Strategic Environmental Assessment for the Tisbury and West Tisbury Neighbourhood Plan

Environmental Report to accompany
Regulation 14 consultation
on the Neighbourhood Plan

July 2017

Quality information

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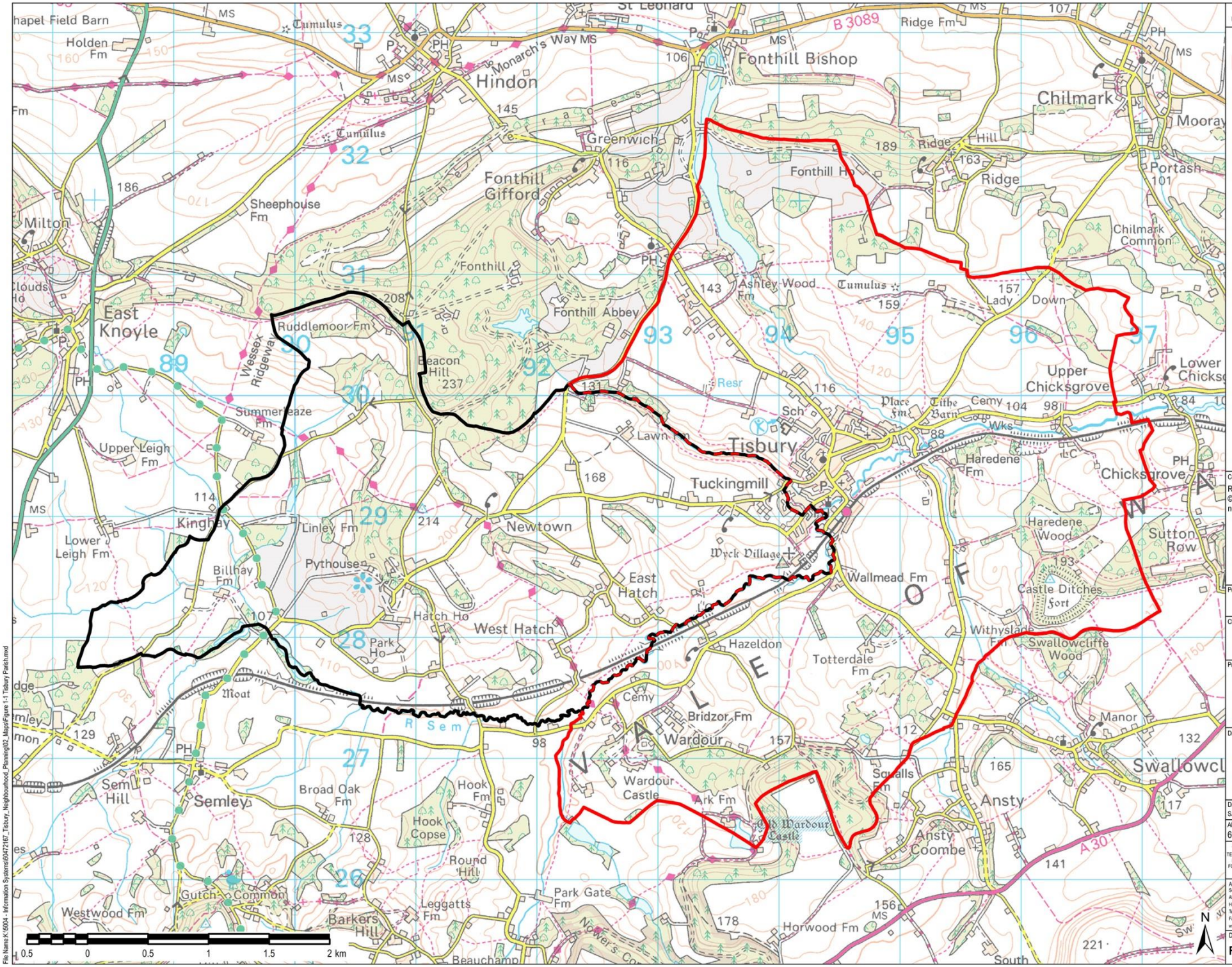

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LEGEND

- Tisbury Parish Boundary
- West Tisbury Parish Boundary

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Non-Technical Summary

What is strategic environmental assessment?

A strategic environmental assessment (SEA) has been undertaken to inform the Tisbury and West Tisbury Neighbourhood Plan (TisPlan). 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 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 Tisbury and West Tisbury Neighbourhood Plan (TisPlan) presents a plan for the administrative area of Tisbury Parish and West Tisbury Parish for the period to 2030. Prepared to be in conformity with the Wiltshire Core Strategy, it sets out a vision and a range of policies for the Neighbourhood Plan area. These relate to a range of topics, including, but not limited to, landscape and townscape character, the quality of life of residents, tourism and the protection and enhancement of the environment.

It is currently anticipated that the TisPlan will undergo a referendum in early 2018.

Purpose of this Environmental Report

This Environmental Report, which accompanies the current consultation on the TisPlan, is the second document to be produced as part of the SEA process. The first document was the SEA Scoping Report (April 2016), which includes information about the Neighbourhood Plan area's environment and community.

The purpose of this Environmental Report is to:

- Identify, describe and evaluate the likely significant effects of the TisPlan and alternatives; and
- 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 TisPlan 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;
- The SEA Framework of objectives against which the TisPlan has been assessed;
- The appraisal of alternative approaches for the TisPlan;
- The likely significant environmental effects of the TisPlan;
- The measures envisaged to prevent, reduce and as fully as possible offset any significant adverse effects as a result of the TisPlan; and
- The next steps for the TisPlan and accompanying SEA process.

Assessment of alternative approaches for the TisPlan

At the outset of the TisPlan's development process, a key intention of the Neighbourhood Plan has been to shape new development within the Neighbourhood Plan area. In this context two potential options were considered, namely whether to 1) focus development on existing previously developed 'brownfield' sites in the Neighbourhood Plan area or 2) widen the scope of the Neighbourhood Plan to consider development on previously undeveloped 'greenfield' sites in the Neighbourhood Plan 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 Plan area; and
- Option 2: Focus development on previously developed sites in the Neighbourhood Plan area.

Table 4.1 in the Environmental Report presents the findings of the appraisal of Option 1 and Option 2 outlined above.

In light of consultation undertaken to date on the Neighbourhood Plan, evidence base studies, and consideration of the SEA assessment findings, the TisPlan Steering Group took the decision to focus development on brownfield sites in the Neighbourhood Plan area rather than allocating land for housing and employment on greenfield sites.

This is with the aim of:

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

Assessment of the current version of the TisPlan

The current consultation version of the TisPlan presents 22 planning policies for guiding development in the Tisbury Parish and West Tisbury Parish.

Utilising the SEA Framework of objectives and assessment questions developed during the earlier scoping stage of the SEA, the SEA process has assessed the policies put forward through the current version of the TisPlan. The Environmental Report has presented the findings of the assessment under the following sustainability themes:

- Biodiversity;
- Climate change;
- Landscape and historic environment;
- Land, soil and water resources;
- Population and community;
- Health and wellbeing; and
- Transportation.

The assessment has concluded that the current version of the TisPlan is likely to lead to significant positive effects in relation to the 'landscape and historic environment' sustainability theme. These benefits largely relate to the TisPlan's strong focus on protecting landscape character in the Neighbourhood Plan area, facilitating improvements to the public realm, and enhancing the setting of the historic environment and local distinctiveness. In addition, the Neighbourhood Plan has a strong focus on promoting accessibility to services and facilities, facilitating enhancements to open space provision and green infrastructure networks and supporting community vitality, leading to significant

positive effects in relation the 'population and community' and 'health and wellbeing' sustainability themes. In relation to the 'biodiversity' sustainability 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 Neighbourhood Plan.

The current version of the TisPlan will initiate a number of beneficial approaches regarding the 'transportation', 'land, soil and water resources' and 'climate change' sustainability themes. However these are not considered to be significant in the context of the SEA process given the scope of the Neighbourhood Plan and the scale of proposals.

Next steps

Subsequent to the current consultation on the Neighbourhood Plan, the TisPlan will be updated to reflect comments received. The Environmental Report will be updated to reflect the changes made to the plan.

The TisPlan and updated Environmental Report will then be submitted to Wiltshire Council for its consideration. Wiltshire Council will consider whether the plan is suitable to go forward to Independent Examination in terms of the TisPlan meeting legal requirements and its compatibility with the Local Plan.

If the subsequent Independent Examination is favourable, the TisPlan will be subject to a referendum, organised by Wiltshire Council. If more than 50% of those who vote agree with the plan, then it will be passed to Wiltshire Council with a request it is adopted. Once adopted, the TisPlan will become part of the Development Plan for Tisbury Parish and West Tisbury Parish.

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1. Introduction

1.1 Background

AECOM has been commissioned to undertake an independent Strategic Environmental Assessment (SEA) in support of the emerging Tisbury and West Tisbury Neighbourhood Plan (TisPlan).

The TisPlan is currently being prepared as a Neighbourhood Development Plan under the Localism Act 2012. The Neighbourhood Plan area, which includes the administrative areas of Tisbury Parish Council and West Tisbury Parish Council (Figure 1.1), is being prepared in the context of the Wiltshire Local Plan.

It is currently anticipated that the TisPlan will be submitted to Wiltshire Council later in 2017.

Key information relating to the TisPlan is presented in Table 1.1.

Table 1.1: Key facts relating to the Tisbury and West Tisbury Neighbourhood Plan

Name of Qualifying Body	Tisbury Parish Council and West Tisbury Parish Council
Title of Plan	Tisbury and West Tisbury Neighbourhood Plan (TisPlan)
Subject	Neighbourhood planning
Purpose	The TisPlan is being prepared as a Neighbourhood Development Plan under the Neighbourhood Planning (General) Regulations 2012. The plan will be in conformity with the Wiltshire Core Strategy. The TisPlan will be used to guide and shape development within the area covered by the administrative area of Tisbury Parish Council and West Tisbury Parish Council.
Timescale	To 2030
Area covered by the plan	Tisbury Parish and West Tisbury Parish in Wiltshire (Refer to Figure 1.1)
Summary of content	The TisPlan will set out a vision, strategy and range of policies for the Neighbourhood Plan area.
Plan contact point	Janet Amos, Chair Tisbury and West Tisbury Neighbourhood Plan Steering Group Email address: janet@tisbury-biz.co.uk

1.2 SEA explained

The TisPlan has been screened in as requiring an SEA.

SEA is a mechanism for considering and communicating the likely significant effects of an emerging plan, and reasonable 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 or mitigating negative environmental effects and maximising positive effects. Through this approach, the SEA for the TisPlan seeks to maximise the emerging Neighbourhood Plan's contribution to sustainable development.

The SEA has been prepared in line with the procedures prescribed by the Environmental Assessment of Plans and Programmes Regulations 2004 (the SEA Regulations) which transpose into national law the EU Strategic Environmental Assessment (SEA) Directive[1].

The SEA Regulations require that a report is published for consultation alongside the draft plan that 'identifies, describes and evaluates' the likely significant effects of implementing 'the plan, and reasonable alternatives'. The report must then be taken into account, alongside consultation responses, when finalising the plan.

In line with the SEA Regulations this Environmental Report must essentially answer four questions:

- What is the scope of the SEA?
- What has plan-making/SEA involved up to this point?
    - 'Reasonable alternatives' must have been appraised for the plan.
- What are the appraisal findings at this stage?
    - i.e. in relation to the draft plan.
- What happens next?

These questions are derived from Schedule 2 of the SEA Regulations, which present 'the information to be provided within the report'. Table 1.2 presents the linkages between the regulatory requirements and the four SEA questions.

[1] Directive 2001/42/EC

1.3 Structure of this Environmental Report

This document is the Environmental Report for the TisPlan and hence needs to answer all four of the questions listed above 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 Environmental Report in order to meet regulatory[2] requirements

Environmental Report question		In line with the SEA Regulations, the report must include…[3]
What's the scope of the SEA?	What is the plan seeking to achieve?	• An outline of the contents, main objectives of the plan and relationship with other relevant plans and programmes
	What is the sustainability 'context'?	• 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 is the sustainability 'baseline'?	• 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 & objectives?	• Key **problems/issues** and **objectives** that should be a focus of (i.e. provide a 'framework' for) assessment
What has plan-making/SEA involved up to this point?		• Outline reasons for selecting the **alternatives** dealt with (and thus an explanation of the 'reasonableness' of the approach) • 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 draft plan.
What are the assessment findings at this stage?		• The likely significant effects associated with **the draft plan** • The measures envisaged to prevent, reduce and as fully as possible offset any significant adverse effects of implementing **the draft plan**
What happens next?		• The next steps for plan making/SEA process.

[2] Environmental Assessment of Plans and Programmes Regulations 2004
[3] NB this column does not quote directly from Schedule II of the Regulations. Rather, it reflects a degree of interpretation.

2. Local Plan context and vision for the TisPlan

2.1 Local Plan context for the TisPlan

Due to the Neighbourhood Area's location within Wiltshire, the TisPlan is being prepared in the context of the Wiltshire Core Strategy[4].

The Wiltshire Core Strategy was adopted in January 2015 and sets out a framework for how future development across Wiltshire will be planned and delivered in the period to 2026.

Neighbourhood plans will form part of the development plan for Wiltshire, alongside, but not as a replacement for the Core Strategy. The Core Strategy states that it seeks to give communities a solid framework within which appropriate community-led planning policy documents, including neighbourhood plans, can be brought forward. Neighbourhood plans are required to be in conformity with the Core Strategy and can develop policies and proposals to address local place-based issues. In this way it is intended for the Core Strategy 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.

In relation to the wider Tisbury Community Area, the Core Strategy states that:

"*The strategy for Tisbury Community Area is to provide for modest growth of both housing and employment to ensure development is balanced, thus helping to minimise out-commuting and also to provide support for local services and communities. Identifying suitable non-strategic allocations will include working closely with existing employers to ensure they have the potential to meet their future needs. The strategy will respond to the Community Area's location (in full or part) within a nationally designated landscape. In the Tisbury Community Area this includes the Cranborne Chase & West Wiltshire Downs Area of Outstanding Natural Beauty. It will deliver, within the overall objective of conserving the designated landscape, a modest and sustainable level of development*."

Tisbury village has been designated through the Core Strategy Settlement Strategy as a 'Local Service Centre'[5].

The Core Strategy sets out an allocation of 420 new homes for the wider Tisbury Community Area (which includes 16 parishes) between 2006 and 2026, with 200 allocated for Tisbury itself. Whilst this allocation has now almost been met in Tisbury, the Core Strategy seeks to stress that "*the indicative figures also allow a flexible approach which will allow the council including through the preparation of the Sites Allocation DPD and local communities preparing neighbourhood plans to respond positively to opportunities without being inhibited by an overly prescriptive, rigid approach which might otherwise prevent sustainable development proposals that can contribute to maintaining a deliverable five year housing land supply and delivering the strategic objectives of the plan. Neighbourhood Plans should not be constrained by the specific housing requirements within the Core Strategy and additional growth may be appropriate and consistent with the Settlement Strategy*."

In this context the Neighbourhood Plan Steering Group wish to help ensure that community benefits are secured through TisPlan through encouraging a degree of development which recognises the potential for more development that is required for Tisbury by the recently adopted Core Strategy.

[4] Wiltshire Council (January 2015) Wiltshire Core Strategy
http://www.wiltshire.gov.uk/planninganddevelopment/planningpolicy/wiltshirecorestrategy.htm
[5] The Core Strategy states: "*Local Service Centres are defined 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*"

2.2 Vision for the Tisbury and West Tisbury Neighbourhood Plan

The vision for the TisPlan, which was developed during earlier stages of plan development, is as follows:

> *The TisPlan area will encourage modest, sustainable growth that promotes the wellbeing of its residents, the vibrancy of its local economy and the protection of the AONB at the core of all development decisions'.*
>
> Vision for the TisPlan

To support the Neighbourhood Plan's vision, the TisPlan sets out a number of Neighbourhood Plan policies. The latest iteration of these policies has been appraised in Chapter 5 of this Environmental Report.

3. The Scope of the SEA

3.1 SEA Scoping Report

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*". In England, the consultation bodies are Natural England, the Environment Agency and Historic England.[6] These authorities were consulted on the scope of TisPlan SEA in April and May 2016.

The purpose of scoping was to outline the 'scope' of the SEA through setting out:

- A context review of the key environmental and sustainability objectives of national, regional and local plans and strategies relevant to the 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.

Baseline information (including the context review and baseline data) is presented in Appendix A.

Comments received on the Scoping Report, and how they have been considered and addressed, are presented in Table 2.1.

[6] 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'.'*

Table 3.1: Consultation responses received on the SEA Scoping Report

Consultation response	How the response was considered and addressed
Natural England John Gordon, Somerset, Avon and Wiltshire Team	
Natural England has no comments to make on the evidence base for the Strategic Environmental Assessment (SEA). We are satisfied that the key natural environmental issues have been identified and that the proposed SEA Framework is appropriate.	Comment noted.
Historic England David Stuart, Historic Places Adviser South West	
We have not had any previous involvement in this NP exercise. 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.	Comment noted.
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? They were aware that identifying a future for Loggan's Mill is identified in the Plan but wondered if this might benefit from specific reference.	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. Specific issues affecting the historic environment have been discussed in the Scoping Report and assessed through the SEA process.
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 allocation sites already been identified and is it these which have informed the SEA Screening exercise?	The screening opinion prepared by Wiltshire considered the likelihood that any site allocations taken forward through the Neighbourhood Plan (which is a specific aim of the TisPlan) would be allocated within the AONB.
I note too in the "Summary of future baseline" at the top of P23 of the Scoping Report 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.	This in particular refers to the large brownfield site located on the southern side of Tisbury railway station known as Station Works.

Consultation response	How the response was considered and addressed
Equally, that section states that "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?	These elements have been assessed through the SEA process.
Apart from all that the Report looks fine from a heritage perspective but I 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 https://historicengland.org.uk/images-books/publications/strategic-environ-assessment-sustainability-appraisal-historic-environment/	Comment Noted, the guidance has been reviewed.
Environment Agency	
No comments received.	N/A

3.2 Key sustainability issues

Drawing on the review of the sustainability context and baseline, the SEA Scoping Report was able to identify a range of sustainability issues that should be a particular focus of SEA. These issues are as follows, presented by seven environmental themes:

3.2.1 Biodiversity

- 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*'.
- Habitats for numerous Protected Species are present in the Neighbourhood Area.
- 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 Biodiversity Action Plan Habitats present in and around the Neighbourhood Area should be supported through TisPlan, 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.

3.2.2 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.
- TisPlan should seek to increase the Neighbourhood Area's resilience to the effects of climate change through supporting adaptation to the risks associated with climate change in the area.

