

SHREWTON

SITE OPTIONS ASSESSMENT REPORT

Version 3.1

Integrated evidence, LNRS spatial review, reasonable alternatives and
planning balance

Shrewton Neighbourhood Plan 2025–2040

Working Draft – LNRS ArcGIS Update – 19 July 2026

Document status

This is a controlled working draft prepared through the NP2026 Neighbourhood Plan Management System. It records the current evidence, planning judgements and outstanding decision gates. It is not the final Regulation 14 version and does not pre-judge SEA, HRA, highways, wastewater or site-specific technical work.

Prepared by the Shrewton Neighbourhood Plan Steering Group on behalf of Shrewton Parish Council.

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Document Control

Field	Controlled information
Document ID	NP2026-SOAR-001
Title	Shrewton Site Options Assessment Report
Version	3.1 Working Draft – LNRS ArcGIS Update
Baseline	V3.0 Working Draft and Wiltshire Council ArcGIS LNRS extract supplied 17 July 2026
Owner	Shrewton Neighbourhood Plan Steering Group
Approving body	Shrewton Parish Council
Plan period	2025–2040
Purpose	Identify and compare reasonable housing-site alternatives and record the planning judgement supporting the preferred option.
Next formal review	After exact site-boundary validation, mapped-measure identification, SEA/HRA and before Regulation 14 consultation
Linked documents	Neighbourhood Plan V3.0; LVIA; SEA; HRA; Basic Conditions Statement; Consultation Statement; NP2026 Master Project Control Workbook

Version History

Version	Date	Principal change	Status
2.5	July 2026	LNRS, SEA and HRA update to the earlier site assessment.	Superseded
2.6	July 2026	Interim legislative and Local Plan withdrawal revision.	Superseded
3.0	19 July 2026	Rebuilt under the NP2026 process: new legal tests, housing non-reduction, evidence status, planning balance, delivery gates, monitoring and audit trail.	Working Draft
3.1	19 July 2026	Integrated supplied ArcGIS APIB/ACB evidence; added site-specific spatial interpretation, SEA/HRA workflow and revised LNRS decision gate.	Working Draft

How the NP2026 process is applied

The report follows a controlled evidence-to-policy sequence:

Evidence → Assessment → Planning Judgement → Preferred Option → Policy Requirements → Monitoring

Evidence is identified by an EV reference, assumptions and unresolved matters are stated expressly, and no conclusion is treated as final where a live evidence dependency remains.

Contents

Executive Summary

1. Introduction and Purpose
2. Legislative and Policy Context
3. Assessment Methodology
4. Housing Baseline and Housing Non-Reduction Test
5. Site Identification and Initial Sift
6. Evidence Framework and Common Constraints
7. Comparative Site Assessment
8. Planning Balance
9. Preferred Option and Reasonable Alternatives
10. Delivery, Infrastructure and Decision Gates
11. Monitoring and Review
12. Conclusions

Annex A – Detailed Site Appraisals

Annex B – Version 3 Change and Decision Schedule

Annex C – Evidence and Source Schedule

Page numbers should be refreshed in Microsoft Word when the document is issued for consultation.

Executive Summary

Purpose and status

This report identifies and compares the reasonable housing-site alternatives available to the Shrewton Neighbourhood Plan. It records the evidence, assumptions, comparative assessment and planning judgement that support the preferred option. It is an evidence document, not a grant of planning permission and not a substitute for SEA, HRA, planning application assessment or site-specific technical studies.

Version 3.1 retains the controlled audit trail introduced in Version 3.0 and incorporates the Wiltshire Council ArcGIS LNRS extract supplied on 17 July 2026. It separates established evidence from live evidence, distinguishes relative suitability from deliverability, and records both the new spatial interpretation and the validation that remains necessary before an allocation can be confirmed.

Current legal and policy context

The operational national policy baseline is the National Planning Policy Framework published in December 2024 and amended in February 2025. A further draft NPPF was consulted on in 2025–26 but has not been treated as adopted policy in this report.

Sections 98 and 99 of the Levelling-up and Regeneration Act 2023 came into force on 25 March 2026. The legal framework now requires neighbourhood plans, where appropriate, to address climate change and take account of a relevant Local Nature Recovery Strategy. The former general-conformity Basic Condition has been replaced by a housing non-reduction condition. The adopted Wiltshire Core Strategy and Housing Site Allocations Plan remain central development-plan evidence and policy, but their relationship to the Plan is described accurately rather than presented as the former Basic Condition.

Wiltshire Council withdrew the submitted Local Plan Review from examination in May 2026. Evidence prepared for that process is used only where it remains factual, current and relevant.

Housing baseline

The report retains 72 dwellings as a provisional comparative figure. It derives from the earlier Wiltshire working position of 82 dwellings, less five completions and five commitments. Following withdrawal of the Local Plan Review, 72 is not treated as a newly confirmed strategic requirement. Written confirmation from Wiltshire Council and an updated completions, commitments and windfall statement are required before Regulation 14.

The provisional housing non-reduction test indicates that a Plan allocating land capable of providing up to the confirmed requirement would not reduce housing provision compared with the position without the Plan. This conclusion must be updated when the housing baseline is confirmed.

Reasonable alternatives

The SHELAA, Wiltshire site evidence, landowner submissions and settlement-edge review provide the starting point. The detailed reasonable alternatives are S113, S146, S151 and S154. S150, S1066 and S1067 were discounted at the initial sift for reasons including settlement relationship, access, availability and flood risk. The longlist and reasons are retained for consultation and examination audit.

All four detailed sites are affected by significant constraints. These include the River Till SSSI and River Avon SAC catchment, Salisbury Plain SAC/SPA pathways, nutrient neutrality, wastewater capacity, landscape sensitivity, highways and active-travel issues. No site is treated as deliverable in the first five years on the present evidence.

Planning judgement

S154 is identified as the most appropriate reasonable alternative, rather than as an unconstrained or immediately deliverable site. It has sufficient scale, the strongest comparative relationship to the existing settlement and greater scope for a landscape-led masterplan, access design, phasing and infrastructure mitigation. The supplied LNRS map does not show an obvious direct APIB or ACB overlap across S154 when visually compared with the site map, although broader ACB areas lie to the north and east and ecological pathways remain. Its preference remains conditional on SEA, HRA, validation of the LNRS interpretation against exact site boundaries, wastewater and nutrient solutions, highways and active-travel evidence, drainage, landscape and heritage safeguards.

S151 remains a secondary reasonable alternative for testing and potential contingency, but performs less well because of A360 severance, pedestrian connectivity, access and visual sensitivity. The supplied LNRS map does not show an obvious direct APIB or ACB overlap across S151. S113 may make only a limited contribution and has particular River Till, drainage, access and amenity constraints; the supplied mapping also indicates an ACB polygon at the northern settlement edge in the location of S113. S146 is not preferred because its cumulative landscape, skyline, River Till, access and mitigation constraints are not readily capable of satisfactory resolution.

Decision gates

Wiltshire Council confirmation of the housing requirement and updated housing baseline;

SEA reasonable-alternatives assessment and HRA screening/appropriate assessment as required;

validate the supplied ArcGIS interpretation against exact site boundaries and identify the relevant mapped-measure attributes;

written wastewater, nutrient and phasing evidence;

proportionate highways and active-travel assessment;

landscape-led capacity and masterplanning verification;

landowner availability, deliverability and viability confirmation.

1. Introduction and Purpose

1.1 Purpose of the report

The Shrewton Neighbourhood Plan may allocate land for housing. This report provides the transparent and proportionate evidence required to identify the most appropriate site or sites from the reasonable alternatives. It tests suitability, availability, achievability, deliverability and comparative planning effects.

The assessment does not start from an assumption that a particular site must be allocated. It records why options were included, discounted, retained or preferred, and identifies the evidence that could change the current judgement.

1.2 Scope

The report addresses housing-site selection. It does not replace the wider Neighbourhood Plan evidence base, the Basic Conditions Statement, Consultation Statement, SEA, HRA, detailed design work or the development-management process. The detailed site pro-formas are retained in Annex A.

1.3 Relationship to the NP2026 management system

The NP2026 Master Project Control Workbook is the management record for the evidence, requirements, assumptions, constraints, opportunities, decisions, changes, risks and examination issues that support this report. Version 3.1 applies that system to the supplied LNRS spatial evidence and records the resulting interpretation, residual uncertainty and decision gate.

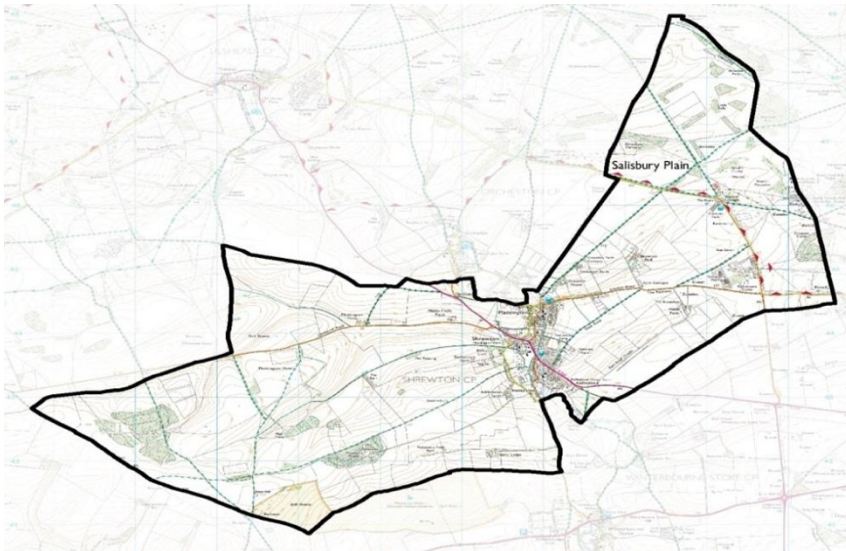


Figure 1 – Shrewton Neighbourhood Plan designated area.

1.4 Core assessment principles

Evidence before opinion.

Planning judgement before advocacy.

Clarity before complexity.

The same criteria applied consistently to all reasonable alternatives.

Uncertainty recorded rather than converted into a favourable score.

No environmental or legal constraint is balanced away where the law does not permit it.

2. Legislative and Policy Context

2.1 Legal framework applying in July 2026

Requirement	How Version 3 responds	Status
Have regard to national policy and advice	Uses the operational NPPF and current Planning Practice Guidance; separates adopted policy from consultation material.	Addressed / review at issue
Contribute to sustainable development	Balances housing, environment, social, access, infrastructure and delivery considerations.	Addressed
Housing non-reduction Basic Condition	Includes a with-Plan / without-Plan assessment and requires an updated housing baseline before Regulation 14.	Provisional
Climate-change content requirement	Includes mitigation, adaptation, drainage, travel, green infrastructure and delivery requirements.	Addressed in principle
Take account of the LNRS	Uses the Wiltshire and Swindon LNRS, incorporates the supplied ArcGIS APIB/ACB map, records the site-specific interpretation and retains validation of exact site boundaries and mapped-measure attributes as a controlled action.	Partly addressed / validation required
Environmental assessment	Keeps all reasonable alternatives available for SEA and does not treat the preferred option as final before environmental assessment.	Live
Habitats Regulations	Recognises that an adverse integrity conclusion cannot be outweighed by the wider planning balance.	Live
Human rights and procedural fairness	Uses consistent criteria, records landowner requests and preserves the consultation audit trail.	Addressed / consultation required

2.2 National policy

The operational NPPF was published on 12 December 2024 and amended on 7 February 2025. Its policies apply to the preparation of this Neighbourhood Plan because the Plan had not been submitted under Regulation 15 by 12 March 2025. The December 2025 draft NPPF consultation is a relevant indication of possible future policy but is not treated as the adopted decision-making framework.

National policy supports a plan-led system, sustainable development, a sufficient supply of homes, high-quality design, protection and enhancement of the natural and historic environment, climate resilience and sustainable transport. It also confirms that neighbourhood plans can allocate sites and shape non-strategic development.

2.3 Wiltshire development plan and evidence

The principal adopted local policy documents are the Wiltshire Core Strategy 2015 and Wiltshire Housing Site Allocations Plan 2020, together with relevant saved policies. Shrewton is identified as a Large Village. The Housing Site Allocations Plan did not allocate a Shrewton site and found substantial sustainability constraints across the options considered.

The submitted Wiltshire Local Plan Review was withdrawn from examination in May 2026. It is therefore not used as an emerging policy framework. Its technical evidence is used only where it remains current, factual and not superseded.

2.4 Local Nature Recovery Strategy

The Wiltshire and Swindon LNRS is spatial biodiversity evidence, not a housing-allocation plan. Areas of Particular Importance for Biodiversity identify existing important areas; Areas that Could Become of Particular Importance identify locations where recovery measures would be valuable. An ACB is not automatically an exclusion, but the Plan must show that the strategy has been taken into account.

For Shrewton, the principal networks include the River Till chalk-stream corridor, the Salisbury Plain and Parsonage Down chalk-grassland network, and connected habitats within and around the settlement. The ArcGIS extract supplied on 17 July 2026 shows broad ACB areas surrounding Shrewton to the north, west and east, together with ACB features following and adjoining the River Till through the settlements. APIB and mapped-measure polygons are also shown outside and along parts of the settlement corridor. The main built settlement and much of the land immediately east, south-east and west of it are unshaded on the supplied view.

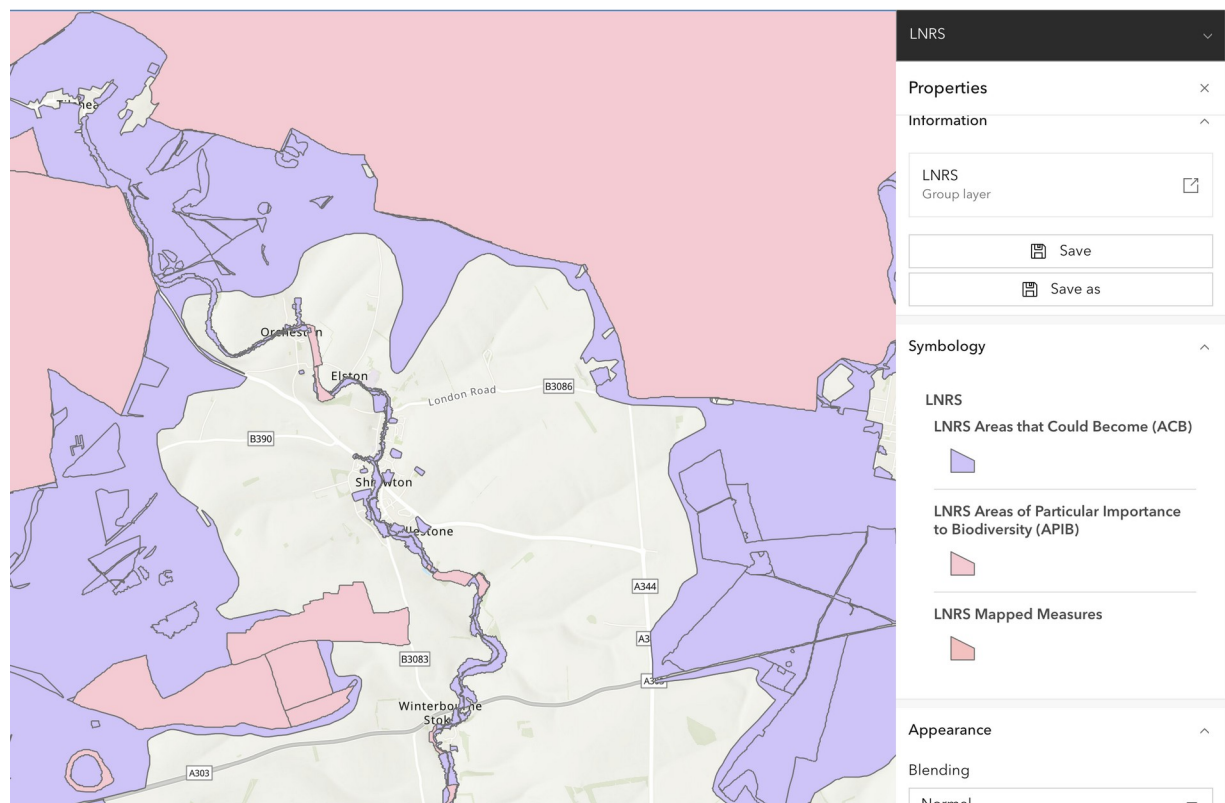


Figure LNRS-1 – Wiltshire Council ArcGIS LNRS mapping around Shrewton, showing ACB, APIB and mapped-measure layers (extract supplied 17 July 2026).

