

## **Appendix 1 - Extract from Consultation Output Report**

### **1. Wiltshire core strategy pre-submission document overview of consultation**

#### **Context**

- 1.1 This draft report sets out an overview of the comments received in response to the consultation on the Wiltshire core strategy pre-submission document and provides a brief summary of the key issues raised in relation to each part of the plan. The report is currently in draft form, and will form part of a wider consultation report. There will be some changes to the figures and charts prior to finalisation of the report and the summary of key issues may also be updated to achieve a greater degree of consistency in relation to the level of detail provided for each part of the plan.
- 1.2 The completed wider consultation statement will constitute the consultation statement required by Section 22 (c) of the Town and Country Planning (Local Planning) (England) Regulations 2012 and will include further information on who was consulted and how that consultation was carried out. It will refer back to reports on previous consultations in 2011 (Wiltshire Core Strategy Consultation Document) and 2009 (Wiltshire 2026) to identify how the plan has been amended in response to the comments made at those stages as well as document changes proposed to the pre-submission draft in response to comments received on the Wiltshire Core Strategy Pre-submission Document.
- 1.3 The Wiltshire Core Strategy Pre-submission Document has incorporated the adopted South Wiltshire Core Strategy. How consultation informed the preparation of that plan is documented at <http://www.wiltshire.gov.uk/planninganddevelopment/planningpolicy/southwiltshirecorestrategy.htm> .

#### **Overview of comments received**

**Table 1: Summary of community engagement, Wiltshire core strategy pre-submission document**

Number of organisations and individuals consulted (by e-mail/letter)	13,728 <sup>1</sup>
Number of organisations and individuals who responded	437 <sup>2</sup>
Number of comments received	1787 <sup>3</sup>
Number of workshops	4
Number of participants at workshops	129

#### **Nature of respondents**

<sup>1</sup> This figure may include an element of duplication as some consultees may have received two letters/emails.

<sup>2</sup> These figures will be updated prior to finalisation of the report to take account of a few additional comments which have been inputted since these figures were generated.

<sup>3</sup> See footnote 2 above.

1.4 In all the council received letters of comment from over 430 different organisations and individuals which resulted in over 1780 separate comments. A petition was received with 94 signatures objecting to development around Rowden and Patterdown in Chippenham and this has been counted as a single consultation response for the purposes of this report. Figure 1 below shows the breakdown of respondents by type. This shows that the largest group of respondents was members of the general public, followed by landowners/developers and then parish and town councils and neighbouring authorities.

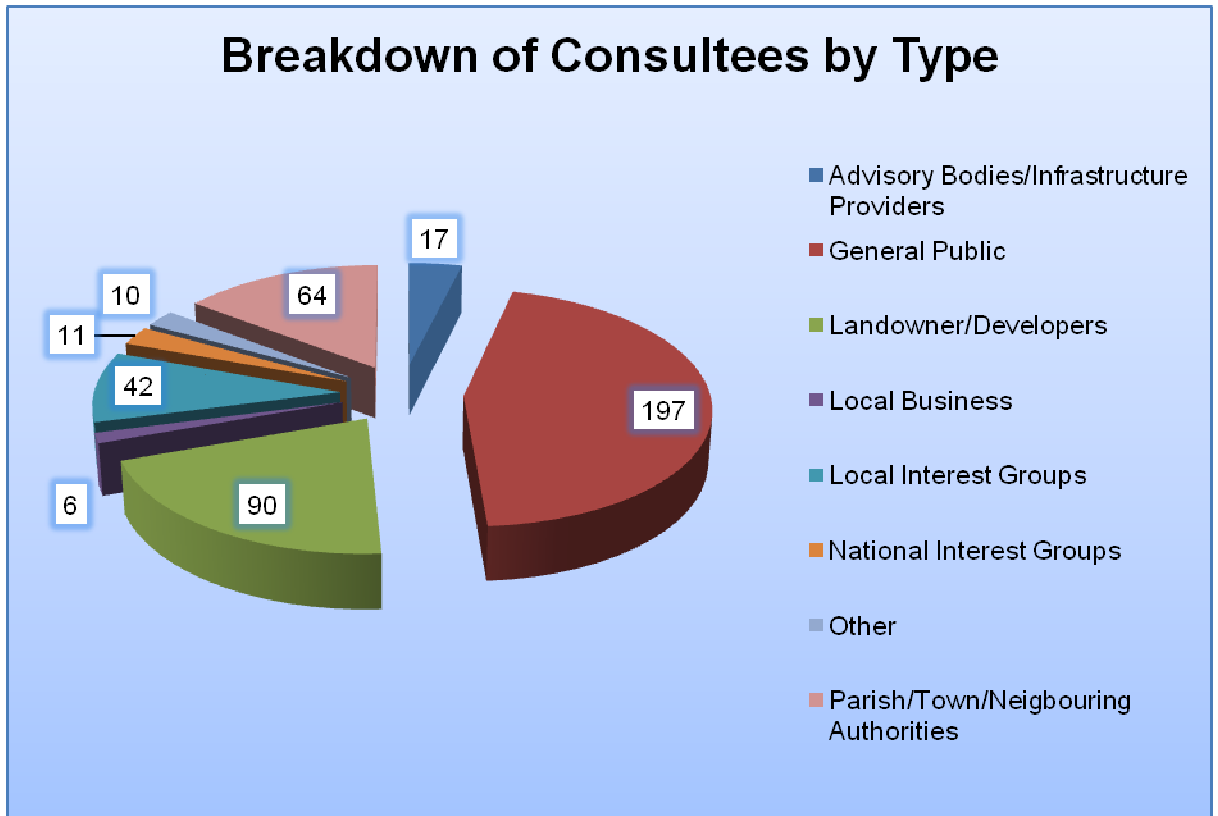
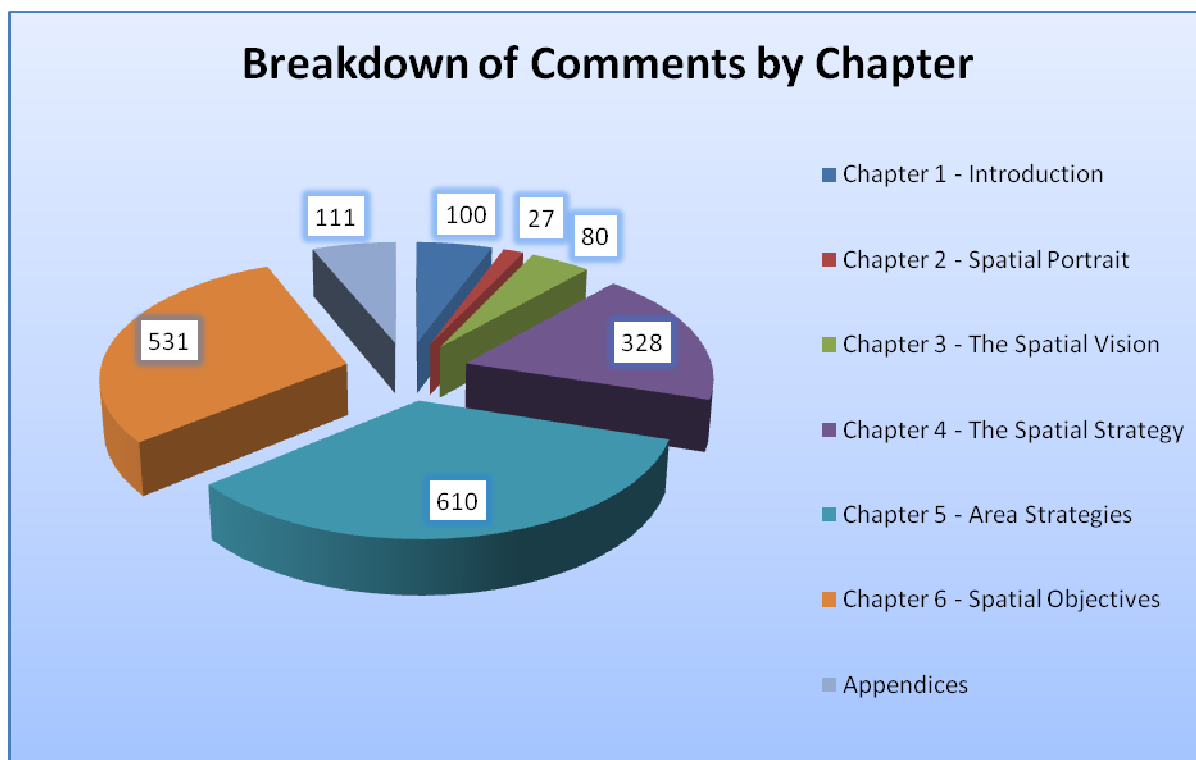


Figure 1: Breakdown of consultees by type

### Nature of responses

1.5 Figure 2 below shows the breakdown of comments received in relation to each chapter of the core strategy pre-submission document.



**Figure 2: Breakdown of comments by chapter**

- 1.6 The breakdown of the type of respondents varied for each chapter, with the area strategies in chapter 5 generating a larger number of comments from the general public than the other areas of the strategy. The breakdown of the comments received from each type of consultee in relation to each chapter is presented in figure 3 below. Figures 4-6 provide a more detailed breakdown for chapters 4, 5 and 6.
- 1.7 Please note that some consultees have been included within more than one categorisation which means that some comments will be 'double counted' in the following graphs. This will affect the total number of comments shown in each graph.