3.2.3 Landscape and Historic Environment

- The whole of the Tisbury and West Tisbury Neighbourhood Area is within the Cranborne Chase and West Wiltshire Downs Area of Outstanding Natural Beauty
- The Neighbourhood Area has a rich historic environment, with many features and areas nationally or locally designated for their cultural heritage interest.
- A large proportion of Tisbury village is within the Tisbury Conservation Area.
- New development has the potential to lead to beneficial and adverse effects on the historic environment, including through affecting the setting of cultural heritage assets and landscape/villagescape quality.
- New development could lead to pressures on non-designated sites and villagescapes, including from the loss of key built and natural features.
- Street clutter from road signage has been deemed to be a key detriment to the setting of the historic environment.

3.2.4 Land, Soil and Water Resources

- 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' agricultural land.

3.2.5 Population and Community

- The population of West Tisbury Parish declined between 2001 and 2011. The decline was not mirrored in Tisbury Parish or in Wiltshire, regionally or nationally.
- Both parishes making up the Neighbourhood Area have an ageing population, with future implications 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, see below) 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.
- West Tisbury Parish has a more skilled workforce than Tisbury Parish.

3.2.6 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.

3.2.7 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.
- 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.

3.3 SEA Framework

These issues were then translated into an 'SEA Framework'. This SEA Framework provides a methodological framework for the appraisal of likely significant effects on the baseline. The SEA framework for the TisPlan is presented below.

Table 3.2: SEA Framework for the TisPlan

SEA Objective	Assessment questions
Biodiversity and Geodiversity	
Protect and enhance all biodiversity and geological features.	Will the option/proposal help to: • 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? • 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	
Promote climate change mitigation in Tisbury and West Tisbury.	Will the option/proposal help to: • Limit the increase in the carbon footprint of the plan 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?
Support the resilience of Tisbury and West Tisbury to the potential effects of climate change	Will the option/proposal help to: • 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 plan 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 plan area or downstream) and where possible reduce flood risk? • Ensure the potential risks associated with climate change are considered through new development in the plan area? • Increase the resilience of biodiversity in the plan area to the effects of climate change?

SEA Objective	Assessment questions
Landscape and Historic Environment	
Protect, maintain and enhance Tisbury and West Tisbury's cultural heritage resource, including the historic environment and archaeological assets.	Will the option/proposal help to: • 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?
Protect and enhance the character and quality of landscapes and villagescapes.	Will the option/proposal help to: • Support the integrity of the Cranborne Chase and West Wiltshire Downs AONB? • Conserve and enhance landscape and villagescape features? • Support the integrity of the Tisbury Conservation Area?
Land, Soil and Water Resources	
Ensure the efficient use of land.	Will the option/proposal help to: • 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?
Promote sustainable waste management solutions that encourage the reduction, re-use and recycling of waste.	Will the option/proposal help to: • 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?
Use and manage water resources in a sustainable manner.	Will the option/proposal help to: • Support improvements to water quality? • Minimise water consumption?
Population and Community	
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.	Will the option/proposal help to: • 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,

SEA Objective	Assessment questions
Reduce deprivation and promote a more inclusive and self-contained community.	including specialist services for disabled and older people?
Provide everyone with the opportunity to live in good quality, affordable housing, and ensure an appropriate mix of dwelling sizes, types and tenures.	Will the option/proposal help to: • 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 in construction? • Provide housing in sustainable locations that allow easy access to a range of local services and facilities?
Health and Wellbeing	
Improve the health and wellbeing of Tisbury and West Tisbury's residents	Will the option/proposal help to: • 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?
Transportation	
Promote sustainable transport use and reduce the need to travel.	Will the option/proposal help to… • 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. What has plan making / SEA involved to this point?

4.1 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.

The 'narrative' of plan-making / SEA up to this point is told within this part of the Environmental Report. Specifically, this section explains how preparation of the current version of the TisPlan has been informed by an assessment of alternative locations for non-strategic scale development in the Neighbourhood Plan area.

4.2 Overview of plan making / SEA work undertaken since 2014

Plan-making for the TisPlan has been underway since 2014. Initial work incorporated a number of informal and formal consultation exercises carried out by the Neighbourhood Plan Steering Group, including on the scope of the Neighbourhood Plan.

A significant number of consultation events have since been carried out for the Neighbourhood Plan. This has included a range of exhibitions, public meetings and questions and answer sessions as well as workshops.

The following sections discuss the evolution of the TisPlan in association with the SEA process.

4.3 Assessment of reasonable alternatives for the Neighbourhood Plan

A key element of the SEA process is the appraisal of 'reasonable alternatives' for the TisPlan. The SEA Regulations[7] are not prescriptive as to what constitutes a reasonable alternative, stating only that the Environmental Report should present an appraisal of the '*plan and reasonable alternatives taking into account the objectives and geographical scope of the plan*'.

The following sections therefore describe how the SEA process to date has informed the preferred development strategy for the Neighbourhood Plan area and potential locations for proposed development. Specifically, this chapter explains how the TisPlan's development strategy has been shaped through considering alternative approaches for the location for non-strategic scale development in the Neighbourhood Plan area.

Development on previously developed land vs greenfield development

At the outset of the TisPlan's development process a key intention of the Neighbourhood Plan has been to shape new development within the Neighbourhood Plan area. In this context two potential options were considered, namely whether to 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 Plan 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:

[7] Environmental Assessment of Plans and Programmes Regulations 2004

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

Table 4.1 presents 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: options for broad locations of development

Option 1: Facilitate the development of greenfield sites
Option 2: Focus development on previously developed sites

SEA theme	Discussion of potential effects and relative merits of options	Rank of preference	
		Opt 1	Opt 2
Biodiversity and geodiversity	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. 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 infrastructure to accompany new development areas and the retention and incorporation of biodiversity features.	2	2

Option 1: Facilitate the development of greenfield sites

Option 2: Focus development on previously developed sites

SEA theme	Discussion of potential effects and relative merits of options	Rank of preference	
		Opt 1	Opt 2
Climate change	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 Neighbourhood Plan area. 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. 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.	2	1

Option 1: Facilitate the development of greenfield sites

Option 2: Focus development on previously developed sites

SEA theme	Discussion of potential effects and relative merits of options	Rank of preference	
		Opt 1	Opt 2
Landscape and historic environment	Option 1, through facilitating greenfield development in the TisPlan 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 Change AONB. As such greenfield development has increased potential to have impacts on the special qualities of the AONB. 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 underutilise 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 Neighbourhood Plan area's historic environment resource, if high quality design and layout is incorporated within new provision. Similarly 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 character, and offering opportunities to enhance visual amenity and the setting of the historic environment.	2	1
Land, soil and water resources	Option 1 will lead to the loss of greenfield land in the Neighbourhood Plan 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 Plan area). Option 2 has increased potential to support the efficient use of land through the reuse of existing structures and rejuvenating previously developed land. In terms of water quality, it is difficult to come to a conclusion 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 – SuDS – 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.	2	1

Option 1: Facilitate the development of greenfield sites

Option 2: Focus development on previously developed sites

SEA theme	Discussion of potential effects and relative merits of options	Rank of preference	
		Opt 1	Opt 2
Population and community	In terms of affordable housing, such provision may be easier to deliver through the larger allocations which potentially there may be more scope to be deliver through Option 1. Whilst all new developments involving one or more dwellings are liable for the community infrastructure levy, concentrating the delivery of housing at larger sites may help enable the securing of additional contributions to site specific mitigation through Section 106 planning agreements (it should be noted however that such contributions are typically required to make a development proposal acceptable in planning terms that would not otherwise be acceptable). Recent legislation has introduced a 10 unit threshold for affordable housing contributions, with additional provision for 6-10 dwellings within AONBs. As such Option 1 may have increased opportunity for delivering affordable housing in the parish. In terms of the provision of services and facilities, the delivery of CIL monies and similar mechanisms are likely to be more achievable through the allocations facilitated through Option 1.	1	2
Health and wellbeing	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. Option 2 has the potential for supporting health and wellbeing through improvements to the quality of the built environment in certain locations in Tlsbury. 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.	2	1
Transport-ation	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. 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.	2	1

4.4 Current approach in the Neighbourhood Plan and the development of Neighbourhood Plan policies

4.4.1 Spatial strategy for the Neighbourhood Plan

In light of consultation undertaken to date on the Neighbourhood Plan, and consideration of the assessment findings above, the TisPlan Steering Group took the decision to focus development on brownfield sites in the Neighbourhood Plan 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 Plan area;
- Facilitating enhancements to the existing public realm and villagescape of the Neighbourhood Plan area;
- Protecting sensitive landscape character in the vicinity of Tisbury; and
- Rejuvenating existing areas of derelict and underutilised land in the Neighbourhood Plan area, including key opportunity sites.

Reflecting this preferred spatial strategy, two allocations are currently proposed in the TisPlan.

The main allocation proposed in the Neighbourhood Plan is the allocation of the 4ha Station Works site for mixed use development. A key brownfield opportunity site in the Neighbourhood Plan 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 choice of the site was undertaken in light of consultation events undertaken for the TisPlan, as well as the findings of a number of evidence base studies, including a site assessment undertaken for the TisPlan of the various sites available in the Neighbourhood Plan area.[8]

The second allocation is that of the Former Sports Centre adjacent to St John's School. 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.

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

4.4.2 Regulation 14 TisPlan policies

To support the implementation of the vision for the Neighbourhood Plan discussed in Section 2.2, the current Regulation 14 version of the TisPlan puts forward 22 policies to guide development in the Neighbourhood Plan area.

The policies, which were developed following extensive community consultation and evidence gathering, are as follows:

[8] AECOM (2017) Site Appraisal for the Tisbury and West Tisbury Neighbourhood Plan. The site assessment can be accessed at: http://www.tisplan.org.uk/

Table 4.2: TisPlan policies

Housing and Buildings	
BL.1	Providing a broad mix of housing
BL.2	Affordable housing criteria
BL.3	Proposed allocation of development sites
BL.4	Site Allocation: Station Works
BL.5	Site Allocation: Former Sports Centre adjacent to St John's School
BL.6	Design
BL.7	Conservation Areas
BL.8	Energy
BL.9	Infrastructure Provision
Transport	
TR.1	Tisbury Railway Station
TR.2	Parking Provision
TR.3	Innovative Parking Solutions
TR.4	Heavy Goods Vehicles and Agricultural Traffic Impacts
TR.5	Sustainable Transport
Employment and Enterprise	
EM.1	Promoting Economic Activity
EM.2	Protecting Employment Activity
Leisure, Community and Wellbeing	
LCW.1	Local Green Space
LCW.2	Community Assets and Community Re-development
LCW.3	Amenity Space
Countryside and the Environment	
CT.1	The AONB
CT.2	Biodiversity
CT.3	Flood Risk

5. What are the appraisal findings at this current stage?

5.1 Introduction

The aim of this chapter is to present appraisal findings and recommendations in relation to the current Regulation 14 version of the TisPlan. This chapter is structured as follows:

Sections 5.3 to 5.9 present an appraisal of the current version of the TisPlan under the seven SEA theme headings; and

Section 5.10 subsequently discusses overall conclusions at this current stage and recommendations for the next stage of plan-making.

5.2 Approach to the appraisal

The appraisal is structured under the seven SEA themes.

For each theme 'significant effects' of the current version of the plan on the baseline are predicted and evaluated. Account is taken of the criteria presented within Schedule 2 of the Regulations.[9] So, for example, account is taken of the probability, duration, frequency and reversibility of effects as far as possible. These effect 'characteristics' are described within the assessment as appropriate.

Every effort is made to identify / evaluate effects accurately; however, this is inherently challenging given the high level nature of the plan. The ability to predict effects accurately is also limited by understanding of the baseline and the nature of future planning applications. Because of the uncertainties involved, there is a need to exercise caution when identifying and evaluating significant effects and ensure all assumptions are explained. In many instances it is not possible to predict significant effects, but it is possible to comment on merits (or otherwise) in more general terms.

5.3 Biodiversity

The current version of the TisPlan 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 Plan area, and support enhancements.

The key TisPlan policy in this regard is Policy CT.2 (Biodiversity). This seeks to retain key features of biodiversity value, including trees, woodlands and hedgerows and verges, and recognises the biodiversity value of the water meadows adjacent to the River Nadder. The policy also will support the enhancement of ecological networks in the Neighbourhood Plan area. This includes through providing an expectation that developers incorporate indigenous natural planting and habitat as part of new developments, and through seeking to enhance wildlife corridors, verges on public rights of way and promoting net gains to biodiversity through new development.

Ecological networks in the Neighbourhood Plan area will also be supported by the policies which promote open space and green infrastructure enhancements. In this context Policy LCW.1 Local Green Space puts forward five open spaces for designation as Local Green Spaces, and enables the designation of further areas of Local Green Space. This will be supported by LCW.3 (Amenity Space), which provides an expectation that development proposals should be required to contribute towards the provision of accessible green space, and seeks to integrate landscaping within new development that promotes natural features including gardens, shared open spaces and trees. Policy CT.2 (Biodiversity) also has an explicit focus on green infrastructure enhancements.

In terms of the other policies with the potential to support biodiversity in the Neighbourhood Plan area, BL.8 (Energy) seeks to ensure that new renewable energy provision does not have adverse effects on biodiversity, and in relation to geodiversity, both Policy BL.6 (Design) and BL.4 (Site Allocation: Station

[9] Environmental Assessment of Plans and Programmes Regulations 2004

Works) seek to ensure that local building stone is utilised within new development areas. This recognises the value of the area's geodiversity to local distinctiveness and a sense of place.

Key nationally designated sites of biodiversity importance in the Neighbourhood Plan area include the River Avon SSSI and the Fonthill Grottoes SSSI, as well as the geologically designated Upper Chicksgrove Quarry and Lady Down Quarry. In terms of the key allocation proposed through the Neighbourhood Plan at Station Works, the site is within an Impact Risk Zone for the River Avon SSSI relating to residential developments of over 100 dwellings. Whilst it is uncertain whether or not this level of housing will be delivered on the site, BL.4 (Site Allocation: Station Works) sets out provisions for protecting the wildlife interest of the site, with the policies discussed above also helping to limit potential effects on the condition of the SSSI (and contributing to potential enhancements). Similarly, whilst the underutilised nature of parts of the site provides potential for protected species to be present, the policies discussed above will support ecological networks in the area, with benefits for protected species present locally. Otherwise, in terms of locally designated sites, the allocations proposed through the TisPlan are unlikely to lead to adverse impacts on the four County Wildlife Sites present in the Neighbourhood Plan area, or Biodiversity Action Plan Priority Habitats, and the TisPlan policies will support the integrity of these areas through enhancing habitats and ecological networks.

Overall therefore, the TisPlan policies offer a proactive approach to protecting and enhancing habitats and species and ecological networks in the Neighbourhood Plan area.

5.4 Climate change

In terms of climate change mitigation, road transport is an increasingly significant contributor to greenhouse gas emissions in the Neighbourhood Plan area. In this context the policies set out a range of provisions for encouraging the use of sustainable modes of transport in Tisbury and West Tisbury, including walking and cycling and public transport use. Policy TR.5 (Sustainable Transport) seeks to protect and enhance public rights of way networks, including footpaths and bridlepaths and promotes the implementation of Travel Plans through new development. This will be supported by the policy for the railway station, TR.1 (Tisbury Railway Station), which seeks to facilitate the future dualling of the railway track, enhance provision for other modes of public transport at the railway station, encourage the introduction of new facilities which encourage cycling to and from the station, and the provision of enhanced walking and cycling links to and at the station. Sustainable transport use in the station area will be further supported by BL.4 (Site Allocation: Station Works) which seeks to initiate a new pedestrian link across the railway line and cycle parking provision. As such, the policies discussed will support climate change mitigation through helping to limit greenhouse gas emissions from transport in the Neighbourhood Plan area.

The TisPlan also promotes the take up of electric vehicles by enabling the provision of charging points in the Neighbourhood Plan area. In this context Policy TR.2 Parking Provision seeks to ensure new electric charging points are integrated with new parking provision, Policy TR.5 (Sustainable Transport) supports the provision of charging points within developments of over ten dwellings and TR.1 (Tisbury Railway Station) supports the provision of charging points at the railway station. Likewise BL.4 (Site Allocation: Station Works) supports the provision of charging infrastructure at the proposed Station Works Allocation. Infrastructure funding for new charging points will also be facilitated through BL.9 (Infrastructure Provision), encourages infrastructure funding for charging points. In this context, the Neighbourhood Plan will help facilitate the likely significant increase in take up of electric vehicles over the plan period to 2030. It will also help limit the potential effect on emissions promoted through a relative increase in parking provision in the Neighbourhood Plan area through TR.2 (Parking Provision), Policy TR.1 (Tisbury Railway Station) and Policy BL.4 (Site Allocation: Station Works).

Policy BL.8 (Energy) seeks to encourage energy efficient new development and Policy BL.4 (Station Works) seeks to ensure new development at this location integrates high standards of efficiency. Whilst the TisPlan does not explicitly seek to set targets or standards within new development areas, it is recognised that with regard to residential developments, the scope to set standards for residential building performance was radically curtailed by the Government's Housing Standards Review. The Ministerial Statement published on 25th March 2015 outlined the Government's new national planning

policy on the setting of technical standards for new dwellings and Local Plan making. The Code for Sustainable Homes was formally withdrawn so targets against this should no longer be set in policy, and local authorities were no longer able to require higher standards as a planning condition for new approvals. The Deregulation Act also brought in a Clause which amended the Planning and Energy Act 2008 to prevent local authorities from requiring higher levels of energy efficiency than existing Building Regulations. As such the lack of such targets within the Neighbourhood Plan sits appropriately within the context of national policy on this topic.

In terms of renewable energy provision, Policy BL.8 (Energy) seeks to encourage on-site energy/ heat generation facilities within new development, with Policy BL.4 specifically seeking to facilitate such provision within development at the Station Works. This will be further supported by BL.9 (Infrastructure Provision), which seeks to encourage renewable energy initiatives through infrastructure funding. These policies will therefore support small scale renewable energy provision in the Neighbourhood Plan area, supporting climate change mitigation.

The TisPlan's close focus on green infrastructure enhancements will promote climate change mitigation through supporting carbon sequestration and promoting sustainable modes of transport; and climate change adaptation through helping to limit the effects of extreme weather events and regulating surface water run-off. Key policies in this regards are LCW.1 (Local Green Space), LCW.3 (Amenity Space) and CT.2 (Biodiversity). The other policies supporting biodiversity in the Neighbourhood Plan area (section 5.3) will further help increase the resilience of ecological networks to the effects of climate change through making provision for improvements to habitats and enhancing such networks.

In terms of climate change adaptation, the provisions of the NPPF, the Wiltshire Core Strategy/SFRA and the Local Flood Risk Management Strategy will help address potential flood risk issues in the Neighbourhood Plan area. However, Policy CT.3 (Flood Risk) will further help manage flood risk issues in the area through setting out the key areas of risk of flooding in the Neighbourhood Plan area (including the areas of water meadow and fields adjacent to the River Nadder (The Avenue and Tisbury Row/Court Street) and the fields adjacent to the Southwestern and Stubbles).

5.5 Landscape and historic environment

The Neighbourhood Plan area has a valued landscape and a rich historic environment. In this context the whole of the Neighbourhood Plan area is within the Cranborne Chase AONB, and 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.