Source: Wiltshire Council ArcGIS LNRS group layer, supplied in “2026-07-17 APIB and ACB from ARCGIS”. The source screenshot records EU INSPIRE End User Licence, OS Licensing and Open Government Licence conditions. Working link supplied: <https://arcg.is/9nWfT1>
The map was visually cross-referenced with the site-location map in Figure 3. Because the supplied screenshot does not display the SHELAA site polygons and the salmon symbology represents both APIB and mapped-measure layers, the conclusions below are recorded as a medium-confidence spatial interpretation rather than a completed geospatial intersection.

Site	Interpretation of supplied mapping	Planning consequence	Status / action
S113	An ACB polygon is shown at the northern settlement edge in the location of S113. No APIB polygon is visibly shown across the site.	This is the strongest apparent direct LNRS spatial relationship among the four alternatives. SEA should test loss, fragmentation and the ability to deliver the relevant recovery measure.	Medium confidence. Confirm exact overlap and measure attributes.

S146	No obvious direct APIB or ACB overlap is shown across the main site. Its eastern edge is close to River Till-linked ACB features and the wider western recovery network.	The absence of an apparent direct overlap does not remove River Till, groundwater, habitat-connectivity or landscape constraints.	Medium confidence. Validate eastern edge and mapped measures.
S151	No obvious direct APIB or ACB overlap is shown across the site. Wider ACB areas lie beyond the settlement to the east.	Direct mapped conflict appears lower than S113, but SPA supporting habitat, catchment, access and fragmentation effects remain relevant.	Medium confidence. Validate site boundary and supporting-habitat pathways.
S154	No obvious direct APIB or ACB overlap is shown across the main site. Broader ACB areas lie to the north and east.	This is a comparative advantage over S113, not evidence that the site has low ecological value. A landscaped green and blue infrastructure network should connect rather than obstruct recovery opportunities.	Medium confidence. Validate site boundary and identify adjacent measures.

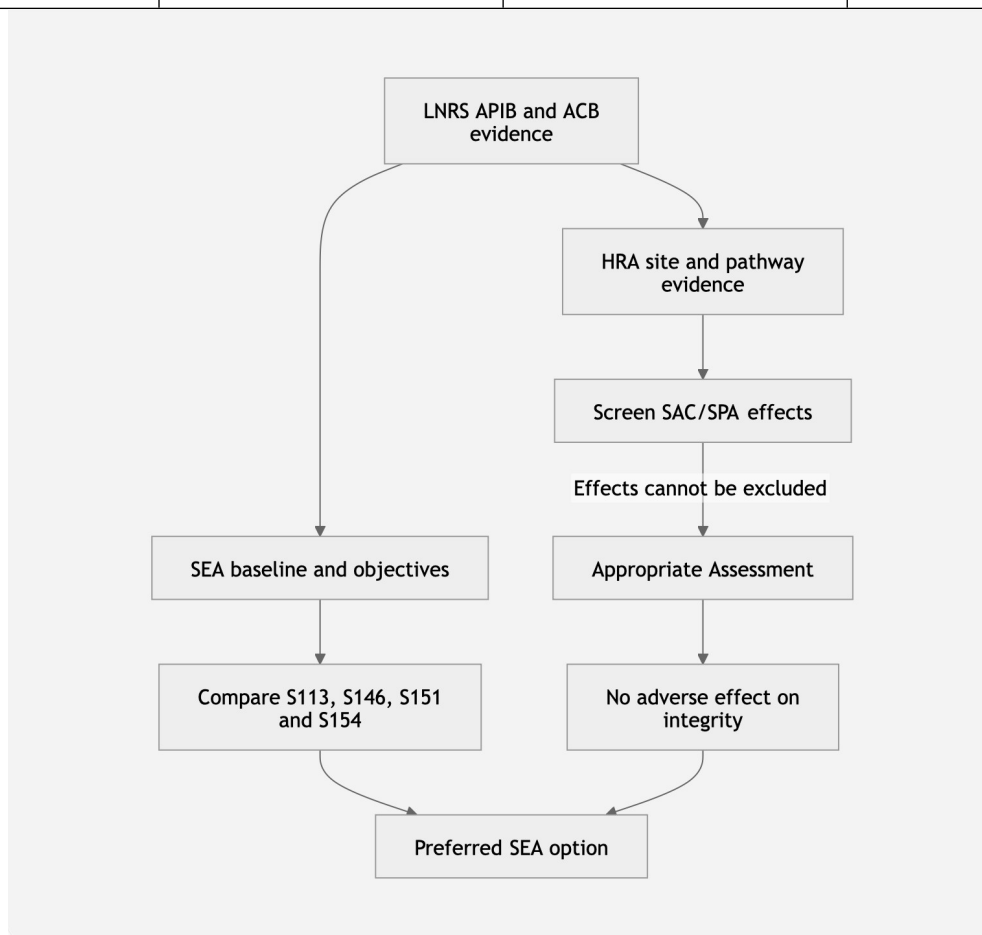


Figure LNRS-2 – Supplied workflow showing the distinct use of LNRS evidence in SEA comparison and HRA legal assessment.

Version 3.1 adopts this separation. LNRS evidence informs the SEA baseline and comparison of S113, S146, S151 and S154. It also informs HRA site and pathway evidence. If likely significant effects cannot be excluded, appropriate assessment is required; a preferred planning option cannot proceed unless the competent authority can reach the necessary habitats conclusion.

2.5 Implication for site selection

Planning interpretation

The removal of the former general-conformity Basic Condition does not mean that adopted strategic policy can be ignored. The Plan must still have regard to national policy, pass the housing non-reduction test, contribute to sustainable development and form a coherent part of the development plan.

3. Assessment Methodology

3.1 Assessment stages

Stage	Purpose	Output
1. Define the need and decision	Identify the provisional housing figure and the decision the Plan must make.	Housing baseline and scope
2. Identify reasonable alternatives	Review SHELAA, landowner submissions, settlement-edge opportunities and known constraints.	Longlist and audit trail
3. Initial sift	Discount options only for clear, evidenced reasons and retain uncertain matters for further assessment.	Shortlist
4. Gather evidence	Use published evidence, site visits, community evidence and professional studies.	Evidence register
5. Detailed assessment	Apply consistent environmental, landscape, transport, infrastructure, availability and viability criteria.	Site pro-formas
6. Comparative assessment	Compare relative performance without double counting or treating common constraints as differentiators.	Comparison matrix
7. Planning balance	Explain the weight given to each factor and the consequences of uncertainty.	Reasoned judgement
8. Select and control	Identify a preferred option, alternatives and delivery gates.	Preferred option and policy requirements
9. Monitor and review	Track evidence changes, permissions, infrastructure and examination risks.	Monitoring framework

3.2 Assessment criteria

Relationship to the settlement and ability to integrate with existing development;
 environmental and ecological sensitivity, including designated sites, LNRS networks and HRA pathways;
 landscape, visual, settlement-character and heritage effects;
 vehicular access, highway safety, active travel and access to services;
 flood risk, surface-water drainage, water resources, wastewater and nutrient neutrality;
 availability, achievability, likely viability, phasing and infrastructure dependencies;
 capacity to contribute to the confirmed housing requirement without unnecessary land take.

3.3 Evidence status and confidence

Each evidence item is assigned a status and confidence rating in the Master Project Control Workbook. 'Live' means the evidence is usable but is still being updated or depends on a further technical or authority response. A Live item cannot be represented as final.

Status	Meaning
Draft	Prepared but not yet reviewed or validated.
Live	Current working evidence that is still being updated or depends on further information.
Complete	The planned work is complete but may still need formal sign-off or later currency review.
Final	Approved for the relevant plan-making stage.
Superseded	Retained for audit but no longer relied upon.

3.4 Limits of the current assessment

The current judgement is necessarily conditional because the housing figure, SEA, HRA, validation of the supplied LNRS map against exact site boundaries and mapped-measure attributes, wastewater position, highways evidence and some viability information remain live. This does not prevent a comparative planning judgement, but it limits the weight that can be given to claims of deliverability and requires clear decision gates.

4. Housing Baseline and Housing Non-Reduction Test

4.1 Provisional housing baseline

Earlier Wiltshire evidence proposed a Shrewton figure of 82 dwellings and identified five completions and five commitments, producing a residual working figure of 72. That evidence was prepared for the withdrawn Local Plan Review. Version 3.1 retains 72 only to test site capacity and alternatives; it is not presented as a newly confirmed requirement.

Baseline component	Working figure	Evidence status
Earlier total housing figure	82 dwellings	Historic Wiltshire evidence; confirm currency
Completions used in earlier calculation	5 dwellings	Update through latest monitoring
Commitments used in earlier calculation	5 dwellings	Update permissions and implementation status
Residual comparative figure	72 dwellings	Provisional only
Windfall allowance	Not deducted in this SOAR	Confirm approach with Wiltshire Council and avoid double counting

4.2 Without-Plan position

Without the Neighbourhood Plan, the adopted development plan contains no housing allocation at Shrewton. Housing could still come forward through existing permissions, windfalls, rural exceptions or future plan-making, subject to national and local policy and environmental constraints. The absence of an allocation in the adopted plan is not evidence that no housing would occur.

4.3 With-Plan position

With the Neighbourhood Plan, the preferred approach is to identify sufficient land to provide no less than the confirmed housing requirement, while controlling scale, location, infrastructure and environmental effects. Existing permissions and lawful development are not reduced by the proposed approach.

4.4 Provisional housing non-reduction conclusion

Provisional conclusion

On the current working assumptions, allocating a site capable of accommodating up to the confirmed requirement would not cause less housing to be provided than if the Plan were not made. The conclusion must be re-run using the latest completions, commitments, lapse risk, windfall evidence and Wiltshire Council housing figure before Regulation 14 and again before submission.

4.5 Housing evidence decision

DEC-001: retain 72 as the comparative capacity figure for Version 3.1, but do not convert it into a final allocation number until Wiltshire Council has confirmed the neighbourhood-area housing position and the monitoring baseline has been updated.

5. Site Identification and Initial Sift

5.1 Sources of sites

Potential sites were identified from the Wiltshire SHELAA, earlier Housing Site Allocations Plan work, landowner submissions and a review of land within, adjoining or well related to the Shrewton settlement boundary. This provides a proportionate starting point for reasonable alternatives.

SHELAA

Strategic Housing and
Economic Land Availability
Assessment

Key:
Settlement
Planning
SHELAA



NB.

- 134 is reserved for School Expansion
- 209 is in Orcheston
- 152 Rollestone Manor withdrawn

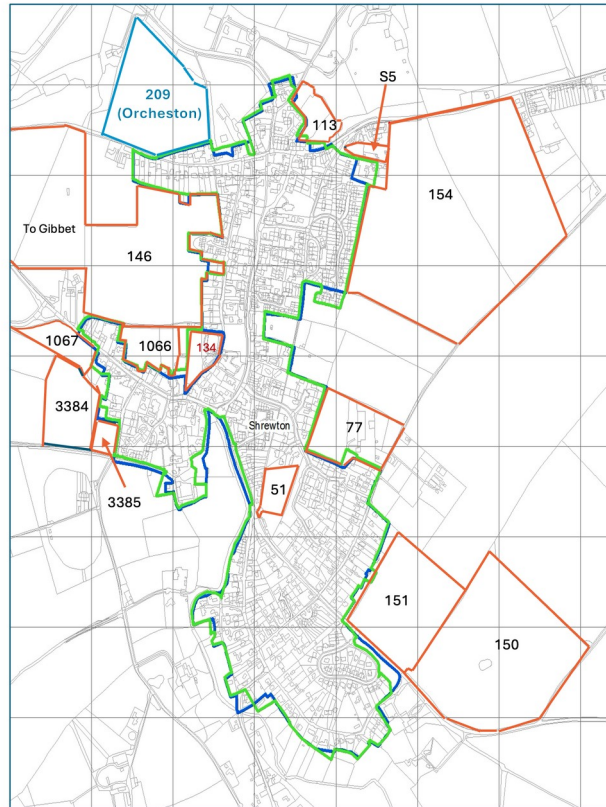


Figure 2 – 2017 SHELAA sites around Shrewton.

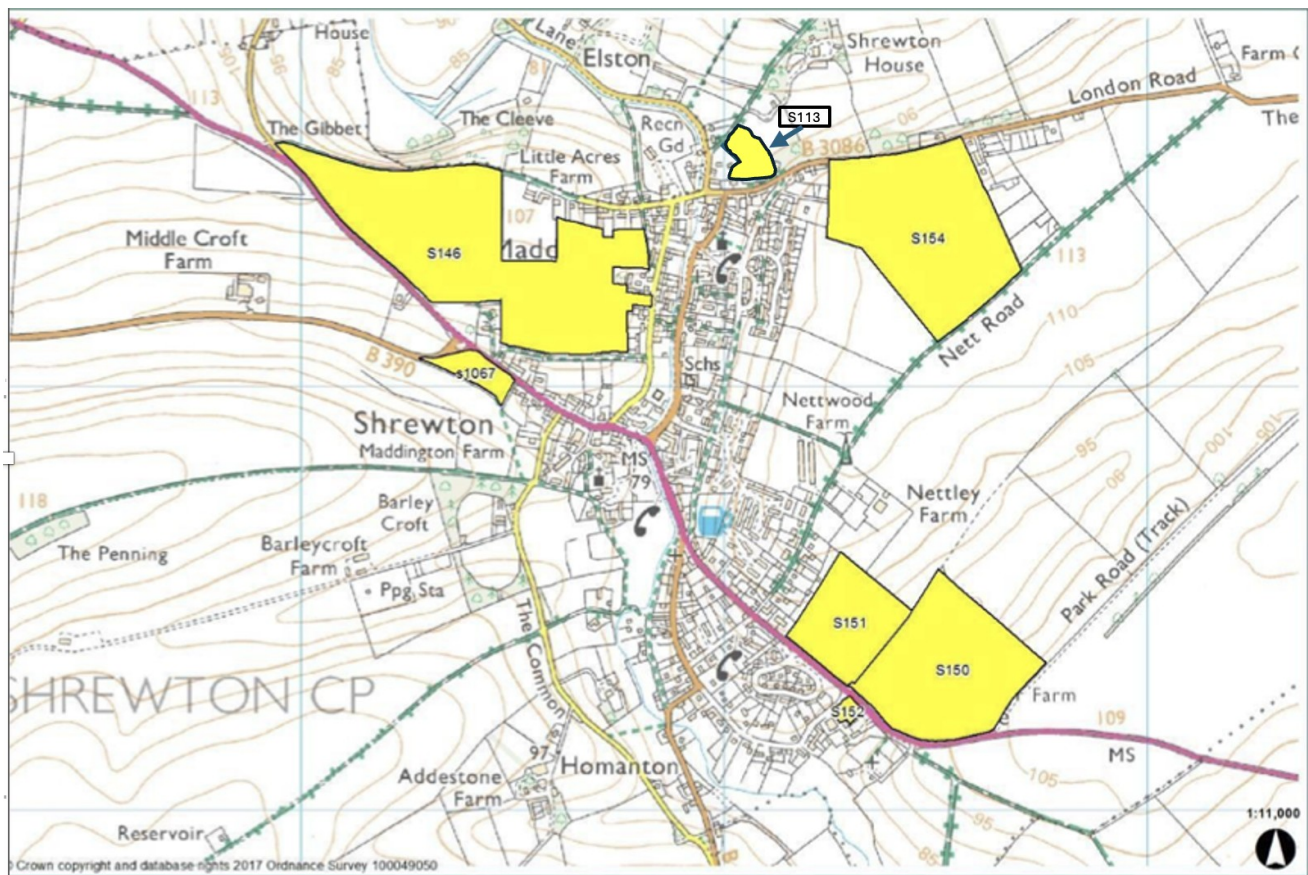


Figure 3 – Earlier sites of interest, with S113 added for assessment.

5.2 Initial sift

Site	Source	Detailed assessment?	Version 3 reason
S113	SHELAA / landowner request	Yes	Retained to test a smaller settlement-edge option; the supplied ArcGIS map indicates an ACB relationship at the northern settlement edge, in addition to River Till, access, drainage and amenity constraints.
S146	SHELAA / HSAP	Yes	Major western alternative; retained despite substantial landscape, River Till and access constraints.
S150	SHELAA / HSAP	No	Poorer relationship to the built settlement unless S151 is developed first; weaker active-travel and settlement-integration case.
S151	SHELAA / HSAP	Yes	Major southern alternative with sufficient capacity; access, A360 severance and landscape effects require testing.
S154	SHELAA / HSAP	Yes	Major eastern alternative with sufficient capacity and potential masterplanning scope; significant constraints remain.
S1066	SHELAA	No	Constrained access and insufficiently clear landowner/developer availability and delivery case.

