan supports proposals for the re-development of small-scale brownfield sites in the neighbourhood area. This includes redundant and derelict farm buildings in areas outside the housing policy boundary, where they do not compromise the character of the Cranborne Chase National Landscape.

The site-specific policies within the revised Neighbourhood Plan contain further detail with respect to design and mitigation considerations which aim to address any potential constraints to development. These aspects are further discussed within the plan appraisal (**Chapter 5**) in the main body of the Environmental Report.

Appraisal of the Regulation 14 version of the Tisbury and West Tisbury Neighbourhood Plan

The Regulation 14 version of the Tisbury and West Tisbury Neighbourhood Plan presents 29 planning policies for guiding development in the neighbourhood area. These were developed following extensive community consultation and evidence gathering.

Chapter 5 within the main body of the Environmental Report presents the findings of the appraisal of the Regulation 14 version of the revised Tisbury and West Tisbury Neighbourhood Plan. Utilising the SEA Framework of objectives and assessment questions developed during the earlier scoping stage of the SEA, the Environmental Report presents the findings of the assessment as a commentary of effects under the SEA themes.

A summary of the appraisal findings is presented below.

The assessment has concluded that the revised Neighbourhood Plan is likely to lead to **significant positive effects in relation to the ‘Landscape’ and ‘Historic Environment’ themes**. These benefits largely relate to the strong focus on protecting landscape and villagescape character in the neighbourhood area, facilitating improvements to the public realm, and enhancing the setting and integrity of the historic environment and local distinctiveness. However, **the SEA recommends** that the site-specific policies also encourage proposals to be accompanied by a proportionate heritage assessment in order to ensure that the potential heritage significance of the site allocations and their surroundings are appropriately considered.

In addition, the revised Neighbourhood Plan has a strong focus on delivering high-quality design through new development areas (including via the provision of affordable dwellings and a range of housing types and tenures) and promoting accessibility to services and facilities. Additionally, the policy framework is likely to facilitate enhancements to open space provision and green infrastructure networks, supporting community vitality and residents’ quality of life. This will likely deliver **significant positive effects in relation the ‘Population and Community’ and ‘Health and Wellbeing’ themes**.

In relation to the ‘Biodiversity and Geodiversity’ theme, the scope and scale of the proposed policy approaches relating to the natural environment will help ensure that wide ranging benefits in relation to this theme are secured through the revised Neighbourhood Plan and appropriate protection provided to the key internationally and nationally designated biodiversity sites present in the area. It is anticipated that any mitigation measures and recommendations identified through the findings of the HRA AA will be reflected in the submission version of the revised Plan.

The revised Neighbourhood Plan will also initiate a number of beneficial approaches regarding the ‘Transportation’, ‘Air, Land, Soil and Water resources’ and ‘Climate Change’ themes. However, these are not considered to be significant in the context of the SEA process given the scope of the revised Neighbourhood Plan and the scale of proposals.

Overall, the appraisal has concluded that the revised Neighbourhood Plan would not have any additional significant effects to those presented in the previous SEA findings.

Next Steps

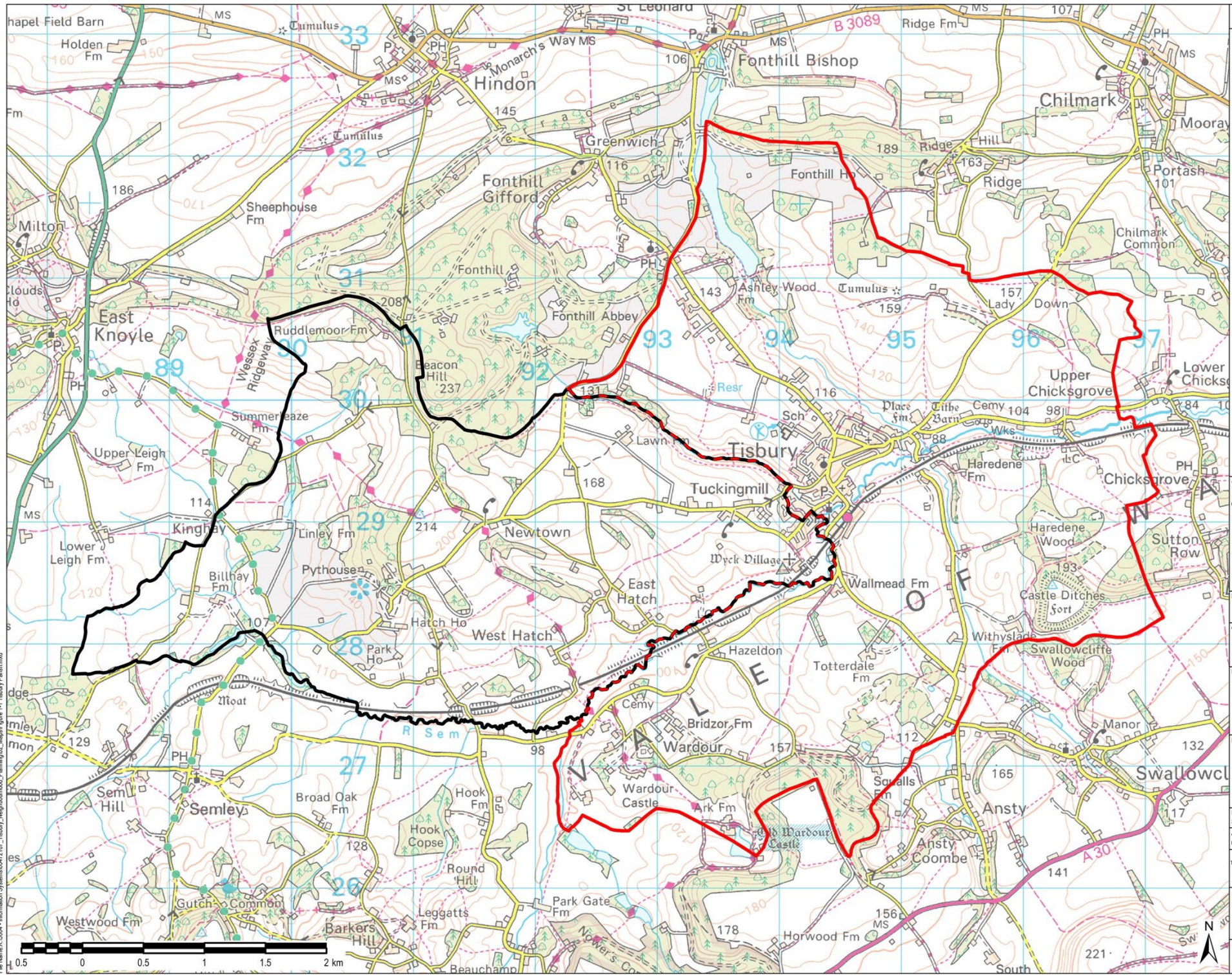
Following Regulation 14 consultation, responses will be considered in finalising the revised Tisbury and West Tisbury Neighbourhood Plan and SEA for submission. Following submission, the revised Neighbourhood Plan and supporting evidence will be published for further consultation, and then subjected to Independent Examination. At Independent Examination, the revised Neighbourhood Plan will be considered in terms of whether it meets the Basic Conditions for Neighbourhood Plans and is in general conformity with the Local Plan.

Depending on the outcomes of the examination, the revised Tisbury and West Tisbury Neighbourhood Plan may then be subject to a referendum, organised by Wiltshire Council. However, if the examiner is satisfied that the proposed modifications are not substantial, there will be no requirement for another referendum, and the revised plan will be formally adopted.

Monitoring

The SEA regulations require 'measures envisaged concerning monitoring' to be outlined in this report. This refers to the monitoring of likely significant effects of the revised Tisbury and West Tisbury Neighbourhood Plan to identify any unforeseen effects early and take remedial action as appropriate.

It is anticipated that monitoring of effects of the revised Neighbourhood Plan will be undertaken by Wiltshire Council as part of the process of preparing its Annual Monitoring Report (AMR). No significant negative effects are considered likely in the implementation of the revised Neighbourhood Plan that would warrant more stringent monitoring over and above that already undertaken by Wiltshire Council.