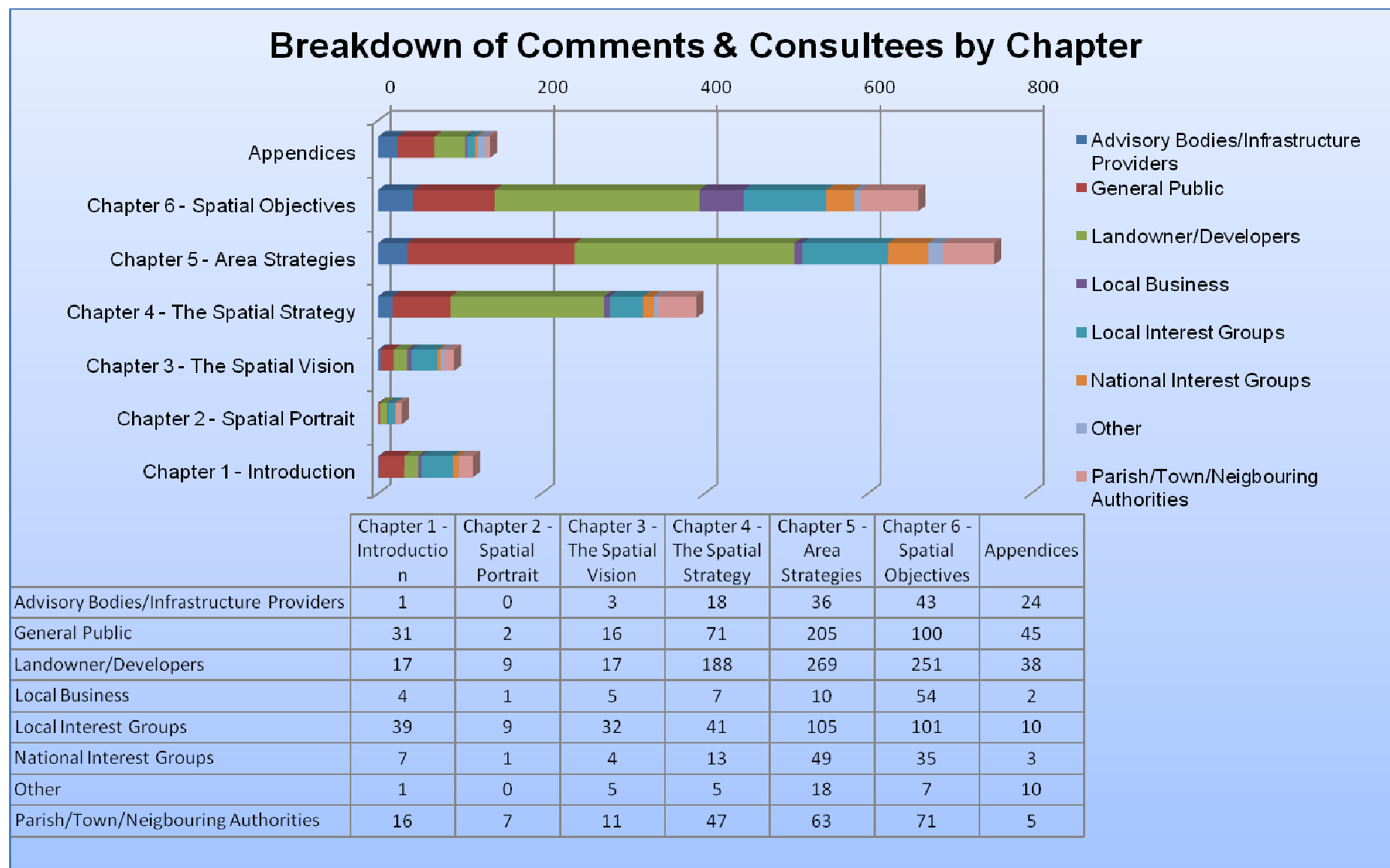


Figure 3: Breakdown of comments and consultees by chapter

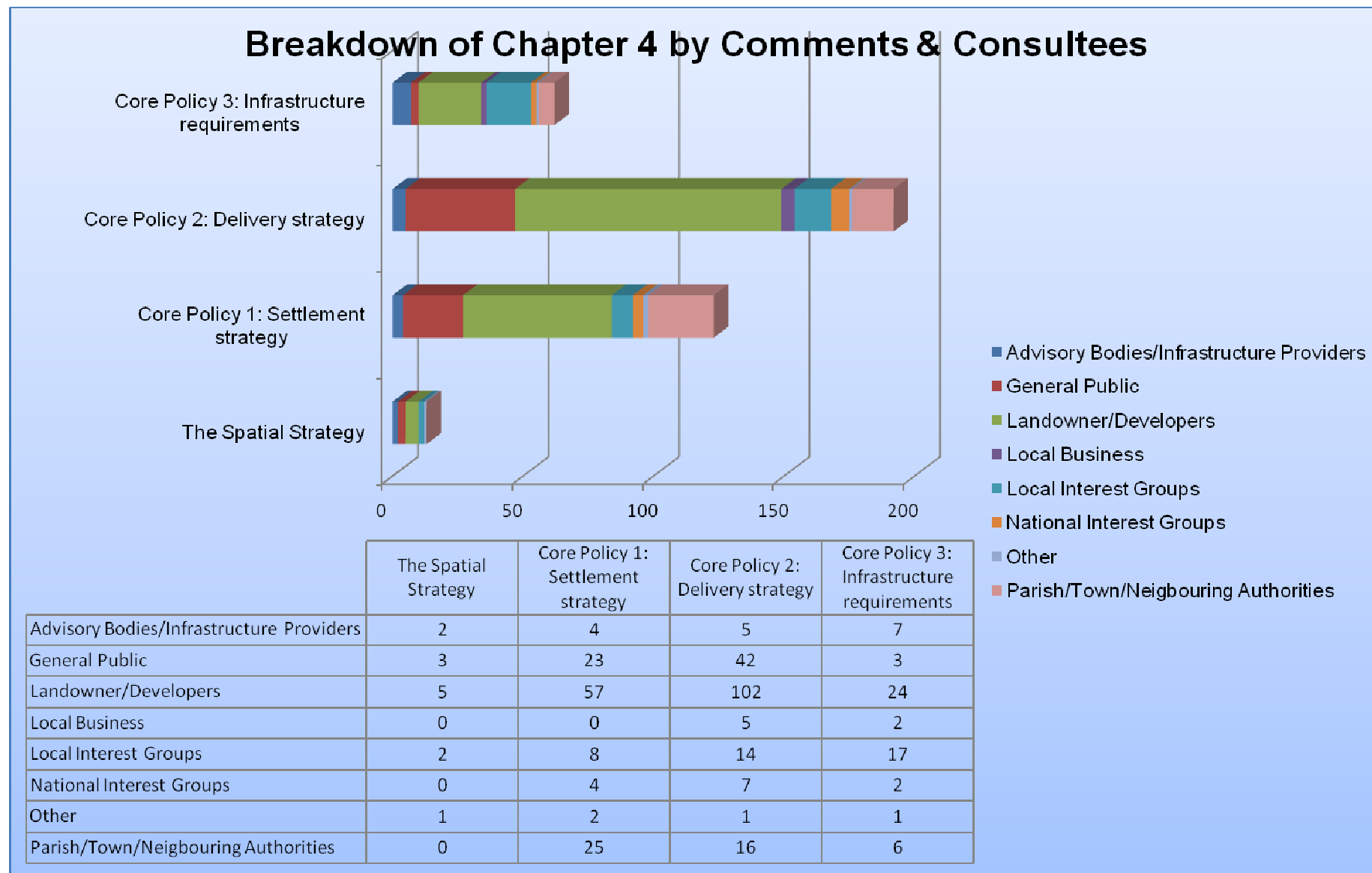


Figure 4: Breakdown of comments and consultees for chapter 4

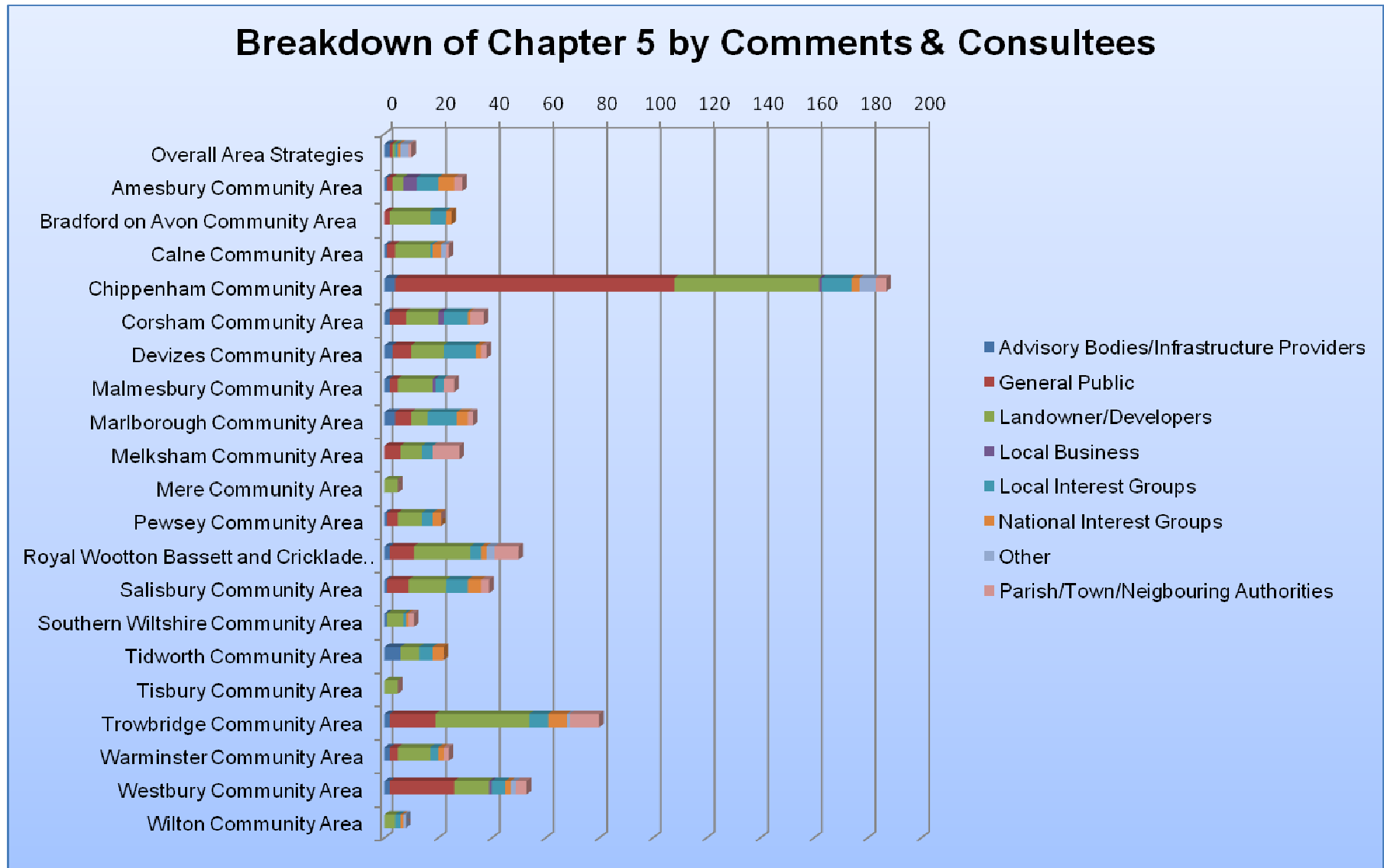
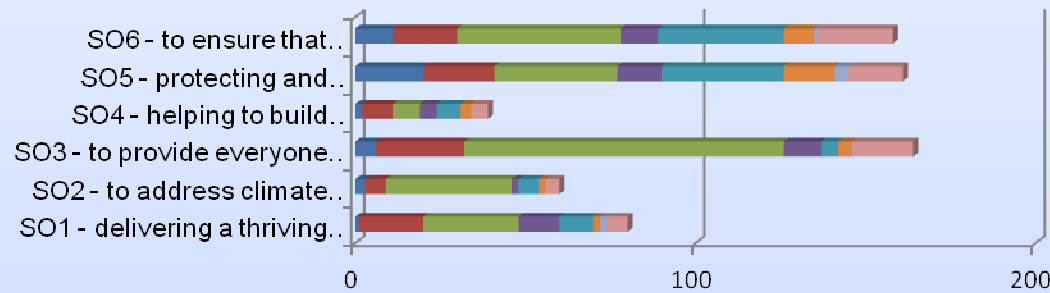


Figure 5: Breakdown of comments and consultees for chapter 5

## Breakdown of Chapter 6 by Comments & Consultees



	SO1 - delivering a thriving economy	SO2 - to address climate change	SO3 - to provide everyone with access to a decent affordable home	SO4 - helping to build resilient communities	SO5 - protecting and enhancing the natural environment	SO6 - to ensure that essential infrastructure is in place support our communities
Advisory Bodies/Infrastructure Providers	1	3	6	2	20	11
General Public	19	6	26	9	21	19
Landowner/Developers	28	37	94	8	36	48
Local Business	12	2	11	5	13	11
Local Interest Groups	10	6	5	7	36	37
National Interest Groups	2	2	4	3	15	9
Other	2	0	0	0	4	1
Parish/Town/Neighbouring Authorities	6	4	18	5	16	22

- Advisory Bodies/Infrastructure Providers
- General Public
- Landowner/Developers
- Local Business
- Local Interest Groups
- National Interest Groups
- Other
- Parish/Town/Neighbouring Authorities

Figure 6: Breakdown of comments and consultees for chapter 6

## Key issues

- 1.8 The key issues raised during the consultation are summarised in Table 2 below. The list is not exclusive and summaries of all the comments received will be provided in an appendix to the wider consultation report. In addition, all comments will be available to view on the online consultation portal<sup>4</sup>.