Site	Source	Detailed assessment?	Version 3 reason
S1067	SHELAA	No	Flood-risk and drainage concerns and limited capacity.

5.3 Completeness of the reasonable alternatives

The NPSG has not identified a further realistic settlement-edge housing option outside the SHELAA and landowner submissions. This conclusion will be tested through Regulation 14 consultation. Any new site promoted with sufficient information will be assessed using the same methodology and, where reasonable, included in the SEA alternatives.

6. Evidence Framework and Common Constraints

6.1 Evidence status

EV ID	Evidence module	Status	Confidence	Key implication
EV-001	Housing baseline and monitoring	Live	Medium	Confirm the housing figure, completions, commitments, lapse risk and windfalls.
EV-002	Landscape and visual impact assessment	Complete	High	All main options are sensitive; S146 has the most difficult skyline/valley-side effects.
EV-003	LNRS and biodiversity evidence	Live – ArcGIS extract reviewed	High at parish scale; medium at site scale	Supplied mapping indicates an ACB relationship for S113 and no obvious direct APIB/ACB overlap across S146, S151 or S154. Exact boundary and mapped-measure attributes require validation.
EV-004	Wastewater and nutrient evidence	Live	Medium	No site is currently treated as first-five-year deliverable.
EV-005A	Highway network	Live	Medium	Access and network effects require proportionate technical assessment.
EV-005B	Active travel	Live	Medium	Safe, direct walking links are a material differentiator, especially for S151.
EV-006	Heritage and World Heritage Site setting	Complete / review	Medium	Elevated and WHS-facing land requires careful capacity and design limits.
EV-017	Flood risk and drainage	Complete / site work needed	Medium	S113 has the greatest relative flood/drainage concern.
EV-019	Strategic Environmental Assessment	Live	Not yet concluded	Must assess all reasonable alternatives consistently.
EV-020	Habitats Regulations Assessment	Live	Not yet concluded	Legal integrity test may constrain or prevent an option.

6.2 Environmental and ecological constraints

All sites lie within the River Avon SAC catchment and the River Till SSSI Impact Risk Zone, with potential pathways to Salisbury Plain SAC/SPA. Nutrient neutrality, wastewater, abstraction, run-off, groundwater, recreation, air quality and supporting habitat must be considered through SEA and HRA. Distance from the River Till is relevant but is not a complete ecological ranking.

The LNRS evidence indicates chalk-stream, chalk-grassland, wetland, woodland and settlement-edge recovery opportunities. Visual comparison of the supplied ArcGIS map with Figure 3 indicates that S113 is associated with an ACB polygon at the northern settlement edge, while no obvious direct APIB or ACB overlap is shown across the main areas of S146, S151 or S154. This is a meaningful comparative finding but is not a substitute for a georeferenced site-boundary intersection or the identification of the mapped-measure attributes. Mitigation must follow the 'right habitat in the right place' principle; tree planting is not an automatic response where open chalk grassland, archaeology, views or SPA supporting habitat would be harmed.

6.3 Landscape, visual and heritage constraints

The settlement occupies a sensitive chalk landscape with valley, skyline, gateway and wider World Heritage Site considerations. The LVIA identifies different types and degrees of harm rather than an unconstrained site. S146 has particularly difficult skyline and sunset effects; S151 is exposed on the A360/downland edge; S154 is sensitive but offers greater scope to confine development to lower slopes within a landscape-led masterplan.

6.4 Transport and active travel

Traffic volume, speed, severance and pedestrian safety are significant community and planning concerns. EV-005A and EV-005B remain Live. The report therefore avoids unsupported highway-capacity claims and focuses on comparative access, route continuity, crossing needs and the ability to secure safe mitigation.

6.5 Wastewater, water quality and nutrients

The Shrewton Wastewater Recycling Centre and catchment nutrient position are common delivery constraints. Current evidence indicates that occupation should not occur until a legally and technically acceptable solution is available. The anticipated timing and scope of any utility upgrade must be confirmed in writing and reflected in the housing trajectory and allocation policy.

6.6 Availability and viability

All retained sites are understood to be available in principle, but availability alone does not establish deliverability. Abnormal costs associated with access, drainage, ecology, landscape, nutrient mitigation and infrastructure may materially affect viability and capacity. Proportionate viability evidence is required before the final allocation is fixed.

7. Comparative Site Assessment

7.1 Overview

Factor	S113	S146	S151	S154
Gross area	1.04 ha	19.3 ha	4.9 ha	13.4 ha
NP-scale capacity	Approx. 18–22	Approx. 12 on limited parcel	Approx. 72	Approx. 72
Settlement relationship	Small edge site behind Hinde's Meadow	Western edge	Southern edge divided by A360	Eastern edge adjoining London Road housing
Key constraint	River Till, indicated ACB overlap, drainage, access and amenity	Skyline, valley side, River Till and access	A360 access/severance, active travel and landscape	Landscape, ecology, wastewater, drainage and access
Current overall judgement	Limited contingency	Not preferred	Secondary alternative	Preferred reasonable alternative
First-five-year deliverability	No	No	No	No
Supplied LNRS map	ACB overlap indicated	No direct overlap apparent; nearby network	No direct overlap apparent	No direct overlap apparent; ACB north/east

7.2 S113 – Land to the rear of Hinde's Meadow

S113 is adjacent to the settlement and could make a limited contribution. Its small scale is a comparative strength where a modest option is needed. However, its very close functional relationship with the River Till corridor, flood and drainage sensitivity, constrained access via SHRE 29/Elston Lane and relationship with existing homes produce a high cumulative constraint. It cannot meet the working housing figure alone and is not preferred as the principal allocation.

7.3 S146 – Land west of Tanners Lane

S146 is close to village services and a limited parcel has been promoted. Its wider valley-side and skyline position, sunset and winter visual effects, proximity and functional relationship to the River Till, source-protection considerations and constrained access significantly limit the ability to accommodate development without enduring harm. The evidence does not support allocation or reserve status in the Plan period.

7.4 S151 – Land south of Nettley Farm

S151 has sufficient capacity and remains a genuine reasonable alternative. Its principal weaknesses are the relationship with the A360, lack of a safe continuous pedestrian route, severance from village facilities, access design constraints and visual exposure on the chalk-downland edge. The site should remain in SEA/HRA testing and could be reconsidered if access, active-travel and environmental evidence materially improves.

7.5 S154 – Land south of London Road

S154 has sufficient scale and the strongest comparative opportunity to integrate existing London Road housing with the village. It offers a larger area within which development can be limited to the lower slopes, landscape buffers and green-blue infrastructure can be planned, and access and phasing can be considered comprehensively. It remains significantly constrained and is not treated as suitable unless the legal and technical decision gates are passed.

7.6 Comparative environmental caution

Do not overstate the ranking

The supplied map strengthens the comparative distinction between S113 and the other alternatives, but it is not a completed site-polygon intersection. S154 remains provisionally preferred overall. Its ecological ranking is not final until site-boundary validation, mapped-measure identification, SEA and HRA are complete. A favourable wider planning balance cannot override a negative HRA integrity conclusion.

8. Planning Balance

8.1 Purpose of the planning balance

The scoring framework is a diagnostic tool, not the decision itself. The planning balance explains the weight given to each consideration, avoids double counting common constraints and shows why the preferred option is more appropriate than the alternatives.

Planning consideration	Weight	Judgement
Ability to meet the provisional housing figure	High	S151 and S154 can meet the working figure; S113 and the limited S146 parcel cannot do so alone.
Settlement integration	High	S154 performs strongest because it can connect the London Road edge with the built settlement; S151 is separated by the A360.
Environmental legal compliance	Determinative where applicable	No option can proceed contrary to HRA, nutrient, water-quality or other legal requirements.
Landscape and visual effect	High	All options are sensitive. S146 has the greatest difficulty; S154 has comparatively greater mitigation and masterplanning scope if confined to lower slopes.
Highway safety and active travel	High	S151 and S113 have the most difficult route/access constraints; S154 has a clearer, though unresolved, mitigation pathway.
Wastewater and infrastructure	High but common	This currently prevents first-five-year deliverability for all options and should control phasing rather than artificially differentiate sites.
Availability and viability	Medium / confirm	All retained options appear available, but abnormal mitigation costs require verification.
Community evidence	Medium	Community priorities support traffic safety, environmental protection and controlled growth; consultation must test the Version 3 judgement.
LNRS spatial relationship	High / confirm	The supplied map indicates an ACB relationship at S113. No obvious direct APIB/ACB overlap is shown for S146, S151 or S154, although all remain functionally connected to the River Till, chalk-downland and wider recovery network.

8.2 Planning judgement

The current planning judgement is that S154 is the most appropriate reasonable alternative. The judgement is not that S154 has no harm; it is that, subject to legal compliance and enforceable mitigation, it provides the best overall opportunity to meet the housing objective while integrating growth, limiting landscape effects through site selection and masterplanning, and addressing access and infrastructure in a comprehensive way.

S151 is the closest alternative in capacity terms but performs less well on settlement severance, walking access, A360 access and visual exposure. S113 is too constrained and too small to provide the main allocation. S146 has cumulative landscape and access effects that are not readily mitigated.

8.3 Decision record

DEC-002: replace the expression 'least worst option' with 'most appropriate reasonable alternative'. The earlier wording understates the positive planning judgement and could be read as conceding that the allocation is unsound. Version 3.1 instead identifies the benefits, harms, uncertainties and safeguards expressly.

9. Preferred Option and Reasonable Alternatives

9.1 Preferred option: S154

S154 is identified as the preferred allocation option in principle, subject to the decision gates in Chapter 10 and the final policy wording in the Neighbourhood Plan. The allocated developable area and dwelling number should be limited by the confirmed housing requirement, landscape capacity, SEA/HRA findings and infrastructure evidence rather than by the gross site promoter capacity.

9.2 Development principles to be tested

Development confined to the lower and less visually exposed parts of the site;

a landscape-led masterplan with defensible settlement edge, dark-skies measures and connected green-blue infrastructure;

no occupation before wastewater, nutrient and water-quality requirements are lawfully and technically satisfied;

safe vehicular access and a direct, continuous and accessible active-travel connection to village facilities;

site-specific drainage, groundwater and flood-risk evidence;

avoidance of harm to designated sites, supporting habitat, LNRS priorities, archaeology, heritage assets and the Stonehenge World Heritage Site setting;

phasing and infrastructure triggers secured through policy and planning obligations;

housing mix, affordable housing, design and open space consistent with the Neighbourhood Plan.

9.3 Other reasonable alternatives

S151 is retained as the secondary reasonable alternative for SEA/HRA comparison and as a possible contingency if evidence shows that S154 cannot proceed and the S151 access and severance problems can be satisfactorily resolved. Version 3.1 does not yet designate it as a formal reserve allocation.

S113 may be considered only for a limited contribution if the River Till, drainage, access and amenity issues can be resolved and if the housing strategy demonstrates a need for a smaller site. It is not the preferred main allocation.

S146 is not proposed for allocation or reserve status in the Plan period.

9.4 Policy boundary

Boundary control

The final allocation boundary should not simply reproduce the gross SHELAA polygon. It should be derived from the landscape-led capacity work, environmental constraints, access design and the amount of land needed to meet the confirmed housing requirement.

10. Delivery, Infrastructure and Decision Gates

10.1 Pre-Regulation 14 gates

Gate	Required evidence or decision	Owner / consultee	Current status
G1 Housing	Written housing figure and updated completions, commitments and windfalls.	Wiltshire Council / NPSG	Open
G2 SEA	Screening/scoping and reasonable-alternatives assessment, or Environmental Report where required.	Wiltshire Council / appointed assessor	Open
G3 HRA	Screening and appropriate assessment where required; confirm integrity conclusion.	Wiltshire Council / competent authority	Open
G4 LNRS	Validate the supplied visual interpretation by georeferencing the S113, S146, S151 and S154 boundaries against APIB, ACB and mapped-measure layers; record the measure attributes and any exact overlap area.	NPSG / Wiltshire Council	Partly complete
G5 Wastewater	Written capacity, upgrade, nutrient and occupation-trigger position.	Wessex Water / Wiltshire Council	Open
G6 Transport	Proportionate access, network and active-travel evidence.	Highway authority / adviser	Open
G7 Landscape	Confirm developable boundary, capacity, key views and mitigation principles.	Landscape evidence reviewer	Partly complete
G8 Availability / viability	Land control, delivery programme, abnormal cost and viability confirmation.	Landowner / promoter	Open
G9 Governance	Parish Council approval of the preferred option and audit trail for consultation.	Parish Council	Open

10.2 Indicative trajectory

Period	Current delivery assumption	Reason
2026–2030	No planned occupation assumed	Wastewater, nutrient, environmental assessment and technical evidence are unresolved.
2031–2035	Potential first phase, only if all triggers are passed	Reflects current medium-term infrastructure expectation; not a commitment.
2036–2040	Remaining delivery or review response	Allows phasing and a formal review if infrastructure or environmental constraints delay delivery.

The trajectory is indicative and must be updated when the utility, housing and site-delivery evidence is confirmed. The Plan should not rely on a date alone; it should use objective infrastructure and legal triggers.

10.3 Infrastructure conditions

A Grampian-style occupation restriction may be appropriate where the required infrastructure is certain to be delivered and the condition meets the national policy tests. Final wording should be agreed with Wiltshire Council and must not defer an unresolved question of whether the development is acceptable in principle.

10.4 Failure of a decision gate

If a determinative gate cannot be passed, the preferred allocation must be amended, reduced, deferred or removed. The Decisions and Change Registers must record the evidence, effect on the planning balance and whether another reasonable alternative needs to be reconsidered.

11. Monitoring and Review

11.1 Monitoring framework

MON ID	Indicator	Source / frequency	Trigger for action
MON-001	Housing completions, commitments and residual requirement	Wiltshire monitoring / annual	Material change to housing non-reduction test or allocation capacity.
MON-002	Planning applications and permissions on allocated and windfall sites	Planning register / quarterly	Unexpected delivery, lapse or cumulative impact.
MON-003	Wastewater capacity, upgrade and nutrient position	Utility and council evidence / six-monthly	Delay, changed capacity or new legal requirement.
MON-004	Traffic volume, speed and access conditions	SID/ATC/highway evidence / annual and before consultation	Material deterioration or mitigation opportunity.
MON-005	Walking and cycling route delivery and safety	Site audit / annual	Required link cannot be delivered or new route becomes available.
MON-006	LNRS, biodiversity and designated-site evidence	Wiltshire/NE datasets / annual	New overlap, designation, recovery priority or HRA pathway.
MON-007	Landscape and key-view condition	Photographic points / annual	Change affecting capacity, mitigation or site boundary.
MON-008	SEA/HRA assumptions and mitigation	At each plan stage	Assessment conclusion or mitigation changes.
MON-009	Landowner availability and delivery programme	Written confirmation / annual	Site no longer available or programme becomes unrealistic.

11.2 Review triggers

Wiltshire Council confirms a materially different housing figure;
the operational NPPF or neighbourhood planning legislation changes;
SEA or HRA identifies an effect that changes the comparative judgement;
the wastewater or nutrient solution is delayed, withdrawn or materially altered;
a preferred site becomes unavailable or cannot provide safe access;
new reasonable alternative land is promoted with sufficient evidence;
monitoring shows that the Plan would provide less housing than the without-Plan position.

11.3 Review responsibility

The NPSG should review the registers quarterly while the Plan is being prepared and at each formal plan-making stage. Material changes require a Decisions Register entry, a Change Register entry and a check of every linked chapter and policy.

12. Conclusions

Version 3.1 demonstrates a transparent route from evidence to planning judgement and incorporates the supplied LNRS ArcGIS evidence. It confirms that Shrewton has no unconstrained housing option and that all reasonable alternatives require substantial environmental, infrastructure and access safeguards.

On the current evidence, S154 is the most appropriate reasonable alternative for a principal allocation, subject to the confirmed housing figure, SEA, HRA, validation of the supplied LNRS mapping against exact site boundaries and mapped-measure attributes, wastewater and nutrient solution, highways and active-travel work, drainage, landscape-led capacity, availability and viability. S151 remains the secondary alternative for testing and potential contingency; S113 is a limited option with an indicated ACB overlap; S146 is not preferred.

The preferred-option conclusion is sufficiently evidenced to guide the next stage of work, but not sufficiently complete to be treated as the final Regulation 14 selection until the open decision gates are resolved.