In acknowledgement of the distinctive landscape of the area, the TisPlan has a strong focus on protecting landscape character and supporting the integrity of the AONB. A key policy in this regard is Policy CT.1 (The AONB). This sets out provisions for conserving the landscape character and scenic beauty of the AONB in conjunction with the AONB Management Plan. Given the Management Plan is the key planning document for the AONB, the approach proposed is appropriate for ensuring that the special qualities of the AONB are conserved and enhanced and the aims of the AONB are reflected.

Landscape character and the integrity of the AONB are also specifically supported by a number of the other policies of the TisPlan. This includes BL.3 (Proposed Allocation of Development Sites), which seeks to ensure that reuse and redevelopment of redundant buildings in areas outside the housing policy boundary should not compromise the character of the AONB, and Policy BL.4 Site Allocation: Station Works, which seeks to limit impacts on the AONB from the Station Works site through sensitive development. This will be supported by Policy BL.6 (Design), which seeks to ensure that new development protects the setting of the AONB, and Policy BL.9 (Infrastructure Provision) which seeks to ensure that the provision of new community and supporting infrastructure in the Neighbourhood Plan area is sited so as to minimise any adverse impacts on local character and visual impact. Policies TR.3 (Innovative Parking Solutions) and Policy TR.1 Tisbury Railway Station also both promote the introduction of parking provision which minimises its impact on the AONB. Alongside, BL.8 (Energy)

seeks to ensure that proposals for energy infrastructure demonstrate compliance with the objectives of the AONB Management Plan.

Townscape and landscape quality and the integrity of the historic environment will be supported by the policies which promote high quality design, layout and the provision of features and areas which promote the quality of the public realm. In this context Policy BL.6 (Design) sets out provisions for guiding new development in the Neighbourhood Plan area in terms of design, layout and landscape character that is appropriate to the built character, function and setting of the location. Landscape and townscape quality will also be supported by the policies which seek to promote walking, cycling and public transport use, including TR.5 (Sustainable Transport), TR.1 (Tisbury Railway Station) and BL.4 (Site Allocation: Station Works). The parking policies, including specifically Policy TR3 (Innovative Parking Solutions), will help reduce the impact of parking provision on landscape and townscape character and the setting of the historic environment through promoting high quality parking provision which supports the quality of the public realm. Given recent trends for increases in HGV movements around Tisbury, and the unsuitability of the local road network for such movements, Policy TR.4 (Heavy Goods Vehicles and Agricultural Traffic Impacts) will also help protect and enhance landscape and townscape character through setting out a range of provisions for limiting the impact of commercial vehicles in the Neighbourhood Plan area.

The TisPlan has a close focus on supporting the integrity of the Tisbury Conservation Area. BL.7 (Conservation Areas) sets out the key Neighbourhood Plan policy for the Tisbury Conservation Area through presenting a range of provisions for conserving and enhancing the area in conjunction with the existing Tisbury Conservation Area Appraisal and Management Plan (and any subsequent updates). This includes through seeking to ensure that new development reflects the eleven Character Areas defined by the Conservation Area Appraisal and Management Plan. Given the detailed context provided by the Conservation Area Appraisal and Management Plan, this provides an appropriate framework for protecting the integrity of the conservation area.

In terms of local character, Policy BL.6 (Design) and BL.4 (Site Allocation: Station Works) seek to ensure that local building stone is utilised within new development areas. This will promote a sense of place through supporting and enhancing the local distinctiveness of the area. Landscape and townscape character and the setting of the historic environment will also be supported by the Green Infrastructure and open space policies. This includes: LCW.1 (Local Green Space), which puts forward five open spaces for designation as Local Green Space; LCW.3 (Amenity Space), which provides an expectation that development proposals should be required to contribute towards the provision of accessible green space, and seeks to integrate landscaping within new development that promotes natural features including gardens, shared open spaces and trees; and Policy CT.2 (Biodiversity), which has an explicit focus on green infrastructure enhancements.

In terms of the allocations proposed through the Neighbourhood Plan, given the current poor quality of the public realm in the area, the Station Works allocation will facilitate significant enhancements to the townscape and landscape character to the south of Tisbury village, and will support the setting of the historic environment. Likewise, through facilitating the reuse of existing buildings in the countryside, the TisPlan offers significant scope for the rejuvenation of features and areas of historic environment interest in this part of the Neighbourhood Plan area.

In the context of the above, the current version of the TisPlan therefore provides a robust basis for the conservation and enhancement of landscape and townscape character in the Neighbourhood Plan area and the conservation and enhancement of historic environment assets and their settings.

5.6 Land, soil and water resources

The Neighbourhood Plan will support the efficient use of land. In this context the development strategy for the TisPlan seeks to focus new development on previously developed land, including notably at the Station Works, which is a key opportunity area of a significant size of 4 hectares. This will help to limit the loss of agricultural land in the Neighbourhood Plan area, some of which has the potential to be classified as the best and most versatile agricultural land. Further supporting the

efficient use of land, Policy BL.3 (Proposed Allocation of Development Sites) seeks to support the reuse of smaller scale brownfield sites in the Neighbourhood Plan area, and encourage the reuse of redundant buildings in areas outside the housing policy boundary.

Policy CT.2 (Biodiversity), which supports green infrastructure enhancements, and Policies LCW.1 (Local Green Space) and BL.9 (Infrastructure Provision) which support the provision of new and improved green space, will enhance the quality of land and water resources through promoting the ability of natural processes to support soil and water quality. This will be further supported by Policy BL.6 (Design) which requires development proposals to be of designs that are sympathetic to the landscape and its setting.

TisPlan's support for renewable energy schemes and initiatives will also help reduce resource use. In this context Policy BL.8 (Energy) seeks to encourage on-site energy/ heat generation facilities within new development, with Policy BL.4 specifically seeking to facilitate such provision within development at the Station Works. This will be further supported by BL.9 (Infrastructure Provision), which seeks to encourage renewable energy initiatives through infrastructure funding.

5.7 Population and community

The draft plan puts forward the Station Works site for mixed use development. Due the size of the site, it is anticipated that allocation of this site will meet the Neighbourhood Plan area's employment and residential needs, including delivering Tisbury's remaining housing requirement as set out by the Wiltshire Core Strategy. As this is anticipated to meet the requirements of the Core Strategy, it is assumed that this growth quantum will meet the objectively assessed housing needs arising locally.

The current version of the TisPlan sets out the type and tenure of housing to be provided during the plan period. Policy BL.1 (Providing a Broad Mix of Housing) focuses on proposals for new residential dwellings meeting the needs of the community with respect to a mix of housing types and affordable housing provision. The policy considers starter homes, smaller dwellings for the elderly, self-build, and/or community led development as opportunities to provide for lower-cost housing. Policies BL.1 (Providing a Broad Mix of Housing) and BL.2 (Affordable Housing Criteria) support the needs of the local community, with some focus placed on the ageing population of the Neighbourhood Plan area. Policy BL.2 (Affordable Housing Criteria) provides first priority of new affordable houses to individuals with over 5 years' permanent and continual residence in the Neighbourhood Plan area, and to those with an essential need to live close to another person in the area (where the essential need arises from proven age or medical reason). This will help meet local housing needs in the area and support community cohesion.

In terms of accessibility to services and facilities, The Station Works site allocation is located adjacent to Tisbury railway station which provides sustainable transport services to larger service centres such as Salisbury. Policy TR.1 (Tisbury Railway Station) also seeks to enable an improvement of services by enabling the dualling of the line, and promoting Tisbury station's expansion to further accommodate residents' needs. The Station Works site is located at the southern end of the High Street, in good proximity to the local service and amenity provision. Tisbury has a range of facilities and conveniences along the High Street, including specialist shops and outlets. Policy EM.1 (Promoting Economic Activity) supports the strong retail and business offer of Tisbury, and promotes new employment provision in appropriate, sustainable locations. Policy EM.2 (Protecting Employment Activity) seeks to preclude the loss of local shops and services of community value through change of use. As such, these policies will help maintain accessibility to local services, facilities and support the vitality of the village centre.

The quality of life of residents will also be promoted by Policies LCW.1 (Local Green Space) and Policy LCW.3 (Amenity Space), which focus on protecting the community, recreational, historic, and environmental value of open spaces and green infrastructure networks. This is further encouraged by Policies CT.2 (Biodiversity) and BL.6 (Design). In this context the current version of the TisPlan's impetus on the protection and enhancement of green infrastructure networks and enhancements to the public realm will support the quality of life of residents by facilitating improvements in levels of

physical activity, enhancing social interaction between residents, and promoting psychological well-being.

The quality of life of residents will also be supported by the TisPlan's strong focus on local distinctiveness, enhancements to the public realm, and on the protection and enhancement of townscape and landscape quality section 5.5). This will contribute to the satisfaction of residents with their neighbourhood as a place to live and promote the vitality of the Neighbourhood Plan area.

In relation to employment opportunities in the area, it is highlighted within the current version of the TisPlan that there is a high degree of out-commuting for er people in the area. Employment opportunities in the plan area will therefore be supported by Policy EM.1 (Promoting Economic Activity) which promotes further employment provision and encourages new opportunities appropriate to the community. The economic vitality of the plan area will also be supported by the TisPlan's focus on facilitating sustainable transport options (Policy TR.1 Tisbury Railway Station and TR.5 Sustainable Transport), and by the Station Works site allocation. Policy BLP.4 (Site Allocation: Station Works) supports mixed-use development comprising employment units suitable for use class B1. In this context these policies will support the economic prosperity of the Neighbourhood Plan area through promoting new employment opportunities and sustainable transport in the area.

In terms of education provision in the plan area, Policy BL.5 (Site Allocation: Former Sports Centre adjacent to St John's School) seeks to safeguard brownfield land adjacent to St John's School to allow for further expansion of educational provision. This will help meet the educational needs of a growing population.

5.8 Health and wellbeing

The policies of the TisPlan 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. Policy LCW.1 (Local Green Space) designates areas of Local Green Space. This will support opportunities for recreation and relaxation, as well as providing air and water quality benefits. There is now robust evidence that access to nature improves people's health and wellbeing through encouraging healthy outdoor recreation and relaxation. In this context the quality of life of residents will be further promoted by Policy LCW.3 (Amenity Space). This requires proposals for development to contribute towards the provision of accessible external green space and/or leisure spaces.

The Neighbourhood Plan will positively affect health and wellbeing through the protection and enhancement of the Cranborne Chase and West Wiltshire Downs AONB. The proximity of the AONB is of paramount importance to residents, holding aesthetic and perceptual qualities which improve mental and physical wellbeing. Policy CT.1 (The AONB) looks to conserve the area's scenic beauty, requiring development proposals to consider the AONB Management Plan 2014-2019.

Health and wellbeing will also be supported by the policies which directly and indirectly promote healthier modes of travel, including walking and cycling. In this context Policy TR.5 (Sustainable Transport) requires all major residential, or any employment, leisure or retail development to promote sustainable transport. Further provisions of the policy include the protection, and provision for, the expansion of rights of way, and improving pedestrian access to and from the high street. This is an important element for the Neighbourhood Plan area as the restricted widths of roads and absence of main roads (above C class level) through the village results in traffic and congestion issues. This can make walking and cycling difficult, particularly when combined with the existing hazards associated with parking.

Traffic management is further addressed by Policy TR.4 (Heavy Goods Vehicles (HGVs) and Agricultural Traffic Impacts) which seeks to reduce visual, noise, access and pollution impacts from HGVs and large agricultural vehicles. This will reduce the impacts of HGVs and agricultural vehicles on the safety and quality of life of residents.

Community vitality is also a key contributor to health and wellbeing. Policy LCW.2 (Community Assets and Community Re-development) protects services, facilities and amenities in the village, and promotes community led redevelopment for uses that encourage activities such as events and leisure. Policy BL.5 (Former Sports Centre adjacent to St John's School) supports the provision of additional accessible facilities at the Former Sports Centre, alongside the proposed expansion of St John's School. The protection and enhancement of community assets and local amenities will therefore support community cohesion and residents' physical and mental health and wellbeing.

5.9 Transportation

Transportation is a key issue in the TisPlan 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 in parts of the Neighbourhood Plan area, including on approaches to the railway station.

In terms of accessibility, The Station Works allocation will be located in good proximity to the centre of Tisbury with its range of services, facilities and amenities. This will support an intensification of uses in the town 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 links to London. Policy TR.1 (Tisbury Railway Station) will support this through promoting the expansion of rail services locally, including through facilitating dual track upgrades. This will support an increased use of the rail network, reducing reliance on the car, and improving accessibility to employment opportunities outside of the Neighbourhood Plan area.

More broadly, the policies set out a range of provisions for encouraging the use of sustainable modes of transport in Tisbury and West Tisbury, including walking and cycling and public transport use. In this context Policy TR.5 (Sustainable Transport) seeks to protect and enhance public rights of way networks, including footpaths and bridlepaths and promotes the implementation of Travel Plans through new development. This will be supported by the policy for the railway station, TR.1 (Tisbury Railway Station), which seeks to facilitate the future dualling of the railway track, enhancing provision for other modes of public transport at the railway station, encouraging the introduction of new facilities which encourage cycling to and from the station, and the provision of enhanced walking and cycling links to and at the station. Sustainable transport use in the station area will be further supported by BL.4 (Site Allocation: Station Works) which seeks to initiate a new pedestrian link across the railway line and cycle parking provision. In this context, the policies will support climate change mitigation through helping to limit greenhouse gas emissions from transport in the Neighbourhood Plan area.

The TisPlan also indirectly promotes the take up of electric vehicles by enabling the provision of charging points in the Neighbourhood Plan area. In this context Policy TR.2 Parking Provision seeks to ensure new electric charging points are integrated with new parking provision, Policy TR.5 (Sustainable Transport) supports the provision of charging points within developments of over ten dwellings, TR.1 (Tisbury Railway Station) supports the provision of charging points at the railway station. Likewise BL.4 (Site Allocation: Station Works) supports the provision of charging infrastructure at the proposed Station Works Allocation. Infrastructure funding for new charging points will also be facilitated through BL.9 (Infrastructure Provision), which encourages infrastructure funding for charging points. The Neighbourhood Plan will therefore help facilitate the likely significant increase in take up of electric vehicles over the plan period to 2030.

Reflecting local issues relating to parking, the Neighbourhood Plan has a strong focus on enhancing car parking provision. The lack of parking provision in the Neighbourhood Plan area is recognised through Policy TR.3 (Innovative Parking Solutions) which seeks to alleviate existing parking issues through considering innovative approaches to provision, such as underground and multi-storey parking. Policy TR.2 (Parking Provision) also responds to these pressures, requiring that new development (residential and non-residential) provide adequate parking provision. This will help improve parking availability and congestion in the Neighbourhood Plan area, and reduce the impacts of parking on the quality of the public realm.

The TisPlan's close focus on green infrastructure enhancements will promote sustainable transport use through enhancing the attractiveness of walking and cycling as an alternative to the private car. Key policies in this regards are LCW.1 (Local Green Space), LCW.3 (Amenity Space) and CT.2 (Biodiversity).

5.10 Conclusions at this current stage

5.10.1 Potential significant effects

The assessment has concluded that the current version of the TisPlan is likely to lead to significant positive effects in relation to the 'Landscape and Historic Environment' sustainability theme. These benefits largely relate to the TisPlan's strong focus on protecting landscape character in the Neighbourhood Plan area, facilitating improvements to the public realm, and enhancing the setting of the historic environment and local distinctiveness. In addition, the Neighbourhood Plan has a strong focus on promoting accessibility to services and facilities, facilitating enhancements to open space provision and green infrastructure networks and supporting community vitality, leading to significant positive effects in relation the 'Population and Community' and 'Health and Wellbeing' sustainability themes. In relation to the 'Biodiversity' sustainability 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 Neighbourhood Plan.

The current version of the TisPlan will initiate a number of beneficial approaches regarding the 'Transportation', 'Land, Soil and Water resources' and 'Climate Change' sustainability themes. However these are not considered to be significant in the context of the SEA process given the scope of the Neighbourhood Plan and the scale of proposals.

6. What are the next steps?

Subsequent to the current consultation on the Regulation 14 version of the TisPlan, the draft plan will be updated to reflect comments received. This Environmental Report will be updated to reflect the changes made to the plan.

The TisPlan will then be submitted to the Local Planning Authority, Wiltshire Council, for its consideration with the updated Environmental Report. Wiltshire Council will consider whether the plan is suitable to go forward to Independent Examination in terms of the TisPlan meeting legal requirements and its compatibility with the Local Plan.

Subject to Wiltshire Council's agreement, the TisPlan will then be subject to independent examination. The Examiner will consider whether the plan is appropriate having regard to national policy and whether it is in general conformity with the Wiltshire Local Plan.

The Examiner will be able to recommend that the TisPlan is put forward for a referendum, or that it should be modified or that the proposal should be refused. Wiltshire Council will then decide what should be done in light of the Examiner's report. Where the report recommends modifications to the plan, Wiltshire Council will invite the TisPlan Steering Group to make modifications to the plan, which will be reflected in an updated Environmental Report. Where the Examiner's Report recommends that the proposal is to be refused, Wiltshire Council will do so.

Where the examination is favourable, the TisPlan will then be subject to a referendum, organised by Wiltshire Council. If more than 50% of those who vote agree with the plan, then it will be passed to Wiltshire Council with a request it is 'made'. Once 'made', the TisPlan will become part of the Development Plan for Tisbury and West Tisbury.

Appendix A Context review and baseline

A.1 Biodiversity

Context Review

At the European level, the EU Biodiversity Strategy[10] was adopted in May 2011 in order to deliver an established new Europe-wide target to '*halt the loss of biodiversity and the degradation of ecosystem services in the EU by 2020*'.

Key messages from the National Planning Policy Framework (NPPF) include:

- Contribute to the Government's commitment to halt the overall decline in biodiversity by minimising impacts and achieving net gains in biodiversity wherever possible.
- Promote the 'preservation, restoration and recreation of priority habitats, ecological networks' and the 'protection and recovery of priority species'. Plan for biodiversity at a landscape-scale across local authority boundaries.
- Set criteria based policies for the protection of internationally, nationally and locally designated sites, giving weight to their importance not just individually but as a part of a wider ecological network.
- Take account of the effects of climate change in the long term. Adopt proactive strategies to adaptation and manage risks through adaptation measures including green infrastructure (i.e. 'a network of multi-functional green space, urban and rural, which is capable of delivering a wide range of environmental and quality of life benefits for local communities').
- Plan positively planning for 'green infrastructure' as part of planning for 'ecological networks'.
- High quality open spaces should be protected or their loss mitigated, unless a lack of need is established.