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- Tisbury Parish Boundary
- West Tisbury Parish Boundary

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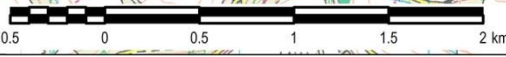
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1. Introduction

Background

- 1.1 The Tisbury and West Tisbury Neighbourhood Plan (“the TisPlan”) was ‘made’ in September 2019. Since that time, the ‘made’ Neighbourhood Plan has been revised and updated to reflect emerging local and national policy drivers, and to address additional key issues within the neighbourhood area identified by the community.
- 1.2 AECOM has been commissioned to undertake an independent Strategic Environmental Assessment (SEA) in support of the revised Tisbury and West Tisbury Neighbourhood Plan.
- 1.3 The revised Tisbury and West Tisbury Neighbourhood Plan is currently being prepared as a Neighbourhood Development Plan under the Localism Act 2011 and the Neighbourhood Planning (General) Regulations 2012.
- 1.4 The revised Tisbury and West Tisbury Neighbourhood Plan is being prepared in the context of Wiltshire Council’s Core Strategy to 2026 (adopted in 2015) (henceforth known as the ‘WCS’). As the Local Plan is over five years old, work is now progressing to review the WCS. In September 2023, the Wiltshire Local Plan Regulation 19 (henceforth known as the ‘emerging Local Plan’) was submitted for consultation. The revised Tisbury and West Tisbury Neighbourhood Plan will have due regard to the emerging Local Plan.
- 1.5 It is currently anticipated that the revised Tisbury and West Tisbury Neighbourhood Plan will be submitted to Wiltshire Council in 2024. Key information relating to the Neighbourhood Plan is presented in **Table 1.1** below.

Table 1.1: Key facts relating to the revised Neighbourhood Plan

Name of Responsible Authority	Tisbury Parish Council
Title of Plan	Tisbury and West Tisbury Neighbourhood Plan (“the revised Neighbourhood Plan”)
Subject	Neighbourhood planning
Purpose	<p>The Tisbury and West Tisbury Neighbourhood Plan was ‘made’ in September 2019. Since that time, the ‘made’ Neighbourhood Plan has been revised and updated to reflect emerging local and national policy drivers, and to address additional key issues within the neighbourhood area identified by the community.</p> <p>The revised Tisbury and West Tisbury Neighbourhood Plan is being prepared as a Neighbourhood Development Plan under the Localism Act 2011 and Neighbourhood Planning (General) Regulations 2012. The plan is being prepared in the context of the WCS (adopted in 2015), with due regard given to the emerging Local Plan.</p> <p>The revised Neighbourhood Plan will be used to guide and shape development within the neighbourhood area.</p>

Timescale	To 2038
Area covered by the plan	The neighbourhood area covers the parishes of Tisbury and West Tisbury, in Wiltshire (Figure 1.1).
Summary of content	The revised Tisbury and West Tisbury Neighbourhood Plan will set out a vision, strategy, and range of policies for the neighbourhood area.
Plan contact point	J.A. Chair, Steering Group Email: janet@jamos.co.uk

SEA Screening for the Tisbury and West Tisbury Neighbourhood Plan

- 1.6 A Neighbourhood Plan requires SEA where it is likely to have significant environmental effects. In this respect, Neighbourhood Plans are more likely to be screened in as requiring an SEA if both the following apply:
- 1) the Neighbourhood Plan is being prepared within a neighbourhood area with significant environmental constraints, such as, for example, Special Areas of Conservation, Sites of Special Scientific Interest, or large concentrations of heritage assets; and
 - 2) the Neighbourhood Plan is likely to allocate sites for development.⁶
- 1.7 The revised Tisbury and West Tisbury Neighbourhood Plan does not allocate any new development sites in the neighbourhood area (additional to those in the 'made' Neighbourhood Plan). In light of this, the SEA Screening Determination (November 2022)⁷ concluded that a refresh of the SEA was not required. However, the revised Neighbourhood Plan has also been screened under the Habitats Regulations and this has concluded that an Appropriate Assessment (AA) is required⁸. Consequently, this triggers the legal requirement for an SEA to be undertaken.
- 1.8 In light of this outcome, a proportionate SEA process is being undertaken to meet the specific requirements prescribed by the Environmental Assessment of Plans and Programmes Regulations 2004 (the SEA Regulations)⁹.

SEA explained

- 1.9 SEA is a mechanism for considering and communicating the potential impacts of an emerging plan, and potential alternatives in terms of key environmental issues. The aim of SEA is to inform and influence the plan-making process with a view to avoiding and mitigating potential negative impacts and maximising the potential for positive effects. Through this approach, the SEA for the revised Tisbury and West Tisbury Neighbourhood Plan seeks to maximise the emerging plan's contribution to sustainable development.

⁶ DLUHC (February 2022): Chief Planner's Newsletter, February 2022 "Strategic Environmental Assessment for Neighbourhood Plans: Timely and effective screening" accessible [here](#)

⁷ Wiltshire Council (2022): SEA Screening Determination for the Draft Revised Tisbury and West Tisbury NDP

⁸ The Appropriate Assessment will be conducted by the competent authority, Wiltshire Council.

⁹ UK Government (2004) 'The Environmental Assessment of Plans and Programmes Regulations 2004' can be accessed [here](#).

1.10 Two key procedural requirements of the SEA Regulations are that:

- i. When deciding on ‘the scope and level of detail of the information’ which must be included in the Environmental Report there is a consultation with nationally designated authorities concerned with environmental issues.
- ii. A report (the ‘Environmental Report’) is published for consultation alongside the draft plan (i.e., the revised draft Tisbury and West Tisbury Neighbourhood Plan) that presents outcomes from the environmental assessment (i.e., discusses ‘likely significant effects’ that would result from plan implementation) and reasonable alternatives.

1.11 This ‘Environmental Report’ is concerned with item ‘ii’ above.

Structure of this Environmental Report

1.12 This document is the SEA Environmental Report for the revised Tisbury and West Tisbury Neighbourhood Plan and hence needs to answer all four of the questions listed below with a view to providing the information required by the SEA Regulations. Each of the four questions is answered in turn within this report, as follows:

Table 1.2: Questions that must be answered by the SEA Environmental Report to meet the regulatory¹⁰ requirements

Environmental Report question	In line with the SEA Regulations, the report must include... ¹¹
What is the plan seeking to achieve?	<ul style="list-style-type: none"> • An outline of the contents and main objectives of the plan.
What is the sustainability ‘context’?	<ul style="list-style-type: none"> • Relationship with other relevant plans and programmes. • The relevant environmental protection objectives, established at international or national level. • Any existing environmental problems which are relevant to the plan including those relating to any areas of a particular environmental importance.
What’s the scope of the SEA?	
What is the sustainability ‘baseline’?	<ul style="list-style-type: none"> • The relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan. • The environmental characteristics of areas likely to be significantly affected. • Any existing environmental problems which are relevant to the plan including those relating to any areas of a particular environmental importance.
What are the key issues and objectives?	<ul style="list-style-type: none"> • Key problems/issues and objectives that should be a focus of (i.e., provide a ‘framework’ for) assessment.

¹⁰ Environmental Assessment of Plans and Programmes Regulations 2004

¹¹ NB this column does not quote directly from Schedule II of the Regulations. Rather, it reflects a degree of interpretation.

Environmental Report question	In line with the SEA Regulations, the report must include... ¹¹
What has plan-making/SEA involved up to this point?	<ul style="list-style-type: none">• Outline reasons for selecting the alternatives dealt with.• The likely significant effects associated with alternatives.• Outline reasons for selecting the preferred approach in-light of alternatives appraisal/a description of how environmental objectives and considerations are reflected in the current version of the plan.
What are the assessment findings at this stage?	<ul style="list-style-type: none">• The likely significant effects associated with the Regulation 14 version of the plan.• The measures envisaged to prevent, reduce and as fully as possible offset any significant adverse effects of implementing the Regulation 14 version of the plan.
What happens next?	<ul style="list-style-type: none">• The next steps for the plan making / SEA process.