12.1 Regulation 14 readiness assessment

Area	Current readiness	Required action
Site identification and audit trail	Substantially ready	Test completeness through consultation.
Comparative planning assessment	Substantially ready	Update with live technical evidence.
Housing baseline / non-reduction	Amber	Obtain written housing figure and monitoring update.
Landscape evidence	Green/Amber	Confirm developable boundary and mitigation.
LNRS	Green/Amber	ArcGIS extract integrated. Complete exact boundary validation and identify mapped-measure attributes.
SEA	Red/Amber	Complete required process and integrate findings.
HRA	Red/Amber	Complete competent-authority assessment.
Wastewater and nutrients	Amber	Obtain written position and objective triggers.
Highways and active travel	Amber	Complete proportionate assessment.
Governance and approval	Amber	Record Parish Council decision and consultation authority.

Overall status

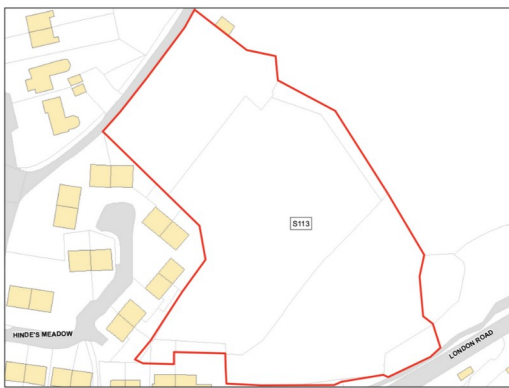
Suitable as a controlled working draft and basis for technical consultation. Not yet ready for issue as the final Regulation 14 SOAR.

Annex A – Detailed Site Appraisals

This template is from the Locality toolkit and has been used in numerous NPs to produce site option reports. It is used, unaltered, in our assessment to provide the common baseline that consultees and the examiners will expect from a NP Site Options Report that is used to determine site allocations in a NP.

A1. S113 – Land to the rear of Hinde's Meadow

Site Details

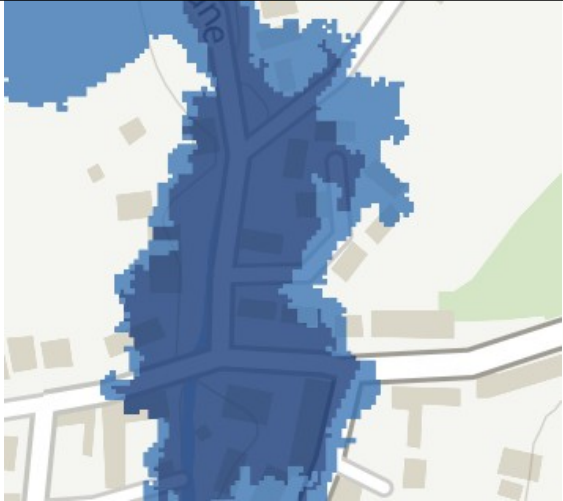
Detail	Assessment
Site Reference / Name	Land to Rear of Hinde's Meadow, Shrewton
	
Site Address / Location	Land to Rear of Hinde's Meadow, Shrewton
Gross Site Area (Hectares)	1.047ha
SHLAA/SHELAA Reference (if applicable)	S113
Existing land use	Greenfield
Land use being considered, if known (e.g. housing, community use, commercial, mixed use)	residential
Landowner estimate of development capacity (if known)	18-22 dwellings (approx. 22-27 dph net)
Site identification method / source (e.g. SHELAA, landowner request)	WC Documents SHELAA02SHELAAAppendix51AmesburyCommunityArea.pdf-5.pdf Landowner request.

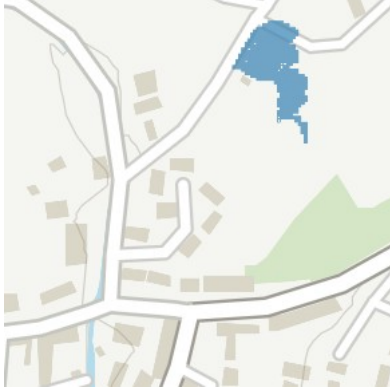
Detail	Assessment
Planning history (Live or previous planning applications/decisions)	20/02005/OUT 14 holiday chalets.
Neighbouring uses	Residential (including sheltered accommodation)/Greenfield

Assessment of Suitability

Environmental Constraints

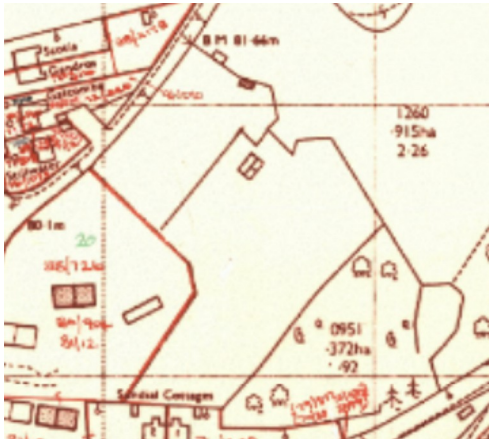
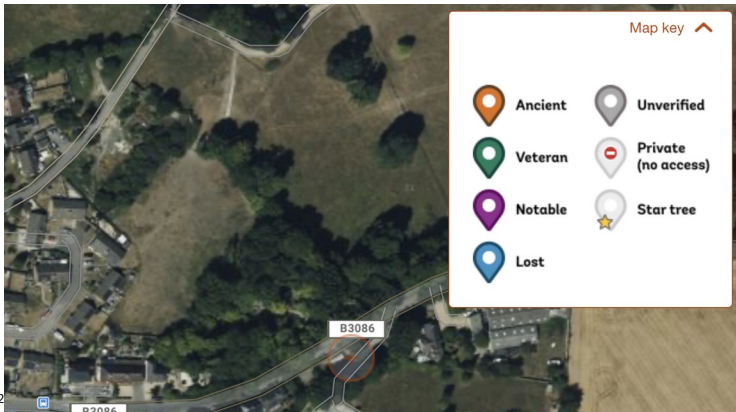
Indicator of Suitability	Assessment
Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations: Ancient Woodland Area of Outstanding Natural Beauty (AONB) Biosphere Reserve Local Nature Reserve (LNR) National Nature Reserve (NNR) National Park Ramsar Site Site of Special Scientific Interest (SSSI) Special Area of Conservation (SAC) Special Protection Area (SPA) Yes/ No/ Unknown Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England? Yes/ No/ Unknown	Yes PP, (Extant Planning Permission ? – Area intersected by constraint) ? Site is within Salisbury Plain SPA_5km, River Avon SAC (Hampshire Avon catchment)_5km. Significant mitigations will be required to support any development on this site Within 2km of River Till SSSI: 91m at closest requires Natural England consultation (Source https://magic.defra.gov.uk/MagicMap.html SSSI Impact Risk Zones. (Accessed Apr 2026)

Indicator of Suitability	Assessment
Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations: Green Infrastructure Corridor Local Wildlife Site (LWS) Public Open Space Site of Importance for Nature Conservation (SINC) Nature Improvement Area Regionally Important Geological Site Other Yes/ No/ Unknown	The supplied ArcGIS extract indicates that an ACB polygon lies at the northern settlement edge in the location of S113 when visually compared with Figure 3. No APIB polygon is visibly shown across the site. S113 is also approximately 91m from the River Till SSSI/River Avon SAC corridor and is functionally connected through drainage, floodplain and habitat pathways. The apparent ACB relationship is a significant constraint and potential nature-recovery opportunity. Exact overlap area, the mapped-measure attribute and any Local Wildlife Site relationship must be confirmed before Regulation 14.
Site is predominantly, or wholly, within Flood Zones 2 or 3? See guidance notes: Flood Zone 1: Low Risk Flood Zone 2: Medium Risk Flood Zone 3 (less or more vulnerable site use): Medium Risk Flood Zone 3 (highly vulnerable site use): High Risk	 https://flood-map-for-planning.service.gov.uk/map?cz=406992.9,144333.4,16.897289 (8 Apr 2026) percentage of site is in Flood Zone 3. Low Risk. Parts of site are close to if not in Flood Zone 3.

Indicator of Suitability	Assessment
Site is at risk of surface water flooding? See guidance notes: Less than 15% of the site is affected by medium or high risk of surface water flooding – Low Risk >15% of the site is affected by medium or high risk of surface water flooding – Medium Risk	 https://flood-map-for-planning.service.gov.uk/map?cz=406992.9,144333.4,16.897289 (8 Apr 2026) Low Risk – noting that there is historical and local evidence of flooding on this site. Further flood assessment for groundwater and surface water flooding will be required.
Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a) Yes / No / Unknown	All land around Shrewton is grade either 3A or 3B will require specialist review to determine
Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitat: Is the site part of: A wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity); wildlife corridors (and stepping stones that connect them); and/or An area identified by national and local partnerships for habitat management, enhancement, restoration or creation? Yes / No / Unknown	Yes. The site is closely connected to the River Till SSSI and River Avon SAC and lies within the wider Salisbury Plain SAC/SPA ecological network. SEA must test effects on the chalk-stream corridor, drainage, floodplain, habitat connectivity and reasonable alternatives. HRA must screen wastewater, nutrients, run-off, abstraction and in-combination effects. An Appropriate Assessment is likely if significant effects cannot be excluded.
Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)? Yes / No / Unknown	No

Physical Constraints

Indicator of Suitability	Assessment
Is the site: Flat or relatively flat Gently sloping or uneven Steeply sloping	Flat or relatively flat
Is there existing vehicle access, or potential to create vehicle access to the site? Yes / No / Unknown	Yes Byway SHRE 29 – Noting this is a BOAT but of restricted width. Junction onto Elston Lane has restricted visibility. Transport assessment required

Indicator of Suitability	Assessment
Is there existing pedestrian/cycle access, or potential to create pedestrian/cycle access to the site? Pedestrian? Yes / No / Unknown Cycle? Yes / No / Unknown	Yes SHRE 29 (By way open to all traffic (BOAT))and then Elston Lane. However, there are no pavements in Elston Lane.
Are there any known Tree Preservation Orders on the site? Yes / No / Unknown	No 
Are there veteran/ancient or other significant trees within or adjacent to the site? Are they owned by third parties? Significant trees? Yes, within / Yes, adjacent / No / Unknown Potentially veteran or ancient trees present? Yes, within / Yes, adjacent / No / Unknown Owned by third parties? Yes / No / Unknown	No² 
Are there any Public Rights of Way (PRoW) crossing the site? Yes / No / Unknown	No
Is the site likely to be affected by ground contamination? Yes / No / Unknown	No

Indicator of Suitability	Assessment
Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations? Yes / No / Unknown	Unknown – none visible
Would development of the site result in a loss of social, amenity or community value? Yes / No / Unknown	No

Accessibility

Factor	Guidance	
Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. Additional facilities can be added to the list. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk. This can be measured using Google Maps :		
What is the distance to the following facilities (measured from the edge of the site)	Distance (metres)	Comments
Town / local centre / shop	<400m 400-1200m >1200m	815m 
Bus /Tram Stop	<400m 400-800m >800m	280m
Train station	<400m 400-1200m >1200m	>1200m Salisbury
Primary School	<400m 400-1200m >1200m	746m

Factor		Guidance
Secondary School	<400m 400-1200m >1200m	>3900m
Open Space / recreation facilities	<400m 400-800m >800m	317m 
Cycle Route	<400m 400-1200m >1200m	King Alfreds Way 1.64 

Landscape and Visual Constraints

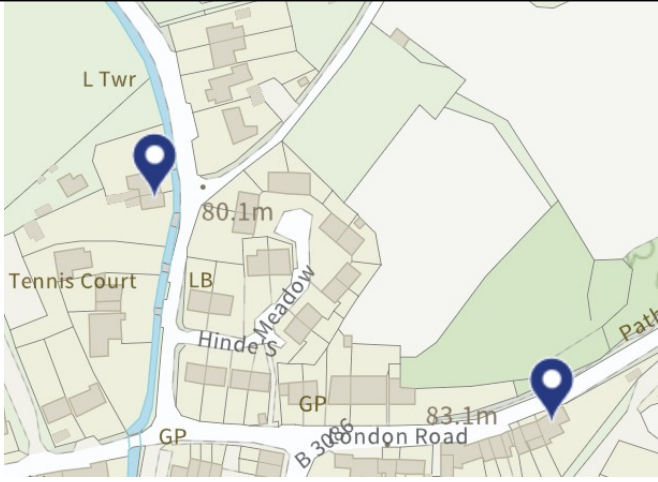
This section should be answered based on existing evidence (see guidance notes) or by a qualified landscape consultant.

Indicator of Suitability	Assessment
Is the site low, medium or high sensitivity in terms of landscape? Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change. Medium sensitivity: the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation. High sensitivity: the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.	Medium sensitivity:³ The relatively enclosed nature of the valley, with its intricate pattern sinuous woodland belts and small pasture fields, contributes to overall moderate to high sensitivity. Further inherent landscape sensitivities include dispersed, scattered settlement pattern, visible archaeological features and historic water meadows along the floodplain. LVIA Assessment⁴ Medium to High Development of S113 would extend built form onto a greenfield settlement-edge parcel. The change would be more localised than S146 or S151, but it would still alter the village edge, increase domestic activity, introduce lighting, and potentially weaken the rural character of the immediate edge. It would not make the same contribution to strategic housing need as S154 and would therefore carry landscape cost for comparatively limited capacity.
Is the site low, medium or high sensitivity in terms of visual amenity? Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views. Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views. High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.	Medium sensitivity Along the valley floor, sense of enclosure is strong, as a result of intermittent sinuous belts of woodland. From the valley floor, views are generally contained to the valley corridor and lower valley sides. From the higher slopes, however, intervisibility with surrounding open Chalk Downland is strong, with open views from the valley across this larger-scale landscape. Overall visual sensitivity is considered to be moderate. LVIA Assessment: The principal visual receptors would be neighbouring residents, users of nearby lanes/BOATs, and pedestrians within the local settlement edge. The effect is likely to be contained compared with the open downland sites, but the impact on close-range residential views could be material. The effect on sheltered housing receptors should be treated with particular care because their visual amenity and immediate setting are likely to be sensitive.

³ https://www.gov.uk/government/collections/neighbourhood-planning-toolkits?utm_source=chatgpt.com

⁴ <https://neighbourhoodplanning.org/toolkits-and-guidance/assess-allocate-sites-development/>

Heritage Constraints

Indicator of Suitability	Assessment
Would the development of the site cause harm to a designated heritage asset or its setting? Directly impact and/or mitigation not possible Some impact, and/or mitigation possible Limited or no impact or no requirement for mitigation	 Limited or no impact or no requirement for mitigation⁵
Would the development of the site cause harm to a non-designated heritage asset or its setting? Directly impact and/or mitigation not possible Some impact, and/or mitigation possible Limited or no impact or no requirement for mitigation	Limited or no impact or no requirement for mitigation

⁵ <https://neighbourhoodplanning.org/toolkits-and-guidance/assess-allocate-sites-development/>

Planning policy constraints

Indicator of Suitability	Assessment
Is the site in the Green Belt? Yes / No / Unknown	No
Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan? Yes / No / Unknown	No
Are there any other relevant planning policies relating to the site?	Unknown
Is the site: Greenfield A mix of greenfield and previously developed land Previously developed land?	Greenfield. All potential sites are greenfield; therefore, any development will have to be greenfield
Is the site within, adjacent to or outside the existing built-up area? Within the existing built-up area (infill)? Adjacent to and connected to the existing built-up area? Outside and not connected to the existing built-up area?	Adjacent to and connected to the existing built-up area?
Is the site within, adjacent to or outside the existing settlement boundary (if one exists)? Within the existing settlement boundary? Adjacent to and connected to the existing settlement boundary? Outside and not connected to the existing settlement boundary?	Adjacent to and connected to the existing settlement boundary?
Would development of the site result in neighbouring settlements merging into one another? Yes / No / Unknown	No
Is the size of the site large enough to significantly change the size and character of the existing settlement? Yes / No / Unknown	No

Assessment of Availability

Indicator of Availability	Assessment
Is the site available for development? Yes / No / Unknown.	Yes
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners? Yes / No / Unknown.	No
Is there a known time frame for availability? Available now / 0-5 years / 6-10 years / 11-15 years.	Available now. However, see SWWRC constraint that likely precludes development before 2030. 6-10 years

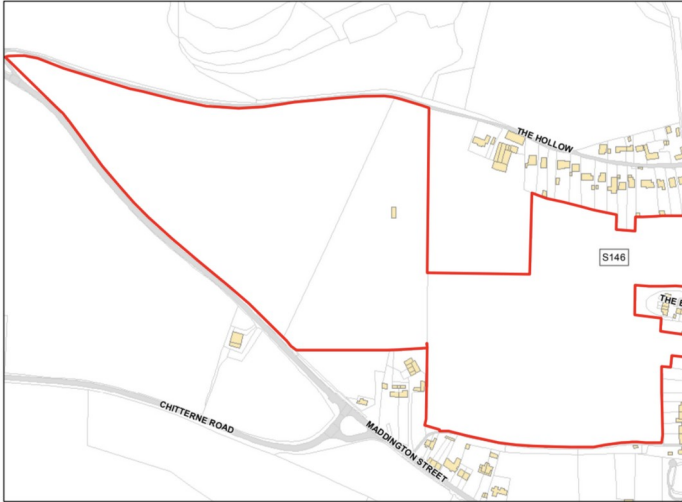
Viability

Indicators of Viability	Assessment
Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? Yes / No / Unknown. What evidence is available to support this judgement?	Unknown. There are potential flooding, wastewater, sewage, environmental and traffic considerations that will need to be determined and impact on viability assessed. Previous planning application assessments and flood map data.