**Table 2: Summary of key issues in relation to each part of the core strategy**

Chapter/policy	Key issues raised
1: Introduction	<ul style="list-style-type: none"> <li>• Concerns about the consultation process:               <ul style="list-style-type: none"> <li>○ More weight should be given to comments made.</li> <li>○ Responses published on the web site are often too simplistic or miss the point.</li> <li>○ Advice on how to comment misleading and non compliant with SCI</li> <li>○ Overly complex and uses too much jargon</li> <li>○ Objective (online system) not easy to use and expects comments to be submitted on single issues.</li> <li>○ Availability of documents at library and complexity of evidence.</li> <li>○ Complexity of consultation process.</li> </ul> </li> <li>• Opinion divided as to whether Core Strategy is consistent with the National Planning Policy Framework (NPPF). Suggestion that council should reconsult to take account of the NPPF.</li> <li>• Need map to show town and parish boundaries and other designations.</li> <li>• Definition of sustainable development needed.</li> <li>• Cannot force a more sustainable society on people by simply providing jobs and homes in the same location.</li> <li>• Seek a referendum at Chippenham to properly reflect resident's wishes.</li> <li>• Document in relation to Trowbridge doesn't properly reflect public opinion.</li> <li>• If development at West Ashton goes ahead, S106/CIL from the site should be used for town centre regeneration.</li> <li>• Strategy focuses on road corridors rather than urban regeneration.</li> <li>• Targets for additional housing should be based on statistics and trends and use a bottom up approach to assessment of local needs.</li> <li>• How the SWCS has been merged into the WCS.</li> <li>• Support for approach to landscape scale conservation.</li> <li>• Diminishing water resources have not been taken into account.</li> <li>• Role of other SPD, DPD, VDS and Village Plans.</li> <li>• No recognition of the needs of faith groups.</li> <li>• Need to additional evidence in relation to tourism, traffic</li> </ul>

<sup>4</sup> The online consultation portal can be accessed at:  
[http://consult.wiltshire.gov.uk/portal/spatial\\_planning/wcs/pre-subconsult2012?tab=list](http://consult.wiltshire.gov.uk/portal/spatial_planning/wcs/pre-subconsult2012?tab=list)



	<ul style="list-style-type: none"> <li>congestion and air quality.</li> <li>• Overly ambitious.</li> </ul>
2: Spatial Portrait	<ul style="list-style-type: none"> <li>• Trying to reduce out commuting is the wrong strategy</li> <li>• Superfast broadband is essential Wiltshire-wide</li> <li>• Plan fails to adequately address water resources</li> <li>• Additional 3000 houses should be reserved West of Swindon</li> </ul>
3. Spatial Vision	<ul style="list-style-type: none"> <li>• Widespread support</li> <li>• The ambition and effectiveness of the climate change objectives were questioned</li> <li>• There was strong representation that meeting places and places of worship should be referenced</li> <li>• A number of requests to tighten up the key outcomes related to safeguarding landscapes especially the AONB and WHS.</li> <li>• Housing numbers are too low to meet the objectives</li> <li>• Housing numbers are too high to meet the objectives</li> <li>• Strategic objective 1:             <ul style="list-style-type: none"> <li>○ Need higher education provision (including 16+) to match target sectors</li> <li>○ Support SO1 but concerned that approach is not carried through the strategy</li> <li>○ Location of Chippenham strategic sites does not agree with SO1</li> <li>○ Not practical to suggest retail development will only come forward in town centres. Inconsistent with NPPF.</li> <li>○ Support for SO1 and particularly key outcome in relation to the tourism industry.</li> <li>○ Welcome for key outcome relating to redundant MOD land.</li> <li>○ Concern at removal of policy on rural diversification and enterprise which was included in earlier consultation document.</li> <li>○ Should recognise Swindon as important regional centre.</li> <li>○ Approach to prevent out commuting could have detrimental effect on economic growth.</li> <li>○ New retail provision should provide more effective choice and competition.</li> <li>○ The jobs/employment land forecasts are neither sound or evidence-based: further work is required.</li> <li>○ Lack of clarity over how the figure of 27,500 jobs and 178 ha employment land is arrived at.</li> </ul> </li> </ul>
4. Spatial Strategy: Core Policy 1 – Settlement Strategy	<ul style="list-style-type: none"> <li>• Widespread support, but with minor changes proposed</li> <li>• CP1 is inflexible and will constrain and stifle development, and is therefore contrary to NPPF</li> <li>• Needs radical rethink of spatial strategy to be compliant with European Law</li> <li>• No reference to Conservation Areas</li> <li>• Approach to small villages is too restrictive and simplistic and is not specific enough about when development is acceptable</li> </ul>

	<ul style="list-style-type: none"> <li>• Concern about how policy could be interpreted around settlement boundaries</li> <li>• Village policy limits should be retained for small villages</li> <li>• Settlement boundaries are out of date and should be expanded/reviewed</li> <li>• Strong support for Trowbridge and Salisbury being identified as Principal Settlements; some support for Chippenham, but also a number of objections.</li> <li>• Number of suggestions for changes to designations of the other settlements</li> <li>• CP1 does not recognise cross border relationships; should include a 'West of Swindon' category.</li> </ul>
<p>4. Spatial Strategy: Core Policy 2 – Delivery Strategy</p>	<ul style="list-style-type: none"> <li>• Plan period should be extended to cover 15 years; housing and employment requirements should be increased accordingly.</li> <li>• Housing requirement should be increased:             <ul style="list-style-type: none"> <li>○ Not sufficiently flexible</li> <li>○ Does not plan for specific uncertainties (capacity of J16, closure of RAF Lyneham)</li> <li>○ Contrary to the NPPF</li> <li>○ Projections used do not accord to high economic growth scenario</li> <li>○ Should accord with latest CLG household projections</li> <li>○ Will worsen affordability of homes</li> <li>○ Does not accord with SHMA</li> <li>○ Does not accord with SA</li> <li>○ Will not meet sub-regional requirement, as neighbouring authorities have also reduced housing requirements</li> <li>○ Overly restrictive and does not encompass the presumption in favour of sustainable development</li> <li>○ Should reflect RSS</li> <li>○ Methodology is not transparent</li> <li>○ Assumes a change in people's behaviour</li> <li>○ Does not reflect SHLAA.</li> </ul> </li> <li>• Housing requirement should be decreased:             <ul style="list-style-type: none"> <li>○ Infrastructure already over-burdened</li> <li>○ No justification</li> <li>○ Has been maintained from RSS and is based on out-of-date models</li> <li>○ Population growth should be managed by Government</li> <li>○ Based on shaky demographic and migration assumptions</li> <li>○ Insufficient water resources.</li> </ul> </li> <li>• General support for the housing requirement from 5 respondents</li> <li>• Concerns about the distribution of housing:             <ul style="list-style-type: none"> <li>○ Housing Market Areas are arbitrary</li> <li>○ Community Area and settlement housing targets are too prescriptive</li> <li>○ Former district boundaries should be used</li> <li>○ Reduction from RSS targets has not been applied</li> </ul> </li> </ul>

	<p>consistently across Wiltshire</p> <ul style="list-style-type: none"> <li>• Should be mechanism to ensure housing and jobs are delivered in parallel</li> <li>• Wording in paragraph 4.23 should be changed to make it clear that while the Council wants to bring forward employment, the Core Strategy does not include a policy which links delivery of housing with employment.</li> <li>• Employment requirement:             <ul style="list-style-type: none"> <li>○ This should be a minimum</li> <li>○ Employment land should be of the right type and in the right location</li> <li>○ Sites outside the main settlements should be supported</li> <li>○ Need to ensure that population have sufficient skills to support new employment delivery</li> <li>○ Should prioritise release of strategic employment land</li> </ul> </li> <li>• Brownfield development:             <ul style="list-style-type: none"> <li>○ Mix of views as to whether brownfield sites should be prioritised.</li> <li>○ Brownfield development outside settlement frameworks should be permissible if more sustainable.</li> <li>○ Brownfield target should be increased.</li> <li>○ No need for Brownfield target.</li> <li>○ Should be mechanism to ensure Brownfield target is achieved.</li> </ul> </li> <li>• Location of development:             <ul style="list-style-type: none"> <li>○ Community led plans should be able to identify development adjacent to small villages</li> <li>○ Parish Plans and Village Design Statements should be included as sources of supply</li> <li>○ Small, sustainable developments should be allowed outside limits of development</li> </ul> </li> <li>• Delivery of development:             <ul style="list-style-type: none"> <li>○ Further detail needed on how and when site allocations DPD will be prepared</li> <li>○ Additional sites should be included as strategic sites</li> <li>○ Community led plans should not be relied upon to deliver</li> </ul> </li> <li>• Duty to co-operate should be evidenced</li> <li>• Masterplans should provide sufficient flexibility</li> <li>• Should be a requirement for places of worship.</li> </ul>
<p>4. Spatial Strategy: Core Policy 3 – Infrastructure Requirements</p>	<ul style="list-style-type: none"> <li>• Viability assessment is only necessary for development proposals where there is a dispute over viability</li> <li>• Viability of the Core Strategy should be reviewed in line with the NPPF</li> <li>• Prioritisation:             <ul style="list-style-type: none"> <li>○ Meeting halls and places of worship should be included as ‘place-shaping’ infrastructure</li> <li>○ Suggestions to changes to lists of essential and place-shaping infrastructure</li> <li>○ Full definition of ‘essential’ and ‘place-shaping’</li> </ul> </li> </ul>