2. Local Plan context and vision for the Neighbourhood Plan

Local Plan context for the Neighbourhood Plan

- 2.1 In January 2015, Wiltshire Council adopted their Local Plan, which sets out the long-term planning and land use policies within Wiltshire. The Local Plan includes the following documents:¹²
- WCS (adopted January 2015) incorporating saved policies from district local plans.
 - Chippenham Site Allocations Plan.
 - Wiltshire Housing Site Allocations Plan.
 - Minerals and Waste Plans; and
 - Made Neighbourhood Plans.
- 2.2 Work is now progressing to review the WCS, as it is now over five years old. In September 2023, the Wiltshire Local Plan (the ‘emerging Local Plan’) was submitted for Regulation 19 consultation.¹³ Once adopted, the emerging Local Plan will set-out a vision and framework for Wiltshire for the period to 2038, addressing housing needs and other economic, social, and environmental priorities.
- 2.3 Neighbourhood plans will form part of the development plan for Wiltshire, alongside, but not as a replacement for the Local Plan. Neighbourhood plans are required to be in general conformity with the Local Plan and can develop policies and proposals to address local place-based issues. In this way it is intended for the Local Plan to provide a clear overall strategic direction for development in Wiltshire, whilst enabling finer detail to be determined through the neighbourhood planning process where appropriate.

Vision, aims, and objectives for the Neighbourhood Plan

- 2.4 The vision statement for the revised Tisbury and West Tisbury Neighbourhood Plan captures the community’s views and aspirations for the neighbourhood area as expressed through the neighbourhood planning process. It forms the basis on which the neighbourhood objectives and proposed policies have been formulated.
- 2.5 The vision statement is as follows:

“There will be modest, sustainable growth in housing to provide for the range of housing needs in the local area. Development should enhance the well-being of residents, provide opportunities for local business, and provide quality

¹² Wiltshire Council (no date). ‘Planning Policy’. Available [here](#).

¹³ Wiltshire Council (2023). ‘Local Plan’. Available [here](#).

infrastructure to encourage sustainable lifestyles to enable the area to continue to prosper into the future.

“The conservation and enhancement of the Cranborne Chase National Landscape and its outstanding landscapes, environment and heritage assets will be at the core of any local development decision.”

2.6 To support the delivery of the vision statement, the revised Neighbourhood Plan includes a suite of policies which are grouped into the following themes:

- **Theme 1:** Natural Environment and Climate Change.
- **Theme 2:** Design, Heritage, and the Built Environment.
- **Theme 3:** Homes.
- **Theme 4:** Sustainable Transport.
- **Theme 5:** Employment and Business; and
- **Theme 6:** Leisure, Community, and Well-being.

3. What is the scope of the SEA?

Summary of SEA scoping

- 3.1 The SEA Regulations require that: ‘When deciding on the scope and level of detail of the information that must be included in the report, the responsible authority shall consult the consultation bodies’.
- 3.2 In England, the consultation bodies are Natural England, the Environment Agency, and Historic England.¹⁴ These authorities were consulted on the scope of the SEA undertaken for the ‘made’ Neighbourhood Plan (between April and May 2016).
- 3.3 The purpose of scoping was to outline the ‘scope’ of the SEA through setting out the following information:
- A context review of the key environmental and sustainability objectives of national, regional, and local plans and strategies relevant to the Tisbury and West Tisbury Neighbourhood Plan.
 - Baseline data against which the Neighbourhood Plan can be assessed.
 - The key sustainability issues for the Neighbourhood Plan; and
 - An ‘SEA Framework’ of objectives against which the Neighbourhood Plan can be assessed.
- 3.4 Since the publication of the SEA Scoping Report in April 2016, it is acknowledged that there have been several emerging policy drivers and evidence base documents which have informed the development of the revised Neighbourhood Plan. Key sources of evidence in this respect include the revised [NPPF](#) (2023), the [Environment Act](#) (2021), the [Levelling-up and Regeneration Act](#) (2023), and the Regulation 19 consultation on the emerging Local Plan (and accompanying evidence base)¹⁵.
- 3.5 These policy considerations and evidence base documents, alongside those presented in the SEA Scoping Report for the ‘made’ Neighbourhood Plan, have been essential sources of evidence during the SEA process¹⁶.
- 3.6 Responses received on the Scoping Report, and how these have been addressed, have been summarised below.

¹⁴ In-line with Article 6(3) of the SEA Directive, these consultation bodies were selected because ‘by reason of their specific environmental responsibilities, [they] are likely to be concerned by the environmental effects of implementing plans and programme’.

¹⁵ Wiltshire Council (2023): Wiltshire Local Plan (Reg 19) consultation, available to access [here](#)

¹⁶ The full SEA Scoping Report is available on the Neighbourhood Plan website and accompanies the evidence base for the revised Neighbourhood Plan at Regulation 14 consultation.

Table 3.1: Consultation responses received on the SEA Scoping Report

Consultation response	How the response was considered and addressed
<p>Historic England <i>Historic Places Adviser</i></p>	
<p>Wiltshire Council didn't consult us on any SEA Screening Opinion which may have been undertaken (although a discretionary matter they have done so on other NPs) so we are not familiar with the basis upon which it has been decided that an SEA will be required.</p>	<p>The Neighbourhood Plan was screened in by Wiltshire Council as requiring an SEA process. As such it was deemed appropriate to progress directly to the scoping stage of the SEA process.</p>
<p>Historic England questioned whether there were particular issues affecting the historic environment in the plan area which the Scoping Report might pick up. Including whether there are issues affecting the Conservation Areas, for example or any other designated heritage assets apart from those identified as At Risk?</p>	<p>Specific issues affecting the historic environment have been discussed in the Scoping Report and assessed through the SEA process. This includes with respect to the latest available evidence base, including references to the Wiltshire HER and 2023 Heritage at Risk Register.</p>
<p>In the "Summary of future baseline" of the Scoping Report, it states that "there is significant opportunity for new development to enhance the historic setting of the village and better reveal assets' cultural heritage significance." Is this an assertion based on local evidence? If so, it suggests that issues may have been identified, or discrete areas with potential for improvement, which new development is specifically well placed to address. It would be helpful to articulate the rationale for this more explicitly within the baseline data.</p>	<p>This in particular refers to the large brownfield site located on the southern side of Tisbury railway station known as Station Works.</p> <p>The heritage sensitivities associated with this site (and how these have been addressed through Neighbourhood Plan policies) is presented in Chapter 5 of this Environmental Report.</p>
<p>The preamble to the Scoping Report refers to the Core Strategy housing allocation for the NP area and that that the provision for Tisbury itself has already almost been met. The impression is that the NP may wish to allocate a housing provision beyond that within the CS (which of course it can do on the basis of further evidence), and possibly the on-going allocations DPD exercise also. Have notional allocations been identified and is it these which have informed the SEA Screening exercise?</p>	<p>The screening opinion prepared by Wiltshire considered the likelihood that any site allocations taken forward through the Neighbourhood Plan would be allocated within the National Landscape.</p>

Consultation response	How the response was considered and addressed
<p>“New development has the potential to lead to incremental but small changes in landscape and townscape character and quality in and around the Neighbourhood Area. This includes from the loss of landscape features and visual impact. There are likely to be small scale and incremental changes in tranquillity in and around the plan area, affected by changes in the levels of light and noise pollution.” How has it been determined what the changes will be and that they will have the level of impact asserted?</p>	<p>The landscape sensitivities associated with Neighbourhood Plan proposals (and how these have been addressed through Neighbourhood Plan policies) is presented in Chapter 5 of this Environmental Report.</p>
<p>We would take the opportunity to refer to our guidance on SEAs (which I suspect you are familiar with) so that you can cross-reference with its recommendations.</p>	<p>Comment noted. The latest guidance documents have been an essential source of evidence and reference during the SEA.</p>
<p>Environment Agency</p>	
<p>No comments received.</p>	<p>N/A</p>

3.7 The key sustainability issues and SEA Framework are presented below.

Key sustainability issues

Biodiversity and Geodiversity

- Internationally and nationally designated nature conservation sites are present in the neighbourhood area.
- Tisbury village is within an SSSI Impact Risk Zone for the River Avon SSSI for larger scale residential development.
- The north west of Tisbury village is within the SSSI Impact Risk Zone for the Fonthill Grottoes SSSI relating to *‘all planning applications outside/extending outside existing settlements/urban areas affecting greenspace, farmland, semi natural habitats or features such as trees, hedges, streams, rural buildings/structures’*.
- Features of biodiversity value such as trees, hedgerows, waterways, and meadows should be protected from the impacts of future development and where possible enhanced. Their integrity should also be supported through improved ecological connections in the area, including through the provision of green infrastructure enhancements.
- The integrity of the BAP Habitats present in and around the Neighbourhood Area should be supported through Neighbourhood Plan, with due regard to the key habitats and species present at these sites.
- The neighbourhood area has a rich geodiversity resource, which should be protected and enhanced.