Conclusions

Conclusions	Assessment
Summary of key development constraints affecting the site	There is evidence of historic flooding. Access would be via SHRE 29 (BOAT) and Elston lane – Traffic impact assessment required. Impact on Sheltered housing at Hinde's Meadow. Previous planning applications have not proceeded. Evaluation of why would support inclusion.
What is the estimated development capacity of the site?	18-22 Houses
What is the likely timeframe for development? (0-5 / 6-10 / 11-15 / 15+ years)	6-10
Other key information	Landowner is the developer . The site could help to split the delivery of housing in Shrewton across two sites. (S113,S154) However, both sites would put extra traffic on the B3086 (inc High St).
Overall rating (Red/Amber/Green) The site is suitable, available and achievable The site is potentially suitable, available and achievable The site is not currently suitable, available and achievable	The site is potentially suitable, available and achievable (developable 6-10 years)
Summary of justification for rating	The site is available but there are questions about flooding history, water infrastructure, environment and traffic that will need to be evaluated. Development is unlikely to begin before the wastewater recycling centre is upgraded in 2030.

A2. S146 – Land west of Tanners Lane and south of The Hollow

Detail	Assessment
Land to the west of Tanners Lane and south of the Hollow	
	
Site Address / Location	Land to the west of Tanners Lane and south of the Hollow
Gross Site Area (Hectares)	19.275ha (only a limited portion potentially suitable for development)
SHLAA/SHELAA Reference (if applicable)	Shrewton – S146
Existing land use	Greenfield
Land use being considered, if known (e.g. housing, community use, commercial, mixed use)	Residential - Potential allocation in NP
Site identification method / source (e.g. SHELAA)	SHELAA02SHELAAAppendix51AmesburyCommunityArea.pdf-5.pdf
Planning history (Live or previous planning applications/decisions)	No comments in SHELAA02SHELAAAppendix51AmesburyCommunityArea.pdf-5.pdf. nor on Wiltshire Planning Site (Jan 2026)
Landowner estimate of development capacity (if known)	12 Developer proposed on part of site ¹ . (Shaded Green) Restrictions due to ecology, landscape and visual constraints.

¹ https://www.wiltshire.gov.uk/media/372/Wiltshire-Core-Strategy-adopted-2015/pdf/Wiltshire_Core_Strategy_2015.pdf?m=1735555642237

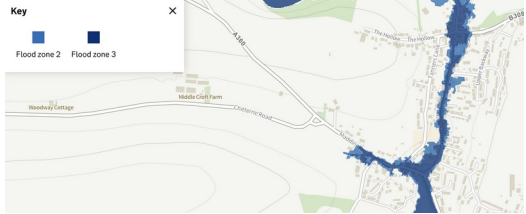
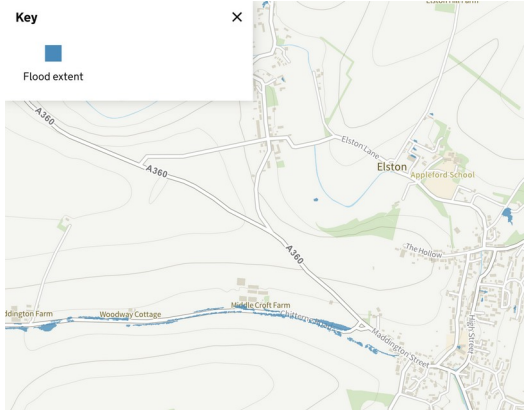
⁸ <https://wiltscouncil.maps.arcgis.com/apps/webappviewer/index.html?id=8175cb711fd94b338e2b9f748c4e91f2>

Detail	Assessment
Neighbouring uses	Residential, Village edge / open countryside; adjoining residential streets around Tanners Lane and The Hollow; adjoining agricultural land.

Assessment of Suitability

Environmental Constraints

Indicator of Suitability	Assessment
Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations: Ancient Woodland Area of Outstanding Natural Beauty (AONB) Biosphere Reserve Local Nature Reserve (LNR) National Nature Reserve (NNR) National Park Ramsar Site Site of Special Scientific Interest (SSSI) Special Area of Conservation (SAC) Special Protection Area (SPA) Yes/ No/ Unknown Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England? Yes/ No/ Unknown	Yes Site is within SPA_5km, SAC_5km, SSSI_2km, SPZ (Source Protection Zone). Significant mitigations will be required to support any development on this site. Within 2km of River Till SSSI (~140m at closest point (adjacent to Tanners Lane). Development requires Natural England consultation (Source https://magic.defra.gov.uk/MagicMap.html SSSI Impact Risk Zones. (Accessed Jan 2026) This is the only site under consideration that will also need to mitigate for impacts on the SPZ.
Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations: Green Infrastructure Corridor Local Wildlife Site (LWS) Public Open Space Site of Importance for Nature Conservation (SINC) Nature Improvement Area Regionally Important Geological Site Other Yes/ No/ Unknown	The supplied ArcGIS extract does not show an obvious direct APIB or ACB overlap across the main S146 area when visually compared with Figure 3. The site remains close to River Till-linked ACB features, the wider western recovery network and the Source Protection Zone. CS, NOD and chalk-grassland connectivity may remain relevant. The eastern site edge, mapped-measure attributes and any Local Wildlife Site relationship must be validated before Regulation 14.

Indicator of Suitability	Assessment
Site is predominantly, or wholly, within Flood Zones 2 or 3? See guidance notes: Flood Zone 1: Low Risk Flood Zone 2: Medium Risk Flood Zone 3 (less or more vulnerable site use): Medium Risk Flood Zone 3 (highly vulnerable site use): High Risk	Flood Zone 1: Low Risk⁶ 
Site is at risk of surface water flooding? See guidance notes: Less than 15% of the site is affected by medium or high risk of surface water flooding – Low Risk >15% of the site is affected by medium or high risk of surface water flooding – Medium Risk	Low Risk⁷ 
Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a) Yes / No / Unknown	Unknown: There is a conflict between the Rural Housing Requirements (Jul 2023): ALCG3 and the SHELAA(2017): ALCG1. Local farming assessment suggests 3B⁸. A formal assessment may be required if BMV becomes a deciding factor.

⁶ https://www.wiltshire.gov.uk/media/372/Wiltshire-Core-Strategy-adopted-2015/pdf/Wiltshire_Core_Strategy_2015.pdf?m=1735555642237

⁸ <https://wiltscouncil.maps.arcgis.com/apps/webappviewer/index.html?id=8175cb711fd94b338e2b9f748c4e91f2>

⁷ <https://www.wiltshire.gov.uk/article/1081/Wiltshire-Housing-Site-Allocations-Plan>

⁸ https://www.wiltshire.gov.uk/media/12017/Rural-Housing-Requirements-2023/pdf/Rural_Housing_Requirements_2023.pdf?m=1695745988247

Indicator of Suitability	Assessment
Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitat: Is the site part of: A wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity); wildlife corridors (and stepping stones that connect them); and/or An area identified by national and local partnerships for habitat management, enhancement, restoration or creation? Yes / No / Unknown	Yes. The site is functionally connected to the River Till/River Avon system and the wider Salisbury Plain–Parsonage Down chalk landscape. SEA must test chalk-stream/SPZ effects, valley-side habitat, chalk grassland, connectivity and the ecological suitability of any screening planting. HRA must screen wastewater, groundwater, run-off, abstraction and in-combination effects on the River Avon SAC and Salisbury Plain SAC/SPA.
Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)? Yes / No / Unknown	No

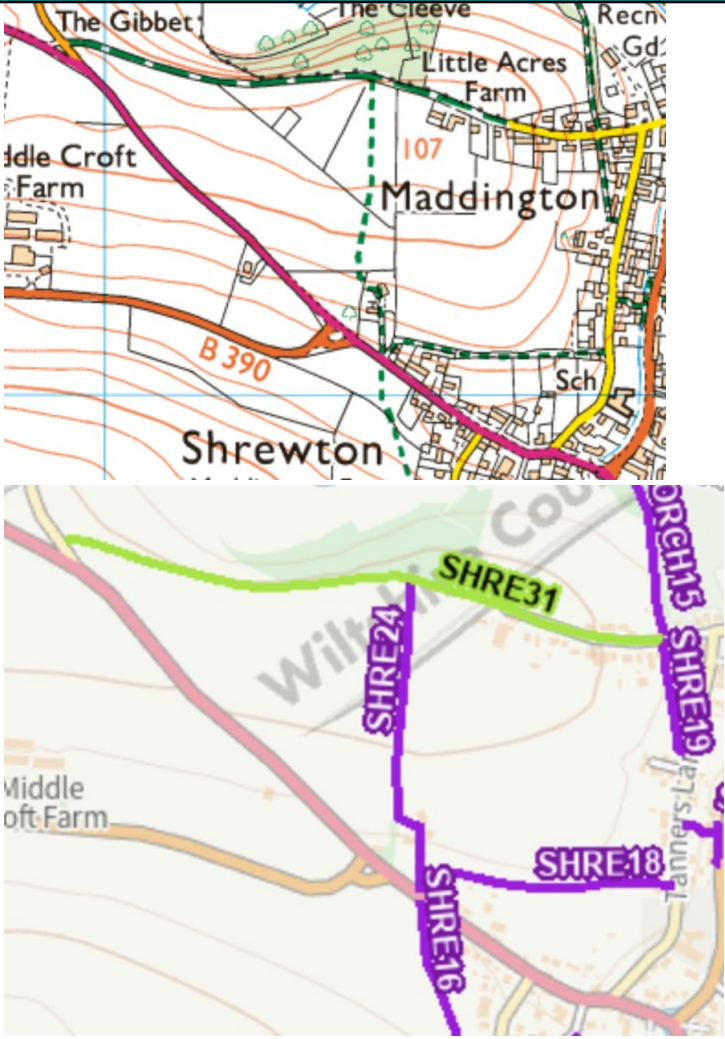
Physical Constraints

Indicator of Suitability	Assessment
Is the site: Flat or relatively flat Gently sloping or uneven Steeply sloping	Gently sloping or uneven
Is there existing vehicle access, or potential to create vehicle access to the site? Yes / No / Unknown	Yes – via Tanners Lane which is a narrow road with access via difficult junctions at both ends. Noting that detailed highways assessment would be required.
Is there existing pedestrian/cycle access, or potential to create pedestrian/cycle access to the site? Pedestrian? Yes / No / Unknown Cycle? Yes / No / Unknown	Yes Yes
Are there any known Tree Preservation Orders on the site? Yes / No / Unknown	No ⁹
Are there veteran/ancient or other significant trees within or adjacent to the site? Are they owned by third parties? Significant trees? Yes, within / Yes, adjacent / No / Unknown Potentially veteran or ancient trees present? Yes, within / Yes, adjacent / No / Unknown Owned by third parties? Yes / No / Unknown	 No¹⁰ No No

9

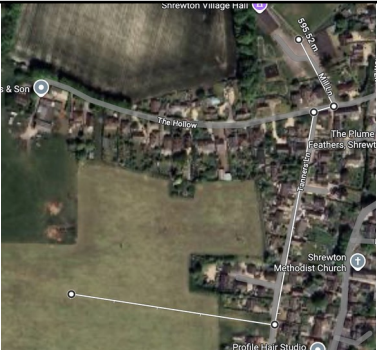
https://017f5bf8-ff4d-415b-be58-79dae2836c33.usrfiles.com/ugd/017f5b_e8cc57a20c6149e7a168a7435379655e.pdf (Nov 2025)

¹⁰ Shrewton SID Data London Rd 29 Sept 2025 – 17 May 2026

Indicator of Suitability	Assessment
Are there any Public Rights of Way (PRoW) crossing the site? Yes / No / Unknown	 Yes. SHRE 24. However, none through proposed development.
Is the site likely to be affected by ground contamination? Yes / No / Unknown	No
Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations? Yes / No / Unknown	Yes. Powerlines
Would development of the site result in a loss of social, amenity or community value? Yes / No / Unknown	Yes Upper reaches of this open ground form an important view both across the site into the village and from points within the village . Potential – loss of Best Most Valuable agricultural land. GUL National Charity uses most of the upper area of the site for grazing. Subject to Key View Report.

Accessibility

Factor		Guidance
Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. Additional facilities can be added to the list. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk. This can be measured using Google Maps :		
What is the distance to the following facilities (measured from the edge of the site)	Distance (metres)	Comments
Town / local centre / shop	<400m 400-1200m >1200m	Measured from lower 1/3rd of site as development would not aim to fill the site  509m
Bus /Tram Stop	<400m 400-800m >800m	Furlong Way 360m
Train station	<400m 400-1200m >1200m	Salisbury >1200m

Factor		Guidance
Primary School	<400m 400-1200m >1200m	 437m
Secondary School	<1600m 1600-3900m >3900m	Amesbury >3900m
Open Space / recreation facilities	<400m 400-800m >800m	 595m
Cycle Route	<400m 400-800m >800m	 King Alfred's Way >800m

Landscape and Visual Constraints

This section should be answered based on existing evidence (see guidance notes) or by a qualified landscape consultant.

Indicator of Suitability	Assessment
Is the site low, medium or high sensitivity in terms of landscape? Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change. Medium sensitivity: the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation. High sensitivity: the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.	Medium - High Constrained small development to protect landscape <i>Landscape Character Sensitivity¹¹</i> The relatively enclosed nature of the valley, with its intricate pattern sinuous woodland belts and small pasture fields, contributes to overall moderate to high sensitivity. Further inherent landscape sensitivities include dispersed, scattered settlement pattern, visible archaeological features and historic water meadows along the floodplain. Subject to Landscape and Visual Impact Assessment Report LVIA Assessment High The local landform means that development west of the High Street would be seen on rising ground. Built form, rooflines, chimneys, lighting columns, domestic paraphernalia and upper storeys would be at risk of appearing against the skyline. The effect would be especially harmful in low sun conditions after the spring equinox, when the site lies in the direction of the setting sun for receptors looking west from the village. Even a tall hedge on the skyline could be visually intrusive; built form would be substantially more harmful. Development would also urbanise the rural valley margin, alter the transition from village to countryside, erode perceived openness and increase the sense of settlement spread along a sensitive edge. Mitigation planting would be inherently problematic because belts or tall hedges placed on the skyline could themselves become visually dominant and would not remove built-form massing in winter.

¹¹ <800 vehicles/hr total from historic UK COBA/DMRB capacity flag relationships combined with recognised UK design constraints for poor rural single carriageways. The figure should be understood as a practical operational threshold for heavily constrained rural single carriageways, not a universal legal/design maximum.

Indicator of Suitability	Assessment
Is the site low, medium or high sensitivity in terms of visual amenity? Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views. Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views. High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.	Medium The site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views <i>Visual Sensitivity</i> Along the valley floor, sense of enclosure is strong, as a result of intermittent sinuous belts of woodland. From the valley floor, views are generally contained to the valley corridor and lower valley sides. From the higher slopes, however, intervisibility with surrounding open Chalk Downland is strong, with open views from the valley across this larger-scale landscape. Overall visual sensitivity is considered to be moderate. LVIA Assessment Medium Highly sensitive visual receptors include residents of High Street, Upper Backway, Tanners Lane and The Butts; walkers on local PRoWs; and people moving through the valley. The change would not simply be a new housing edge; it would alter the way the western valley side is perceived from the village, particularly during sunset and winter conditions. The residual visual significance is Major Adverse for the most affected residents and Moderate to Major Adverse for wider receptors.