	<p>infrastructure should be provided</p> <ul style="list-style-type: none"> <li>○ Current methodology is too generally applied across Wiltshire</li> <li>● Developer contributions:             <ul style="list-style-type: none"> <li>○ Contributions should not be required prior to development, and should be provided in stages</li> <li>○ Should clarify that there is no 'claw-back' principle</li> <li>○ CP3 should recognise that some payments may not be capable of being made.</li> <li>○ Planning permission should be deferred rather than deferring contributions</li> </ul> </li> <li>● Community Infrastructure Levy:             <ul style="list-style-type: none"> <li>○ Community should decide how CIL is spent for substantial developments, and the council should liaise directly with town and parish councils over CIL</li> <li>○ Request for firmer indication of the CIL to be set, and IDP to be costed</li> <li>○ Guidance note on planning obligations and CIL should be in place as part of Core Strategy</li> <li>○ CIL should be used for site-specific infrastructure or within the local area</li> </ul> </li> <li>● Planning obligations should be subject to tests set out in the CIL Regulations 2010</li> <li>● Should clarify position in relation to planning obligations post-2014</li> <li>● Omissions:             <ul style="list-style-type: none"> <li>○ State what priority will be given to affordable housing</li> <li>○ More detail on emergency fire and rescue service</li> <li>○ Should refer to water and sewerage infrastructure</li> <li>○ Should mention off-setting and biodiversity/eco system loss compensation mechanisms</li> <li>○ Need definition of sustainable transport</li> </ul> </li> <li>● Need clearer delivery strategy</li> <li>● South Wiltshire Core Strategy should be re-examined in terms of making best use of existing infrastructure</li> <li>● Should make better use of existing infrastructure</li> <li>● Review strategic allocations in light of provision of on- and off-site contributions to sport facilities.</li> </ul> <p>In addition to the above, a number of comments were received in relation to the Infrastructure Delivery Plan. The key issues arising from these comments are summarised below at the end of this table.</p>
<p>5. Area Strategies (introductory text)</p>	<ul style="list-style-type: none"> <li>● Overall level of growth:             <ul style="list-style-type: none"> <li>○ Housing and employment land quanta are too high and not supported by robust and credible evidence base. Growth projections should be revised downwards.</li> <li>○ Contingency sites should be added to the plan to address potential underperformance in delivery of housing during the early plan period.</li> </ul> </li> <li>● The Plan must take a consistent and coherent approach to</li> </ul>

	<p>the management of development and protection of historic assets. Relationship between CP58 and the approach taken in the Area Strategies needs to be consistently applied.</p> <ul style="list-style-type: none"> <li>• Impact on designated landscapes:             <ul style="list-style-type: none"> <li>○ Proposals will lead to unacceptable impacts on the North Wessex Downs AONB.</li> <li>○ To offset and/or address impacts on the AONB, Community Infrastructure Levy money should be directed towards ensuring the objectives of the relevant AONB Management Plan are delivered.</li> </ul> </li> <li>• Suggestions made in relation to more than one community area included:             <ul style="list-style-type: none"> <li>○ The plan period should be extended to 2028</li> <li>○ The statement about the master planning process should be clarified</li> <li>○ The text should be amended to clarify that housing and employment figures are minimum targets</li> <li>○ The final paragraph of CP7 should be deleted: it would be better suited to supporting text.</li> </ul> </li> </ul>
<p>Amesbury Area Strategy</p>	<ul style="list-style-type: none"> <li>• Need clarification as to which of the three ‘Gomeldons’ settlements are identified as a small village.</li> <li>• Concern that evidence base supporting changes to Amesbury is limited through reliance on previous planning effort focused on Salisbury.</li> <li>• Housing sought in Kings Gate area may require balancing growth in retail, road, education and leisure facilities.</li> <li>• Principal Employment Areas should be shown on the proposals map.</li> <li>• Previous local plan employment allocation at Solstice Park should be saved.</li> <li>• Bullet points in relation to Salisbury Plain Special Protection Area and the River Avon Special Area of Conservation are not in line with the Habitats Directive. Suggested changes to the text.</li> <li>• Reference to Stonehenge in paragraph 5.15 is both misleading and incorrect. Suggested changes to text.</li> <li>• Bullet points 5, 11 and 14 of para. 5.19 do not underline the Council’s intention in respect of the WHS. Suggested changes to text.</li> <li>• Wording of para. 5.28 should be amended for accuracy and clarity of understanding in relation to the primary aim of the WHS Management Plan.</li> </ul>
<p>Bradford on Avon Area Strategy</p>	<ul style="list-style-type: none"> <li>• Should recognise importance of AONB</li> <li>• Should recognise distinctive neighbourhoods</li> <li>• Development should be phased to the end of the plan period</li> <li>• Level of growth proposed is the most that Bradford can withstand</li> <li>• Housing and employment allocations at Bradford on Avon should be increased</li> <li>• Should identify another site in BoA to deliver the residual housing requirement</li> </ul>

	<ul style="list-style-type: none"> <li>• Cycle path between BoA and Holt should be provided</li> <li>• Kingston Farm:             <ul style="list-style-type: none"> <li>○ Employment element is exaggerated</li> <li>○ Benefits of existing large trees should be recognised</li> <li>○ Will lead to urbanisation of Holt side of BoA</li> <li>○ Development should have little parking provision</li> <li>○ 2-3ha employment land not likely to be delivered: 5,000 sq m will be delivered</li> <li>○ Green space shown adjacent to the site is not available and will remain in agricultural use</li> <li>○ Statement about master planning process is unclear</li> <li>○ Not the most appropriate site when considered against alternatives</li> <li>○ Site does not have capacity to deliver the entire proposal</li> <li>○ Ecology, archaeology/cultural heritage, and landscape are constraints</li> <li>○ SA should be revisited</li> </ul> </li> <li>• Alternative sites:             <ul style="list-style-type: none"> <li>○ Land North of Holt Road</li> <li>○ Land at Bradford on Avon Golf Course</li> </ul> </li> <li>• Air quality, transport and Historic Core Zone:             <ul style="list-style-type: none"> <li>○ More serious consideration of AQMA needed</li> <li>○ Question as to how congestion will be reduced</li> <li>○ Question as to how Historic Core Zone will be delivered</li> <li>○ Concern at impact of Bath HGV ban</li> </ul> </li> <li>• Bath and Bradford on Avon SAC             <ul style="list-style-type: none"> <li>○ Policies for community area and environmental protection need to be rewritten in light of SAC</li> <li>○ Need Appropriate Assessment of Kingston Farm site</li> </ul> </li> <li>• Holt area of opportunity: an alternative area of opportunity should be identified.</li> </ul>
<p>Calne Area Strategy</p>	<ul style="list-style-type: none"> <li>• Calne Town Council support the strategy for the area</li> <li>• Housing requirement should be increased</li> <li>• Housing target should allow for additional development where there is a shortfall elsewhere</li> <li>• Settlement boundary of Calne should be redefined to include land at Castle Walk</li> <li>• Should identify site for care and older people's accommodation</li> <li>• Strategic allocation should be identified in Calne</li> <li>• Suggested allocations:             <ul style="list-style-type: none"> <li>○ Land to north east including land at High Penn</li> <li>○ Land off Oxford Road</li> </ul> </li> <li>• Support omission of land east of Chippenham as strategic site – should become rural buffer</li> <li>• Should recognise that development outside B1/B2/B8 can provide significant number of jobs</li> <li>• Qualitative need for convenience retail in Calne</li> <li>• Support for references to AONB</li> </ul>

	<ul style="list-style-type: none"> <li>• Aspirations to create entertainment and recreational facilities</li> <li>• Development should be high quality design</li> <li>• Support for not bringing forward eastern distributor road</li> </ul>
<p>Chippenham Area Strategy</p>	<ul style="list-style-type: none"> <li>• Housing requirement:           <ul style="list-style-type: none"> <li>○ Maximum housing requirement should be 1500</li> <li>○ Referendum should be taken on levels of development</li> <li>○ Should be made clear that there will be a need to release Greenfield land to deliver houses outside Chippenham</li> <li>○ Insufficient housing requirement in Chippenham Community Area</li> </ul> </li> <li>• Spatial Strategy:           <ul style="list-style-type: none"> <li>○ Too much emphasis given to early employment delivery</li> <li>○ Should not require employment development in advance of residential.</li> <li>○ Spatial Strategy is not ambitious enough to attract inward investment and does not provide a flexible supply of strategic employment sites</li> <li>○ Should refer to potential impacts of development at Chippenham on Lacock</li> <li>○ Lack of consultation with Lacock Parish Council regarding proposals for Chippenham</li> <li>○ Grittleton should be identified as a small settlement</li> </ul> </li> <li>• Sites:           <ul style="list-style-type: none"> <li>○ Showell Farm Employment Site isn't viable</li> <li>○ East Chippenham Site should be allocated for 800 dwellings.</li> <li>○ Object to inclusion of 18ha employment land at Showell Farm and 800 dwellings at Patterdown/Rowden</li> <li>○ Alternative sites (e.g. J17) dismissed too easily</li> <li>○ Support for allocation of North Chippenham and Rawlings Green sites. Remaining 800 dwellings should be identified through NP/Chippenham masterplan.</li> <li>○ Object to allocation of North Chippenham and impact on Birds Marsh Wood</li> <li>○ Support for non-identification of East Chippenham site – should be designated as local Green Space</li> <li>○ Rawlings Green proposals not supported by local community</li> <li>○ Constraints to development of Rawlings Green currently unknown.</li> <li>○ Hunters Moon site should be reinstated as an allocation for employment and 650 houses.</li> <li>○ Saltersford Lane should be reinstated.</li> <li>○ Barrow Farm should be allocated for mixed use.</li> <li>○ Forest Farm should be allocated for 2.5ha employment land and 700 houses.</li> <li>○ Suitable alternatives for provision of employment sites have not been suitably considered.</li> </ul> </li> </ul>