Climate Change

- Fluvial flooding linked to the River Nadder is a major risk in the neighbourhood area.

- Per capita greenhouse gas emissions for Wiltshire continue to be lower than for England averages but have been falling at a lower rate.
- An increase in the built footprint of the neighbourhood area (associated with the delivery of new housing and employment land) has the potential to increase overall greenhouse gas emissions.
- The Neighbourhood Plan should seek to increase resilience to the effects of climate change through supporting adaptation to the risks associated with climate change in the area.

Landscape

- The whole of the neighbourhood area is within the Cranborne Chase and West Wiltshire Downs National Landscape.
- New development could lead to pressures on villagescapes, including from the loss of key built and natural features.

Historic Environment

- The neighbourhood area has a rich historic environment, with many features and areas nationally or locally designated for their heritage interest and significance.
- A large proportion of Tisbury village is within the Tisbury Conservation Area.
- New development has the potential to lead to both beneficial and adverse effects on the historic environment, including through affecting the setting of designated and non-designated heritage assets.
- Street clutter from road signage has been deemed to be a key detriment to the setting of the historic environment.

Air, Land, Soil, and Water Resources

- There are no Air Quality Management Areas (AQMA) within the neighbourhood area. Emissions associated with road transport (primarily NO₂) are the main pollutant of concern for the neighbourhood area.
- The neighbourhood area has a significant brownfield resource, including the Land at the Station Works site adjacent to Tisbury railway station.
- It is uncertain whether agricultural land in the vicinity of the neighbourhood area comprises land classified as 'the best and most versatile' land.

Population and Community

- Both parishes making up the neighbourhood area have a declining and ageing population, with future implications on the provision of health services, facilities, and amenities.
- There is a trend of out migration of younger people, reflecting educational and employment opportunities present elsewhere
- Based on the relative household deprivation dimensions, Tisbury is more deprived than West Tisbury.
- Notable deprivation issues within the Tisbury Lower Super Output Area (LSOA) include poor housing quality, with lower levels of income (particularly for young people), employment and education.

- Notable deprivation issues within the Tisbury & Rural Ansty LSOA include barriers to housing and services, closely linked to housing affordability and accessibility issues.

Health and Wellbeing

- Contrasts of general health between the two parishes, with West Tisbury having a higher proportion of residents considering themselves to be in 'very good health'.
- A higher prevalence of residents in Tisbury report that their daily activities are limited.
- Key issues identified in the Joint Strategic Assessment for the Tisbury Community Area involve sustaining a healthy life expectancy and improving access to activities and services.

Transportation

- The neighbourhood area is well connected to the rail network, due to accessibility to Tisbury railway station.
- Accessibility to Tisbury is via minor roads.
- The proportion of people working at home in the neighbourhood area is higher than Wiltshire, regional and national averages. This trend is likely to have accelerated as a result of the pandemic.
- A significant danger to cyclists, pedestrians and equestrians is the lack of pavements at some locations, including along Hindon Lane and the Nadder River road bridge.

SEA Framework

3.8 The SEA Framework provides a way in which environmental effects can be defined and subsequently analysed based on standard 'tests'. Each proposal within the current version (i.e., the Regulation 14 version) of the revised Tisbury and West Tisbury Neighbourhood Plan will be assessed consistently using the framework.

Table 3.2: SEA Framework of objectives and assessment questions

SEA Objective	Assessment questions to consider for the allocations / proposals within the revised Neighbourhood Plan
Biodiversity and Geodiversity	
<p>Protect and enhance all biodiversity and geological features in the neighbourhood area.</p>	<p>Will the option/proposal help to:</p> <ul style="list-style-type: none"> • Support continued improvements to the status of the River Avon SAC / River Avon System SSSI? • Support continued improvements to the status of the Upper Chicksgrove Quarry SSSI? • Support continued improvements to the status of the Lady Down SSSI? • Support continued improvements to the status of the Fonthill Grottoes SSSI? • Support the aims associated with the Warminster and Vale of Wardour Landscape Biodiversity Area as they emerge?
	<ul style="list-style-type: none"> • Protect and enhance semi-natural habitats? • Protect and enhance priority habitats, and the habitat of priority species? • Achieve a net gain in biodiversity? • Protect and enhance the neighbourhood area's rich geodiversity resource? • Support access to, interpretation and understanding of biodiversity and geodiversity?
Climate Change	
<p>Promote climate change mitigation and the transition to 'net zero' emissions in the neighbourhood area.</p>	<p>Will the option/proposal help to:</p> <ul style="list-style-type: none"> • Limit the increase in the carbon footprint of the neighbourhood area from population growth? • Promote the use of sustainable modes of transport, including walking, cycling and public transport? • Reduce the need to travel? • Increase the number of new developments meeting sustainable design criteria? • Generate energy from low or zero carbon sources? • Reduce energy consumption from non-renewable resources?

SEA Objective	Assessment questions to consider for the allocations / proposals within the revised Neighbourhood Plan
<p>Support the resilience of the neighbourhood area to the potential effects of climate change.</p>	<p>Will the option/proposal help to:</p> <ul style="list-style-type: none"> • Ensure that no development takes place in areas at higher risk of flooding, taking into the likely effects of climate change into account? • Improve green infrastructure networks in the neighbourhood area to support adaptation to the potential effects of climate change? • Sustainably manage water run-off, ensuring that the risk of flooding is not increased (either within the neighbourhood area or downstream) and where possible reduce flood risk? • Ensure the potential risks associated with climate change are considered through new development in the neighbourhood area? • Increase the resilience of biodiversity in the neighbourhood area to the effects of climate change?
<p>Landscape</p>	
<p>Protect and enhance the character and quality of landscapes and villagescapes in the neighbourhood area.</p>	<p>Will the option/proposal help to:</p> <ul style="list-style-type: none"> • Support the integrity of the Cranborne Chase and West Wiltshire Downs National Landscape? • Conserve and enhance landscape and villagescape features? • Support the distinctiveness, sense of place, and integrity of the Tisbury Conservation Area?
<p>Historic Environment</p>	
<p>Protect and enhance Tisbury and West Tisbury's heritage significance, including designated and non-designated historic environment and archaeological assets.</p>	<p>Will the option/proposal help to:</p> <ul style="list-style-type: none"> • Conserve and enhance the Tisbury Conservation Area? • Preserve the historic settlement pattern of Tisbury and outlying hamlets? • Conserve and enhance buildings and structures of architectural or historic interest? • Support the integrity of the historic setting of key buildings of cultural heritage interest? • Conserve and enhance local diversity and distinctiveness? • Reduce street clutter from road signage? • Support access to, interpretation and understanding of the historic environment?
<p>Air, Land, Soil, and Water Resources</p>	
<p>Ensure the efficient use of land.</p>	<p>Will the option/proposal help to:</p> <ul style="list-style-type: none"> • Promote the use of previously developed land? • Avoid the development of the best and most versatile agricultural land, which in the two parishes may comprise Grade 3a agricultural land?

SEA Objective	Assessment questions to consider for the allocations / proposals within the revised Neighbourhood Plan
<p>Promote sustainable waste management solutions that encourage the reduction, re-use, and recycling of waste.</p>	<p>Will the option/proposal help to:</p> <ul style="list-style-type: none"> • Reduce the amount of waste produced? • Move waste up the waste hierarchy? • Maximise opportunities for local management of waste in order to minimise export of waste to areas outside? • Encourage recycling of materials and minimise consumption of resources during construction?
<p>Use and manage water resources in a sustainable manner.</p>	<p>Will the option/proposal help to:</p> <ul style="list-style-type: none"> • Support improvements to water quality? • Minimise water consumption?
<p>Population and Community</p>	
<p>Cater for existing and future residents' needs as well as the needs of different groups in the community, and improve access to local, high-quality community services and facilities.</p>	<p>Will the option/proposal help to:</p> <ul style="list-style-type: none"> • Promote the development of a range of high quality, accessible community facilities? • Encourage and promote social cohesion and encourage active involvement of local people in community activities? • Minimise fuel poverty? • Maintain or enhance the quality of life of existing local residents? • Improve the availability and accessibility of key local facilities?
<p>Provide everyone with the opportunity to live in good quality, affordable housing, and ensure an appropriate mix of dwelling sizes, types, and tenures.</p>	<p>Will the option/proposal help to:</p> <ul style="list-style-type: none"> • Support the provision of a range of house types and sizes? • Support enhancements to the current housing stock? • Meet the needs of all sectors of the community? • Provide quality and flexible homes that meet people's needs? • Promote the use of sustainable building techniques, including use of sustainable building materials? • Provide housing in sustainable locations that allow easy access to a range of local services and facilities?
<p>Health and Wellbeing</p>	
<p>Improve the health and wellbeing of Tisbury and West Tisbury's residents</p>	<p>Will the option/proposal help to:</p> <ul style="list-style-type: none"> • Promote accessibility to a range of leisure, health, and community facilities, for all age groups? • Facilitate enhancements to the housing stock of the two parishes? • Provide and enhance the provision of community access to green infrastructure, in accordance with Accessible Natural Greenspace Standards? • Improve access to the countryside for recreation?