Heritage Constraints

Indicator of Suitability	Assessment
Would the development of the site cause harm to a designated heritage asset or its setting? Directly impact and/or mitigation not possible Some impact, and/or mitigation possible Limited or no impact or no requirement for mitigation	Limited or no impact or no requirement for mitigation¹²
Would the development of the site cause harm to a non-designated heritage asset or its setting? Directly impact and/or mitigation not possible Some impact, and/or mitigation possible Limited or no impact or no requirement for mitigation	Limited or no impact or no requirement for mitigation

¹² 2026-05-07 LVIA Report Draft v2.21
Shrewton SOAR V3.1 | Working Draft | July 2026 | Page of

Planning policy constraints

Indicator of Suitability	Assessment
Is the site in the Green Belt? Yes / No / Unknown	No
Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan? Yes / No / Unknown	No The site was not assessed further following Wiltshire Housing Site Allocations Plan Sustainability Appraisal Report February 2020
Are there any other relevant planning policies relating to the site?	None in SHELAA or Wiltshire Council Planning Site (Jan 2026)
Is the site: Greenfield A mix of greenfield and previously developed land Previously developed land?	Greenfield. All potential sites are greenfield; therefore, any development will have to be greenfield
Is the site within, adjacent to or outside the existing built-up area? Within the existing built-up area (infill)? Adjacent to and connected to the existing built-up area? Outside and not connected to the existing built-up area?	Adjacent to and connected to the existing built-up area
Is the site within, adjacent to or outside the existing settlement boundary (if one exists)? Within the existing settlement boundary? Adjacent to and connected to the existing settlement boundary? Outside and not connected to the existing settlement boundary?	Adjacent to and connected to the existing settlement boundary
Would development of the site result in neighbouring settlements merging into one another? Yes / No / Unknown	No
Is the size of the site large enough to significantly change the size and character of the existing settlement? Yes / No / Unknown	No. Landscape, ecology and water mitigation requirements restrict site to a very small development.

Assessment of Availability

Indicator of Availability	Assessment
Is the site available for development? Yes / No / Unknown.	Yes. Owner consent and developer vision document
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners? Yes / No / Unknown.	No
Is there a known time frame for availability? Available now / 0-5 years / 6-10 years / 11-15 years.	Available now. However, see SWWRC constraint that likely precludes development before 2030.

Viability

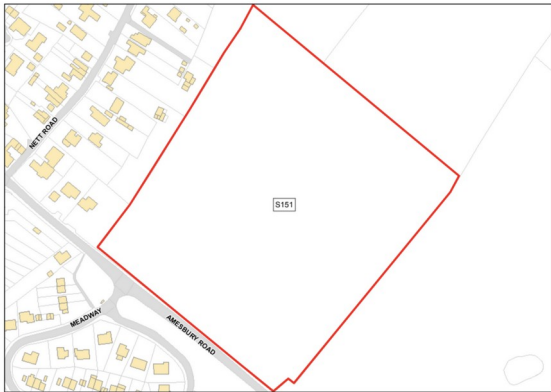
Indicators of Viability	Assessment
Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? Yes / No / Unknown. What evidence is available to support this judgement?	Yes.¹³ There are plans for the local sewage treatment works to be upgraded to improve nutrient management, but this is not likely to be complete until 2030. Due to the likely limited options available to address phosphorus neutrality in the short term, planned development at Shrewton may not be achievable until the latter end of the Local Plan period, unless development proposals can demonstrate an acceptable bespoke mitigation strategy. Development at these settlements (including Shrewton) could potentially contribute towards locally significant effects on the River Avon SAC through abstraction and mitigation could be required. Viability assessment should be repeated to take account of the significant constraint mitigations required.

¹³ https://experience.arcgis.com/experience/88c3030c2e864645aaec7dc3e0ac4cb6/page/Page#data_s=id%3AdataSource_3-190bc4031b8-layer-28-24%3A1 (Accessed Apr 2026).

Conclusion	Assessment
Summary of key development constraints affecting the site	Site S146 is subject to multiple, significant environmental, infrastructure and landscape constraints, which materially limit its suitability for allocation for development within the early part of the plan period. These include: • Proximity to River Till SSSI (approximately 140m at closest point) and location within associated SSSI Impact Risk Zones, requiring consultation with Natural England. • Within River Till SPZ – further examination of the potential impact will be required to support development. • Location within the River Avon SAC (Hampshire Avon catchment) catchment and Salisbury Plain SPA, meaning that development would be subject to Habitats Regulations Assessment and the demonstration of nutrient neutrality and avoidance of likely significant effects. • Wastewater infrastructure constraints, with the Shrewton Waste Water Recycling Centre upgrade not expected to be completed until circa 2030, limiting the ability to demonstrate deliverability (within 5 years). • Landscape and visual sensitivity assessed as medium to high, with important views into and out of the village and a sensitive valley landscape character. • Access constraints, with vehicular access reliant on Tanners Lane, a narrow residential road, and proximity to the village primary school raising highway safety concerns that would require mitigation. • Potential loss of best and most versatile agricultural land, with conflicting ALC evidence and no definitive site-specific survey to resolve this issue at present. The site is not unsuitable in principle, but its suitability is significantly constrained by ecological designations, landscape sensitivity, access limitations and agricultural land considerations. Only a very limited area of the site could realistically accommodate development without unacceptable harm.
What is the estimated development capacity of the site?	Developer proposed 12
What is the likely timeframe for development? (0-5 / 6-10 / 11-15 / 15+ years)	Developable: In short-term (6-10) Due to the combination of nutrient neutrality requirements, the need for bespoke mitigation, and the wastewater infrastructure upgrade timetable, the site cannot be considered deliverable within the first five years of the plan period. While development may become achievable later in the plan period, this is dependent on: • Completion of wastewater infrastructure upgrades, • Resolution of nutrient mitigation requirements, and • The ability to demonstrate acceptable landscape, ecological and highway mitigation without undermining viability.

Other key information	Potential access issues. Available - Yes Achievable - Yes (residential) Deliverable: - No
Overall rating (Red/Amber/Green) The site is suitable, available and achievable The site is potentially suitable, available and achievable The site is not currently suitable, available and achievable	The site is not currently suitable, it is available and could be achievable after 2030.
Summary of justification for rating	Taking all factors into account, Site S146 is assessed as: Suitable in principle but subject to substantial constraints; available; and potentially achievable only in the later part of the plan period. The site does not meet the tests of deliverability required for allocation within this Neighbourhood Plan but may have a role in meeting longer-term housing needs should current constraints be resolved.

ConclusionsA3. S151 – Land south of Nettley Farm

Detail	Assessment
Land South of Nettley Farm, Shrewton	
 Site Address: Land South of Nettley Farm, Shrewton	
Site Address / Location	Land South of Nettley Farm, Shrewton

Detail	Assessment
Gross Site Area (Hectares)	4.858ha (100% suitable)
SHLAA/SHELAA Reference (if applicable)	Shrewton - S151
Existing land use	Greenfield
Land use being considered, if known (e.g. housing, community use, commercial, mixed use)	Residential
Landowner estimate of development capacity (if known)	148 residential. Developer proposed 85. Interim working figure 72
Site identification method / source (e.g. SHELAA)	WC Documents SHELAA02SHELAAAppendix51AmesburyCommunityArea.pdf-5.pdf
Planning history (Live or previous planning applications/decisions)	None recorded on WC Site. ¹⁴ Developer pre-application advice not listed. See Developer Document ¹⁵
Neighbouring uses	Adjacent to A360 corridor; nearby residential areas off Nett Road/Meadway; open countryside.

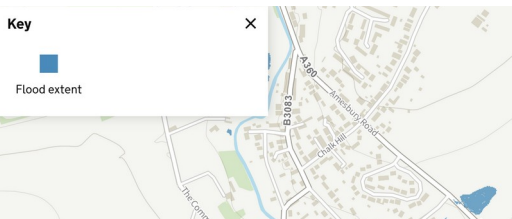
¹⁴ <https://ati.woodlandtrust.org.uk/tree-search/?v=2936011&ml=map&z=15.769104356847105&nwLat=51.19892441987227&nwLng=-1.9100560502913595&seLat=51.19442705266886&seLng=-1.8995677738642485>

¹⁵ [South-Wiltshire-Landscape-Character-Assessment-1-25-000/pdf/landscape-character-assessment-full.pdf?m=1732541484297](https://www.south-wiltshire.gov.uk/media/1732541/2025-000/pdf/landscape-character-assessment-full.pdf?m=1732541484297)

Assessment of Suitability

Environmental Constraints

Indicator of Suitability	Assessment
Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations: Ancient Woodland Area of Outstanding Natural Beauty (AONB) Biosphere Reserve Local Nature Reserve (LNR) National Nature Reserve (NNR) National Park Ramsar Site Site of Special Scientific Interest (SSSI) Special Area of Conservation (SAC) Special Protection Area (SPA) Yes/ No/ Unknown Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England? Yes/ No/ Unknown	Site is within SPA_5km, SAC_5km, SSSI_2km, Significant mitigations will be required to support any development on this site. Within 2km of River Till SSSI (~400m at closest point . Development requires Natural England consultation (Source https://magic.defra.gov.uk/MagicMap.html as this is within the SSSI Impact Risk Zones. (Accessed Jan 2026)
Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations: Green Infrastructure Corridor Local Wildlife Site (LWS) Public Open Space Site of Importance for Nature Conservation (SINC) Nature Improvement Area Regionally Important Geological Site Other Yes/ No/ Unknown	The supplied ArcGIS extract does not show an obvious direct APIB or ACB overlap across S151 when visually compared with Figure 3. The site remains within the River Avon catchment, on the wider chalk-downland edge and near the eastern recovery network. CG1/CG2, NOD, supporting-habitat and catchment pathways remain relevant. The site boundary, mapped-measure attributes and any Local Wildlife Site relationship must be validated before Regulation 14.

Indicator of Suitability	Assessment
Site is predominantly, or wholly, within Flood Zones 2 or 3? See guidance notes: Flood Zone 1: Low Risk Flood Zone 2: Medium Risk Flood Zone 3 (less or more vulnerable site use): Medium Risk Flood Zone 3 (highly vulnerable site use): High Risk	Low Risk¹⁶ 
Site is at risk of surface water flooding? See guidance notes: Less than 15% of the site is affected by medium or high risk of surface water flooding – Low Risk >15% of the site is affected by medium or high risk of surface water flooding – Medium Risk	Low Risk¹⁷ 
Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a) Yes / No / Unknown	Unknown: There is a conflict between the Rural Housing Repts (Jul 2023): ALCG3 and the SHELAA: ALCG1. Local farming assessment suggests 3B¹⁸ A formal assessment may be required if BMV becomes a deciding factor.
Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of: A wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity); wildlife corridors (and stepping stones that connect them); and/or An area identified by national and local partnerships for habitat management, enhancement, restoration or creation? Yes / No / Unknown	Yes. The site is functionally connected to the River Till/River Avon catchment and the Salisbury Plain SAC/SPA network. SEA must test chalk-grassland opportunity, loss or fragmentation of supporting habitat, traffic/air quality, recreation and reasonable alternatives. HRA must screen effects on the River Avon SAC and Salisbury Plain SAC/SPA, including SPA supporting habitat and in-combination growth.

¹⁶ [Landscape and Visual Impact \(LVIA\)/2026-05-08 LVIA_Report_Draft_v2.1.docx](#)

¹⁷ https://historicengland.org.uk/listing/the-list/results/?q=Shrewton&size=n_24_n (accessed 21 Apr 2026)

¹⁸ St_Philips_Land_Ltd_22_11_23_A_vision_for_Shrewton_Vision_Document

Indicator of Suitability	Assessment
Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)? Yes / No / Unknown	No

Physical Constraints

Indicator of Suitability	Assessment
Is the site: Flat or relatively flat Gently sloping or uneven Steeply sloping	Gently sloping or uneven¹⁹ 
Is there existing vehicle access, or potential to create vehicle access to the site? Yes / No / Unknown	Yes Major constraint: safe access onto A360. Sightlines and tree lined approaches. Mitigation: Any development of the site would be required to be supported by a proportionate Transport Assessment or Transport Statement, including junction capacity and safety analysis for access. Any necessary mitigation to be agreed with the local highway's authority
Is there existing pedestrian/cycle access, or potential to create pedestrian/cycle access to the site? Pedestrian? Yes / No / Unknown Cycle? Yes / No / Unknown	Yes Constraint. Safe non-vehicular routes alongside the A360 require study. Currently they would need to cross and recross A360. Routes to the majority of village facilities are around 1km and involve considerable elevation changes.

¹⁹ <https://flood-map-for-planning.service.gov.uk/map?cz=406820,143879,15> (Accessed Jan 2026)

Indicator of Suitability	Assessment
Are there any known Tree Preservation Orders on the site? Yes / No / Unknown	No ²⁰
Are there veteran/ancient or other significant trees within or adjacent to the site? Are they owned by third parties? Significant trees? Yes, within / Yes, adjacent / No / Unknown Potentially veteran or ancient trees present? Yes, within / Yes, adjacent / No / Unknown Owned by third parties? Yes / No / Unknown	No ²¹ No No
Are there any Public Rights of Way (PRoW) crossing the site? Yes / No / Unknown	No ²²
Is the site likely to be affected by ground contamination? Yes / No / Unknown	No
Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations? Yes / No / Unknown	No power lines shown on OS maps. Wessex Internet Cables along northern edge of site. Other utilities not known.
Would development of the site result in a loss of social, amenity or community value? Yes / No / Unknown	No

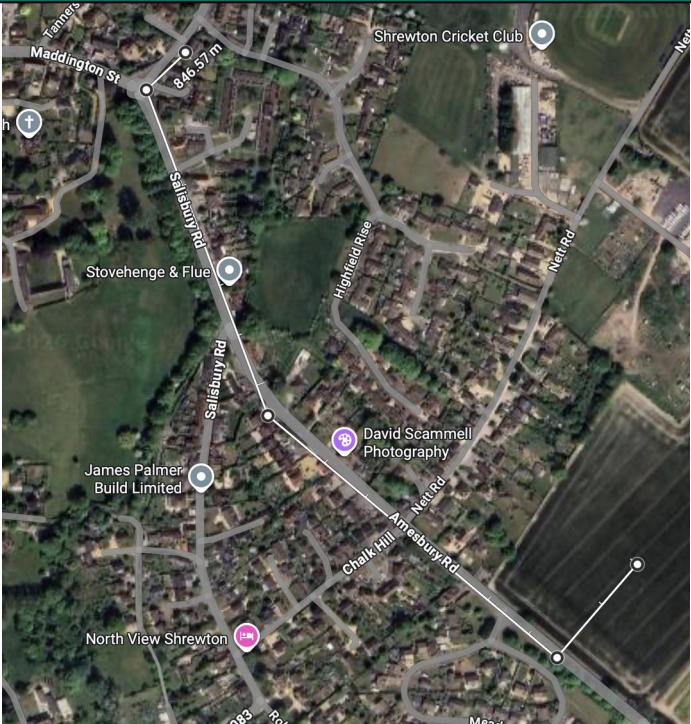
Accessibility

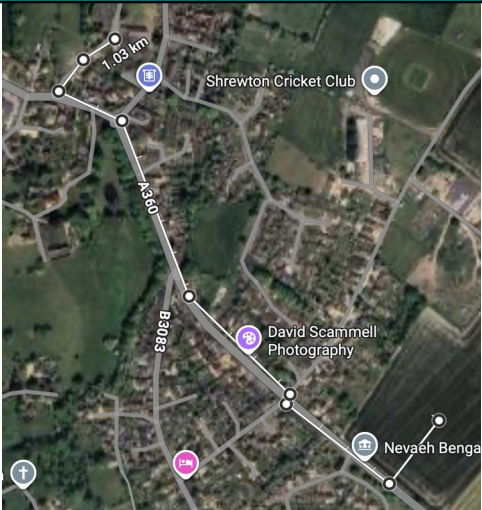
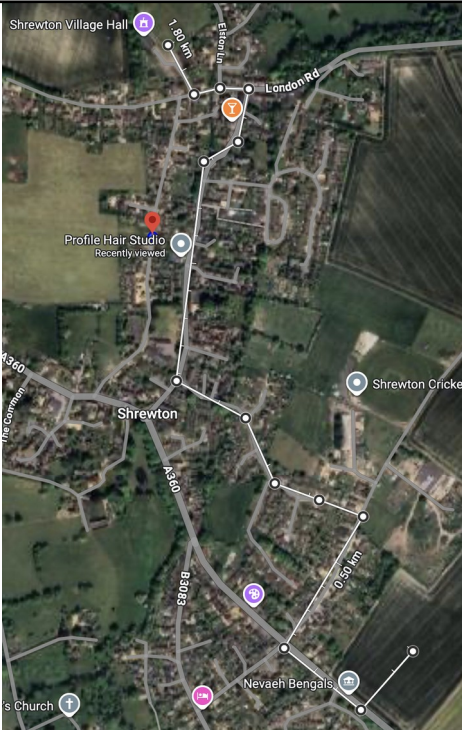
Factor		Guidance	
		Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. Additional facilities can be added to the list. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk. This can be measured using Google Maps :	
What is the distance to the following facilities (measured from the edge of the site)	Distance (metres)	Comments	

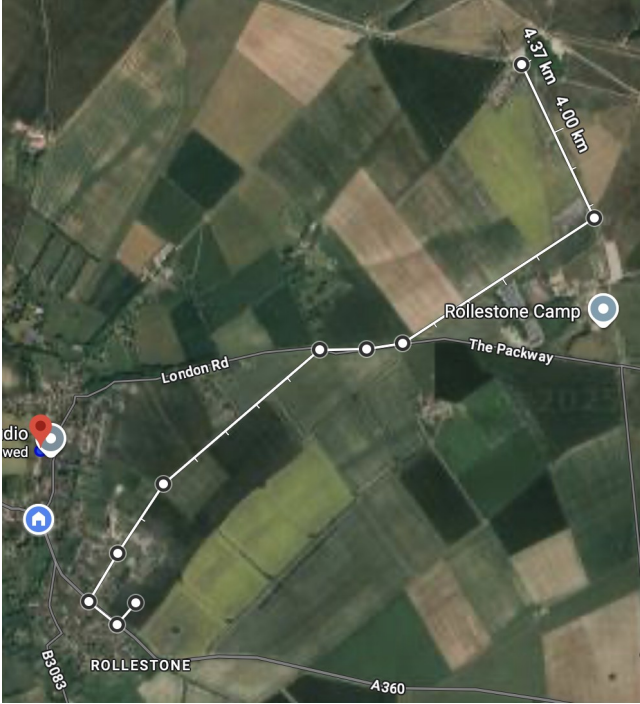
²⁰ [https://check-long-term-flood-risk.service.gov.uk/risk#\(Accessed](https://check-long-term-flood-risk.service.gov.uk/risk#(Accessed) (Accessed Jan 2026)

²¹ BMV Agricultural land

²² https://experience.arcgis.com/experience/88c3030c2e864645aaec7dc3e0ac4cb6/page/Page#data_s=id%3AdataSource_3-190bc4031b8-layer-28-24%3A1 (Accessed Jan 2026).