	<ul style="list-style-type: none"> <li>○ Support South Chippenham allocation.</li> <li>○ CP10 does not comply with NPPF. Need more jobs around the town centre rather than near the A350.</li> <li>○ Changes should be made to indicative greenspace areas for Rawlings Green.</li> <li>○ Change land identified by Natural England as being more visually prominent to indicative greenspace at South West Strategic Site.</li> <li>○ Land at SW Abbeyfield School is non-strategic site and should not be allocated in Core Strategy.</li> <li>○ Development is allocated in Rowden Conservation Area, which is an open rural landscape.</li> <li>● Brownfield opportunities:             <ul style="list-style-type: none"> <li>○ Lack of consideration of brownfield opportunities, contrary to NPPF</li> <li>○ Langley Park is not being used to full potential</li> <li>○ SHLAA notes potential for 545 houses</li> </ul> </li> <li>● Proposed development is contrary to NPPF</li> <li>● Chippenham Central Area of Opportunity             <ul style="list-style-type: none"> <li>○ Support for inclusion of Langley Park/Hathaway Park in CP9</li> <li>○ Support for Chippenham Central Area Masterplan</li> <li>○ Wiltshire College Site should be identified as part of Central Area of Opportunity</li> <li>○ Support for inclusion of Bath Road Car Park/Bridge Centre site; request for council to consider other uses such as A3</li> </ul> </li> <li>● Transport Strategy             <ul style="list-style-type: none"> <li>○ Concern over lack of transport strategy to inform Core Strategy – more detailed transport strategy needed for Chippenham</li> </ul> </li> </ul>
<p>Corsham Area Strategy</p>	<ul style="list-style-type: none"> <li>● Chippenham South East Site is not properly referenced in the text: numbers and text for Cosham Community Area therefore misleading</li> <li>● Need to maintain open countryside between Corsham and Chippenham</li> <li>● Policy should provide greater scope for permitting development outside settlement boundaries</li> <li>● MoD land &amp; alternative sites:             <ul style="list-style-type: none"> <li>○ Sites should be identified for remaining 475 houses or 6 ha employment land</li> <li>○ Policy should provide greater control over redevelopment of existing employment sites, including MOD land</li> <li>○ Support for policies in relation to Copenacre. Town Council would support a larger footprint on Copenacre and Rudloe site.</li> <li>○ Question deletion of strategic site on land west of Corsham.</li> <li>○ No evidence of deliverability of future employment provision – risk existing employment sites are lost to housing</li> <li>○ Fails to identify sufficient specific employment sites</li> <li>○ Fails to deliver development on MoD land</li> </ul> </li> </ul>



	<ul style="list-style-type: none"> <li>○ 10 ha Sands Quarry site should be allocated for employment, green buffer and recreation</li> <li>○ Land to north and east of Leafield Industrial Estate should be allocated in the plan</li> <li>● Transport:       <ul style="list-style-type: none"> <li>○ Support re-opening station; should be top priority</li> <li>○ Support strategy to improve worker retention and emphasis on improved facilities and services</li> <li>○ Not correct that transport is generally poor: A4 should be recognised as positive feature</li> <li>○ Corsham Cycle network and greencorridor between Chippenham and Corsham not likely to be delivered</li> </ul> </li> <li>● Qualitative need for additional convenience retail floorspace in Corsham in line with NPPF</li> <li>● IDP does not provide breakdown of costs or who will pay, TP8 lacks coherence and has not been discussed with the community – will not provide basis to negotiate with developers</li> <li>● Support taking account of Bath and Bradford-on-Avon SAC.</li> </ul>
<p>Devizes Area Strategy</p>	<ul style="list-style-type: none"> <li>● Support for aspiration for railway station</li> <li>● Support for production of Devizes Town Transport Strategy</li> <li>● Support for retention of existing development boundaries</li> <li>● Housing:       <ul style="list-style-type: none"> <li>○ Housing target should be increased</li> <li>○ Increase housing requirement in Devizes rural area</li> <li>○ Allocate land at Coate Bridge for mixed use including 350 homes</li> <li>○ Allocate land at Lay Wood/Horton Road for 350 homes</li> <li>○ Lack of 5 year housing land supply in Eastern HMA</li> </ul> </li> <li>● Wider heritage assets in Devizes than the Wharf and Assize courts</li> <li>● Devizes Hospital should no longer be viewed as potential housing site</li> <li>● Status of Worton</li> <li>● Objection to Horton Road employment allocation</li> <li>● Prioritise addressing traffic congestion, reducing air pollution and need for improved health care</li> <li>● Description of Devizes is overly optimistic.</li> </ul>
<p>Malmesbury Area Strategy</p>	<ul style="list-style-type: none"> <li>● Definition of Malmesbury Community Area is required – currently separate boundaries for Malmesbury, Burton Hill and Cowbridge and Foxley Road</li> <li>● Housing:       <ul style="list-style-type: none"> <li>○ Housing numbers should not be set or delivered until school places addressed</li> <li>○ Housing targets should be increased to meet housing need and needs of employers</li> <li>○ Other centres have a lower percentage increase in housing</li> <li>○ No evidence to support increased amount of housing for Malmesbury</li> <li>○ No clear evidence as to how allocation of housing has been derived</li> </ul> </li> </ul>

	<ul style="list-style-type: none"> <li>○ Should make it clear that delivery outside the main town will involve release of Greenfield sites</li> <li>○ Comments on previous consultations have not been taken into account</li> <li>○ Land at Park Road should be allocated for development.</li> <li>● Employment and retail:             <ul style="list-style-type: none"> <li>○ Employment allocation at the Garden Centre should be removed</li> <li>○ CP13 should refer to need for a town centre study to determine appropriate scale of supermarket development.</li> <li>○ Malmesbury does not need another supermarket.</li> </ul> </li> <li>● Transport:             <ul style="list-style-type: none"> <li>○ Need to consider transport impacts and increased pressure on M4 J17</li> <li>○ No mention of how public transport might be improved</li> </ul> </li> <li>● Villages:             <ul style="list-style-type: none"> <li>○ Should allow small sites on the edge of Oaksey/large villages</li> <li>○ Support designation of Oaksey and Great Somerford as Large Villages</li> </ul> </li> </ul>
<p>Marlborough Area Strategy</p>	<ul style="list-style-type: none"> <li>● AONB:             <ul style="list-style-type: none"> <li>○ Should make clear that AONB is starting point of any strategy in the community area</li> <li>○ Concerns that AONB has not influenced level and location of proposed development</li> </ul> </li> <li>● River network:             <ul style="list-style-type: none"> <li>○ Importance of River Kennet should be stated</li> <li>○ 'Sustainability' should be defined in relation to River Kennet and Og Rivers</li> <li>○ Serious concerns over environmental capacity of Marlborough environment, particularly upper River Kennet</li> </ul> </li> <li>● Salisbury Road strategic site allocation:             <ul style="list-style-type: none"> <li>○ Support for allocation</li> <li>○ Development template overly prescriptive and premature</li> <li>○ Number of houses should be reduced and provision for a hotel included</li> <li>○ Objections to the allocation due to lack of hotel, affect on ground water supply, lack of school places, increased traffic and air pollution, and impact on Savernake Forest SSSI and ecology within site</li> </ul> </li> <li>● Air pollution problem should be recognised</li> <li>● Housing should be phased: infrastructure and employment should come forward before residential</li> <li>● Importance of tourism should be recognised</li> <li>● Term 'Outstanding Universal Value' is confusing</li> <li>● Development should be promoted in sustainable locations, with consideration to impacts upon M4</li> <li>● Should acknowledge presence of bats in disused rail</li> </ul>

<p>Melksham Area Strategy</p>	<p>tunnel.</p> <ul style="list-style-type: none"> <li>• Concern at scale of development: infrastructure will be overwhelmed</li> <li>• Appears to be preference for development on green field sites to the east of Melksham</li> <li>• Rural buffer between Melksham and Bowerhill should be protected/made available as Community Park</li> <li>• Potential impact of development on Lacock should be recognised</li> <li>• Should specify that non-strategic development will consist of 2-3 sites of no more than 30-35 housing units</li> <li>• Should recognise role of town and parish councils in delivering CP15</li> <li>• Should be no further large scale building in Bowerhill area.</li> <li>• Bowerhill Sports Field should be retained</li> <li>• CP15 does not cover economic and social needs of the villages: rural industry in the villages should be encouraged</li> <li>• Cycle linkages needed between town centre and surrounding villages</li> <li>• Support for protection of historic environment of the Spa: should be designated as a Conservation Area</li> <li>• Listed building in the villages should also be protected and enhanced</li> <li>• Wiltshire Council need to pro-actively secure a better rail service</li> <li>• Housing and employment development will not in itself improve the retail area</li> <li>• Core Strategy should protect riverside amenity from tree-felling</li> <li>• Settlement hierarchy and villages:       <ul style="list-style-type: none"> <li>○ Seend, Seend Cleeve, Inmarsh and Sells Green should be treated as one settlement.</li> <li>○ Bowerhill should be classified as a separate settlement (Large Village or Local Strategic Centre)</li> <li>○ Inaccuracies in settlement strategy assessment of Seend Cleeve</li> <li>○ Great Hinton should be identified as a Small Village</li> <li>○ Land north of Shaw and Whitley presents opportunity to deliver housing and community facilities</li> <li>○ Remainder sites for the villages should be agreed through Neighbourhood Plans, not just windfall sites</li> <li>○ Should allow for more retail in Bowerhill village</li> </ul> </li> <li>• Employment:       <ul style="list-style-type: none"> <li>○ Support for regeneration of Bowerhill Industrial Estate</li> <li>○ Disagreement with use of old running track land for waste transfer station</li> <li>○ A Business Development Brief should be prepared to determine type and extent of employment required</li> <li>○ Upside Park should be excluded from list of Principal Employment Areas</li> <li>○ Bowerhill employment area serves a wider area</li> </ul> </li> </ul>
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	<ul style="list-style-type: none"> <li>○ than Melksham town</li> <li>○ Need car/lorry park at Bowerhill IE</li> <li>○ Heritage centre could be provided on employment land at Bowerhill</li> <li>● Lack of strategic site:             <ul style="list-style-type: none"> <li>○ Concern that lack of strategic site will leave town vulnerable to developers</li> <li>○ Strong objection to lack of strategic site: uncertainty around NPs, NPPF supports preparation of single Local Plan, inconsistent approach to allocations, removal of allocation has not been subject to SA/SEA</li> <li>○ Land north of the A3102 should be allocated for 100 homes, and land south of the existing development east of Melksham for 200 homes (Melksham Town Council)</li> <li>○ Land east of Melksham should be allocated for 400-450 dwellings</li> </ul> </li> <li>● Joined up thinking is required between Melksham and Trowbridge community areas</li> <li>● Errors on Melksham map need to be rectified</li> <li>● Housing and employment numbers:             <ul style="list-style-type: none"> <li>○ Housing numbers for rural settlements are too low</li> <li>○ Housing numbers for whole community area should be increased</li> <li>○ Too many houses are allocated in the community area</li> <li>○ Housing numbers for Melksham town should be decreased, and numbers for villages increased</li> <li>○ Figures for Bowerhill should not be included with Melksham town</li> </ul> </li> <li>● Canal project offers opportunity to provide walking and cycling links to the villages</li> </ul>
<p>Mere Area Strategy</p>	<ul style="list-style-type: none"> <li>● General support for CP17</li> </ul>
<p>Pewsey Area Strategy</p>	<ul style="list-style-type: none"> <li>● AONB:             <ul style="list-style-type: none"> <li>○ No alternative approach has been suggested within the Core Strategy for land inside the AONB</li> <li>○ Questions as to how level of development will be achieved without harm to the AONB – justification for level of development needs to be explained</li> <li>○ Within AONB development should be prioritised on brownfield land first, within the settlement boundary</li> </ul> </li> <li>● Support for settlement strategy but housing allocation for community area is insufficient</li> <li>● Increased recreational pressure should be avoided where it may impact on European habitats and species</li> <li>● Housing:             <ul style="list-style-type: none"> <li>○ Housing numbers are too high</li> <li>○ CP18 should make it clear that delivery of housing will involve Greenfield sites</li> <li>○ Should provide guidance on level of growth expected in Pewsey</li> <li>○ Majority of dwellings in the community area should</li> </ul> </li> </ul>