SEA Objective	Assessment questions to consider for the allocations / proposals within the revised Neighbourhood Plan
Transportation	
<p>Promote sustainable transport use and reduce the need to travel.</p>	<p>Will the option/proposal help to...</p> <ul style="list-style-type: none"> • Reduce the need to travel through sustainable patterns of land use and development? • Encourage modal shift to more sustainable forms of travel? • Enable transport infrastructure improvements? • Facilitate working from home and remote working? • Improve road safety?

4. Consideration of reasonable alternatives through the SEA

Introduction

- 4.1 In accordance with the SEA Regulations the Environmental Report must include...
- An outline of the reasons for selecting the alternatives dealt with; and
 - The likely significant effects on the environment associated with alternatives / an outline of the reasons for selecting the preferred approach in light of alternatives appraised.
- 4.2 The 'narrative' of plan-making / SEA up to this point is told within this part of the Environmental Report. Specifically, how the SEA process to date has informed the consideration of different approaches for key elements of the revised Tisbury and West Tisbury Neighbourhood Plan.

Defining reasonable alternatives

- 4.3 Whilst work on the revised Tisbury and West Tisbury Neighbourhood Plan has been underway for some time, the aim here is not to provide a comprehensive explanation of work to date, but rather to explain work undertaken to develop and appraise reasonable alternatives.
- 4.4 In the context of the above, this chapter of the Environmental Report presents information on reasonable alternative approaches to addressing key issues that are of central importance to the revised Neighbourhood Plan.

Housing numbers to be delivered through the revised Neighbourhood Plan

- 4.5 Tisbury village has been designated as a 'Local Service Centre' within the Wiltshire Core Strategy and the emerging Local Plan. As per the provisions of Policy 1 'Settlement Strategy' in the emerging Local Plan, Local Service Centres are described as:

"Smaller towns and larger villages which serve a surrounding rural hinterland and possess a level of facilities and services that, together with improved local employment, provide the best opportunities outside the Market Towns for greater self-containment. Local Service Centres will provide for modest levels of development in order to safeguard their role and to deliver affordable housing."

- 4.6 In the Regulation 19 consultation version of the emerging Local Plan¹⁷, Wiltshire Council provide a housing target of 116 homes for the neighbourhood area during the plan period (to 2038). Reflecting existing completions and commitments shown in Table 4.8 (including the proposed allocation at 'Station Works' in the 'made' Neighbourhood Plan), the residual housing target for the revised Neighbourhood Plan is 52 homes.

¹⁷ Wiltshire Council (2023): 'Local Plan Review Pre-Submission Draft (Regulation 19)', accessible [here](#)

- 4.7 The emerging Local Plan confirms that there is no strategic requirements to plan for new development in the Tisbury area. Residual housing needs are expected to come forward via windfall development during the plan period (aligning with recent development patterns).
- 4.8 In light of the above, the sections below detail the reasonable alternative approaches which informed the spatial strategy for the ‘made’ Neighbourhood Plan (TisPlan). The spatial strategy has been carried forward in to the revised Neighbourhood Plan.

Spatial strategy alternatives for the Neighbourhood Plan

- 4.9 At the outset of the TisPlan’s development process, a key intention of the Neighbourhood Plan was to shape new development within the neighbourhood area. To support this, the SEA process considered two spatial strategy options as reasonable alternatives. These were 1) focus development on existing previously developed ‘brownfield’ sites in Tisbury and West Tisbury or 2) widen the scope of the Neighbourhood Plan to consider development on previously undeveloped ‘greenfield’ sites in the neighbourhood area.
- 4.10 To support decision making on this element of the TisPlan, two options were considered as reasonable alternatives through the SEA process.
- 4.11 The two options were as follows:
- **Option 1:** Facilitate the development of greenfield sites in the neighbourhood area; and
 - **Option 2:** Focus development on previously developed sites in the neighbourhood area.
- 4.12 **Table 4.1** to **Table 4.8** present the findings of the appraisal of Option 1 and Option 2 outlined above. To support the assessment findings, the options have been ranked in terms of their sustainability performance against the relevant theme. It is anticipated that this will provide the reader with a likely indication of the comparative sustainability performance of the two options in relation to each theme considered.

Table 4.1: Appraisal findings (Biodiversity and Geodiversity)

Discussion of Potential Effects and Relative Merits of Options	Rank of Preference	
	Option 1	Option 2
Potential effects on biodiversity have the potential to take place on both previously developed and greenfield land. Whilst greenfield development has the potential to lead to the loss of key landscape features of biodiversity value and impact on ecological corridors, previously developed land can support a rich biological diversity. In this context previously developed land can provide habitat for UKBAP Priority Species and contribute to wider ecological networks, as well as the provision of ecosystem services such as pollination.	=1	=1
All allocations have the potential to have impacts on biodiversity assets if located inappropriately and have poor design and layout. Likewise, all allocations have the potential to promote net gains in biodiversity value. In this context, for all sites, potential effects on biodiversity depend on elements such as the provision of green		

Discussion of Potential Effects and Relative Merits of Options **Rank of Preference**

infrastructure to accompany new development areas and the retention and incorporation of biodiversity features.

Table 4.2: Appraisal findings (Climate Change)

Discussion of Potential Effects and Relative Merits of Options **Rank of Preference**

In terms of greenhouse gas emissions, road transport is a significant contributor to emissions in the area. The extent to which the two options have the potential to support climate change mitigation through facilitating a reduced level of car dependency is therefore a key element. In this context, Option 2, through promoting the development of previously developed land has increased potential to promote development in locations in the village which are more integrated with the existing built-up area of the village. This has the potential to allow at some locations easier access to services and facilities by sustainable modes of transport such as walking and cycling. However, the option does not preclude the development of brownfield land in the countryside. In this respect, development at these locations has the potential to be less accessible and require an increased level of car use.

Option 1	Option 2
2	1

In terms of climate change adaptation, the redevelopment of previously developed land provides opportunities for enhancing the resilience of brownfield sites and surrounding area to the effects of climate change. This includes through green infrastructure enhancements and design and layout which helps regulate the effects of extreme weather events in the village, including through regulating surface water run-off. In this context, whilst the direct provision of green infrastructure improvements to accompany new development areas should be achievable through both options, including through mechanisms such as the community infrastructure levy, the redevelopment of brownfield land increases scope for direct improvements to climate change resilience.

Table 4.3: Appraisal findings (Landscape)

Discussion of Potential Effects and Relative Merits of Options **Rank of Preference**

Option 1, through facilitating greenfield development in the neighbourhood area, increases the scope for impacts on landscape character, including from visual impact and impacts on noise quality. The potential significance of such effects is increased due to the location of greenfield sites within and visible from the Cranborne Chase National Landscape. As such greenfield development has increased potential to have impacts on the special qualities of the National Landscape.

Option 1	Option 2
2	1

Option 2 provides opportunities for enhancing local character and distinctiveness if high quality design is incorporated within new provision. Option 2 therefore increases opportunities to rejuvenate existing underutilised heritage assets whilst protecting landscape

Discussion of Potential Effects and Relative Merits of Options Rank of Preference

and villagescape character and offering opportunities to enhance visual amenity. Similarly, Option 2 provides opportunities for enhancing local distinctiveness and sense of place if high quality design is incorporated within new provision.

Table 4.4: Appraisal findings (Historic Environment)

Discussion of Potential Effects and Relative Merits of Options Rank of Preference

Whilst Option 2 has the potential to have direct impacts on historic environment assets located on brownfield sites, high quality development sensitive to the historic environment resource has the potential to support enhancements to villagescape character and the rejuvenation of disused or underutilised historic environment assets. Given the significant opportunities for supporting the reuse and rejuvenation of existing heritage assets in parts of the village and in areas surrounding the village such as disused farm buildings, this will support the area's historic environment resource. However, impacts are dependent on the design of new development areas which come forward during the plan period.