Factor	Guidance	
Town / local centre / shop	<400m 400-1200m >1200m	 847m
Bus /Tram Stop	<400m 400-800m >800m	 734m
Train station	<400m 400-1200m >1200m	>1200m

Factor		Guidance
Primary School	<400m 400-1200m >1200m	 1.03km
Secondary School	<1600m 1600-3900m >3900m	
Open Space / recreation facilities	<400m 400-800m >800m	 1.8km

Factor		Guidance	
Cycle Route	<400m 400-800m >800m		King Alfred's Way

Landscape and Visual Constraints

This section should be answered based on existing evidence (see guidance notes) ~~or by a qualified landscape consultant.~~

Indicator of Suitability	Assessment
Is the site low, medium or high sensitivity in terms of landscape? Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change. Medium sensitivity: the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation. High sensitivity: the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.	Medium-High D3: LARKHILL CHALK DOWNLAND ²³ This patchwork of arable farmland and calcareous grassland includes several sensitive landscape elements, such as numerous archaeological features, mixed woodland copses and shelterbelts, which contribute to a diverse, yet large-scale landscape pattern. Overlying settlement pattern is small-scale and sense of tranquillity is strong throughout most of the area, at distance from the main A303 and A345 road corridors. Sense of tranquillity is, however, often disturbed by military training activities. Overall landscape character sensitivity is therefore considered to be moderate to high LVIA Assessment High Development at S151 would introduce built form onto a visually sensitive chalk downland edge and would extend the village toward a direction associated with the wider WHS-facing landscape. Rooflines, estate roads, lighting and domestic activity would reduce the perception of a contained valley settlement. The site is less well integrated with the village than S154 and would be likely to increase car dependency because of pedestrian severance and the lack of a safe continuous footway to services.

²³ <https://ati.woodlandtrust.org.uk/tree-search/?v=2936011&ml=map&z=15.769104356847105&nwLat=51.19892441987227&nwLng=-1.9100560502913595&seLat=51.19442705266886&seLng=-1.8995677738642485> (Accessed Jan 2026)

Indicator of Suitability	Assessment
Is the site low, medium or high sensitivity in terms of visual amenity? Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views. Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views. High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.	High³³ Sense of openness within this elevated landscape is strong, resulting in frequent wide panoramic views across open Chalk Downland. At the eastern and western edges of the area, views into the adjacent Till and Upper Avon river valleys are framed by riverside vegetation. Open views towards landmark features, such as Stonehenge and other archaeological monuments also contribute to the visual character of this area. Intervisibility with surrounding areas of chalk downland is strong and generally seamless. {seamless} Overall visual sensitivity is considered to be high. LVIA Assessment High The main receptors include residents with open aspects, users of nearby PRoWs, road users on the A360 and elevated receptors in the surrounding chalk landscape. The effect would be particularly apparent in approach views and in views where the site is seen as part of the open downland/settlement-edge transition. The residual visual significance is assessed as Major Adverse for the most sensitive receptors and Moderate to Major Adverse overall.

Heritage Constraints

Indicator of Suitability	Assessment
Would the development of the site cause harm to a designated heritage asset or its setting? Directly impact and/or mitigation not possible Some impact, and/or mitigation possible Limited or no impact or no requirement for mitigation	Limited or no impact or no requirement for mitigation. Local Planning Authority Global Information System / Historic England listings reviewed²⁴
Would the development of the site cause harm to a non-designated heritage asset or its setting? Directly impact and/or mitigation not possible Some impact, and/or mitigation possible Limited or no impact or no requirement for mitigation	Limited or no impact or no requirement for mitigation

Planning policy constraints

Indicator of Suitability	Assessment
Is the site in the Green Belt? Yes / No / Unknown	No

²⁴ <https://www.wiltshire.gov.uk/media/9708/South-Wiltshire-Landscape-Character-Assessment-1-25-000/pdf/landscape-character-assessment-full.pdf?m=1732541484297>

Indicator of Suitability	Assessment
Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan? Yes / No / Unknown	No The site was not assessed further following Wiltshire Housing Site Allocations Plan Sustainability Appraisal Report February 2020
Are there any other relevant planning policies relating to the site?	No
Is the site: Greenfield A mix of greenfield and previously developed land Previously developed land?	Greenfield. All potential sites are greenfield; therefore, any development will have to be greenfield
Is the site within, adjacent to or outside the existing built up area? Within the existing built up area (infill)? Adjacent to and connected to the existing built up area? Outside and not connected to the existing built up area?	Adjacent to and connected to the existing built-up area
Is the site within, adjacent to or outside the existing settlement boundary (if one exists)? Within the existing settlement boundary? Adjacent to and connected to the existing settlement boundary? Outside and not connected to the existing settlement boundary?	Adjacent to and connected to the existing settlement boundary
Would development of the site result in neighbouring settlements merging into one another? Yes / No / Unknown	No
Is the size of the site large enough to significantly change the size and character of the existing settlement? Yes / No / Unknown	Yes if developed to full potential (148) would be inconsistent with current village density and add ~17% to village size. However, development will be constrained initially to meeting the interim working figure of 72.

Assessment of Availability

Indicator of Availability	Assessment
Is the site available for development? Yes / No / Unknown.	Yes

Indicator of Availability	Assessment
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners? Yes / No / Unknown.	No
Is there a known time frame for availability? Available now / 0-5 years / 6-10 years / 11-15 years.	Available now. However, see SWWRC constraint that likely precludes development before 2030

Viability

Indicators of Viability	Assessment
Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? Yes / No / Unknown. What evidence is available to support this judgement?	Yes Mitigation required for safe traffic access to A360 and non-vehicular user routes to village centre. There are plans for the local sewage treatment works to be upgraded to improve nutrient management, but this is not likely to be complete until 2030. Due to the likely limited options available to address phosphorus neutrality in the short term, planned development at Shrewton may not be achievable until the latter end of the Local Plan period, unless development proposals can demonstrate an acceptable bespoke mitigation strategy. Development at these settlements (inc Shrewton) could potentially contribute towards LSE on the River Avon SAC through abstraction and mitigation could be required. Viability assessment should be repeated to take account of the significant constraint mitigations required

Conclusions

Conclusions	Assessment
Summary of key development constraints affecting the site	The site is affected by a number of significant constraints, which materially influence its suitability, scale, and timing of development: Ecology and European sites: The site lies within 5km of the Salisbury Plain SPA and River Avon SAC (Hampshire Avon catchment) and within the Impact Risk Zone of the River Till SSSI. Residential development would require Habitats Regulations Assessment screening and, if necessary, Appropriate Assessment. Development is dependent on the identification and delivery of suitable mitigation to avoid adverse effects on site integrity. Wastewater and nutrient constraints: Development is likely to be constrained by wastewater treatment capacity and nutrient neutrality requirements. Current evidence indicates that upgrades to relevant sewage treatment infrastructure may not be completed until around 2030. Unless a suitable bespoke mitigation strategy can be demonstrated, this constraint is likely to delay delivery. Highways and access: Vehicular access onto the A360 represents a major constraint. Any development would require a proportionate Transport Assessment or Transport Statement to demonstrate safe and suitable access, including junction capacity, road safety, and non-motorised user mitigation measures, to the satisfaction of the local highways authority. Landscape and visual impact: The site has moderate-high landscape sensitivity and high visual sensitivity, occupying a prominent village-edge location with strong intervisibility from the surrounding chalk downland. Development would require a reduced scale, lower density, and a comprehensive landscape mitigation framework to limit visual and landscape impacts. Accessibility and sustainability: The site is located over 800m walking distance from most key village services and facilities, with significant changes in level and road safety constraints. The location is therefore less sustainable than more centrally located sites and would be likely to generate a higher reliance on private car travel. Agricultural land: Evidence on agricultural land classification is conflicting. Should the site be confirmed as best and most versatile agricultural land (Grades 1–3a), its loss would represent a policy constraint that would need to be justified through comparison with reasonable alternative sites.

What is the estimated development capacity of the site?	Based on the scale of constraints, landscape sensitivity, and the interim working figure, a reduced indicative capacity of approximately 72 dwellings is considered more realistic than higher yield scenarios, subject to detailed design and mitigation.
What is the likely timeframe for development? (0-5 / 6-10 / 11-15 / 15+ years)	The site is not currently deliverable within the first five years of the plan period due to unresolved wastewater capacity and nutrient mitigation constraints and the need for further technical assessments. The site is considered developable in the medium term (6-10 years), subject to: Confirmation of an acceptable ecological mitigation strategy; Resolution of wastewater and nutrient constraints; Demonstration of safe and suitable highway access; Delivery of appropriate landscape and visual mitigation.
Other key information	Available – Yes Achievable – Yes (Residential) Deliverable No - Available in land ownership terms; not deliverable within the first five years of the plan period due to infrastructure and environmental constraints
Overall rating (Red/Amber/Green) The site is suitable, available and achievable The site is potentially suitable, available and achievable The site is not currently suitable, available and achievable	Suitable: The site is potentially suitable for residential development in principle, but only subject to the resolution of significant environmental, infrastructure, highways, and landscape constraints. These constraints materially affect the form, scale, and timing of development. Available: The site is considered available, with no known legal or ownership constraints and the landowner indicating that the site could be brought forward. Achievable / Viable: The site is potentially achievable, however abnormal costs associated with access works, landscape mitigation, non-motorised user provision, ecological mitigation, and wastewater/nutrient solutions may affect viability and require further assessment. Amber – Potentially suitable, available and developable (6-10 years), subject to significant mitigation and infrastructure delivery.
Summary of justification for rating	Smaller site than S150/S146 but still constrained by A360 access, ecology, sewage and water constraints and settlement edge effects.

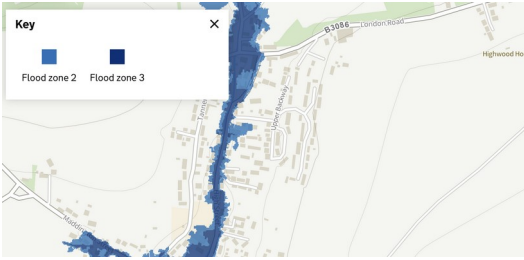
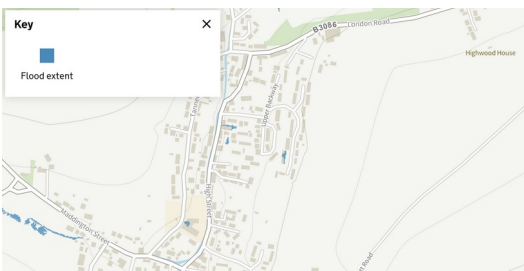
A4. S154 – Land south of London Road

Detail	Assessment
Land to the south of London Road, Shrewton	
	
Site Address / Location	Land to the south of London Road, Shrewton
Gross Site Area (Hectares)	13.352ha (100% suitable)
SHLAA/SHELAA Reference (if applicable)	Shrewton - S154
Existing land use	Greenfield
Land use being considered, if known (e.g. housing, community use, commercial, mixed use)	Residential 72. Constrained by interim working figure for Shrewton (Rural Settlement Housing Requirements (Jul 2023)
Landowner estimate of development capacity (if known)	Developer Proposal 190. (A Vision for Shrewton. November 2023).
Site identification method / source (e.g. SHELAA)	WC Documents: SHELAA02SHELAA Appendix51AmesburyCommunityArea.pdf 5.pdf
Planning history (Live or previous planning applications/decisions)	19/11113/OUT up to 9 dwellings – not taken forward.S154 (Part)
Neighbouring uses	Greenfield/Residential

Assessment of Suitability

Environmental Constraints

Indicator of Suitability	Assessment
Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations: Ancient Woodland Area of Outstanding Natural Beauty (AONB) Biosphere Reserve Local Nature Reserve (LNR) National Nature Reserve (NNR) National Park Ramsar Site Site of Special Scientific Interest (SSSI) Special Area of Conservation (SAC) Special Protection Area (SPA) Yes/ No/ Unknown Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England? Yes/ No/ Unknown	Yes Site is within SPA_5km, SAC_5km, SSSI_2km, Significant mitigations will be required to support any development on this site. Within 2km of River Till SSSI (~500m at closest point . Development requires Natural England consultation (Source https://magic.defra.gov.uk/MagicMap.html within SSSI Impact Risk Zones. (Accessed Jan 2026))
Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations: Green Infrastructure Corridor Local Wildlife Site (LWS) Public Open Space Site of Importance for Nature Conservation (SINC) Nature Improvement Area Regionally Important Geological Site Other Yes/ No/ Unknown	The supplied ArcGIS extract does not show an obvious direct APIB or ACB overlap across the main S154 area when visually compared with Figure 3. Broader ACB areas lie to the north and east, and the site remains within the River Avon catchment and wider chalk-downland network. This is a comparative advantage over S113, not evidence of low ecological value. NOD, CG2, chalk-stream catchment and connected green and blue infrastructure may be relevant. The site boundary, adjacent mapped-measure attributes and any Local Wildlife Site relationship must be validated before the ecological mitigation advantage is confirmed.

Indicator of Suitability	Assessment
Site is predominantly, or wholly, within Flood Zones 2 or 3? See guidance notes: Flood Zone 1: Low Risk Flood Zone 2: Medium Risk Flood Zone 3 (less or more vulnerable site use): Medium Risk Flood Zone 3 (highly vulnerable site use): High Risk	Low Risk²⁵ 
Site is at risk of surface water flooding? See guidance notes: Less than 15% of the site is affected by medium or high risk of surface water flooding – Low Risk >15% of the site is affected by medium or high risk of surface water flooding – Medium Risk	Low Risk²⁶ 
Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a) Yes / No / Unknown	Unknown: There is a conflict between the Rural Housing Requirements (Jul 2023): ALCG3 and the SHELAA: ALCG1. Local farming assessment suggests 3B²⁷ A formal assessment may be required if BMV becomes a deciding factor.
Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of: A wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity); wildlife corridors (and stepping stones that connect them); and/or An area identified by national and local partnerships for habitat management, enhancement, restoration or creation? Yes / No / Unknown	Yes. The site is functionally connected to the River Till/River Avon catchment and the Salisbury Plain SAC/SPA network. SEA must test settlement-edge habitat, chalk-grassland creation, catchment pathways and the ability to deliver connected green infrastructure. HRA must screen wastewater, nutrients, abstraction, run-off, traffic/air quality, supporting habitat and in-combination effects. Appropriate Assessment may be required.
Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)? Yes / No / Unknown	No

²⁵ https://historicengland.org.uk/listing/the-list/results/?q=Shrewton&size=n_24_n (accessed Jan 2026)

²⁶ Rural Housing Requirements July 2023

²⁷ <https://experience.arcgis.com/experience/88c3030c2e864645aaec7dc3e0ac4cb6/page/Page> (Accessed Jan 2026)

Physical Constraints

Indicator of Suitability	Assessment
Is the site: Flat or relatively flat Gently sloping or uneven Steeply sloping	Gently sloping or uneven
Is there existing vehicle access, or potential to create vehicle access to the site? Yes / No / Unknown	Yes Any development of the site would be required to be supported by a proportionate Transport Assessment or Transport Statement, including junction capacity and safety analysis for access onto the B3086, with any necessary mitigation to be agreed with the local highway's authority.
Is there existing pedestrian/cycle access, or potential to create pedestrian/cycle access to the site? Pedestrian? Yes / No / Unknown Cycle? Yes / No / Unknown	Yes Site would require cycle and footpath(s) to improve connectivity to village.
Are there any known Tree Preservation Orders on the site? Yes / No / Unknown	No²⁸
Are there veteran/ancient or other significant trees within or adjacent to the site? Are they owned by third parties? Significant trees? Yes, within / Yes, adjacent / No / Unknown Potentially veteran or ancient trees present? Yes, within / Yes, adjacent / No / Unknown Owned by third parties? Yes / No / Unknown	No²⁹ No No

²⁸ St_Philips_Land_Ltd_22_11_23_Land_at_Amesbury_Road_Vision_Document Nov 2023.