	<ul style="list-style-type: none"> <li>○ be focussed on Pewsey</li> <li>○ Housing development in Pewsey should be phased for delivery throughout the plan period</li> <li>○ CP18 should allocate a strategic site at Pewsey</li> <li>○ Pewsey currently delivers insufficient housing</li> <li>● Support identification of Burbage as a Large Village</li> </ul>
<p>Royal Wootton Bassett and Cricklade Area Strategy</p>	<ul style="list-style-type: none"> <li>● West of Swindon:           <ul style="list-style-type: none"> <li>○ Strategic sites should be allocated at Washpool, Ridgeway Farm, Marsh Farm</li> <li>○ Development should be permitted to the west of Swindon due to need for Swindon to expand</li> <li>○ Failure of Wiltshire and Swindon to work together on this issue</li> <li>○ Need for joint EiP for Wiltshire and Swindon</li> <li>○ RSS is still part of development plan</li> <li>○ Opposition to development west of Swindon due to need to preserve identity of settlements</li> <li>○ Should bring back rural buffer</li> </ul> </li> <li>● Strategic site should be allocated at Brynard's Hill</li> <li>● Strategic site should be allocated at land south of Wootton Bassett</li> <li>● Support for no strategic housing allocation in the area</li> <li>● Support for statement about J16</li> <li>● Housing requirement should be increased:           <ul style="list-style-type: none"> <li>○ Inadequate to meet need</li> <li>○ Should use RSS</li> <li>○ CS does not adequately account for likely delivery problems</li> <li>○ Lyneham will create need</li> <li>○ Need for contingency/flexibility</li> <li>○ Moredon Bridge development reflects Swindon's need and should not come out of Wiltshire housing figures</li> <li>○ Not enough houses for likely jobs</li> </ul> </li> <li>● Transport:           <ul style="list-style-type: none"> <li>○ J16 congestion problems: should developers pay for improvements? Will improvements adversely impact on local roads</li> <li>○ HGVs and traffic are major issues in Cricklade and Purton</li> <li>○ Need to promote sustainable transport</li> </ul> </li> <li>● RAF Lyneham:           <ul style="list-style-type: none"> <li>○ Question as to whether village boundary review will be separate to any masterplan for the base</li> <li>○ Development at Lyneham could have negative impact on roads</li> </ul> </li> <li>● Jobs should be created before more houses are built</li> <li>● Proposed changes to settlement hierarchy status of Cricklade, Purton, Lyneham and Lydiard Millicent</li> <li>● Sustainability is not clearly defined</li> <li>● Brownfield should be prioritised over Greenfield</li> <li>● Retail assessment should be qualitative as well as quantitative</li> <li>● Should be more than 30% affordable housing</li> </ul>

	<ul style="list-style-type: none"> <li>• Question as to why major development should support changes to infrastructure</li> <li>• Question as to how development will fund infrastructure</li> </ul>
Salisbury Area Strategy	<ul style="list-style-type: none"> <li>• Radical transport options as identified by the Inspector need to be added (agreed)</li> <li>• Too much development in Laverstock and Ford Parish</li> <li>• Core Policy 23 should be deleted</li> <li>• Plan period should be extended</li> <li>• Support for Maltings/CCP redevelopment</li> </ul>
Southern Wiltshire Area Strategy	<ul style="list-style-type: none"> <li>• Developers proposing to connect to a Waste Water Treatment Works will need to check with the utilities provider that there is adequate capacity.</li> <li>• Bullet points not in line with the Habitats Directive, which indicates that development must avoid damage to, and not adversely affect, Special Areas of Conservation and the habitats, species and processes which maintain their integrity. Suggested changes to wording to reflect Habitats Directive and to add reference to Salisbury Plain.</li> <li>• Core policies 24 and 25: concerned at change of policy number between Core Strategies and would like to know if new policies can be amended during this consultation.</li> </ul>
Tidworth Area Strategy	<ul style="list-style-type: none"> <li>• Housing requirement:           <ul style="list-style-type: none"> <li>○ Housing development should be phased for delivery throughout the plan period</li> <li>○ Requirement is not commensurate with settlement size or function: services, facilities and employment opportunities at Tidworth and Ludgershall are extremely limited</li> <li>○ Development at Zouch Manor farm should be included as part of supply</li> </ul> </li> <li>• Support for allocation at Drummond Park. Should be a development template at appendix A.</li> <li>• Proposals do not strictly follow the requirement of the Habitats Directive</li> <li>• Development of Brownfield should consider risks from contamination to ground and surface waters</li> <li>• Support for references to AONB</li> <li>• Support for solutions to limit impact of development on A303</li> <li>• Issues and considerations not in line with Habitats Directive: increased recreational pressure should be avoided where it may impact on European protected habitats and species</li> <li>• Need to consider foul and surface water disposal and a water cycle study as part of infrastructure requirements</li> </ul>
Tisbury Area Strategy	<ul style="list-style-type: none"> <li>• Support for balance of housing directed towards Tisbury Community Area</li> <li>• Hindon could potentially accommodate a higher level of planned housing growth than Fovant or Ludwell</li> <li>• Housing allocation should be identified at Hindon, and could include land adjacent to East Street.</li> </ul>

<p>Trowbridge Area Strategy</p>	<ul style="list-style-type: none"><li>• Trowbridge town centre:<ul style="list-style-type: none"><li>○ Town centre better suited to community starter housing not another supermarket.</li><li>○ Does not sufficiently prioritise town centre. No assurance central area will be delivered before Ashton Park.</li><li>○ Support objective for proposed urban extension to be fully integrated with the town centre.</li><li>○ Inconsistent with NPPF – proposing specific residential and office uses for Bowyers site could prevent development coming forward. Retail and leisure led development is the most appropriate on the site.</li><li>○ Area described as the ‘town centre’ needs to be properly defined.</li></ul></li><li>• No long term vision for Canal Road Estate. Need to improve B3105.</li><li>• Too much development planned on Greenfield land: Brownfield should be developed first for housing not commercial uses.</li><li>• Insufficient emphasis on giving priority to brown field sites, which leaves vulnerable to a redundant and crumbling town centre.</li><li>• Housing and employment figures are excessive and out of balance.</li><li>• Some concerns with traffic on B3105 and overall level of development.</li><li>• More proactive approach needed to stop heavy goods vehicle using Trowbridge as a route to M4.</li><li>• Suggestions for rewording of the vision statement within the area strategy.</li><li>• CP28 should include reference to aspirations to create leisure, entertainment and cultural facilities.</li><li>• There is qualitative need for additional convenience floor space in Trowbridge in line with NPPF requirements.</li><li>• Strategic site:<ul style="list-style-type: none"><li>○ Should consider impact on strategic road network, particularly A36</li><li>○ Should change map to reflect correct site area.</li><li>○ Proposals are unsound and need to be reduced in scale to reflect the existing and proposed highways infrastructure capacity.</li><li>○ The identification of a single strategic allocation, with various constraints, is not the most appropriate strategy: would be better to identify a number of smaller strategic sites on the edge of the urban area, such as land at Church Lane.</li></ul></li><li>• Bowyers site presents best opportunity for district heating system and is ideally located for retail and leisure development.</li><li>• Ecology:<ul style="list-style-type: none"><li>○ Important wood south east of Trowbridge to be preserved.</li><li>○ Trowbridge needs trees.</li></ul></li></ul>
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	<ul style="list-style-type: none"> <li>• Settlement hierarchy:             <ul style="list-style-type: none"> <li>○ Yarnbrook should not be re-classed as a small village but remain a settlement in the countryside.</li> <li>○ Support for identification of Southwick as a large village.</li> <li>○ Welcome fact that Hilperton is now classed as a large village, thereby reinstating Village Policy Limit.</li> <li>○ West Ashton would like to remain a small village however would like to retain its existing policy limit.</li> <li>○ Strategic role given to Trowbridge is supported.</li> </ul> </li> </ul>
<p>Warminster Area Strategy</p>	<ul style="list-style-type: none"> <li>• Issues and considerations not in line with Habitats Directive: increased recreational pressure should be avoided where it may impact on all European protected habitats and species. Benefits to one species should not be balanced against adverse effects on others.</li> <li>• Reference to fire station and ambulance service centre should be amended</li> <li>• Support for proposed mix of development</li> <li>• Alarmed by proposed development</li> <li>• Need to consider traffic impacts on A36</li> <li>• Question as to why land at 44-48 Bath Road is not included in the strategic site area</li> <li>• Not enough jobs to support new housing</li> <li>• Not enough school spaces and amenities</li> <li>• Infrastructure will struggle</li> <li>• Chapmanslade should be identified as a Small Village (not a Large Village)</li> <li>• Any development is likely to add to climate change</li> <li>• There should be more specific criteria associated with the development</li> <li>• Support location of strategic site and flexible approach to meeting Phosphates Management Plan</li> <li>• Master planning approach will build in delay</li> <li>• Flexible approach should be taken to affordable housing</li> <li>• Direct relationship between employment and housing should be built into CP31</li> <li>• Housing allocation should be increased and SA re-visited. Land to east of Dene should be identified for 320 dwellings.</li> <li>• Object to strategic site on western side of town. Should remove strategic site and leave allocation to NP or site allocations DPD. Alternatively, lower the number of houses.</li> <li>• Overall level of housing for Warminster is insufficient.</li> <li>• Promotion of land which was previously white belt, before becoming green belt.</li> <li>• Land north of Grovelands Way should be included as part of the urban extension.</li> <li>• The West Wiltshire Urban Extension is capable of accommodating a much higher number. The overall requirement for the site should be reassessed.</li> <li>• Land south of Bugley Barton Farm is not essential to the delivery of the majority of the site.</li> </ul>
<p>Westbury Area Strategy</p>	<ul style="list-style-type: none"> <li>• Housing:             <ul style="list-style-type: none"> <li>○ Housing requirement for Westbury is too low to</li> </ul> </li> </ul>