The Natural Environment White Paper (NEWP)[11] sets out the importance of a healthy, functioning natural environment to sustained economic growth, prospering communities and personal well-being. It was in part a response to the UK's failure to halt and reverse the decline in biodiversity by 2010 and it signalled a move away from the traditional approach of protecting biodiversity in nature reserves to adopting a landscape approach to protecting and enhancing biodiversity. The NEWP also aims to create a green economy in which economic growth and the health of our natural resources sustain each other and markets, business and Government better reflect the value of nature. It includes commitments to:

- Halt biodiversity loss, support functioning ecosystems and establish coherent ecological networks by 2020;
- Establish a new voluntary approach to biodiversity offsetting to be tested in pilot areas;
- Enable partnerships of local authorities, local communities and landowners, the private sector and conservation organisations to establish new Nature Improvement Areas; and
- Address barriers to using green infrastructure to promote sustainable growth.

The Wiltshire Biodiversity Action Plan (BAP) was adopted in 2008 and was prepared by Wiltshire Wildlife Trust on behalf of the Wiltshire Biodiversity Partnership. It sets out Habitat Action Plans for a range of habitats including: Woodland; Wood-pasture, Parkland and Ancient Trees; Hedgerows; Calcareous Grassland; Neutral Grassland; Traditional Orchards; Farmland Habitats; Built Environment; Standing Open Water; and Rivers, Streams and associated habitats. It also presents a Species Action Plan for Bats and a Generic Action Plan, which sets out activities supporting a wider range of habitats and species. Each of these Habitat and Species Action Plans contains objectives, targets and actions.

The BAP will shortly be supplemented by a new Wiltshire and Swindon Landscape Conservation Framework. The aim of the Framework will be to refocus biodiversity conservation and enhancement from habitats and species to the landscape or ecosystem scale, with an impetus on ecological

[10] European Commission (2011) Our life insurance, our natural capital: an EU biodiversity strategy to 2020 [online] available at: http://ec.europa.eu/environment/nature/biodiversity/comm2006/pdf/2020/1_EN_ACT_part1_v7%5b1%5d.pdf
[11] Defra (2012) The Natural Choice: securing the value of nature (Natural Environment White Paper) [online] available at: http://www.official-documents.gov.uk/document/cm80/8082/8082.pdf

connections and networks. This is with the aim of informing future conservation working to establish a more coherent, resilient ecological network of habitats.

To deliver this, to date a number of Landscape Biodiversity Areas have been identified across Wiltshire to deliver the Landscape Conservation Framework. In this context the Tisbury and West Tisbury Neighbourhood Area is within Area 10 - Warminster and the Vale of Wardour.

Baseline Summary

Current Baseline

River Nadder

The River Nadder has been internationally designated as part of the River Avon Special Area of Conservation (SAC), and nationally designated as part of the River Avon System Site of Special Scientific Interest (SSSI). The designations cover the section of the River Nadder located east of Upper Chicksgrove.

The citation for the SSSI states:

'*The River Avon and its tributaries are of national and international importance for their wildlife communities. The Avon is richer and more varied than in most chalk streams with over 180 species of aquatic plant having been recorded, one of the most diverse fish faunas in Britain and a wide range of aquatic invertebrates. It rises in the Pewsey Vale as a network of clay streams fed by chalk springs. These converge to a chalk river running through Salisbury Plain. At Salisbury this is joined by the main Wiltshire tributaries and develops into a large calcareous river flowing over more acid sands and clay as it passes the New Forest and the Dorset Heaths. The site includes the Dockens Water, a largely unmodified acid stream draining New Forest heathlands. The Wiltshire tributaries, of interest in their own right and with contrasting geologies, are included primarily on account of their importance, with the Avon itself, for internationally rare or threatened species (Ranunculus vegetation, sea lamprey, brook lamprey, bullhead, Atlantic salmon and Desmoulin's whorl snail). The Bourne section is a pure chalk stream, the Wylye rises in clay and develops into a chalk stream and the Nadder is influenced by greensand but again primarily calcareous in character. In the upper reaches of the system the rivers support outstanding chalk stream fisheries*.'[12]

According to a site condition assessment of the SSSI undertaken by Natural England in April 2009, the SSSI unit within the Neighbourhood Area (Upper Nadder) is 'Unfavourable- No change' due water pollution and invasive species.[13]

Upper Chicksgrove Quarry

Upper Chicksgrove Quarry, which is located 1km east of Tisbury village, was designated as a geological SSSI in 1971.

The site is of geological interest for both its exposures of the Portlandian rocks and for the fossil vertebrate remains found here. It is the largest single exposure in the Jurassic rocks of the Vale of Wardour. The quarry shows a thick Portland-Purbeck section, from the Wardour Member of the basal Purbeck Clays and Limestones, which has proved of outstanding use in studies of late Jurassic stratigraphy. Ammonite faunas collected here have been critical in deriving a correlation with other Portlandian sections in north-west Europe. The site also yields a variety of vertebrate remains giving a picture of the fish, reptiles and mammals which inhabited this part of north west Europe in latest Jurassic times. The site has provided remains of a number of 'dinosaur' genera, pterosaurs, crocodilians, sharks and bony fish as well as newly discovered multituberculate and pantothere mammals.[14]

According to the site condition assessment of the SSSI undertaken by Natural England in August 2010, the condition of site is 'favourable'. [15]

Lady Down Quarry

The Lady Down SSSI is located 1.5km north east of Tisbury village and was designated in 1990.

[12] SSSI citation: http://www.sssi.naturalengland.org.uk/citation/citation_photo/2000183.pdf
[13] SSSI condition summary https://designatedsites.naturalengland.org.uk/UnitDetail.aspx?UnitId=1025262
[14] SSSI citation: http://www.sssi.naturalengland.org.uk/citation/citation_photo/1002944.pdf
[15] SSSI condition summary https://designatedsites.naturalengland.org.uk/SiteDetail.aspx?SiteCode=s1002341

The Lady Down Quarry affords the only section across the Jurassic-Cretaceous boundary presently available away from the Dorset coast. Its section through mid-Purbeck limestones and clays, including the Cinder Bed, shows a mixture of lithologies and faunas consistent with the changeable environmental situation pertaining at the close of the Jurassic Period.[16]

According to the site condition assessment of the SSSI undertaken by Natural England in March 2012, the condition of the site is 'Unfavourable-Recovering' due to localised shrub regrowth.[17]

Fonthill Grottoes

The Fonthill Grottoes, which are located 1.8km north north west of Tisbury village, were designated as a geological SSSI in 1971.

The Fonthill Grottoes are a set of three subterranean follies dating from the eighteenth century, sited in mixed broad-leaved and ornamental woodland around an ornamental lake. These are regularly used as hibernacula by seven species of bat: greater horseshoe Rhinolophus ferrumequinum, lesser horseshoe R. hipposideros, Natterer's Myotis nattereri, Daubenton's M. daubentoni, whiskered M. mystacinus, Brandt's M. brandti and brown long-eared Plecotus auritus. The very rare Bechstein's Myotis bechsteini and barbastelle Barbastella barbastellus bats have also been recorded from the site in several recent years.

Despite the small size of this site it is of considerable importance. The maximum number of bats recorded here is 207 which is the sixth largest hibernaculum count in Britain. The presence here of Bechstein's and barbastelle bats is especially noteworthy as very few hibernacula are known for either species.[18]

According to the site condition assessment of the SSSI undertaken by Natural England in February 2010, the condition of site is 'Unfavourable- Recovering' and the site is under a Higher Level Stewardship agreement.[19]

SSSI Impact Risk Zones

SSSI Impact Risk Zones are a GIS tool/dataset which maps zones around each SSSI according to the particular sensitivities of the features for which it is notified. They specify the types of development that have the potential to have adverse impacts at a given location. Natural England is a statutory consultee on development proposals that might impact on SSSIs.

Tisbury village is within the SSSI Impact Risk Zone for the River Avon SSSI, for '*residential development of 100 units or more*'. The north west of the village is also within the SSSI Impact Risk Zone for the Fonthill Grottoes 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*'.

As such, similar development taken forward through the Neighbourhood Plan may have the potential for effects on these SSSIs without appropriate avoidance and mitigation measures.

Biodiversity Action Plan Priority Habitats

The Wiltshire Biodiversity Action Plan (BAP) identifies a number of 'priority habitats' that are characteristic of Wiltshire and for which Wiltshire makes a significant contribution to the UK aims of the Biodiversity Action Plan. Key areas of BAP Priority Habitat in the Tisbury and West Tisbury Neighbourhood Area include:

- Numerous areas of Deciduous Woodland BAP Priority Habitat located across the Neighbourhood Area;
- Small areas of Purple Moor Grass and Rush Pastures BAP Priority Habitat and Lowland Fens BAP Priority Habitat located adjacent to the River Nadder west of Place Farm;
- Areas of Good Quality Semi-Improved Grassland located near West Hatch, Cool's Farm in the west of the Neighbourhood Area, and along the floodplain of the River Nadder; and

[16] SSSI citation: http://www.sssi.naturalengland.org.uk/citation/citation_photo/1004443.pdf
[17] SSSI condition summary https://designatedsites.naturalengland.org.uk/SiteDetail.aspx?SiteCode=s1004443
[18] SSSI citation: http://www.sssi.naturalengland.org.uk/citation/citation_photo/1006758.pdf
[19] SSSI condition summary https://designatedsites.naturalengland.org.uk/UnitDetail.aspx?UnitId=1008019

- Areas of Wood-pasture and Parkland associated with Fonthill House in the north of the Neighbourhood Area, Wardour Castle in the south and Pythouse Park.

Landscape Biodiversity Areas

As highlighted above, to date a number of Landscape Biodiversity Areas have been identified across Wiltshire to deliver the Wiltshire and Swindon Landscape Conservation Framework. In this context the Tisbury and West Tisbury Neighbourhood Area is within Area 10 - Warminster and the Vale of Wardour.

The description of the Warminster and Vale of Wardour Landscape Biodiversity Area is as follows:

Box: Description of the Warminster and Vale of Wardour Landscape Biodiversity Area[20]

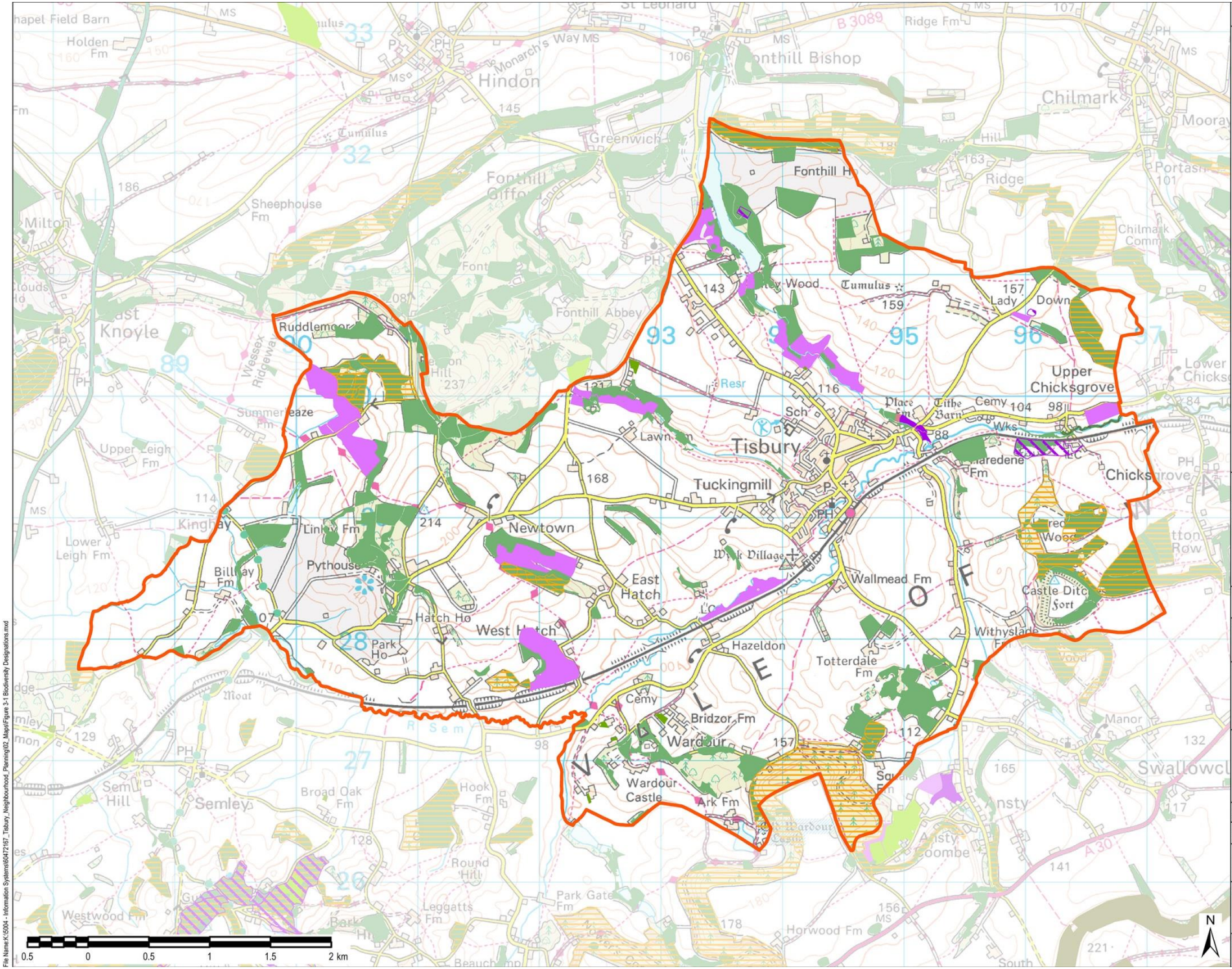
The Warminster and Vale of Wardour Landscape Biodiversity Area encompasses a geologically and ecologically diverse corner of Wiltshire. Situated in the southeast corner of Wiltshire, the Vale of Wardour is an area of clay vale and wooded hills that contrasts greatly with the adjoining areas of open chalk downland to the north and east. The River Nadder, which runs northeast from Donhead St Mary towards Salisbury, and the River Wylye, which runs along the base of the Salisbury Plain escarpment to the north, form two of five chalk rivers which meet at Salisbury to form the Salisbury Avon and are designated as part of the Salisbury Avon SAC. Their clean waters are home to native brown trout, whilst lowland meadows and areas of purple moor grass and rush pasture can be found closely associated along their course. Valley floors are composed of alluvium deposits from the rivers and these areas have been utilised as meadows, small pasture fields and arable land with hedgerows and mature trees. Alongside the alluvium deposits, sand and clay deposits overlie the chalk bedrock giving rise to a variety of soil types ranging from acid through to basic, which contrast greatly with the more or less homogenous chalk soils associated with the surrounding West Wiltshire Downs. This range of soil types supports a diverse mix of associated habitat types including wet woodland, conifer woodlands, and both neutral and calcareous grasslands. Sizeable patches of lowland mixed deciduous woodland are present, with extensive areas of ancient woodland types located around Longleat, Dilton Marsh and Stourton to the west and the Fonthill area to the east. The woodlands provide a rich habitat with a mix of native woodland species such as oak, filed maple and ash, as well as alder in the damper areas. The woodland floors have a rich flora of vascular plants, as well as exceptional communities of bryophytes and lichens in the wetter woodlands such as Bradley Woods SSSI. A significant area of Purbeck and Portland stone is found in the Area north of the Nadder and this has led to the siting of over fifty stone quarries around the areas of Dinton, Teffont Eavis and Chilmark. Today many of these quarries represent important sites for wildlife such as Chilmark Quarries which has been designated a Special Area of Conservation for its importance as a hibernation site for protected species of bats including Greater and Lesser horseshoes, Barbastelles and Bechstein's.

Protected Species

As indicated above numerous protected species are present in the Neighbourhood Area, including those that have European protection, species on the NERC Act (2006) Section 41, and those on the Wildlife and Countryside Act (1981).

These include numerous species of bats, butterflies, moths, amphibians and birds, including prominent species such as the Common Dormouse, Greater Horseshoe Bat, Pipistrelle and Peregrine.

[20] Wiltshire and Swindon Biodiversity Action Plan Steering Group (2013) Landscape Biodiversity Areas: A landscape-scale framework for conservation in Wiltshire and Swindon http://www.wsbrc.org.uk/images/2013/8/LandscapeConser.pdf



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LEGEND

- Tisbury and West Tisbury Neighbourhood Area
- Special Area of Conservation (SAC)
- Site of Special Scientific Interest (SSSI)
- Ancient Woodland

Biodiversity Action Plan Priority Habitats

- Deciduous woodland
- Good quality semi-improved grassland
- Lowland calcareous grassland
- Lowland dry acid grassland
- Lowland fens
- Lowland meadows
- Purple moor grass and rush pastures
- Traditional orchard

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Purpose of Issue: DRAFT

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Project Title: STRATEGIC ENVIRONMENTAL ASSESSMENT OF THE TISBURY AND WEST TISBURY NEIGHBOURHOOD PLAN

Drawing Title: TISBURY AND WEST TISBURY NEIGHBOURHOOD PLAN: BIODIVERSITY DESIGNATIONS

Drawn	Checked	Approved	Date
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Future Baseline

Habitats and species have the potential to come under increasing pressures from housing and employment land provision in the Neighbourhood Area, including at designated sites. This includes through a loss of habitats and impacts on biodiversity networks. This may be exacerbated by the effects of climate change, which has the potential to lead to changes in the distribution and abundance of species and changes to the composition and character of habitats.

Benefits for biodiversity have the potential to arise from the increasing integration of biodiversity considerations within forward planning in the area associated with the Landscape Biodiversity Area approach and efforts to improve green infrastructure networks locally and sub-regionally.

A.2 Climate Change

Context Review

In its 2007 strategy on climate change, the European Commission assesses the costs and benefits of combating climate change and recommends a package of measures to limit global warming to 2° Celsius.[21] In relation to energy, the Commission recommends that the EU's energy efficiency improves by 20% and the share of renewable energy grows to 20% by 2020.

The UK Climate Change Risk Assessment is published on a 5-yearly cycle in accordance with the requirements of the Climate Change Act 2008. It required the Government to compile an assessment of the risks for the UK arising from climate change, and then to develop an adaptation programme to address those risks and deliver resilience to climate change on the ground. For both the 2012 and the 2017 UK Climate Change Risk Assessment, the Adaptation Sub-Committee commissioned an evidence report to achieve the following:

- *'Based on the latest understanding of current, and future, climate risks and opportunities, vulnerability and adaptation, what should the priorities be for the next UK National Adaptation Programme?'*[22]

The evidence report contains six priority risk areas requiring additional action in the next five years, see below:

1. Flooding and coastal change risks to communities, businesses and infrastructure;
2. Risks to health, well-being and productivity from high temperatures;
3. Risk of shortages in the public water supply, and for agriculture, energy generation and industry;
4. Risks to natural capital, including terrestrial, coastal, marine and freshwater ecosystems, soils and biodiversity;
5. Risks to domestic and international food production and trade; and
6. New and emerging pests and diseases, and invasive non-native species, affecting people, plants and animals

Key messages from the National Planning Policy Framework (NPPF) include:

- Support the transition to a low carbon future in a changing climate as a 'core planning principle'.
- There is a key role for planning in securing radical reductions in greenhouse gases (GhG), including in terms of meeting the targets set out in the Climate Change Act 2008[23]. Specifically, planning policy should support the move to a low carbon future through:

[21] Commission of the European Communities (2007) Limiting Global Climate Change to two degrees Celsius: The way ahead for 2020 and beyond [online] available at:< http://eur-lex.europa.eu/LexUriServ/LexUriServ.do?uri=COM:2007:0002:FIN:EN:PDF> last accessed [27/01/17]

[22] GOV UK: 'UK Climate Change Risk Assessment Report January 2017', [online] available to download from: <https://www.gov.uk/government/publications/uk-climate-change-risk-assessment-2017> last accessed [27/01/17]

  - Planning for new development in locations and ways which reduce GhG emissions;
  - Actively supporting energy efficiency improvements to existing buildings;
  - Setting local requirements for building's sustainability in a way that is consistent with the Government's zero carbon buildings policy;
  - Positively promoting renewable energy technologies and considering identifying suitable areas for their construction; and
  - Encouraging those transport solutions that support reductions in greenhouse gas emissions and reduce congestion.