²⁹ <https://flood-map-for-planning.service.gov.uk/map?cz=406820,143879,15> (Accessed Jan 2026)

Indicator of Suitability	Assessment
Are there any Public Rights of Way (PRoW) crossing the site? Yes / No / Unknown	Yes SHRE 1 
Is the site likely to be affected by ground contamination? Yes / No / Unknown	No
Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations? Yes / No / Unknown	Wessex Water 4in Main (Along B3086)(See 19/11113/OUT for details)
Would development of the site result in a loss of social, amenity or community value? Yes / No / Unknown	No

Accessibility

Factor		Guidance	
		Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. Additional facilities can be added to the list. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk. This can be measured using Google Maps :	
What is the distance to the following facilities (measured from the edge of the site)	Distance (metres)	Comments	

Factor	Guidance	
Town / local centre / shop	<400m 400-1200m >1200m	 1080m or 1170m via Nett Rd/Chapel Lane
Bus /Tram Stop	<400m 400-800m >800m	500m Hinde's Meadow via B3086 1170m Co-Op via Nett Rd/Chapel Lane
Train station	<400m 400-1200m >1200m	Salisbury >1200m
Primary School	<400m 400-1200m >1200m	 1.03Km
Secondary School	<1600m 1600-3900m >3900m	Amesbury >3900m

Factor	Guidance	
Open Space / recreation facilities	<400m 400-800m >800m	 693m The Rec
Cycle Route	<400m 400-800m >800m	King Alfred's Way >800m

Landscape and Visual Constraints

This section should be answered based on existing evidence (see guidance notes) ~~or by a qualified landscape consultant.~~

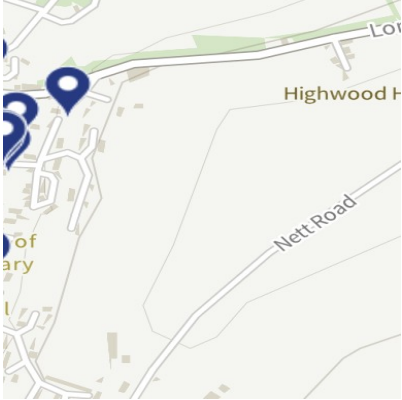
Indicator of Suitability	Assessment
Is the site low, medium or high sensitivity in terms of landscape? Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change. Medium sensitivity: the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation. High sensitivity: the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.	Medium to high: D3: LARKHILL CHALK DOWNLAND ³⁰ This patchwork of arable farmland and calcareous grassland includes several sensitive landscape elements, such as numerous archaeological features, mixed woodland copses and shelterbelts, which contribute to a diverse, yet large-scale landscape pattern. Overlying settlement pattern is small-scale and sense of tranquillity is strong throughout most of the area, at distance from the main A303 and A345 road corridors. Sense of tranquillity is, however, often disturbed by military training activities. Overall landscape character sensitivity is therefore considered to be moderate to high LVIA Assessment High Development would alter the rural character of the London Road approach and would extend built form eastwards/south-eastwards. This is an adverse effect and should not be understated. However, compared with S146 and S151, S154 offers a more coherent settlement-planning logic: it could fill the gap between the village and existing London Road houses, reduce the sense of isolation experienced by those residents, and allow landscape and access mitigation to be planned comprehensively rather than retrofitted. The key design requirement is to keep development on lower, visually contained land, avoid ridgeline or skyline encroachment, use landscape structure to reinforce rather than conceal settlement form, and protect the rural gateway character of London Road. Mitigation should not rely on dense suburban screening belts alone; it should use landform-responsive layout, low building heights, broken rooflines, locally appropriate materials, retained boundary vegetation, new native hedgerows and controlled lighting. Note: Building on higher section of site (adjacent to Nett Rd) may conflict with WHS Supplementary Planning Document.

³⁰ [https://check-long-term-flood-risk.service.gov.uk/risk#\(Accessed](https://check-long-term-flood-risk.service.gov.uk/risk#(Accessed) (Accessed Jan 2026)

Indicator of Suitability	Assessment
Is the site low, medium or high sensitivity in terms of visual amenity? Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views. Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views. High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.	High³¹ Sense of openness within this elevated landscape is strong, resulting in frequent wide panoramic views across open Chalk Downland. At the eastern and western edges of the area, views into the adjacent Till and Upper Avon river valleys are framed by riverside vegetation. Open views towards landmark features, such as Stonehenge and other archaeological monuments also contribute to the visual character of this area. Intervisibility with surrounding areas of chalk downland is strong and generally seamless. Overall visual sensitivity is assessed as high. LVIA Assessment High Visual receptors include residents on London Road, road users entering or leaving the village, walkers on nearby routes and elevated receptors. Development would change the experience of arriving at the village from a rural approach to a more developed gateway. However, if built form is kept below sensitive skylines and structured around existing and new landscape features, the harm is more capable of mitigation than at S146 or S151.

³¹ BMV Agricultural land

Heritage Constraints

Indicator of Suitability	Assessment
Would the development of the site cause harm to a designated heritage asset or its setting? Directly impact and/or mitigation not possible Some impact, and/or mitigation possible Limited or no impact or no requirement for mitigation	Some impact, and/or mitigation possible³²  The site does not contain any designated heritage assets. However, this is the only site where development could approach local ridge lines and as with all Shrewton sites, it lies within the wider setting of the Stonehenge World Heritage Site. Therefore, parts of the site—particularly the higher ground adjacent to Nett Road—have the potential to affect the appreciation of the WHS and its associated archaeological landscape. The assessment recognises that development extending onto elevated sections of the site could conflict with the guidance set out in the Stonehenge World Heritage Site Supplementary Planning Document, particularly in relation to openness and long-distance views across the chalk downland landscape. Nevertheless, it is considered that limited development confined to the lower and less visually prominent parts of the site, avoiding the ridge line, and incorporating substantial green infrastructure and landscape buffering, may be capable of avoiding unacceptable harm to the significance of the WHS and its setting. Any future development would need to be supported by a Landscape and Visual Impact Assessment and an assessment of effects on the WHS setting to confirm that impacts are appropriately mitigated. On this basis, impacts on heritage assets, are assessed as potentially mitigable, rather than insurmountable, subject to further evidence and careful site design.
Would the development of the site cause harm to a non-designated heritage asset or its setting? Directly impact and/or mitigation not possible Some impact, and/or mitigation possible Limited or no impact or no requirement for mitigation	Limited or no impact or no requirement for mitigation

³² <https://explore.osmaps.com/?lat=51.19036&lon=-1.89662&zoom=14.8169&style=Leisure&type=2d> Accessed Jan 2026

Planning policy constraints

Indicator of Suitability	Assessment
Is the site in the Green Belt? Yes / No / Unknown	No
Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan? Yes / No / Unknown	No The site was not assessed further following Wiltshire Housing Site Allocations Plan Sustainability Appraisal Report February 2020
Are there any other relevant planning policies relating to the site?	None in SHELAA or Wiltshire Council Planning Site (Jan 2026)
Is the site: Greenfield A mix of greenfield and previously developed land Previously developed land?	Greenfield. All potential sites are greenfield; therefore, any development will have to be greenfield
Is the site within, adjacent to or outside the existing built up area? Within the existing built up area (infill)? Adjacent to and connected to the existing built up area? Outside and not connected to the existing built up area?	Adjacent to and connected to the existing built up area?
Is the site within, adjacent to or outside the existing settlement boundary (if one exists)? Within the existing settlement boundary? Adjacent to and connected to the existing settlement boundary? Outside and not connected to the existing settlement boundary?	Adjacent to and connected to the existing settlement boundary?
Would development of the site result in neighbouring settlements merging into one another? Yes / No / Unknown	No
Is the size of the site large enough to significantly change the size and character of the existing settlement? Yes / No / Unknown	Yes. If fully developed (190 houses). However, development of >72 houses would extend the village along the London Rd. Advantage is that it would connect existing London Rd houses with village.

Assessment of Availability

Indicator of Availability	Assessment
Is the site available for development? Yes / No / Unknown.	Yes

Indicator of Availability	Assessment
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners? Yes / No / Unknown.	No
Is there a known time frame for availability? Available now / 0-5 years / 6-10 years / 11-15 years.	Available now. However, see SWWRC constraint that likely precludes development before 2030

Viability

Indicators of Viability	Assessment
Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? Yes / No / Unknown. What evidence is available to support this judgement?	Yes.³³ Developing to the ridge line may infringe Stonehenge Sightlines³⁴. Mitigation possible by keeping development to lower slopes and would require green infrastructure (trees/hedges) Access to the site would be via B3086 which would add traffic to this busy B road but the junction could slow through traffic on B3086 Site is within SCA/SPA and will require mitigation. Within SSSI IRZ and will require Natural England Consultation. There are plans for the local sewage treatment works to be upgraded to improve nutrient management, but this is not likely to be complete until 2030. Due to the likely limited options available to address phosphorus neutrality in the short term, planned development at Shrewton may not be achievable until the latter end of the Local Plan period, unless development proposals can demonstrate an acceptable bespoke mitigation strategy. Development at these settlements (inc Shrewton) could potentially contribute towards LSE on the River Avon SAC through abstraction and mitigation could be required. Investment into surface water mitigation measures will be required as the underlying geology is likely to prevent the implementation of Sustainable Drainage Systems.³⁵ Viability assessment should be repeated to take account of the significant constraint mitigations required.

³³ https://experience.arcgis.com/experience/88c3030c2e864645aaec7dc3e0ac4cb6/page/Page#data_s=id%3AdataSource_3-190bc4031b8-layer-28-24%3A1 (Accessed Jan 2026).

³⁴ <https://ati.woodlandtrust.org.uk/tree-search/?v=2936011&ml=map&z=15.769104356847105&nwLat=51.19892441987227&nwLng=-1.9100560502913595&seLat=51.19442705266886&seLng=-1.8995677738642485> (Accessed Jan 2026).

³⁵ <https://explore.osmaps.com/?lat=51.19036&lon=-1.89662&zoom=14.8169&style=Leisure&type=2d> (Accessed Jan 2026)

Conclusions	Assessment
Summary of key development constraints affecting the site	Ecology, Water, Sewage and landscape constraints. Available - Yes Achievable - Yes (residential) Deliverable: - No Developable: Developable: 6–10 years (subject to wastewater upgrade and nutrient mitigation)
What is the estimated development capacity of the site?	Indicative neighbourhood-plan scale development: up to the interim working figure (currently 72 dwellings), subject to constraints.
What is the likely timeframe for development? (0-5 / 6-10 / 11-15 / 15+ years)	6-10 years. Due to the combination of nutrient neutrality requirements, the need for bespoke mitigation, and the wastewater infrastructure upgrade timetable, the site cannot be considered deliverable within the first five years of the plan period. While development may become achievable later in the plan period, this is dependent on: • Completion of wastewater infrastructure upgrades, • Resolution of nutrient mitigation requirements, and • The ability to demonstrate acceptable landscape, ecological and highway mitigation without undermining viability.
Other key information	See above.
Overall rating (Red/Amber/Green) The site is suitable, available and achievable The site is potentially suitable, available and achievable The site is not currently suitable, available and achievable	Suitable: The site is potentially suitable for residential development in principle, but only subject to the resolution of significant environmental, infrastructure, highways, and landscape constraints. These constraints materially affect the form, scale, and timing of development. Available: The site is considered available, with no known legal or ownership constraints and the landowner indicating that the site could be brought forward. Achievable / Viable: The site is potentially achievable, however abnormal costs associated with access works, ecological mitigation, and wastewater/nutrient solutions may affect viability and require further assessment. Amber – Potentially suitable, available and developable (6–10 years), subject to significant mitigation and infrastructure delivery.
Summary of justification for rating	Suitable in principle, but significantly constrained; Available, but subject to uncertainty regarding timing; and Not deliverable within years 0–5, but potentially developable, subject to further evidence and mitigation.

Annex B – Version 3 Change and Decision Schedule

Ref	Change / decision	Reason	Effect
CHG-001	Rebuild the report into 12 controlled chapters.	Separate evidence, assessment, planning judgement, delivery and monitoring.	Improves examination audit trail.
CHG-002	Replace obsolete general-conformity Basic Condition wording.	Sections 98 and 99 commenced on 25 March 2026.	Adds housing non-reduction and correct legal framework.
CHG-003	Add climate-change and LNRS legal requirements.	New neighbourhood-plan content requirements.	Makes legal duties explicit.
CHG-004	Treat 72 dwellings as provisional only.	Local Plan Review withdrawn and figure not reconfirmed.	Prevents an unsupported strategic requirement claim.
DEC-002	Describe S154 as the most appropriate reasonable alternative.	'Least worst' did not express a balanced positive judgement.	Clarifies the planning rationale.
CHG-005	Separate highways and active travel into EV-005A and EV-005B, both Live.	Evidence is evolving and the two issues require different tests.	Prevents premature final conclusions.
CHG-006	Add pre-Regulation 14 decision gates and monitoring.	Several evidence dependencies remain open.	Controls when the preferred option can be confirmed.
CHG-007	Retain S151 as a secondary reasonable alternative rather than a formal reserve allocation.	SEA/HRA and access evidence are not complete.	Avoids pre-judging a policy designation.
CHG-008	Integrate the 17 July 2026 ArcGIS APIB/ACB evidence and supplied SEA/HRA workflow.	New spatial evidence was provided after V3.0 was prepared.	Indicates an ACB relationship for S113, refines the comparative ecological assessment and changes G4 from wholly open to partly complete.

Annex C – Evidence and Source Schedule

The following sources should be checked for currency at each formal issue. URLs are provided as working references.

Source	Date / status	Use in Version 3	Working URL
National Planning Policy Framework	Published Dec 2024; amended Feb 2025	Operational national policy baseline	https://www.gov.uk/government/publications/national-planning-policy-framework--2
How to create a neighbourhood plan	Published 31 Mar 2026	Current government neighbourhood-plan process guidance	https://www.gov.uk/government/publications/how-to-create-a-neighbourhood-plan
Neighbourhood planning guidance	Current online guidance	Basic conditions, process and decision-taking	https://www.gov.uk/guidance/neighbourhood-planning--2
LURA commencement regulations	In force 25 Mar 2026	Commencement of sections 98 and 99	https://www.legislation.gov.uk/uksi/2026/169/contents/made
Wiltshire Core Strategy	Adopted 2015	Adopted local policy framework	https://www.wiltshire.gov.uk/media/372/Wiltshire-Core-Strategy-adopted-2015/pdf/Wiltshire_Core_Strategy_2015.pdf

Source	Date / status	Use in Version 3	Working URL
Wiltshire Housing Site Allocations Plan	Adopted 2020	Settlement boundary and earlier site evidence	https://www.wiltshire.gov.uk/article/1081/Wiltshire-Housing-Site-Allocations-Plan
Wiltshire and Swindon LNRS	Adopted 2025; spatial data updated 2026	APIB, ACB and mapped recovery measures	Wiltshire Council LNRS publication and Open Data layers
Locality site-assessment toolkit	Current working toolkit	Detailed appraisal methodology	https://neighbourhoodplanning.org/toolkits-and-guidance/assess-allocate-sites-development/
Shrewton LVIA and key-views evidence	2026	Landscape, visual and settlement-edge assessment	EV-002 / project evidence library
Wastewater, traffic, active-travel and housing monitoring	Live	Delivery, access and housing-baseline evidence	EV-001, EV-004, EV-005A and EV-005B
Wiltshire Council ArcGIS LNRS extract – APIB, ACB and mapped measures	Extract supplied 17 July 2026	Parish context, visual site comparison and LNRS/SEA/HRA workflow; exact site-polygon validation remains required	https://arcg.is/9nWfT1