Option 1	Option 2
1	2

Option 1 is likely to deliver new development in locations at further distance from key heritage sensitivities (i.e., outside of the built-up area). Therefore, this option performs slightly more favourably with respect to the historic environment theme. Nonetheless, in the absence of sensitive design and mitigation measures, the impact of greenfield development on the setting of nearby heritage assets and areas within village boundaries is a key concern with Option 1.

Table 4.5: Appraisal findings (Air, Land, Soil and Water Resources)

Discussion of Potential Effects and Relative Merits of Options Rank of Preference

Option 1 will lead to the loss of greenfield land in the neighbourhood area. The option also has increased potential to lead to the loss of areas of the best and most versatile agricultural land (incorporating, potentially, Grade 3a land present in the neighbourhood area).

Option 1	Option 2
2	1

Option 2 has increased potential to support the efficient use of land through the reuse of existing structures, rejuvenating previously developed land. and potentially enabling the remediation of areas of contaminated land.

In terms of water quality, it is difficult to conclude regarding the potential for development at any given location to result in negative effects without an understanding of the design measures that will be put in place. For example, sustainable drainage systems are an effective means of minimising surface water runoff and hence pollution. However, given the potential for development on previously developed land to reduce land contamination, Option 2 has the potential to lead to medium- and long-term improvements to water quality.

Table 4.6: Appraisal findings (Population and Community)

Discussion of Potential Effects and Relative Merits of Options	Rank of Preference	
	Option 1	Option 2
Proposals for larger sites have the potential to generate developer contributions which could provide significantly more additional (or expand the existing) services and facilities offered within the neighbourhood area, positively contributing to community vitality and wellbeing. Development of larger sites also increases the viability of providing housing of an appropriate type and tenure (including affordable housing) to meet local needs.	=1	=1
Accessibility to services and facilities is a key determinant of residents' quality of life. In this respect, Option 2 has the potential to deliver a greater number of homes within existing built-up areas which are likely to be more integrated and connected with the existing community.		

Table 4.7: Appraisal findings (Health and Wellbeing)

Discussion of Potential Effects and Relative Merits of Options	Rank of Preference	
	Option 1	Option 2
The delivery of housing provision through larger scale allocations potentially enabled by Option 1 has the potential to concentrate effects on road safety and noise quality from increased traffic flows at certain locations. This may have effects on the health and wellbeing of residents. Effects however depend on the location of new development areas and the integration of elements such as sustainable transport linkages and green infrastructure provision.	2	1
Option 2 has the potential for supporting health and wellbeing through improvements to the quality of the built environment and in certain locations in Tisbury. This includes through enhancing the quality of the public realm and improving the satisfaction of residents with their neighbourhoods as a place to live. It also increases opportunities for delivering development in village centre locations more easily accessible to services, facilities, and amenities, although it should be noted that the option does not preclude brownfield development in less accessible locations in the countryside.		

Table 4.8: Appraisal findings (Transportation)

Discussion of Potential Effects and Relative Merits of Options	Rank of Preference	
	Option 1	Option 2
Option 2, through promoting development on previously developed land, has increased potential to facilitate the development of new housing at locations which are more integrated within the village. This has the potential to allow at some locations easier access village centre services and facilities by sustainable modes of transport such as walking and cycling. The option does not however preclude brownfield development in less accessible locations in the countryside.	2	1

Discussion of Potential Effects and Relative Merits of Options Rank of Preference

However, the provision of new and improved sustainable transport infrastructure to accompany new housing development, including pedestrian/cycle and public transport links may be more feasible with the larger scale of development enabled by Option 1.

Developing the preferred approach

Choice of sites taken forward for the purposes of the Neighbourhood Plan

4.13 In light of consultation undertaken on the TisPlan, and consideration of the assessment findings above, the Neighbourhood Group took the decision to focus development on brownfield sites in the neighbourhood area rather than allocating land for housing and employment on greenfield sites.

4.14 This was with the aim of:

- Supporting the regeneration of key locations of the neighbourhood area.
- Facilitating enhancements to the existing public realm and villagescape of the neighbourhood area.
- Protecting sensitive landscape character in the vicinity of Tisbury; and
- Rejuvenating existing areas of derelict and underutilised land in the neighbourhood area, including key opportunity sites.

4.15 Reflecting this preferred spatial strategy, two allocations were taken forward within the TisPlan. The site allocations are as follows:

- Station Works (for 68 homes); and
- The Former Sports Centre (for 13 homes).

4.16 Station Works is identified as a key brownfield opportunity site in the neighbourhood area. The site provides significant possibilities for delivering high quality employment and housing provision whilst facilitating enhancements to local distinctiveness and the public realm at this key sustainable location adjacent to the railway station.

4.17 The second allocation is that of the Former Sports Centre adjacent to St John's School. Alongside the provision of 13 homes, this allocation seeks to set aside land on a brownfield site for a future expansion of education and training uses, and the expansion of St John's School.

4.18 **The site allocations identified above been carried forward within the revised Neighbourhood Plan).** The emerging Local Plan confirms that there is no strategic requirements to plan for any new development in the Tisbury area. Any residual housing needs are expected to come forward via windfall development during the plan period (aligning with recent development patterns).

4.19 The choice of the sites were made in light of consultation events undertaken for the TisPlan, as well as the findings of a number of evidence base studies. This

included a site assessment undertaken for the TisPlan of the various sites available in the Neighbourhood Plan area.

- 4.20 In addition to the two allocations highlighted above, the revised Neighbourhood Plan supports proposals for the re-development of small-scale brownfield sites in the neighbourhood area. This includes redundant and derelict farm buildings in areas outside the housing policy boundary, where they do not compromise the character of the National Landscape.
- 4.1 The site-specific policies within the revised Neighbourhood Plan contain further detail with respect to design and mitigation considerations which aim to address any potential constraints to development. These aspects are further discussed within the plan appraisal (**Chapter 5**) below.

5. Appraisal of the Regulation 14 version of the Neighbourhood Plan

Introduction

5.1 The aim of this chapter is to present appraisal findings and recommendations in relation to the Regulation 14 version of the revised Tisbury and West Tisbury Neighbourhood Plan. This chapter presents:

- A consideration of the key updates to the revised Neighbourhood Plan and whether any likely significant environment effects are anticipated as a result of the updates.
- A summary of the sustainability performance of the revised Neighbourhood Plan (i.e., the Regulation 14 version) for each SEA theme.
- The overall conclusions at this current stage.

What are the key revisions to the Neighbourhood Plan?

5.2 The Neighbourhood Group have revised the Tisbury and West Tisbury Neighbourhood Plan in light of the following considerations:

- The need to consider the latest policy requirements, including with respect to the revised [NPPF](#) (2023), the [Environment Act](#) (2021), the [Levelling-up and Regeneration Act](#) (2023), and the Regulation 19 consultation on the emerging Local Plan (and accompanying evidence base)¹⁸.
- Strengthening the focus on climate resilience given Wiltshire Council's declaration of a climate emergency in February 2019 and in light of recent flooding events in the village(s).
- Designation of the Cranborne Chase National Landscape (formerly 'AONB') as an International Dark Skies Reserve and a desire to reflect this within Neighbourhood Plan policies.
- Potential identification of additional green spaces.
- Updated Wiltshire-wide design work for the emerging Local Plan.
- Strengthening of the 'Station Works' site allocation policy to reflect some of the key issues identified in the decision notice for application PL/2021/09778 which was refused at appeal in June 2023. This includes, but is not limited to¹⁹:
 - Whether or not the site is suitably accessible, with particular regard to providing adequate access to services and facilities including in the event of flooding.
 - The effect of the proposal on the character and appearance of the area, including whether or not it would conserve or enhance the landscape and scenic beauty of the Cranborne Chase National Landscape.

¹⁸ Wiltshire Council (2023): Wiltshire Local Plan (Reg 19) consultation, available to access [here](#)

¹⁹ PINS (2023): 'Appeal Decision Ref: APP/Y3940/W/22/3308919 – Land at Station Works'

- Whether or not the proposal would preserve or enhance the character or appearance of the Tisbury Conservation Area.
- The effect of the proposal on the special architectural and historic interest of listed buildings, and St John the Baptist and Gaston Manor.
- The effect of the proposal on highway safety; and
- The effect of the proposal on the efficient operation of the highway network in the vicinity of the site.