- Direct development away from areas highest at risk of flooding, with development 'not to be allocated if there are reasonably available sites appropriate for the proposed development in areas with a lower probability of flooding'. Where development is necessary, it should be made safe without increasing levels of flood risk elsewhere.
- Take account of the effects of climate change in the long term, taking into account a range of factors including flooding. Adopt proactive strategies to adaptation and manage risks through adaptation measures including well planned green infrastructure.

The Flood and Water Management Act[24] highlights that alternatives to traditional engineering approaches to flood risk management include:

- Incorporating greater resilience measures into the design of new buildings, and retro-fitting properties at risk (including historic buildings);
- Utilising the environment in order to reduce flooding, for example through the management of land to reduce runoff and through harnessing the ability of wetlands to store water;
- Identifying areas suitable for inundation and water storage to reduce the risk of flooding elsewhere;
- Planning to roll back development in coastal areas to avoid damage from flooding or coastal erosion; and
- Creating sustainable drainage systems (SuDS)[25]

Further guidance is provided in the document 'Planning for SuDs'.[26] This report calls for greater recognition of the multiple benefits that water management can present. It suggests that successful SuDS are capable of 'contributing to local quality of life and green infrastructure'.

Baseline summary

Current baseline

Potential effects of climate change

The outcome of research on the probable effects of climate change in the UK was released in 2009 by the UK Climate Projections (UKCP09) team[27]. UKCP09 gives climate information for the UK up to the end of this century and projections of future changes to the climate are provided, based on simulations from climate models. Projections are broken down to a regional level across the UK and are shown in probabilistic form, which illustrate the potential range of changes and the level of confidence in each prediction.

[23] The Climate Change Act 2008 sets targets for greenhouse gas (GHG) emission reductions through action in the UK of at least 80% by 2050, and reductions in CO_2 emissions of at least 26% by 2020, against a 1990 baseline.
[24] Flood and Water Management Act (2010) [online] available at: http://www.legislation.gov.uk/ukpga/2010/29/contents
[25] N.B. The provision of Schedule 3 to the Flood and Water Management Act 2010 came into force on the 1st of October 2012 and makes it mandatory for any development in England or Wales to incorporate SuDs.
[26] CIRIA (2010) 'Planning for SuDs – making it happen' [online] available to access via <http://www.ciria.org/Resources/Free_publications/Planning_for_SuDS_ma.aspx> last accessed [04/02/17]
[27] The data was released on 18th June 2009: See: <http://ukclimateprojections.metoffice.gov.uk/> last accessed [04/02/17]

As highlighted by the research, the effects of climate change for the south west by 2050 for a medium emissions scenario[28] are likely to be as follows:

- The central estimate of increase in winter mean temperature is 2.1ºC and an increase in summer mean temperature of 2.7ºC; and
- The central estimate of change in winter mean precipitation is 17% and summer mean precipitation is –20%.

Resulting from these changes, a range of risks may exist for the Neighbourhood Plan area. These include:

- Increased incidence of heat related illnesses and deaths during the summer;
- Increased incidence of illnesses and deaths related to exposure to sunlight (e.g. skin cancer, cataracts);
- Increased incidence of pathogen related diseases (e.g. legionella and salmonella);
- Increase in health problems related to rise in local ozone levels during summer;
- Increased risk of injuries and deaths due to increased number of storm events;
- Effects on water resources from climate change;
- Reduction in availability of groundwater for abstraction;
- Adverse effect on water quality from low stream levels and turbulent stream flow after heavy rain;
- Increased risk of flooding, including increased vulnerability to 1:100 year floods;
- Changes in insurance provisions for flood damage;
- A need to increase the capacity of wastewater treatment plants and sewers;
- A need to upgrade flood defences;
- Soil erosion due to flash flooding;
- Loss of species that are at the edge of their southerly distribution;
- Spread of species at the northern edge of their distribution;
- Deterioration in working conditions due to increased temperatures;
- Changes to global supply chain;
- Increased difficulty of food preparation, handling and storage due to higher temperatures;
- An increased move by the insurance industry towards a more risk-based approach to insurance underwriting, leading to higher cost premiums for business;
- Increased demand for air-conditioning;
- Increased drought and flood related problems such as soil shrinkages and subsidence;
- Risk of road surfaces melting more frequently due to increased temperature; and
- Flooding of roads.

Flood Risk

Flood risk is an issue for parts of Tisbury. Flood risk in Tisbury is linked to the presence of the River Nadder and its tributaries.

According to the Joint South Strategic Flood Risk Assessment for Wiltshire[29], parts of Tisbury village falls within Flood Risk Zones 3a and 3b. Particular locations at risk include parts of the High Street, Court Street and Tisbury Row.

[28] UK Climate Projections (2009) South West 2050s Medium Emissions Scenario [online] available at: <http://ukclimateprojections.metoffice.gov.uk/23687?emission=medium> last accessed [07/02/17]

There are also two reservoirs near to Tisbury – Wardour Castle Lake and Wardour Park – which fall under flood category B and A, respectively, under the Environment Agency's review of South Wessex reservoirs.

The figure below displays the areas of fluvial flood risk present in the Neighbourhood Area.

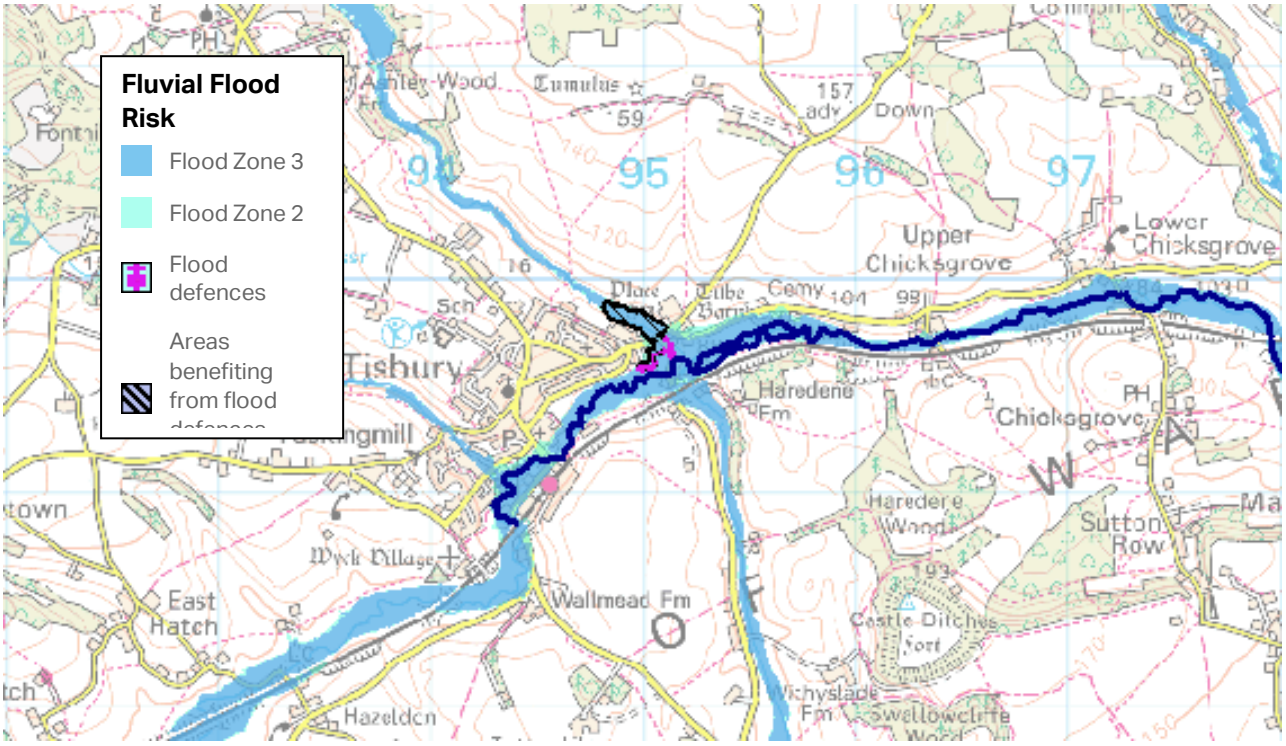


Figure: Fluvial flood risk associated with the River Nadder and tributaries[30]

Greenhouse gas emissions

In relation to greenhouse gas emissions, source data from the Department of Energy and Climate Change[31] suggests that Wiltshire has had consistently lower per capita emissions than England since 2005, but marginally higher per capita emissions than the South West since 2009. Wiltshire has also seen smaller reductions in emissions per capita between 2005 and 2012 (15%) compared to the South West (18.2%) and England (a 17.7% reduction).

[29] Wiltshire Council (February 2008) *Joint South Strategic Flood Risk Assessment Level One*. [Online] Available from: http://www.wiltshire.gov.uk/planninganddevelopment/planningpolicy/planningpolicyevidencebase/southwiltshirecorestrategyevidencebase.htm#SFRA_Level_1_Salisbury [Accessed 06/04/2016.]

[30] Environment Agency: Flood Risk for Planning http://maps.environment-agency.gov.uk/

[31] Department of Energy and Climate Change (2011) Official statistics: Local Authority carbon dioxide emissions [online] available at: https://www.gov.uk/government/publications/local-authority-emissions-estimates

Table: Carbon dioxide emissions and sources, plus emissions per capita, 2005-2012[32]

Wiltshire				
2005	3.1	2.6	2.3	8.0
2006	3.1	2.6	2.3	8.0
2007	3.0	2.5	2.4	7.9
2008	2.9	2.5	2.2	7.6
2009	2.6	2.2	2.1	6.9
2010	2.7	2.4	2.1	7.2
2011	2.4	2.1	2.0	6.5
2012	2.5	2.3	2.0	6.8
South West England				
2005	3.1	2.5	2.5	8.2
2006	3.0	2.5	2.4	8.1
2007	2.9	2.4	2.5	7.9
2008	2.7	2.3	2.4	7.6
2009	2.3	2.1	2.3	6.8
2010	2.4	2.3	2.2	7.0
2011	2.1	2.0	2.2	6.4
2012	2.3	2.2	2.1	6.7
England				
2005	3.8	2.5	2.3	8.5
2006	3.7	2.5	2.2	8.5
2007	3.6	2.4	2.3	8.2
2008	3.4	2.4	2.1	7.9
2009	2.9	2.2	2.0	7.1
2010	3.0	2.3	2.0	7.3
2011	2.7	2.0	1.9	6.7
2012	2.9	2.2	1.9	7.0

In relation to CO_2 emissions by end user, between 2005 and 2012 the proportion of emissions originating from industrial and commercial sources in Wiltshire fell slightly from 38% to 36%. In the same period the proportion of total emissions from domestic sources increased slightly from 32% to 33%. Total emissions from road transport increased marginally from 28% to 29%.

Future Baseline

Climate change has the potential to increase the occurrence of extreme weather events in the Tisbury and Tisbury Neighbourhood Area, with increases in mean summer and winter temperatures, increases in mean precipitation in winter and decreases in mean precipitation in summer. This is likely to

[32] Department of Energy and Climate Change (2011) Official statistics: Local Authority carbon dioxide emissions, UK local and regional CO2 emissions: subset dataset (emissions within the scope of influence of local authorities) available at: https://www.gov.uk/government/publications/local-authority-emissions-estimates 2005 to 2012 (accessed on 02/04/2016)

increase the risks associated with climate change (including fluvial flooding) with an increased need for resilience and adaptation.

In terms of climate change mitigation, per capita emissions are likely to continue to decrease as energy efficiency measures, renewable energy production and new technologies become more widely adopted. However increases in the built footprint of the Neighbourhood Area may lead to increases in overall emissions.

A.3 Landscape and Historic Environment

Context Review

Key messages from the National Planning Policy Framework (NPPF) include:

- Protect and enhance valued landscapes, giving particular weight to those identified as being of national importance.
- Heritage assets should be recognised as an 'irreplaceable resource' that should be conserved in a 'manner appropriate to their significance', taking account of 'the wider social, cultural, economic and environmental benefits' of conservation, whilst also recognising the positive contribution new development can make to local character and distinctiveness.
- Set out a 'positive strategy' for the 'conservation and enjoyment of the historic environment', including those heritage assets that are most at risk.
- Develop 'robust and comprehensive policies that set out the quality of development that will be expected for the area. Such policies should be based on stated objectives for the future of the area and an understanding and evaluation of its defining characteristics'.
- Consider the effects of climate change in the long term, including in terms of landscape. Adopt 'proactive strategies' to adaptation and manage risks through adaptation measures including well planned green infrastructure.

The Government's Statement on the Historic Environment for England[33] sets out its vision for the historic environment. It calls for those who have the power to shape the historic environment to recognise its value and to manage it in an intelligent manner in light of the contribution that it can make to social, economic and cultural life.

The Consultation Draft of the Cranborne Chase AONB Management Plan 2014-2019 sets out a wide ranging vision for the AONB, incorporating as follows:

- its distinctive local landscapes, historic heritage and wildlife are conserved and enhanced by those who work and manage the land, nurturing a valued and treasured countryside for future generations
- its characteristic vibrant villages, profoundly rural character and local sense of pride are tangible to all who live and visit here or just pass through;
- the breadth and depth of historic land use still offers up its story in the landscape today; • its cultural heritage is understood, enhanced and valued; and
- the quality of life remains high and the aspirations of those who live and work here are supported[34].
- The Management Plan subsequently presents a series of policies and objectives to achieve this vision in the AONB, and proposes a Delivery Plan of actions.

[33] HM Government (2010) The Government's Statement on the Historic Environment for England [online] available at: http://webarchive.nationalarchives.gov.uk/+/http://www.culture.gov.uk/reference_library/publications/6763.aspx
[34] Cranborne Chase AONB: Cranborne Chase AONB Management Plan 2014-2019 http://www.ccwwdaonb.org.uk/publications/aonb-management-plan/

Baseline Summary

Current Baseline

Landscape

Cranborne Chase and the West Wiltshire Downs were designated as an Area of Outstanding Natural Beauty (AONB) in 1972 under the National Parks and Access to Countryside Act 1949. Following the introduction of the Countryside and Rights of Way Act 2000, the government confirmed that the landscape qualities of National Parks and AONBs are equivalent. As such the protection given by the land use planning system to natural beauty in both types of area should be equivalent.

The whole of the Neighbourhood Area is located within the AONB (Figure 5.1). The parishes are covered by one landscape character type, as defined by the Cranborne Chase and West Wiltshire Downs Integrated Landscape Character Assessment[35]:

> ***Rolling clay vales:*** *pastoral landscape of small scale fields divided by lush hedgerows and scattered with woods and copses. The layout of fields, farms and villages illustrate the pattern of medieval settlement, clearance and farming, and the post-medieval process of agricultural improvement and estate development. Rolling clay vales exhibit a number of different geological exposures and provide a contrast to the adjacent upland chalk downland.*

Historic environment

The Tisbury Neighbourhood Area has a rich historic environment. Numerous features and areas in the area are recognised through historic environment designations. These include statutory listed buildings and scheduled monuments, which are nationally designated, and conservation areas, which are designated at the local level (Figure 5.1). Historic England is the statutory consultee for certain categories of listed building consent and all applications for scheduled monument consent. The historic environment is protected through the planning system, via conditions imposed on developers and other mechanisms.

The Neighbourhood Area contains 143 listed buildings. 111 of these are within Tisbury Parish and 32 are within West Tisbury Parish.

The eight Grade I listed structures located in the Neighbourhood Area are as follows:

- Wardour Castle
- Church of St John the Baptist
- Inner Gatehouse at Place Farm
- Old Wardour Castle
- Place Farmhouse
- Wardour Castle Chapel
- Outer Gatehouse at Place Farm
- Tithe Barn at Place Farm

The Grade II* listed structures located in the Neighbourhood Area are as follows:

- Chapel immediately north of Pythouse
- Camellia House and Garden Walls, at Wardour Castle
- Walls of Bailey to Old Wardour Castle
- Gaston Manor
- Hatch House
- Pythouse

Scheduled monuments are sites of national importance and protected by the Ancient Monuments and Archaeological Areas Act 1979. According to the National Heritage List for England[36], there are five scheduled monuments in the Neighbourhood Area, as follows:

[35] The Countryside Agency (2003) *Cranborne Chase and West Wiltshire AONB Integrated Landscape Assessment*. [Online] Available from: http://www.ccwwdaonb.org.uk/uploads/docs/Outstanding_Landscapes/LandscapeCharacterAssessment_FULL.pdf [Accessed 05/04/2016.]

[36] Historic England: National Heritage List for England: http://list.historicengland.org.uk [Accessed 04/04/2016.]

- Wick Farm settlement site;
- Tithe barn and gatehouse at Place Farm;
- Castle Ditches camp;
- Old Wardour Castle; and
- Bowl barrow 400m west of Vicarage Barn.

There are three registered parks and gardens located in the parishes, as follows:

- Fonthill;
- Wardour Castle and Old Wardour Castle; and
- Hatch House.

There are no historic battlefields located in the Neighbourhood Area.

Since 2008, Historic England has released an annual Heritage at Risk Register. The Heritage at Risk Register highlights the Grade I and Grade II* listed buildings, and scheduled monuments, conservation areas, wreck sites and registered parks and gardens in England deemed to be 'at risk'. The latest Heritage at Risk Register[37] highlights that there are two features or areas deemed to be at risk in the Neighbourhood Area. These areas or features at risk are:

- Castle Ditches Camp; and
- Chapel, immediately north of Pythouse, Pythouse Park, West Tisbury.

It should be acknowledged that the Grade II listed buildings in the Neighbourhood Area have not yet been evaluated as part of the Heritage at Risk programme.

The rich historic environment of Tisbury village is reflected by the designation of the Tisbury Conservation Area in 1974 by the former Salisbury District Council in recognition of the special architectural and historic interest of the village. A Conservation Area Appraisal was prepared in 2009 and provides detailed information on key features and areas of the conservation area[38].