	<ul style="list-style-type: none"> <li>○ deliver infrastructure requirements</li> <li>○ Scale of housing growth should not be determined by the need to balance the high level of housing in the past</li> <li>● Alternative sites promoted for allocation:             <ul style="list-style-type: none"> <li>○ Land to the East of Newtown (residential)</li> <li>○ North of Westbury (mixed-use)</li> </ul> </li> <li>● Land at Station Road allocation:             <ul style="list-style-type: none"> <li>○ Site will impact negatively on use of the lake for sailing and angling</li> <li>○ Site is capable of delivering 500 homes: this higher number is necessary to deliver infrastructure requirements and public realm improvements</li> <li>○ Site should be expanded to included associated land</li> <li>○ Access to the station is an issue for buses: could be dealt with through the strategic site</li> </ul> </li> <li>● Employment:             <ul style="list-style-type: none"> <li>○ Employment in Westbury should be considered in line with Trowbridge</li> </ul> </li> <li>● Land at Mill Lane, Hawkeridge strategic site:             <ul style="list-style-type: none"> <li>○ Employment requirement for Westbury should be lower and Mill Lane, Hawkeridge site is unnecessary</li> <li>○ Enough employment land in Westbury and road network cannot accommodate additional traffic from proposed site</li> <li>○ Support inclusion of Mill Lane, Hawkeridge site</li> </ul> </li> <li>● Landscape/environment:             <ul style="list-style-type: none"> <li>○ Should be firm and robust protection for Wellhead Valley</li> <li>○ All species and habitats, not just Stone Curlews, should be protected in vicinity of SPA/SAC to be in conformity with Habitats Directive</li> <li>○ Area unsuitable for development because of water supply and natural history concerns</li> <li>○ Areas of Green Belt should be identified around Westbury</li> </ul> </li> <li>● Lafarge Cement Site             <ul style="list-style-type: none"> <li>○ Lafarge site should retain rail sidings</li> <li>○ Lafarge site should be designated as Principal Employment Area</li> <li>○ Only suitable use for Lafarge site is agricultural</li> </ul> </li> <li>● Westbury Bypass             <ul style="list-style-type: none"> <li>○ Remove saved policy T1a, Westbury Bypass</li> <li>○ Council's intentions regarding the bypass should be made clear</li> </ul> </li> <li>● HGVs are a problem in Wesbury</li> </ul>
<p>Wilton Area Strategy</p>	<ul style="list-style-type: none"> <li>● Provide employment to cater for Wilton residents rather than placing it in Salisbury</li> <li>● Need to reflect Habitats Directive which indicates that development must avoid damage to, and not adversely affect, Special Areas of Conservation and the habitats, species and processes which maintain their integrity.</li> </ul>

<p>Delivering SO1: CP34 – Additional employment land</p>	<ul style="list-style-type: none"><li>• Support for reference in para. 6.2 to ‘targeting growth in the tourism sector’ but text should be expanded.</li><li>• Salisbury Plain should be specified as a tourist attraction in para. 6.3.</li><li>• Need a new policy and key outcome which promotes brownfield sites in town centres as priority places for development.</li><li>• Need more emphasis on the need to develop brownfield sites before Greenfield. The council should maintain a list of all suitable brownfield sites.</li><li>• NPPF section on town centre vitality should be expressed in the Core Strategy: should promote Trowbridge town sites much more strongly.</li><li>• Support for recognition that employment sites may come forward which do not strictly meet policy but are of strategic significance.</li><li>• Policy should recognise that employment sites not adjacent to current boundaries may be needed.</li><li>• Policy does not allow for land adjacent to market towns, and thus potential Greenfield employment sites could be excluded.</li><li>• Para. 6.13 is inconsistent with much of the CS and NPPF and should be deleted.</li><li>• Suggested changes to text of CP34:<ul style="list-style-type: none"><li>○ Need to clarify whether rural employment (criterion iii) refers to type or location.</li><li>○ Criterion iv should be reworded to cover sites that are able to demonstrate that they promote the move towards a higher-value economy</li><li>○ Criterion iv: ‘are considered essential’ is too narrow – should replace with ‘are considered beneficial’</li><li>○ Criterion relating to sites essential to wider strategic interest (iv) is too ambiguous and should be removed.</li><li>○ Criterion v should be reworded to refer to the NPPF.</li><li>○ Criterion vii (relating to evidence that proposals are required to benefit local economic and social needs) is unnecessary and adds significant restriction. Contrary to NPPF and principles of the Core Strategy.</li><li>○ Strongly recommended that criterion viii (relating to strategic employment allocations) is removed</li><li>○ Criterion viii will be complex to implement through development management: should only relate to sites of more than 1ha.</li><li>○ ‘Adequate infrastructure’ (ix) does not go far enough and needs to be expanded. Should include measures to encourage public rail transport of both employees and freight.</li><li>○ CP34 should make reference to AONB policy.</li><li>○ Wording of CP34 should be changed to stop developers putting forward repeated applications on land that has already been assessed and could</li></ul></li></ul>
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	<ul style="list-style-type: none"> <li>○ undermine deliverability of strategic sites.</li> <li>○ Revisions should be made to the policy wording to confirm that additional, unidentified land will not be released unless it is demonstrated that an existing employment or allocated site cannot meet the proposed need for employment land.</li> <li>○ Revisions should be made to the policy wording to confirm that priority will be given to the delivery of sites specifically identified in the Area Strategies.</li> <li>○ Effectiveness of CP34 could be improved by minor rewording to differentiate the types of development which will be permitted from the circumstances in which they will be supported.</li> <li>○ Should clarify that employment land will only be supported outside the settlements in exceptional circumstances.</li> <li>● Policy lacks clarity: no definition of what ‘within principal settlements’ means as settlement boundaries reflect residential development and not economic development.</li> <li>● Given that much of the county do not have strategic allocations it is important that other policies allow for economic growth.</li> <li>● Need to support small businesses within the rural areas: this note seems somewhat reluctant and negative about the principle of this.</li> <li>● Intention of CP34 is broadly supported but wording of the policy is not effective as currently drafted.</li> <li>● Current drafting of CP34 is an improvement on earlier drafting.</li> <li>● Support for identification of five criteria to be satisfied by development outside settlements, particularly viii (relating to strategic employment allocations).</li> <li>● Intentions of CP34 are supported.</li> <li>● Plan needs to recognise that employment opportunities extend in uses well beyond use classes B1, B2 and B8. Should follow the NPPF position on this.</li> <li>● Wiltshire Council should consult with other bodies such as Chambers of Commerce, Town Councils, as to what they consider to be the wider strategic interest of Wiltshire and where they should be sited.</li> </ul>
<p>Delivering SO1:                  CP35 – Existing employment sites</p>	<ul style="list-style-type: none"> <li>● Support for CP35 in respect of existing employment sites.</li> <li>● Continued blanket protection of existing employment sites cannot be justified – should adopt more flexible approach.</li> <li>● Some concern about flexibility, but policy seems to allow for relocating employment sites where existing areas are not well connected.</li> <li>● Employment sites are just as important within rural areas: allowance should be made for suitable expansion of sites that may serve individual or groups of villages.</li> <li>● Plan needs to recognise that employment opportunities extend in uses well beyond use classes B1, B2 and B8. Should follow the NPPF position on this.</li> <li>● General support for CP35, but additional paragraph should be added to supporting text to require change of use</li> </ul>

	<p>applications to have regard to improving green infrastructure.</p>
<p>Delivering SO1: CP36 – Economic regeneration</p>	<ul style="list-style-type: none"> <li>• No mechanism for promoting brownfield sites outside the main settlements. CP36 should be reworded to state that “where no appropriate brownfield sites are available or deliverable within the Principal Settlements, Market Towns and Local Service Centres, regeneration of other brownfield sites outside these settlements will be supported where the development is sustainable and the land is not of high environmental value”.</li> <li>• Policy does not go far enough: Greenfield sites should not be developed when brownfield sites are available.</li> <li>• Should there be reference to SPD/DPDs as well as Neighbourhood Plans?</li> <li>• Reference to competition is not clear: regeneration can be within town centres, in which case competition is good.</li> <li>• Identification of regeneration sites should not be limited to urban areas.</li> <li>• Core Strategy does not sufficiently direct development to brownfield sites and town centres:             <ul style="list-style-type: none"> <li>○ Lack of proactive policies</li> <li>○ Doing nothing to promote town centres in line with the NPPF</li> <li>○ No focus on prioritising town centres over Greenfield sites</li> <li>○ No policies promoting offices in town centres</li> <li>○ Weak words such as ‘support’ instead of ‘promote’ or ‘prioritise’</li> <li>○ No policy on more high density office space in town centres</li> </ul> </li> <li>• Request for:             <ul style="list-style-type: none"> <li>○ Policy promoting brownfield sites in town centres</li> <li>○ Explicit expression of the NPPF emphasis on town centre vitality</li> <li>○ Stronger promotion of Trowbridge town sites</li> <li>○ Policy promoting new offices and small scale employment in town centre sites</li> <li>○ More emphasis on revitalising existing trading estates and redeveloping MOD sites.</li> </ul> </li> <li>• New policy that promotes brownfield sites in town centres as priority places for development.</li> </ul>
<p>Delivering SO1: CP37 – Military establishments</p>	<ul style="list-style-type: none"> <li>• Policy must not constrain sites on edge of settlements particularly so consideration is given to future linkages to existing town centres.</li> <li>• CP37 is not justified or consistent with national policy.</li> <li>• Requirement for all development to ‘enhance the overall character of the site’ appears unrealistic.</li> <li>• Applications for non-military development at MOD sites should be considered on their merits with consideration to other policies of the plan and national policies and initiatives.</li> <li>• MOD sites should have been assessed in the same way all other potential sites were.</li> <li>• Insufficient weight given to sustainability issues: redundant</li> </ul>

