

AGENDA SUPPLEMENT (2)

Meeting: Council
Place: Wessex Room Corn Exchange Devizes SN10 1HS
Date: Tuesday 26 June 2012
Time: 10.30 am

Please find attached additional papers listed below in relation to the above meeting.

Please direct any enquiries on this Agenda to Yamina Rhouati, of Democratic Services, County Hall, Bythesea Road, Trowbridge, direct line 01225 718024 or email Yamina.Rhouati@wiltshire.gov.uk

Press enquiries to Communications on direct lines (01225)713114/713115.

This Agenda and all the documents referred to within it are available on the Council's website at www.wiltshire.gov.uk

7 Submission of Wiltshire Core Strategy and Review of Local Development Scheme (Pages 1 - 8)

- Proposed structure for debate
 - Statement from Savills, on behalf of Persimmon Homes
 - Amendment likely to be moved by Councillor Linda Conley and seconded by Councillor Jonathon Seed
 - Amendment likely to be moved by Councillor Richard Clewer
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DATE OF PUBLICATION: 25 June 2012

Council meeting 26 June

Proposed Structure for debate:

1. General comments from Group Leaders

2. Comments from all Councillors:

- **Sections 1, 2, 3 and 4 (pages 3-35)**
- **Section 5: Area based policies**
 - Introduction/Amesbury/Bradford-on-Avon/Calne (pages 36-55)
 - Chippenham (pages 56-64)
 - Corsham/Devizes/Malmesbury/Marlborough (pages 65-84)
 - Melksham/Mere/Pewsey/Royal Wootton Bassett and Cricklade (pages 85-104)
 - Salisbury (pages 105-115)
 - Southern Wilts/Tidworth/Tisbury (pages 116-129)
 - Trowbridge (pages 130-141)
 - Warminster/Westbury/Wilton (pages 142-157)
- **Section 6: Strategic Objectives**
 - Strategic Objective 1 – Delivery a thriving economy (pages 158-169)
 - Strategic Objective 2 – To address climate change (pages 169-175)
 - Strategic Objective 3 – To provide everyone with access to a decent, affordable home (pages 175-186)
 - Strategic Objective 4 – Helping to build resilient communities (pages 186-190)
 - Strategic Objective 5 – Protecting and enhancing the natural, historic and built environment (pages 190-214)
 - Strategic Objective 6 – To ensure that essential infrastructure is in place to support our communities (page 214-227)
- **Section 7: Monitoring and Review, and Section 8: Glossary (page 228-235)**
- **Appendix A – Development templates for Strategic Allocations (pages 236-309)**
- **Appendices B-H (pages 310-371)**

3. General comments from all Councillors

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Agenda item 7: Submission of Wiltshire Core Strategy and Review of Local Development Scheme

STATEMENT ON BEHALF OF PERSIMMON HOMES (SOUTH COAST) LTD.

Councillors will recall that, at the last extraordinary meeting of this Council in February 2012, it was resolved to adopt the South Wiltshire Core Strategy as part of the statutory development plan for Wiltshire in accordance with the changes identified in the Inspector's Report.

It has been the consistent position of this authority that, given the lengthy period of preparation, consultation and examination of the South Wiltshire Core Strategy over a period of about 5 years, the new Wiltshire-wide Core Strategy should incorporate policies for South Wiltshire without fundamental change. Paragraphs 1.11 – 1.12 of the Submission Draft Wiltshire Core Strategy clarify this relationship, highlighting that it would be inappropriate to deviate from the Inspector's recent recommendations.

However, the policies of Submission Draft Wiltshire Core Strategy do not accurately reflect policies from the South Wiltshire Core Strategy, and we would draw attention to Core Policy 24 (the Spatial Strategy for the Southern Wiltshire Community Area), which includes a target of 190 homes at Downton over the plan period. The specific inaccuracy to which we refer is the omission of the words "at least" from that target; words that were expressly recommended by the previous Inspector under REX/04. Paragraph 50 of the Inspector's report explains that, amongst other changes required to make the plan sound, these words should be added in order that targets are "a floor not a ceiling".

During the public consultation on the Submission Draft Wiltshire Core Strategy held earlier this year, Persimmon submitted written representations urging officers to amend the wording of Core Policy 24 in order to reflect the previous Inspector's recommendations, and officers have subsequently indicated in discussions that references to "at least" would be restored. However, having reviewed Appendix 1 to this agenda item (setting out pre-submission changes in light of the recent consultation) we notice that the opportunity has not been taken to correct the wording.

Proposed change 16 would introduce supporting text to the plan to suggest that growth beyond stated targets would be possible under some circumstances. However, this does not accurately reflect the Inspector's recommendations that not only should 555 homes be regarded as the minimum for the Southern Wiltshire Community Area as a whole; but within that figure, 190 homes must be the minimum for Downton. Aside from this we would note that it is a well-established principle of the planning system that supporting text in Development Plan Documents is accorded lesser weight than policies themselves.

For these reasons we are concerned that the draft Wiltshire Core Strategy will be submitted to the Secretary of State without fully reflecting the previous Inspector's recommendations, and hence it could well fail to meet the "tests of soundness" to which it will be subjected under Examination. Persimmon would certainly appear at the Examination in Public to argue this point if the matter is not rectified now, and would therefore suggest that the opportunity is taken to make the comparatively small change of wording to Core Policy 24, through the reinstatement of the words "at least" before Downton's housing target, in order to reduce these possibilities.

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Extraordinary Council meeting 26 June 2012

Item 7 - Submission of Wiltshire Core Strategy and Review of Local Development Scheme

Proposed amendment in relation to minimum separation distances between wind turbines and residential premises

Likely to be moved by
Councillor Linda Conley and seconded by Councillor Jonathon Seed

Note: the policy as written does not lend itself to having distances inserted without a wholesale rewrite and fundamental policy change; the following is therefore proposed.

Proposed change to Core Policy 42:

Amend final criterion to read:

(vii) residential amenity, including noise, odour, ~~and~~ visual amenity and safety.

Add new paragraph after paragraph 6.38 to read:

Additional guidance will be prepared to support the implementation of Core Policy 42 to identify appropriate separation distances between wind turbines and residential premises in the interests of residential amenity, including safety. In the interim period, prior to the adoption of the guidance, the following minimum separation distances [1] will be applied:

If the height of the wind turbine generator is—

- (a) greater than 25m, but does not exceed 50m, the minimum distance requirement is 1000m;
- (b) greater than 50m, but does not exceed 100m, the minimum distance requirement is 1500m;
- (c) greater than 100m, but does not exceed 150m, the minimum distance requirement is 2000m;
- (d) greater than 150m, the minimum distance requirement is 3000m.

Shorter distances may be appropriate where there is clear support from the local community.

[1] Source: Wind Turbines (Minimum Distances from Residential Premises) Bill [HL] 2010-12

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Extraordinary Council meeting 26 June 2012

**Item 7 - Submission of Wiltshire Core Strategy and Review of Local
Development Scheme**

Proposed amendment in relation to renewable energy generation on new housing

Likely to be moved by Councillor Richard Clewer

That all new housing in Wiltshire be built with renewable energy generation aimed to provide 80% of its energy needs. That an exception to this be made for affordable housing where cost pressures on developers are already very difficult. That Housing Associations and the Council be encouraged to provide such renewable energy generation in their new dwellings including being able to buy into schemes where developers are having renewable energy installed in other housing at cost.

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