The Conservation Area Appraisal splits the conservation area into eleven key sub-areas, and provides detailed information on these areas. A summary of these areas' special characteristics are as follows[39]:

Area 1, Hindon Lane: This character area reads as a suburb to the main part of the village and is very much separate from the principal street. It forms an important and well-defined approach from the north (helped by the presence of long stone boundary walls), but has a distinct informal character. Its scale and sense of enclosure builds on the approach to the Cross, with buildings sited closer to the back edge of the roadside.

Area 2, Duck Street and Cuffs Lane: This character area is loosely defined and of varying quality. As with other character areas, it feels separate from the village core because it straddles a ridge and consequently has a northern and eastern aspect. It has the most modern infill of indifferent quality of any of the character areas and this has generally diminished the quality of the whole. Houses are consistently two-storey, although cottages to Duck Street in particular are noticeably more modest in character with small windows tucked up into eaves. Building lines vary across this character area, with the most consistent being found on Duck Street where buildings line the roadside or are slightly set back or have their gables hard to the lane. The cottages to Duck Street appear in attractive clusters of terraced and semi-detached cottages along the lane and there is a good group of stone cottages facing the junction of Cuffs Lane and Park Road. The Tisbury dressed limestone is the most predominant building material for the traditional buildings within the character area. This is seen variously with clay tiles and thatch.

Area 3, The Quarry: Built on the site of a former stone quarry which was still functioning in 1838, this area is the most distinct and well-defined. The grouping of the buildings, their scale and general

[37] Heritage at Risk Register (2014), http://risk.historicengland.org.uk/register.aspx [accessed 04/03/2016
[38] Salisbury District Council (2009) *Tisbury Conservation Area Appraisal and Management Plan.* [Online] Available from: http://www.wiltshire.gov.uk/tisbury-caa.pdf [Accessed 04/04/2016.]
[39] Salisbury District Council (2009) *Tisbury Conservation Area Appraisal and Management Plan. Character areas.* [Online] Available from: http://www.wiltshire.gov.uk/tisbury-caa.pdf [Accessed 05/04/2016.]

simplicity of plan and elevational treatment makes for a strong sense of place. The houses are almost entirely two-storey.

Area 4, High Street: This character area comprises the largest concentration of early-medieval and post-medieval houses in the conservation area. The main thoroughfare of the village moved in the late nineteenth century south toward the church, but there is still a sense of the older character of the village of Tisbury in this part of the conservation area.

Area 5, Vicarage Road: Houses of various dates, quality and status line the road either hard against the carriageway or set back in their own grounds. There is a distinct feeling of the level change at this point of the village, with important glimpsed views out in the valley between the buildings.

Area 6, Tucking Mill Farm: The special interest of this sub area is based on the small group of historic buildings that are topographically separate from the rest of the conservation area. All the buildings form a cohesive and small group.

Area 7, The Square: The special interest of this sub area is based on the grander, more urban scale to this part of the conservation area. Some surviving Victorian shopfronts and other good replica shopfronts are considered as local features of interest.

Area 8, Church Street: The special interest of this sub area is based on the Church and the former brewery complex. The large church with central tower and almost equally-sized nave and chancels fill the churchyard. The use of stone-gabled dormer and mullion windows forms part of the distinct local character of this part of the conservation area.

Area 9, 'Station' gateway and floodplain: The special interest of this sub area is based on the railway and the river, which form a strong southern boundary to the village.

Area 10, Place Farm: The special interest of this sub area is based on a superb group of farm buildings originating from a monastic grange, together with a 14th century grange (now farmhouse), huge tithe barn, inner and outer gatehouses and interspersed with later farm ranges of cart sheds and stables, forming a large enclosed farmyard.

Area 11, Court Street: The special interest of this sub area is based on a cohesive 18th and 19th century suburb of Tisbury that has a village-like character of its own.

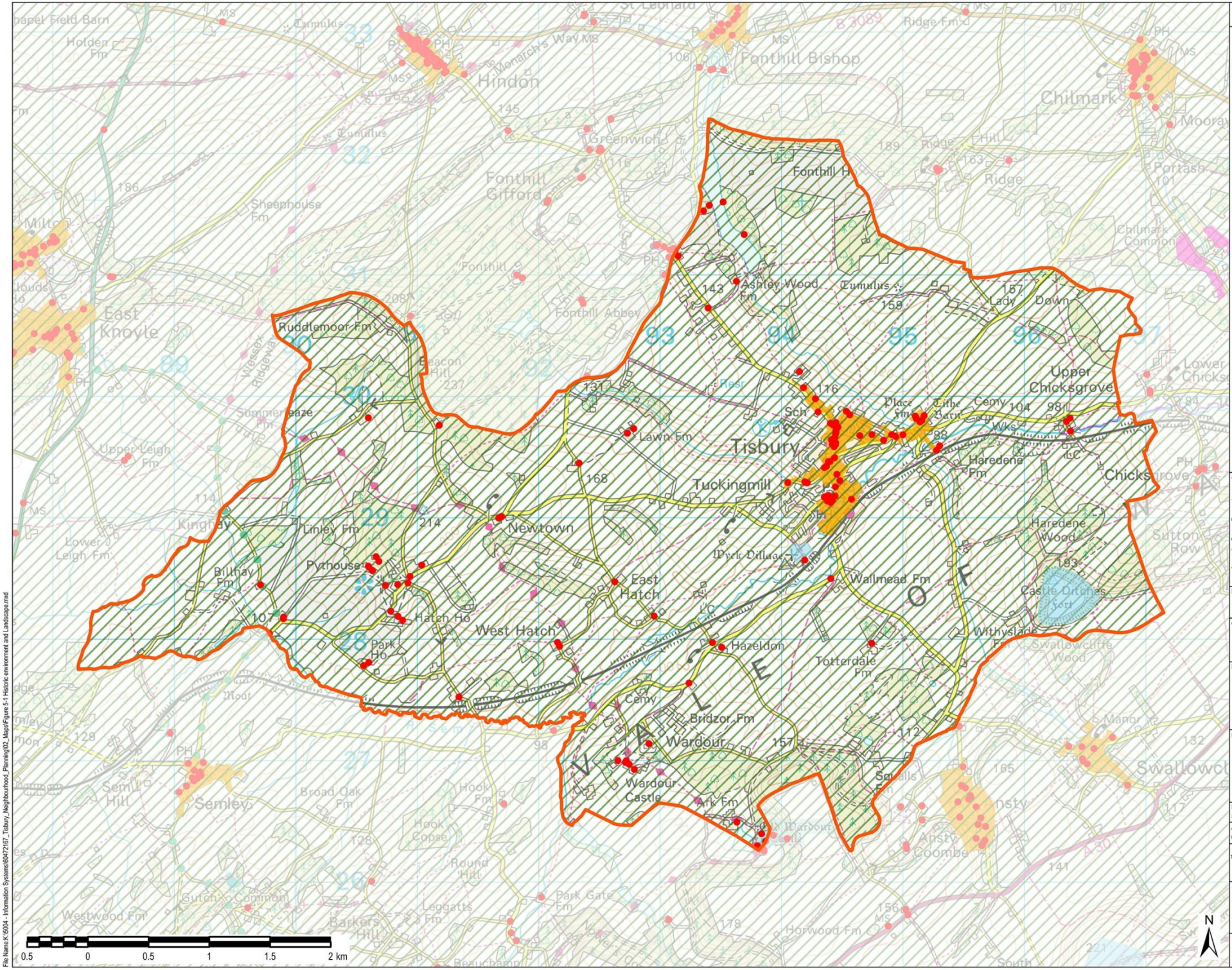
Given the age of the Conservation Area Appraisal, the Tisbury Conservation Area has not been evaluated as part of the Heritage at Risk programme.

It should be noted that not all of the area's historic environment resource is subject to statutory designations, and non-designated features comprise a large part of what people have contact with as part of daily life – whether at home, work or leisure. For example, although not designated, many buildings and areas are of historic interest, and which are seen as important by local communities.

Undesignated actual or potential archaeological finds in the area are also of significance. 88 features are listed on the Wiltshire and Swindon Historic Environment Record, comprising a range of features including quarries, mills, workhouses farmsteads, railway features. There are a number of Neolithic, Romano-British and Iron Age archaeological finds in the Neighbourhood Area[40].

According to the Conservation Area Appraisal, the area around the church and Church Street should be regarded as having high archaeological potential. The areas along the High Street and The Cross also have high archaeological potential. There is a further area of archaeological potential at Court Street, across the river from Place Farm.

[40] Wiltshire and Swindon Historic Environment Record: http://www.wiltshire.gov.uk/artsheritageandlibraries/museumhistoryheritage/wiltshireandswindonhistoricenvironmentrecord.htm



File Name:K:\5004 - Information Systems\60472167_Tisbury_Neighbourhood_Planning\02_Maps\Figure 5-1 Historic environment and Landscape.mxd

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

LEGEND

- Tisbury and West Tisbury Neighbourhood Area
- Listed Building
- Record of Scheduled Monument
- Conservation Area
- Special Area of Conservation (SAC)
- Area of Outstanding Natural Beauty

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Purpose of Issue

DRAFT

Client

TISBURY PARISH COUNCIL

Project Title

STRATEGIC ENVIRONMENTAL ASSESSMENT OF THE TISBURY AND WEST TISBURY NEIGHBOURHOOD PLAN

Drawing Title

TISBURY AND WEST TISBURY NEIGHBOURHOOD PLAN: HISTORIC ENVIRONMENT AND LANDSCAPE DESIGNATIONS

Drawn	Checked	Approved	Date
SJ	BB	NCB	11/04/2016

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FIGURE 5.1	0

Future baseline

New development areas in the Tisbury and West Tisbury Neighbourhood Area have the potential to impact on the fabric and setting of cultural heritage assets. This includes through inappropriate design and layout. It should be noted, however, that existing historic environment designations and Wiltshire Core Strategy policies will offer a degree of protection to cultural heritage assets and their settings. Also new development need not be harmful to the significance of a heritage asset, and in the context of Tisbury there is significant opportunity for new development to enhance the historic setting of the village and better reveal assets' cultural heritage significance.

New development has the potential to lead to incremental but small changes in landscape and villagescape 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.

A.4 Land, Soil and Water Resources

Context Review

The EU's Soil Thematic Strategy[41] presents a strategy for protecting soils resources in Europe. The main aim of the strategy is to minimise soil degradation and limit associated detrimental effects linked to water quality and quantity, human health, climate change, biodiversity, and food safety.

The Water Framework Directive (WFD) drives a catchment-based approach to water management. In England and Wales there are 100 water catchments and it is Defra's intention to establish a 'framework for integrated catchment management' across England. The Environment Agency is establishing 'Significant Water Management Issues' and recently presented second River Basin Management Plans to ministers. The plans seek to deliver the objectives of the WFD namely:

- Enhance the status and prevent the further deterioration of aquatic ecosystems and associated wetlands which depend on aquatic ecosystems;
- Promote the sustainable use of water;
- Reduce the pollution of water, especially by 'priority' and 'priority hazardous' substances; and
- Ensure the progressive reduction of groundwater pollution.

Key messages from the National Planning Policy Framework (NPPF) include:

- Protect and enhance soils. The value of best and most versatile agricultural land should also be taken into account.
- Prevent new or existing development from being 'adversely affected' by the presence of 'unacceptable levels' of soil pollution or land instability and be willing to remediate and mitigate 'despoiled, degraded, derelict, contaminated and unstable land, where appropriate'.
- Encourage the effective use of land' through the reuse of land which has been previously developed, 'provided that this is not of high environmental value'. Whilst there is no longer a national requirement to build at a minimum density, the NPPF requires local planning authorities to 'set out their own approach to housing density to reflect local circumstances'.
- Produce strategic policies to deliver the provision of a variety of infrastructure, including that necessary for water supply.
- With regards to waste, the NPPF does not contain any specific waste policies as waste planning policy will be published as part of the National Waste Management Plan.

[41] European Commission (2006) Soil Thematic Policy [online] available at: <http://ec.europa.eu/environment/soil/index_en.htm> last accessed [30/01/17]

Other key documents at the national level include Safeguarding our Soils: A strategy for England[42], which sets out a vision for soil use in England, and the Water White Paper[43], which sets out the Government's vision for a more resilient water sector. It states the measures that will be taken to tackle issues such as poorly performing ecosystems, and the combined impacts of climate change and population growth on stressed water resources. In terms of waste management, the Government Review of Waste Policy in England[44] recognises that environmental benefits and economic growth can be the result of a more sustainable approach to the use of materials.

Baseline summary

Current Baseline

Quality of agricultural land

The Agricultural Land Classification classifies land into six grades (plus 'non-agricultural' and 'urban'), where Grades 1 to 3a are the 'best and most versatile' land and Grades 3b to 5 are of poorer quality.

In terms of the location of the best and most versatile agricultural land, detailed classification has not been carried out in the Neighbourhood Area. However land classified as Grade 3 agricultural land covers most parts of the parishes, with smaller areas of Grade 4 land. It is uncertain whether the Grade 3 agricultural land present in the parish comprises land classified as the best and most versatile agricultural land (i.e. Grade 3a land).

Recycling centres

There is no Household Waste and Recycling Centre in the Neighbourhood Plan area. The nearest are located in Salisbury, Shaftesbury and Warminster. There is also a recycling bank in the car park at Tisbury. There are several small quarries in the Neighbourhood Area which are offered by owners for landfill.

Watercourses

The main watercourses in the Neighbourhood Area are the River Nadder and its tributaries.

The River Nadder, which is a main tributary of the River Avon (Salisbury Avon), rises close to Donhead St Mary, approximately 7km south west of Tisbury village. It then flows through Donhead St Andrew and northwards past Wardour Castle before being crossed by the railway line approximately 100m south of Tisbury railway station. It then flows through the south of the village, forming a floodplain crossed by the High Street. It then passes under Tisbury Row before flowing out of the Neighbourhood Area at Upper Chicksgrove. The river then flows eastwards south of Dinton and Barford St Martin before being joined by the River Wylye at Wilton and joining the River Avon at Salisbury.

Three small tributaries join the River Nadder in the vicinity of Tisbury village, including the Oddford Brook, which joins the River Nadder close to Union Road, and tributaries from the north and south joining the River Nadder close to Tisbury Row.

Water supply and waste water provision in the area is provided by Wessex Water. The Hampshire Avon Catchment Abstraction Management Strategy highlights that 'Water is Available for Licensing' in the area. This indicates that there is more water than required to meet the needs of the environment and new licences can be considered depending on local and downstream impacts.

Groundwater Source Protection Zones (SPZs) have been defined by the Environment Agency in England and Wales to protect groundwater sources such as wells, boreholes and springs that are used for public drinking water supply. The zones show the risk of contamination from activities that might cause groundwater pollution in the area. No SPZs are present in the Neighbourhood Area.

The Nitrates Directive (91/676/EEC) requires Member States to identify areas where groundwaters have nitrate concentrations of more than 50 mg/l nitrate or are thought to be at risk of nitrate contamination. Areas associated with such groundwaters are designated as Nitrate Vulnerable Zones (NVZs) within which, Member

[42] Defra (2009) Safeguarding our Soils: A strategy for England [online] available to download from: <https://www.gov.uk/government/publications/safeguarding-our-soils-a-strategy-for-england> last accessed [30/01/17]
[43] Defra (2011) Water for life (The Water White Paper) [online] available at <http://www.official-documents.gov.uk/document/cm82/8230/8230.pdf> last accessed [30/01/17]
[44] Defra (2011) Government Review of Waste Policy in England [online] available at: <http://www.defra.gov.uk/publications/files/pb13540-waste-policy-review110614.pdf> last accessed [30/01/17]

States are required to establish Action Programmes in order to reduce and prevent further nitrate contamination. No part of the Neighbourhood Area is underlain by a groundwater or surface water NVZs.

Future baseline

In the absence of the plan, a higher proportion of development has the potential to take place on greenfield land.

Due to increasing legislative and regulatory requirements, there are increasing pressures to improve recycling and composting rates.

In terms of water quality, the requirements of the Water Framework Directive are likely to lead to continued improvements to water quality in watercourses in the wider area. Water quality is also likely to continue to be affected by pollution incidents in the area, the presence of non-native species and physical modifications to water bodies.

Water availability in the wider area may be affected by regional increases in population and an increased occurrence of drought exacerbated by the effects of climate change.

A.5 Population and Community

Context Review

Key messages from the National Planning Policy Framework (NPPF) include:

- To 'boost significantly the supply of housing', local planning authorities should meet the 'full, objectively assessed need for market and affordable housing' in their area. They should prepare a Strategic Housing Market Assessment to assess their full housing needs, working with neighbouring authorities where housing market areas cross administrative boundaries. The Strategic Housing Market Assessment should identify the scale and mix of housing and the range of tenures that the local population is likely to need over the plan period.
- With a view to creating 'sustainable, inclusive and mixed communities' authorities should ensure provision of affordable housing onsite or externally where robustly justified.
- In rural areas, when exercising the duty to cooperate with neighbouring authorities, local planning authorities should be responsive to local circumstances and plan housing development to reflect local needs, particularly for affordable housing, including through rural exception sites where appropriate. Authorities should consider whether allowing some market housing would facilitate the provision of affordable housing to meet local needs.
- The NPPF attaches great importance to the design of the built environment. It explains how good design is a key aspect in sustainable development, and how development should improve the quality of the area over its lifetime, not just in the short term. Good architecture and landscaping are important, with the use of design codes contributing to the delivery of high quality outcomes. Design should reinforce local distinctiveness, raise the standard more generally in the area and address the connections between people and places.
- The social role of the planning system involves 'supporting vibrant and healthy communities'.
- The planning system can play an important role in facilitating social interaction and creating healthy, inclusive communities
- Promote the retention and development of local services and community facilities such as local shops, meeting places, sports venues, cultural buildings, public houses and places of worship.
- Ensure that developments create safe and accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion. Places should contain clear and legible pedestrian routes, and high quality public spaces, which encourage the active and continual use of public areas.

- Ensuring that there is a 'sufficient choice of school places' is of 'great importance' and there is a need to take a 'proactive, positive and collaborative approach' to bringing forward 'development that will widen choice in education'.

The 'Ready for Ageing?' report, published by the Select Committee on Public Service and Demographic Change[45] warns that society is underprepared for an ageing population. The report states that *'longer lives can be a great benefit, but there has been a collective failure to address the implications and without urgent action this great boon could turn into a series of miserable crises'*. The report recognises that the supply of specialist housing for the older generation is insufficient for the demand. There is a need for central and local Government, housing associations, and house builders to ensure that these housing needs are better addressed, giving as much priority to promoting an adequate market of social housing for the older generation as is given to the younger generation.

Baseline summary

Current baseline

Population

According to the most recent census data available, in 2011 the total population in the parishes of Tisbury and West Tisbury was 2,233 and 573 respectively. For Tisbury, the increase of 8.61% between 2001 and 2011 broadly aligns with Wiltshire trends. However, in the same period, West Tisbury saw a 4.66% decrease in population. In contrast, the population growth seen in Tisbury and Wiltshire is greater than both the regional and national increases of 7.31% and 7.88%.