Tisbury and West Tisbury Neighbourhood Plan policies

5.3 To support the implementation of the vision statement for the revised Tisbury and West Tisbury Neighbourhood Plan, the Regulation 14 version of the plan puts forward 29 policies to guide new development within the neighbourhood area.

5.4 The policies have been revised and enhanced following extensive community consultation and evidence gathering (with the key revisions highlighted above), and earlier versions of these policies have been assessed through the SEA process for the 'made' Neighbourhood Plan.

Policy reference Policy name

Natural Environment and Climate Change

Policy NE1	The Cranborne Chase National Landscape
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Policy NE2	Safeguarding Special Habitats
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Policy NE3	Green and Blue Infrastructure
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Policy NE4	Sites of Importance for Nature Conservation
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Policy NE5	Trees
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Policy NE6	Landscaping
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Policy NE7	Managing Flood Risk
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Policy NE8	Energy Conservation
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Policy NE9	Renewable Energy
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Design, Heritage, and the Built Environment

Policy DB1	High Quality Design and Landscaping
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Policy DB2	Protecting the International Dark Skies Reserve
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Policy DB3	Brownfield Sites
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Policy DB4	Conservation and Character
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Policy DB5	Infrastructure Provision
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Policy reference	Policy name
Policy DB6	Place-Shaping
Homes	
Policy HS1	Affordable Housing
Policy HS2	Promoting Independence
Policy HS3	Employment and Out-Commuting
Policy HS4	Site Allocation – Station Works
Policy HS5	Site Allocation – Old Sports Centre
Sustainable Transport	
Policy ST1	Traffic Impact and Road Safety
Policy ST2	Parking Provision
Policy ST3	A Safe and Walkable Village
Policy ST4	Tisbury Railway Station
Promoting Business and Employment	
Policy EB1	Economic Regeneration
Leisure, Community and Well-Being	
Policy LC1	Local Green Spaces
Policy LC2	Sports and Recreation Spaces
Policy LC3	Retaining Community Facilities
Policy LC4	Public Open Space

Appraisal findings

Biodiversity and Geodiversity

5.5 Habitats Regulation Assessment (HRA) Screening for the revised Neighbourhood Plan identified a number of policies which have the potential to lead to likely significant effects on two European sites alone and/or in-combination with other plans and projects.

5.6 The HRA screening exercise has concluded that²⁰:

“The Tisbury and West Tisbury NDP has the potential to lead to likely significant effects on two European sites alone and/or in-combination with other plans and projects. This is due to the two allocated sites... and 10 other policies due to the potential for increased phosphorus pollution, recreational pressure and construction impacts on the River Avon SAC and impacts on the Chilmark

²⁰ Wiltshire Council (2022): ‘Tisbury and West Tisbury Pre-Regulation 14 NP HRA’

Quarries SAC relating to disturbance, the interruption of flight lines and physical damage to bats and habitats functionally linked to the SAC.”

- 5.7 As a result, it is therefore necessary for the relevant policies in the revised Neighbourhood Plan to be taken forward to ‘Appropriate Assessment’ under the HRA regulations. The Appropriate Assessment (AA) will be conducted by the competent authority, namely Wiltshire Council, during the Regulation 14 public consultation. It is anticipated that any mitigation measures and recommendations identified through the findings of the AA will be reflected in the submission version of the revised Neighbourhood Plan.
- 5.8 The current version of the revised Neighbourhood Plan sets out a range of provisions to help limit the potential effects of new development on features and areas of biodiversity interest in the neighbourhood area, and support enhancements. This includes through providing an expectation that developers incorporate green infrastructure enhancements as part of new developments, and through seeking to enhance wildlife corridors and ecological networks. Key policies in this respect include Policies NE2 - NE5 and the site allocation policy for Station Works (Policy HS4).

Climate Change

- 5.9 In response to the UK Government’s commitment to tackling the climate crisis, Wiltshire Council declared a Climate Emergency²¹ in February 2019 and at the same time, are committed to making the authority net-zero carbon by 2030. As such, the revised Neighbourhood Plan encourages design features that help the area to mitigate and adapt to climate change and increase the resilience of the neighbourhood area and its community. These stipulations will help to tackle the climate crisis.
- 5.10 In terms of climate change mitigation, road transport is an increasingly significant contributor to greenhouse gas emissions in the neighbourhood area. In this context, the policies set out a range of provisions for encouraging the use of sustainable modes of transport and active travel in Tisbury and West Tisbury, including walking, and cycling and public transport use. This will support climate change mitigation through helping to limit greenhouse gas emissions from transport in the neighbourhood area. Key policies in this regard include Policy ST3 and ST4.
- 5.11 Further supporting climate mitigation efforts, the revised Neighbourhood Plan has a strong focus on encouraging new development areas to reduce their carbon-footprint, with the aim to achieve net zero emissions. Key policies in this respect include Policy NE8 and NE9.
- 5.12 In terms of climate change adaptation, it is anticipated that the provisions of the NPPF and Local Plan policy will help to guide development away from the areas at highest risk of flooding. However, the policy framework within the revised Neighbourhood Plan seek to reduce flood risk and improve climate resilience to the effects of climate change. Key policies in this regard include Policy NE7 and the site allocations policy for Station Works (Policy HS4).

²¹ Wiltshire Council (2024): Climate Emergency – Latest Progress, available to access [here](#)

Landscape

- 5.13 The neighbourhood area is within the Cranborne Chase National Landscape. In acknowledgement of the distinctive landscape of the area (and its recent designation as an International Dark Sky Reserve)²², the revised Neighbourhood Plan has a strong focus on protecting landscape character and supporting the integrity of the National Landscape. Key policies in this respect include Policy NE1 and DB2.
- 5.14 At the local level, landscape and villagescape character will be supported by the policies which promote high quality design, layout and the provision of features and areas which promote the sense of place and distinctiveness of the public realm. Key policies in this respect include Policy DB1 and Policies DB3 - DB4. Landscape and villagescape integrity is also strengthened through the site allocation policy for Station Works (Policy HS4) which encourages the inclusion of sensitive design features through new development proposals.

Historic Environment

- 5.15 The neighbourhood area has a rich historic environment. There are numerous features nationally designated for their historic environment value, including 143 listed buildings, five scheduled monuments and three registered parks and gardens. A significant proportion of Tisbury village has also been designated as a conservation area.
- 5.16 In terms of the allocations proposed through the revised Neighbourhood Plan, given the current poor quality of the public realm in the area, the Station Works allocation will facilitate significant enhancements to Tisbury village, and will support the setting of the historic environment. Likewise, through facilitating the reuse of existing buildings in the countryside, the policy framework offers significant scope for the rejuvenation of features and areas of historic environment interest in this part of the neighbourhood area. Key policies in this respect include Policy DB1, Policies DB3 – DB4, and the site allocation policy for Station Works (Policy HS4)
- 5.17 With further reference to Tisbury Conservation Area, it is recognised that brownfield sites in the village are less likely to positively contribute to the character of the conservation area in their current form. In this context, high-quality regeneration and design through new development areas is more likely to positively impact the contribution that the sites make to the character of the conservation area and nearby heritage designations. Whilst this is a strong focus of the revised Neighbourhood Plan's policy framework, **the SEA recommends** that the site-specific policies also encourage proposals to be accompanied by a proportionate heritage assessment in order to ensure that the potential heritage significance of the site allocations and their surroundings are appropriately considered.

Air, Land, Soil and Water Resources

- 5.18 The revised Neighbourhood Plan focuses new development on previously developed sites (see Policy HS4 and Policy HS5) and encourages the redevelopment of brownfield opportunity sites within the neighbourhood area. Delivering growth at brownfield sites supports the efficient use of land through the reuse of existing structures whilst rejuvenating previously developed land.

²² Cranborne Chase National Landscape Team (2024): 'International Dark Sky Reserve', accessible [here](#)

Whilst there may be a greater potential for ground contamination on brownfield land, and therefore a need for remediation works prior to development, development provides an opportunity to improve soil quality in these locations, decreasing the likelihood of pollutants in the soil contaminating groundwater sources and nearby waterbodies.