Table: Population growth 2001 – 2011[46]

Date	Tisbury	West Tisbury	Wiltshire	South West	England
2001	2,056	601	432,973	4,928,434	49,138,831
2011	2,233	573	470,981	5,288,935	53,012,456
Population Change 2001-2011	+ 8.61%	- 4.66%	+ 8.78%	+ 7.31%	+ 7.88%

Age structure

The age structure of Tisbury and West Tisbury parishes in comparison to Wiltshire, South West and national averages is shown in Table 7.2.

Table: Age Structure (2011)[47]

	Tisbury	West Tisbury	Wiltshire	South West	England
0-15	17%	19%	19.3%	17.6%	18.9%
16-24	8.5%	6.8%	10%	11.3%	11.9%
25-44	19.6%	18.2%	24.8%	24.6%	27.5%
45-59	20.6%	24.3%	20.9%	20.1%	19.4%
60+	34.3%	31.8%	24%	26.4%	22.3%
Total population	2,233	573	470,981	5,288,935	53,012,456

Both parishes have a higher proportion of residents within the 45-59 and 60+ age groups than the regional (46.5%) and national (41.7%) averages, totaling 54.9% for Tisbury and 56.1% for West Tisbury. The proportion

[45] Select Committee on Public Service and Demographic Change (2013) Ready for Ageing? [online] available at: <http://www.parliament.uk/business/committees/committees-a-z/lords-select/public-services-committee/report-ready-for-ageing/> last accessed [03/02/17]
[46] ONS (2011) Census 2011, Population Density (2011) (Table QS102EW) and Population Density (2001) (Table UV02)
[47] ONS (2011) Census 2011, Age structure (Table KS102EW)

of residents within the 60+ group is markedly greater within the two parishes than the 24% average for Wiltshire, at 34.3% and 31.8% respectively.

Both parishes have a lower proportion of residents within the 16-24 and 25-44 age groups than the regional (35.9%) and national (39.4%) averages, totaling 28.1% for Tisbury and 25% for West Tisbury. A similar trend is observed in Wiltshire, with the higher percentages of older age groups being indicative of an ageing population.

Comparatively, the proportion of residents within the 0-15 age group broadly aligns with the Wiltshire, regional and national averages. However, the lower than average proportion of residents within the 16-24 group potentially suggests an out migration of younger age groups once they reach adulthood for educational or employment opportunities.

Household deprivation

Census statistics measure deprivation across four 'dimensions' of deprivation, summarized below:

- Employment: Any person in the household (not a full-time student) that is either unemployed or long-term sick.
- Education: No person in the household has at least a level 2 qualification and no person aged 16-18 is a full-time student.
- Health and Disability: Any person in the household that has generally 'bad' or 'very bad' health, or has a long term health problem.
- Housing: The household accommodation is either overcrowded (with an occupancy rating of -1 or less), in a shared dwelling or has no central heating.

Broadly speaking, based on these dimensions Tisbury has higher overall deprivation levels than West Tisbury, with an additional 10.6% of households with one dimension of deprivation or more (see Table 7.3). Comparatively, both Tisbury and West Tisbury can be considered less deprived than the South West and England.

Table: Relative household deprivation dimensions[48]

	Tisbury	West Tisbury	Wiltshire	South West	England
Household not deprived	43.7%	54.3%	49.8%	44.8%	42.5%
Deprived in 1 dimension	34.3%	36.2%	32.2%	33.2%	32.7%
Deprived in 2 dimensions	17.7%	8.2%	14.8%	17.6%	19.1%
Deprived in 3 dimensions	4.1%	1.2%	2.9%	4.0%	5.1%
Deprived in 4 dimensions	0.2%	0%	0.3%	0.4%	0.5%

Within Tisbury, 43.7% of households are not deprived, broadly similar to the regional and national averages but 6.1% lower than Wiltshire. Comparatively, 54.3% of households are not deprived in West Tisbury, which is significantly more favourable than the regional and national averages. Only 9.4% of West Tisbury households are deprived in two dimensions or more, considerably lower than levels for Tisbury (22%), Wiltshire (18%), South West (22%) and England (24.7%). West Tisbury contains no households deprived in all four dimensions.

[48] ONS (2011) Census 2011, Households by Deprivation Dimensions, 2011 (QS119EW)

Index of Multiple Deprivation

Overall deprivation figures mask pockets of deprivation within both parishes. The more recent Index of Multiple Deprivation 2015 (IMD) is an overall relative measure of deprivation constructed by combining seven domains of deprivation according to their respective weights, as described below. The seven deprivation domains are as follows:

- Income: The proportion of the population experiencing deprivation relating to low income, including those individuals that are out-of-work and those that are in work but who have low earnings (satisfying the respective means tests).
- Employment: The proportion of the working-age population in an area involuntarily excluded from the labour market, including those individuals who would like to work but are unable to do so due to unemployment, sickness or disability, or caring responsibilities.
- Education, Skills and Training: The lack of attainment and skills in the local population.
- Health Deprivation and Disability: The risk of premature death and the impairment of quality of life through poor physical or mental health. Morbidity, disability and premature mortality are also considered, excluding the aspects of behaviour or environment that may be predictive of future health deprivation.
- Crime: The risk of personal and material victimisation at local level.
- Barriers to Housing and Services: The physical and financial accessibility of housing and local services, with indicators categorised in two sub-domains.

    1) 'Geographical Barriers': relating to the physical proximity of local services
    2) 'Wider Barriers': relating to access to housing such as affordability.

Living Environment: The quality of the local environment, with indicators falling categorised in two sub-domains.

1) 'Indoors Living Environment' measures the quality of housing.
2) 'Outdoors Living Environment' measures air quality and road traffic accidents.

Two supplementary indices (subsets of the Income deprivation domains), are also included:

- Income Deprivation Affecting Children Index: The proportion of all children aged 0 to 15 living in income deprived families.
- Income Deprivation Affecting Older People Index: The proportion of all those aged 60 or over who experience income deprivation.

Lower Super Output Areas (LSOAs) are a geographic hierarchy designed to improve the reporting of small area statistics in England and Wales. They are standardized geographies designed to be as consistent in population as possible, with each LSOA containing approximately 1,000 to 1,500 people. In relation to the IMD 2015, LSOAs are ranked out of the 32,844 in England and Wales, with 1 being the most deprived. Ranks are normalized into deciles, with a value of 1 reflecting the top 10% most deprived LSOAs in England and Wales (see table below).

The two LSOAs that are either fully or partially in the Neighbourhood Area are:

- E01032029: Tisbury Rural & Ansty
- E01032030: Tisbury

Analysis of the data presented in the table below reveals the following inferences:

General trends:

- E01032029 Tisbury Rural & Ansty has a skilled workforce with good levels of income, employment and education. Indicators of quality of life are favourable reflecting the outdoor living environment and general health of the residents within the LSOA. However, there are significant barriers to housing and services, closely linked to housing affordability and accessibility issues (i.e. lack of access to public transport network, services, facilities and employment opportunities).
- E01032030 Tisbury has a high quality of life, reflecting the outdoor living environment and general health of the residents within the LSOA. There a low levels of crime and limited housing and geographical barriers. However housing quality is poor (similar to E01032029), with lower levels of income (particularly for young people), employment and education.

Table 6: Indices of Multiple Deprivation 2015 [49]

LSOA	Overall IMD	Income	Employment	Education, Skills and Training	Health Deprivation and Disability	Crime	Barriers to Housing and Services	Living Environment	Income Deprivation Affecting Children Index	Income Deprivation Affecting Older People	Children and Young People Sub-domain	Adult Skills Sub-domain	Geographical Barriers Sub-domain	Wider Barriers Sub-domain	Indoors Sub-domain	Outdoors Sub-domain
E01032029: Tisbury Rural and Ansty		26,066	27,923	28,600	30,498	17,167	5,732	3,683	21,894	28,782	29,509	25,741	2,714	21,932	1,571	30,761
		(8)	(9)	(9)	(10)	(6)	(2)	(2)	(7)	(9)	(9)	(8)	(1)	(7)	(1)	(10)
Rank	21,678															
Decile	(7)															
E01032030: Tisbury																
Rank	18,014	15,355	17,974	13,288	23,207	24,107	27,095	5,167	17,606	14,585	8,095	20,915	27,887	13,898	2,315	31,399
Decile	(6)	(5)	(6)	(5)	(8)	(8)	(9)	(2)	(6)	(5)	(3)	(7)	(9)	(5)	(1)	(10)

[49] DCLG (September 2015): Index of Multiple Deprivation 2015
https://www.gov.uk/government/statistics/english-indices-of-deprivation-2015

Similarities between the LSOAs

Poor performance (top 30% most deprived deciles)

- Both fall in the top 20% most deprived decile in the living environment domain and top 10% most deprived decile for the indoors sub-domain, reflecting poor housing quality.

Good performance (top 30% least deprived deciles)

- Both fall in the top 10% least deprived deciles in the outdoor sub domain, a reflection of their rural setting and access to open spaces.
- E01032029 falls in the top 10% least deprived decile in the health deprivation and disability domain, with E01032030 in the top 30% least deprived decile for the same domain.

Contrasts between the LSOAs

- E01032029 falls in the top 20% most deprived decile in the barriers to housing and services domain, with E01032030 in the top 20% least deprived decile for the same domain.
- E01032029 falls in the top 10% most deprived decile in the geographical barriers sub-domain, with E01032030 in the top 20% least deprived decile for the same domain.

Housing tenure

The proportion of people owning a home outright or with a mortgage in Tisbury (58%) is significantly lower than the averages for Wiltshire (67.5%), South West (67.4%) and nationally (63.4%) as highlighted in the figure below. In contrast 77% of households are owned in West Tisbury, significantly higher than regional and national averages.

The proportion of socially rented houses in Tisbury (23.9%) is much higher than the averages for Wiltshire (14.7%), South West (13.3%) and the national average of 17.7%. Comparatively, only 2.1% of households in West Tisbury are socially rented. As already highlighted above, the barriers to/quality of housing in the Tisbury and Rural Ansty LSOA is a significant issue.

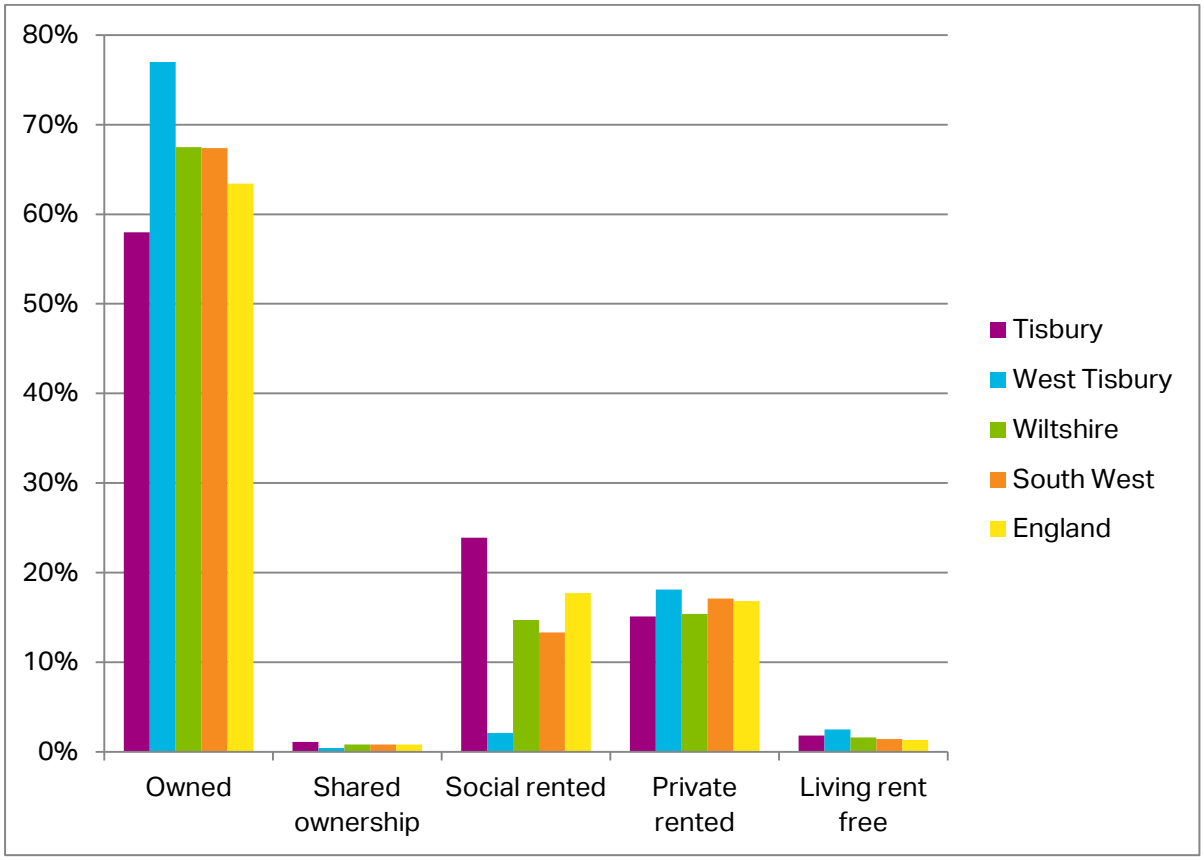

Figure: Tenure by household[50]

Education

[50] ONS (2011) Census 2011, Tenure - Households, 2011 (Table KS402EW)

In relation to the two parishes making up the Neighbourhood Area, West Tisbury has a significantly higher proportion of all usual residents (16+) with Level 4 qualifications or above (41.4% compared to 32.5%), although the level in both parishes are higher than the regional and national average of 27.4%. Only 15.3% of residents within West Tisbury have no qualifications, with the value for Tisbury (22%) broadly aligning with the national average of 22.5%.

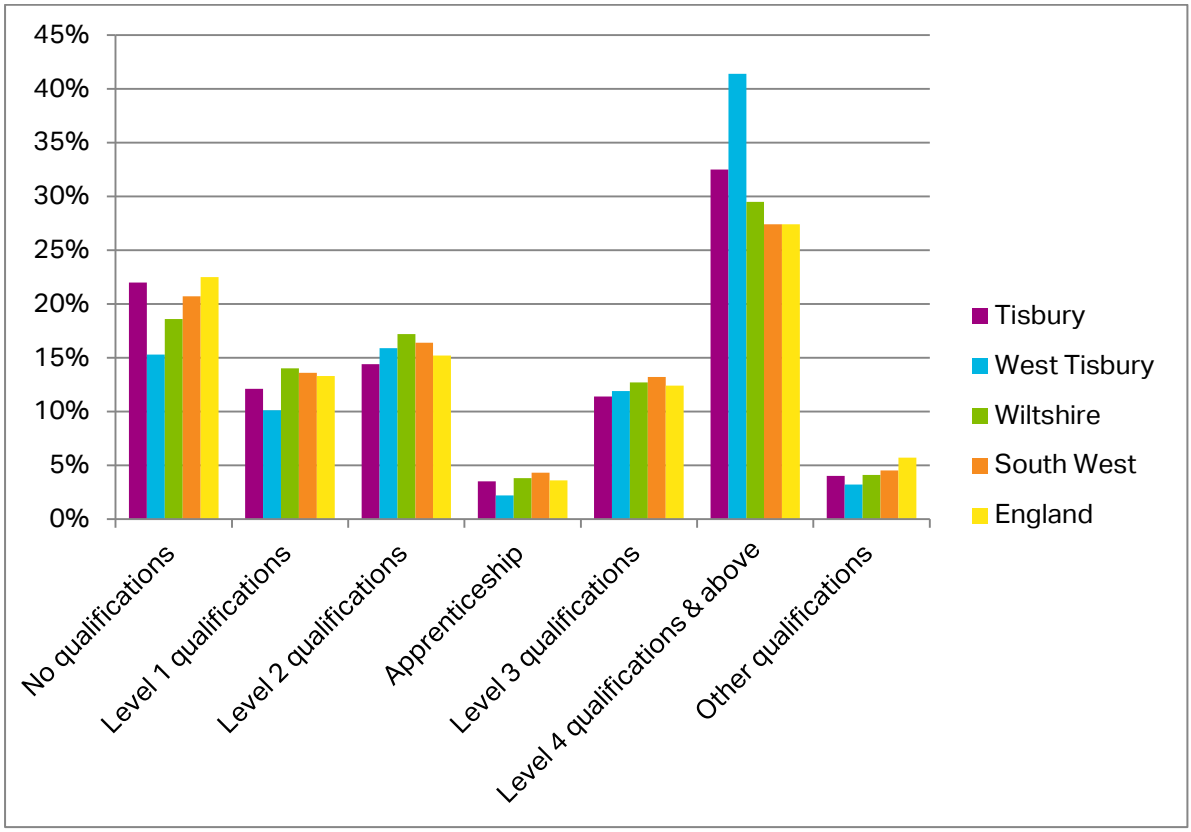

Figure: Highest Level of Qualification[51]

Employment

The predominant occupations within each parish are highlighted below:

Tisbury	West Tisbury
Skilled trades occupations (16.6%)	Professional occupations (18.9%)
Professional occupations (16.6%)	Associate professional & technical occupations (16.7%)
Elementary occupations (11.9%)	Managers, directors & senior officials (13.6%)

As highlighted by the figure below, within Tisbury there is a notably higher proportion of residents (aged 16-74) working in elementary and skilled trade occupations such as machine operatives, caring and leisure services compared with the regional and national averages.

The predominant occupational types in West Tisbury reflect higher qualifications of the workforce. These values are higher than the Wiltshire, regional and national averages.