5.19 The revised Neighbourhood Plan also has a strong focus on protecting the open countryside from inappropriate levels of development. For example, several policies also seek to protect key features of landscape and biodiversity interest in the open countryside (see Policies NE1 - NE6 and Policies DB1 - DB2). While these policies do not specifically seek to address land, soil, and water resources they will indirectly help promote and protect these resources, including the promotion of high-quality green networks in the neighbourhood area and the protection and enhancement of key landscape and villagescape features. This will help support the capacity of the landscape and villagescape to regulate soil and water quality.

Population and Community

5.20 Two site allocations are included within the revised Neighbourhood Plan:

- Policy HS4: Station Works (for 68 homes); and
- Policy HS5: The Former Sports Centre (for 13 homes).

5.21 Station Works is identified as a key brownfield opportunity site in the neighbourhood area. The site provides significant possibilities for delivering high quality employment and housing provision whilst facilitating enhancements to local distinctiveness and the public realm at this key sustainable location adjacent to the railway station.

5.22 The second allocation is that of the Former Sports Centre adjacent to St John's School. Alongside the provision of 13 homes, this allocation seeks to set aside land on a brownfield site for a future expansion of education and training uses, and the expansion of St John's School.

5.23 The choice of these sites has been informed by the various surveys and evidence base documents prepared to support the Neighbourhood Plan, responses from community consultation events, and the SEA findings. This is further discussed within **Chapter 4** of the Environmental Report.

5.24 The site allocations identified above been carried forward from the 'made' TisPlan and included within the revised Neighbourhood Plan.

5.25 In addition to the two allocations highlighted above, the revised Neighbourhood Plan supports proposals for the re-development of small-scale brownfield sites in the neighbourhood area (see Policy DB3). This includes redundant and derelict farm buildings in areas outside the housing policy boundary, where they do not compromise the character of the National Landscape.

5.26 More broadly in relation to housing provision, Policy HS1 supports opportunities to deliver affordable housing of an appropriate tenure, size, and type, based on the latest housing need evidence. This will help to ensure that development is reflective of the needs of the community and is appropriate for its location. The quality of housing will also be supported by Policy NE8 which seeks to support energy efficient and low carbon development. This will help to address issues

such as fuel poverty, which is important in the current economic climate given the cost-of-living crisis.

- 5.27 The revised Neighbourhood Plan also seeks to promote the economic vitality of the neighbourhood area safeguard the role and function of Tisbury village as a Local Service Centre (see Policy EB1) by protecting existing employment areas and facilitating opportunities to revitalise Tisbury High Street.
- 5.28 Further supporting residents' quality of life, a key aspect of the revised Neighbourhood Plan is to safeguard existing community services, facilities, and amenities, and that these are accessible to everyone in the neighbourhood area. Key policies in this respect include Policies LC1 - LC4, which seek to protect important community assets to enable people to live locally.

Health and Wellbeing

- 5.29 The policy framework within the revised Neighbourhood Plan will bring a range of benefits for the health and wellbeing of residents. The main impacts of the Neighbourhood Plan's policies on health and wellbeing will be through creating healthy, inclusive communities through built design and natural spaces. Key policies in this respect include Policy DB1, Policy DB4, and Policy DB6.
- 5.30 The quality of life of residents will also be supported by the revised Neighbourhood Plan's strong focus on local distinctiveness, enhancements to the public realm, and on the protection and enhancement of landscape and villagescape quality. Key policies in this respect include Policies NE1 - NE6 and Policies DB1 - DB2. This will contribute to the satisfaction of residents with their neighbourhood as a place to live and promote the vitality of the neighbourhood area.
- 5.31 More broadly, the revised Neighbourhood Plan's policies and proposals have a strong emphasis on delivering public realm improvements (including through green infrastructure provision). Green infrastructure provides space for recreation and relaxation, and access to nature has been evidenced to improve people's health and wellbeing, through encouraging healthy outdoor recreation and relaxation. Key policies in this regard include Policy NE3, Policy LC1, and Policy LC4.

Transportation

- 5.32 Transportation is a key issue in the neighbourhood area, with the limited local road network and increasing car ownership resulting in traffic and congestion issues. There are also parking and road safety issues, including on approaches to the railway station.
- 5.33 In terms of accessibility, the proposed site allocations (see Policy HS4 and Policy HS5) will be located in good proximity to the centre of Tisbury village with its range of services, facilities, and amenities. This will support an intensification of uses in the village centre, limiting the need for residents to travel by the private car. The Station Works site is also located adjacent to Tisbury railway station which provides sustainable transport services to larger service centres such as Salisbury, as well as links to London. Policy ST4 will support this through promoting the expansion of rail services locally. This has the potential to encourage an increased use of the rail network, reducing

reliance on the car, and improving accessibility to employment opportunities outside of the neighbourhood area.

- 5.34 More broadly, the policies set out a range of provisions for encouraging the use of sustainable modes of transport and active travel in Tisbury and West Tisbury, including walking, cycling, and public transport use (see Policy ST3).
- 5.35 Reflecting local issues relating to parking, the revised Neighbourhood Plan has a strong focus on enhancing car parking provision (see Policy ST1 and ST2). This will help improve parking availability and congestion in the neighbourhood area and reduce the impacts of parking on the quality of the public realm.

Conclusions at this current stage

- 5.36 The assessment has concluded that the revised Neighbourhood Plan is likely to lead to **significant positive effects in relation to the ‘Landscape’ and ‘Historic Environment’ themes**. These benefits largely relate to the strong focus on protecting landscape and villagescape character in the neighbourhood area, facilitating improvements to the public realm, and enhancing the setting and integrity of the historic environment and local distinctiveness. However, **the SEA recommends** that the site-specific policies also encourage proposals to be accompanied by a proportionate heritage assessment in order to ensure that the potential heritage significance of the site allocations and their surroundings are appropriately considered.
- 5.37 In addition, the revised Neighbourhood Plan has a strong focus on delivering high-quality design through new development areas (including via the provision of affordable dwellings and a range of housing types and tenures) and promoting accessibility to services and facilities. Additionally, the policy framework is likely to facilitate enhancements to open space provision and green infrastructure networks, supporting community vitality and residents’ quality of life. This will likely deliver **significant positive effects in relation to the ‘Population and Community’ and ‘Health and Wellbeing’ themes**.
- 5.38 In relation to the ‘Biodiversity and Geodiversity’ theme, the scope and scale of the proposed policy approaches relating to the natural environment will help ensure that wide ranging benefits in relation to this theme are secured through the revised Neighbourhood Plan and appropriate protection provided to the key internationally and nationally designated biodiversity sites present in the area. It is anticipated that any mitigation measures and recommendations identified through the findings of the HRAAA will be reflected in the submission version of the revised Neighbourhood Plan.
- 5.39 The revised Neighbourhood Plan will initiate a number of beneficial approaches regarding the ‘Transportation’, ‘Air, Land, Soil and Water resources’ and ‘Climate Change’ themes. However, these are not considered to be significant in the context of the SEA process given the scope of the revised Neighbourhood Plan and the scale of proposals.
- 5.40 **Overall, the appraisal has concluded that the revised Neighbourhood Plan would not have any additional significant effects to those presented in the previous SEA findings.**

6. What are the next steps?

Plan Finalisation

- 6.1 Following Regulation 14 consultation, responses will be considered in finalising the revised Tisbury and West Tisbury Neighbourhood Plan and SEA for submission. Following submission, the revised Neighbourhood Plan and supporting evidence will be published for further consultation, and then subjected to Independent Examination. At Independent Examination, the revised Neighbourhood Plan will be considered in terms of whether it meets the Basic Conditions for Neighbourhood Plans and is in general conformity with the Local Plan.
- 6.2 Depending on the outcomes of the examination, the revised Tisbury and West Tisbury Neighbourhood Plan may then be subject to a referendum, organised by Wiltshire Council. However, if the examiner is satisfied that the proposed modifications are not substantial, there will be no requirement for another referendum, and the revised plan will be formally adopted.

Monitoring

- 6.3 The SEA regulations require 'measures envisaged concerning monitoring' to be outlined in this report. This refers to the monitoring of likely significant effects of the revised Tisbury and West Tisbury Neighbourhood Plan to identify any unforeseen effects early and take remedial action as appropriate.
- 6.4 It is anticipated that monitoring of effects of the revised Neighbourhood Plan will be undertaken by Wiltshire Council as part of the process of preparing its Annual Monitoring Report (AMR). No significant negative effects are considered likely in the implementation of the revised Neighbourhood Plan that would warrant more stringent monitoring over and above that already undertaken by Wiltshire Council.