[51] ONS (2011) Census 2011, Highest Level of Qualification (Table QS501EW)

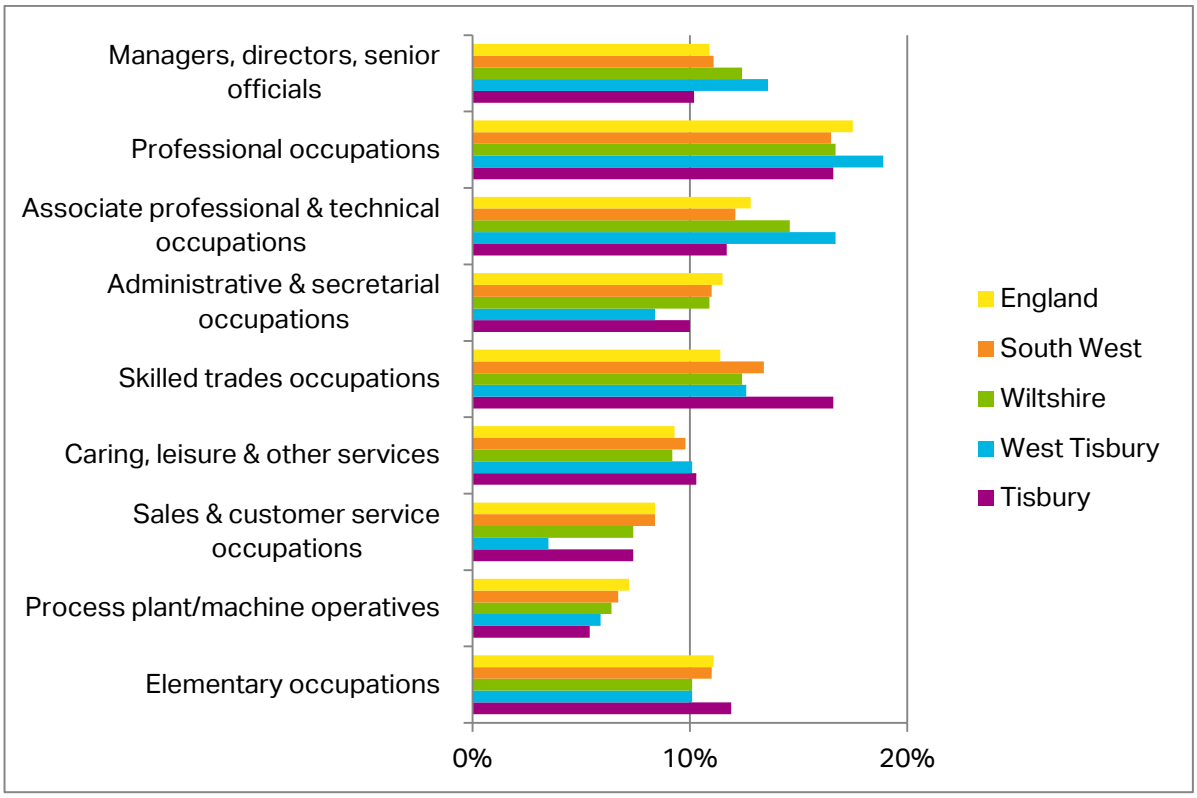

Figure: Occupation of usual residents aged 16 to 74 in employment[52].

Future Baseline

The population of West Tisbury parish fell between 2001 and 2011. It is uncertain whether this trend has continued since, or will continue into the future. A continuation in the outward migration of younger people and inward migration of older age groups has the potential to lead to an increasingly ageing population.

The suitability of housing for local requirements depends in part on the successful implementation of appropriate housing policies taken forward through the Wiltshire Core Strategy. However, without interventions, the suitability and quality of housing in the parishes may continue to be undermined.

A.6 Health and Wellbeing

Context Review

Key messages from the NPPF include:

- The social role of the planning system involves 'supporting vibrant and healthy communities'.
- A core planning principle is to 'take account of and support local strategies to improve health, social and cultural wellbeing for all'.
- The planning system can play an important role in facilitating social interaction and creating healthy, inclusive communities'
- Promote the retention and development of local services and community facilities such as local shops, meeting places, sports venues, cultural buildings, public houses and places of worship.
- Set out the strategic policies to deliver the provision of health facilities.
- Access to high quality open spaces and opportunities for sport and recreation can make an important contribution to the health and well-being of communities.

In relation to other key national messages in relation to health, Fair Society, Healthy Lives[53] ('The Marmot Review') investigated health inequalities in England and the actions needed in order to tackle

[52] ONS (2011) Occupation 2011 (Table KS608EW)

them. Subsequently, a supplementary report was prepared providing additional evidence relating to spatial planning and health on the basis that that there is: "overwhelming evidence that health and environmental inequalities are inexorably linked and that poor environments contribute significantly to poor health and health inequalities".

The increasing role that local level authorities are expected to play in providing health outcomes is demonstrated by recent government legislation. The Health and Social Care Act 2012 transferred responsibility for public health from the NHS to local government, giving local authorities a duty to improve the health of the people who live in their areas. This will require a more holistic approach to health across all local government functions.

Joint Health and Wellbeing Strategy for Wiltshire (2015-2018)

The Joint Health and Wellbeing Strategy for Wiltshire (2015-2018)[54] seeks to work towards sustaining, empowering and improving the quality of life of Wiltshire's population. In order to achieve these aims, the following commitments have been outlined:

- Reducing inequalities – across a range of social, economic and environmental factors.
- Involvement and engagement – with the views of local people taken into consideration.
- Safeguarding and quality care – protecting people in vulnerable situations.

Baseline summary

Current Baseline

Health indicators and deprivation

Deprivation is a significant contribution to poor health and can have adverse effect on wellbeing. Elements related to poor housing quality, geographical barriers, education and employment are previously discussed in detail in the previous section. As highlighted in the figure below, general health is more favourable within West Tisbury Parish than Tisbury Parish.

53 The Marmot Review (2011) The Marmot Review: Implications for Spatial Planning [online] available at: http://www.nice.org.uk/nicemedia/live/12111/53895/53895.pdf

54 Wiltshire Council (ca 2015): JHWS for Wiltshire (draft consultation) [online] http://www.wiltshire.gov.uk/joint-health-wellbeing-strategy-consultation-draft.pdf [01/04/16]

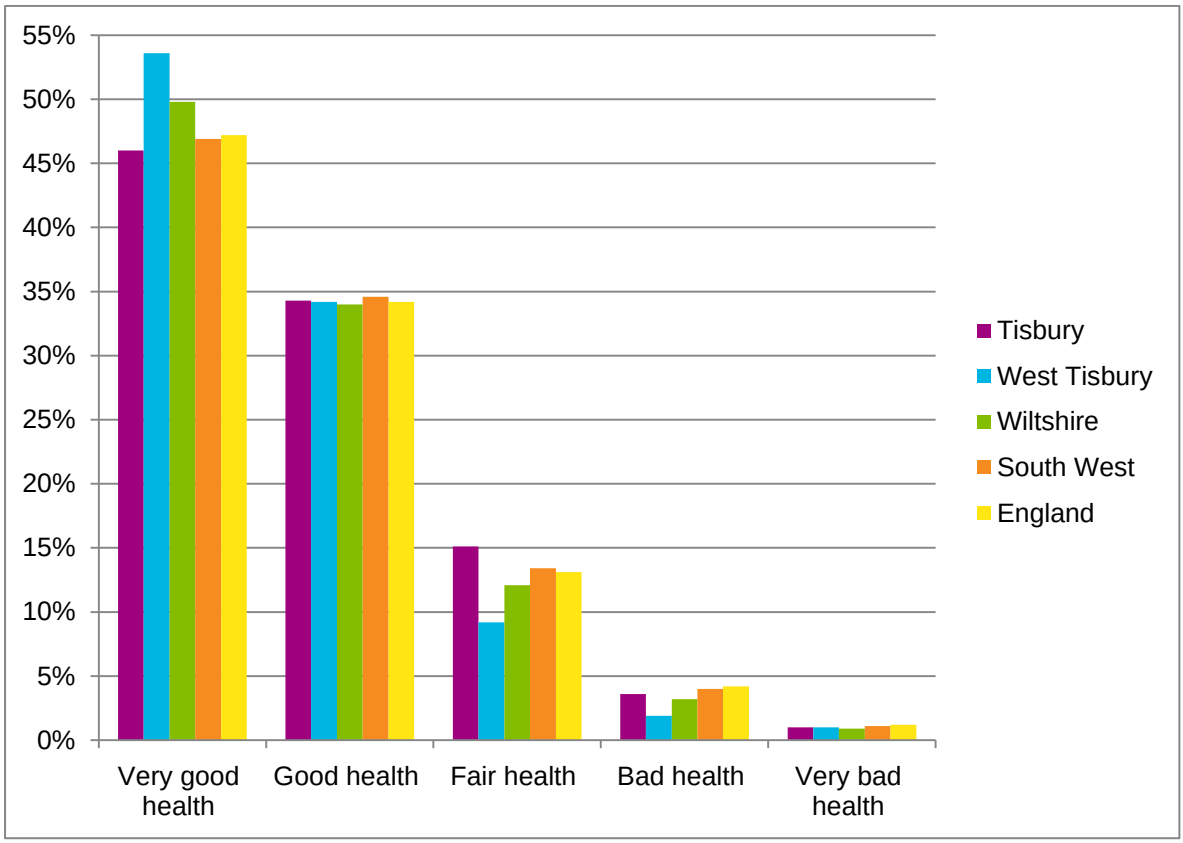

Figure: General health 2011[55]

At the time of the 2011 census 53.6% of West Tisbury residents considered themselves in 'very good health', which is higher than the proportion in Wiltshire (49.8%), the South West (46.9%) and England (47.2%). Contrastingly, the value of 46% for Tisbury is below these comparators. The proportion of residents in 'good health' broadly aligns across all areas, with Tisbury showing a higher proportion of residents reporting that they are in 'fair health' (15.1%) than Wiltshire (12.1%), regional (13.4%) and national (13.1%) averages.

A lower proportion of residents in Tisbury (3.9%) and West Tisbury (1.9%) consider themselves in 'bad health', compared to the regional (4.0%) and national (4.2%) averages. However, the proportion for Tisbury compares unfavourably to the Wiltshire average of 3.2%. Levels for 'very bad health' are broadly comparable across all comparators.

The lower levels of 'very good health' in Tisbury is reflected in the disability data presented in Table 8.1, with 19.4% of residents reporting that their daily activities were limited in some way. Comparatively, the level for West Tisbury (13.8%) is lower than the Wiltshire (16%), South West (18.4%) and England (17.6%) averages.

Table 6.1: Disability[56]

	Tisbury	West Tisbury	Wiltshire	South West	England
Activities limited 'a lot'	7.5%	4.4%	6.7%	8.3%	8.3%
Activities limited 'a little'	12%	9.4%	9.3%	10.2%	9.3%
Activities 'not limited'	80.6%	86.2%	84%	81.6%	82.4%

[55] ONS (2011) Census 2011, General Health (Table QS302EW)
[56] ONS (2011) Census 2011, Long-term health problem or disability (Table QS303EW)

Influences on health and wellbeing

Both males and females within the wider Tisbury Community Area have a higher life expectancy than the average for Wiltshire. The Joint Strategic Assessment (JSA)[57] for the community area (see below) outlines the concept of a 'healthy life expectancy', beyond which the quality of life for the population declines. On average, males in the Tisbury Community Area spend 82.1% of their life in good health, below the Wiltshire average of 83%. In contrast, 82.5% of females in the Tisbury Community Area spend their life in good health, which is higher than the Wiltshire average of 81.1%.

Life Expectancy (in years) for the Tisbury Community Area (2010-2012)

Tisbury		Wiltshire	
Males	84.2	Males	80.4
Females	85.9	Females	83.9
HLE Males	69.1	HLE Males	66.5
HLE Females	70.9	HLE Females	68

In addition to life expectancy and healthy life expectancy, other key issues highlighted in the JSA relating to health and wellbeing include:

- Provision of unpaid care;
- Food hygiene;
- Activity limitations; and
- Healthy lifestyles.

Future baseline

Broadly speaking, health and wellbeing in both parishes is favourable in comparison to the regional and national averages. However health levels are generally less favourable in Tisbury Parish when compared to Wiltshire averages.

Obesity is seen as an increasing issue by health professionals, and one that will contribute to significant health impacts on individuals, including increasing the risk of a range of diseases, including heart disease, diabetes and some forms of cancer.

An ageing population has the potential increase pressures on healthcare services.[58]

A.7 Transportation

Context Review

European and UK transport policies and plans place emphasis on the modernisation and sustainability of the transport network. Specific objectives include reducing pollution and road congestion through improvements to public transport, walking and cycling networks and reducing the need to travel. National policy also focuses on the need for the transport network to support sustainable economic growth. The Wiltshire Local Transport Plan 2011-26 presents a long term strategy and an implementation plan for the county.

[57] Wiltshire Council (2015): JSA for Tisbury Community Area, [online] http://www.wiltshirejsa.org.uk/issue-location/tisbury/ [01/04/16]
[58] Select Committee on Public Service and Demographic Change (2013) Ready for Ageing? [online] available at: http://www.parliament.uk/business/committees/committees-a-z/lords-select/public-services-committee/report-ready-for-ageing/

Baseline summary

Current Baseline

Rail network

Tisbury has its own railway station, which is located on the London Waterloo to Exeter line. Services are approximately hourly in each direction. Travel times are approximately 15-20 minutes to Salisbury, 60 minutes to Basingstoke, 100 minutes to Exeter St Davids and 110 minutes to London Waterloo.

Bus network

Tisbury has three bus services. The Wilts and Dorset service is a daily service to Salisbury, Shaftesbury and Hindon; the Lever Brothers service comprises a twice-weekly service to Salisbury and a weekly service to Shaftesbury; and the South Western Coaches service is a weekly service to Warminster. In addition, a registered charity, 'Tisbus', runs three minibuses for local transport for charity members and other groups on demand.

Road network and congestion

The Neighbourhood Area is located between the A303 and A30. The A303, which is located 8km to the north of Tisbury is a major strategic route linking the M3 in the east to Devon and Cornwall. The A30 to the south of the Neighbourhood Area links Shaftesbury with Salisbury. The A350 is also accessible from the Neighbourhood Area, linking Chippenham in the north with Shaftesbury, Blandford Forum and the south coast.

Access to Tisbury village is via minor roads. Large Heavy Goods Vehicles (HGVs) cannot pass from North Tisbury to South Tisbury.

There are existing community concerns about congestion, parking and road safety in the Neighbourhood Area. Road safety is of particular concern on Hindon Lane, which has no pavement and a number of blind corners, on the road bridge over the River Nadder, and under the railway bridge.

Availability of cars and vans

The chart below highlights the availability of cars and vans in the Neighbourhood Area. The proportion of households with no access to a car or van is lower than regional and national averages, but marginally higher than Wiltshire averages. The proportion of the population with two or more cars/vans is higher than the national average, but similar to the regional average and lower than the Wiltshire average. The proportion of households with three or more vehicles is higher than regional or national averages, but similar to the Wiltshire average. The proportion of households with four or more vehicles is similar to the Wiltshire and regional average, and higher than the national average.

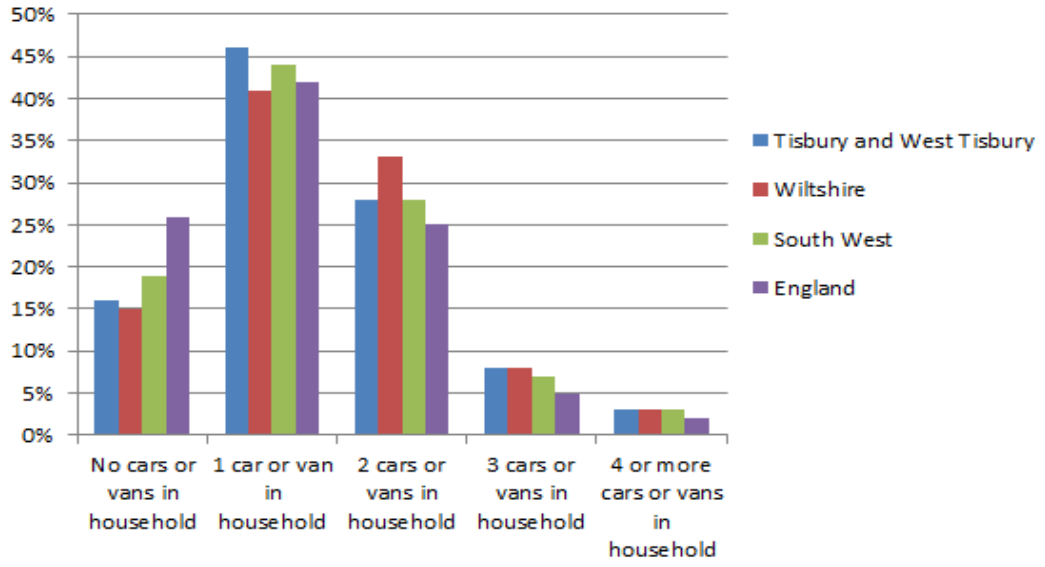

Figure: Car and van ownership[59]

Travel to work

The figure below shows the method of travel to work for residents in the Neighbourhood Area, compared with Wiltshire, regional and national averages. As highlighted by the figure, the proportion of people who travel to work driving a car or van is slightly lower than Wiltshire values, similar to the regional average and higher than national averages. A lower proportion of people travel to work by bicycle than all other comparable areas. In contrast, a considerably higher proportion of Tisbury residents work from home when compared to Wiltshire, regional, and national averages.

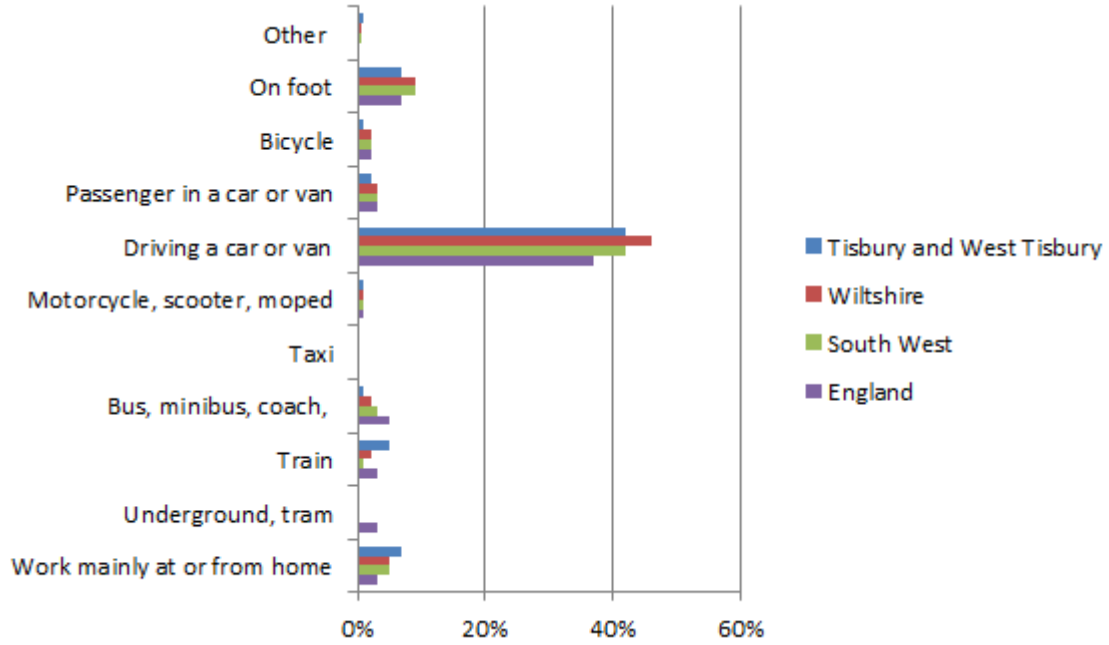

Figure: Method of Travel to Work[60]

[59] ONS (2011) Census 2011, Car or Van Availability (QS416EW)
[60] ONS (2011) Census 2011, Method of Travel to Work (QS701EW)

Future Baseline

A growth in traffic on Tisbury's rural road system is likely to be an increasing concern for residents. This however has the potential to be in part mitigated by measures outlined in the Wiltshire Local Transport Plan.

7% of Tisbury residents work from home. This level is likely to increase as enhanced provision of high speed broadband internet and other infrastructure will support running a business or working from home. The post office will continue to be an important facility for those working from home.

The viability of additional bus and rail services may be supported by future population growth. However, bus service viability may be undermined by potential cuts to funding.

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