	<p>MOD sites should only be redeveloped where they meet NPPF criteria.</p>
<p>Delivering SO1:                  CP38 – Retail and Leisure</p>	<ul style="list-style-type: none"> <li>• CS should define a Trowbridge Town Centre Boundary in line with NPPF requirements.</li> <li>• Suitable sites should be allocated to meet full needs of retail and leisure uses.</li> <li>• Secondary frontages and primary shopping areas should be identified on the Proposals Map, in line with NPPF.</li> <li>• Requirement for retail impact assessment:                         <ul style="list-style-type: none"> <li>○ Unjustified.</li> <li>○ Inconsistent with inspector’s conclusions on SWCS. Rephrase CP38 to make consistent with the SWCS threshold of 200 sqm gross.</li> <li>○ Deviates from NPPF guidance.</li> <li>○ Will negatively impact on delivery of CP48 (supporting rural life).</li> </ul> </li> <li>• Recently approved supermarket extensions show that council will not enforce this policy.</li> <li>• Document is inconsistent, too long, obscured by detail and objectives/aspirations not reflected in policies: e.g. no guidance in CP38 for enhancement of vitality or viability of town centres.</li> <li>• Retail evidence base (GVA report) should be referenced.</li> <li>• Proposed policy is welcomed, but is too late.</li> <li>• No explanation as to how objective to regenerate the town centre shopping areas will be realised.</li> <li>• More attention is needed to the approaches to the smaller Market Town centres and car parks – new policy wording suggested.</li> </ul>
<p>Delivering SO1:                  CP39 - Tourist development</p>	<ul style="list-style-type: none"> <li>• Support for recognition of the importance of the tourism industry to Wiltshire's economy, for the inclusion of a specific policy in relation to tourist development, and for the Council's 'target' which seeks to "increase and improve facilities for sustainable tourism".</li> <li>• Text of CP39 should be amended to refer to 'improvements, alterations and extensions to existing attractions and tourist accommodation, and provision of new tourism facilities (where appropriate).</li> <li>• Query whether a sequential assessment is necessary for all tourist proposals: would it be better to only require assessment for major proposals?</li> </ul>
<p>Delivering SO1:                  CP40 – Hotels, bed and breakfasts, guest houses and conference facilities</p>	<ul style="list-style-type: none"> <li>• Criteria (i) is not justified and against competition policy.</li> <li>• Question as to whether restriction of competition is allowed.</li> <li>• The first sentence of CP40 should be expanded to state that proposals will be supported “through the sensitive extension, upgrading and intensification of existing tourism accommodation facilities”.</li> </ul>
<p>Delivering SO2:                  to address climate change</p>	<ul style="list-style-type: none"> <li>• Need to define ‘sustainability’.</li> <li>• Support for flexible mechanisms to address climate change, in line with definition by Central Government.</li> <li>• Core Strategy is unsound because IDP does not mention issues with water resources. Sections of the Core Strategy</li> </ul>

	<p>on climate change should make reference to water shortage, and there should be a commitment to 'sustainable' water abstraction.</p> <ul style="list-style-type: none"> <li>• Existing policy has failed to achieve a 'step change'.</li> <li>• Policy should reflect findings of Sir John Harmen commission once this reports back.</li> <li>• Concern that council is leaving it to others to develop large renewable decentralised energy technologies.</li> <li>• Council should take pro-active lead on community energy and low-carbon development solutions.</li> <li>• Renewable Energy Strategy has failed.</li> <li>• Should be clear mandate that no development takes place in areas of flood risk.</li> <li>• Would like to see the council involving the community more in measures to alleviate climate change: e.g. protecting allotment sites and making new sites available, and protecting high grade agricultural land.</li> <li>• Should be pro-active measures to reduce carbon emissions by using rail to move freight.</li> <li>• Deeply concerned that further assessment is needed to determine whether ground conditions in Wiltshire may be vulnerable to climate change.</li> <li>• Concern that not enough consultation has been done on this important subject.</li> </ul>
<p>Delivering SO2:          CP41 – Sustainable construction and low carbon energy</p>	<ul style="list-style-type: none"> <li>• Support for principle of CP41.</li> <li>• Welcome that impact on viability will be taken into account.</li> <li>• No mention in policy of use of rainwater recycling or re-use of grey water.</li> <li>• Questions as to how the policy will be monitored and how conditions will be dealt with.</li> <li>• Policy is more appropriate as part of a Development Management DPD: should be removed or simplified.</li> <li>• Policy should be redrafted in accordance with NPPF.</li> <li>• Policy should be reworded to make it firmer – too flexible at present.</li> <li>• Combined heat and power is not a low cost solution.</li> <li>• CP41 does not reflect NPPF statement that climate change is a key priority.</li> <li>• Supporting off-site renewable energy does not address the needs of specific sites</li> <li>• CP41 is unsound: not justified in terms of evidence base and whether it is appropriate when considered against reasonable alternatives, and threatens delivery of affordable housing.</li> <li>• CP41: first section - climate change adaptation:             <ul style="list-style-type: none"> <li>○ Trees have additional benefits for climate change which should be recognised.</li> <li>○ 'Encourage' is too weak and needs to be strengthened.</li> <li>○ Words 'as practicable' should be removed, and policy should state "This should be achieved by use of most if not all of the following means.."</li> </ul> </li> <li>• CP41: second section – sustainable construction:</li> </ul>

	<ul style="list-style-type: none"> <li>○ Inclusion of specific levels of the Code for Sustainable Homes is overly prescriptive and not flexible, and will undermine a 'fabric first' philosophy.</li> <li>○ Remove specific CSH levels and target dates and replace with general wording to seek best levels of sustainability on a site specific basis.</li> <li>○ Energy and sustainability more appropriately controlled by Building Regulations.</li> <li>○ No technical assessment has been undertaken to demonstrate that policy is deliverable or viable.</li> <li>○ Question the need to exceed Building Regulations in terms of energy reduction.</li> <li>○ Should amend policy to require sustainable design and construction in accordance with future changes to Building Regulations.</li> <li>○ Core Strategy should not impose mandatory requirements for CSH</li> <li>○ Insufficient regard to the ability of smaller sites to achieve CSH requirements.</li> <li>○ Locally specific carbon targets are inconsistent with the NPPF.</li> <li>● CP41: third section – existing buildings             <ul style="list-style-type: none"> <li>○ Unclear whether retrofitting at whole street or neighbourhood level will be the responsibility of the developer or the council.</li> <li>○ Not sure why building integrated renewable or low carbon technologies are below remote low carbon across the board.</li> </ul> </li> <li>● CP41: fourth section – renewable and low-carbon energy             <ul style="list-style-type: none"> <li>○ Policy needs to be flexible rather than imposing zero-carbon standards from 2013 for developments of over 500 homes.</li> <li>○ Target for developments over 500 units to be zero carbon by 2013 is extremely ambitious and basis for this target is unclear.</li> <li>○ No evidence as to why zero carbon by 2013 for 500+ units is required or justified in Wiltshire.</li> <li>○ Zero carbon target should be reconsidered in light of the NPPF.</li> <li>○ No justification for requirement to submit a Sustainable Energy Strategy.</li> <li>○ Viability of development should be considered.</li> <li>○ Policy will impact on viability and delivery of affordable housing.</li> <li>○ Threshold for major development to meet zero-carbon standards should be much lower at 200-250 units.</li> </ul> </li> </ul>
<p>Delivering SO2:                  CP42 –                  Standalone                  renewable energy                  installations</p>	<ul style="list-style-type: none"> <li>● Support for CP42.</li> <li>● Support for reference to AONB locations and settings.</li> <li>● Current policies for renewable energy provision have failed – e.g. not delivered through ESCo's and fail community payback opportunity</li> <li>● Policy should include minimum distance threshold of 2,000</li> </ul>

	<ul style="list-style-type: none"> <li>• meters from wind turbines to dwellings.</li> <li>• Policy should include criterion to protect Best and Most Versatile Land for food production: loss of agricultural land to energy crops has not been considered.</li> <li>• Need to clarify that some renewable energy technologies require additional permissions over and above planning.</li> <li>• Performance measure should equal 376 MW.</li> <li>• Progress in Wiltshire to deliver renewable energy needs to be speeded up.</li> </ul>
<p>Delivering SO3:          CP43 – Providing affordable homes</p>	<ul style="list-style-type: none"> <li>• The affordable housing target should be 50%, not 40%, on sites of 5 or more dwellings.</li> <li>• Strategy should seek to secure the maximum level of affordable housing (utilising 40% as a target), whilst taking into account individual site costs, the availability of public subsidy, S.106 requirements and other scheme costs.</li> <li>• Affordable Housing Viability assessment is flawed not least due to lack of developer involvement and no true examples. 40% relates to numbers but means area in the study, thus even assuming all of site is developable land it should be nearer 30%.</li> <li>• Open book viability assessments are most appropriate mechanism to decide affordable housing level. More information is required on any approach to open book exercises. This should include information on acceptable profit margins.</li> <li>• Private landlords, Parish Councils and any other groups should be able to provide affordable housing. Limiting it to registered providers means local people lose out due to regulations and bureaucracy and does accord with localism.</li> </ul>
<p>Delivering SO3:          CP44 – Rural exceptions sites</p>	<ul style="list-style-type: none"> <li>• Restriction to 10 dwellings on exception sites appears unnecessary.</li> <li>• Cross subsidy should be removed. Concern is expressed cross subsidy will become the norm, rather than the exception, and increase landowners' expectations of the value of such sites, resulting in cross subsidy being required. Tenure mix should be provided within an affordable housing SPD.</li> </ul>
<p>Delivering SO3:          CP45 – Meeting Wiltshire's housing needs</p>	<ul style="list-style-type: none"> <li>• The type and mix of accommodation should be determined by the development industry.</li> <li>• Core Policy 45 should allow greater flexibility for viability. The policy should also consider market demand.</li> <li>• Housing requirement does not adequately consider the supporting evidence. An alternative model should be employed which draws upon other variables.</li> <li>• Policy approach will stifle delivery and as a consequence put market housing prices up. The delivery of more homes will help make homes more affordable.</li> </ul>
<p>Delivering SO3:</p>	<ul style="list-style-type: none"> <li>• Extra care homes should not need to provide affordable</li> </ul>



<p>CP46 – Meeting the needs of Wiltshire’s vulnerable and older people</p>	<p>homes.</p>
<p>Delivering SO3: CP47 – Meeting the needs of Gypsies and Travellers</p>	<ul style="list-style-type: none"> <li>• Target should be expressed as part of the overall housing figure and not identified separately. Temporary permissions should be taken into account</li> <li>• Use of the Housing Market Area as a basis for targets is unclear. Provision should be sought on strategic sites (1% of total suggested). Sites should contribute to local infrastructure and services through Section 106.</li> <li>• There is no essential need to locate Travellers in the countryside therefore should be located close to possible places of work and local facilities.</li> <li>• Policy fails to define who qualifies as a Gypsy or Traveller.</li> </ul>
<p>Delivering SO4: helping to build resilient communities</p>	<ul style="list-style-type: none"> <li>• By allocating only limited development in rural areas, many villages will experience population loss, continued out-commuting, loss of local services and businesses and a lack of affordable housing</li> <li>• Need to plan for provision of emergency service facilities and infrastructure, meeting halls and places of worship</li> </ul>
<p>Delivering SO4: CP48 – Supporting rural life</p>	<ul style="list-style-type: none"> <li>• Should not be restricted to agricultural or redundant buildings, all rural buildings should be considered in the policy without reference to 'redundant' or 'architectural merit'.</li> <li>• NPPF demands a comprehensive and suitably flexible regime for the preference for re-use of existing rural buildings and previously developed land.</li> <li>• Buildings often need significant re-building particularly as part of conversion works to meet building regs.</li> <li>• The wording of the first section of this policy is inadequate to protect the countryside from inappropriate development.</li> </ul>
<p>Delivering SO4: CP49 – Protection of services and community facilities</p>	<ul style="list-style-type: none"> <li>• No mention in Core Policy 49 of protecting community facilities in urban areas, only rural areas.</li> <li>• Need greater support for village shops and post offices and community ownership-led enterprise. The community ownership section of the policy needs to make clear local councils will be encouraged to set up local shops.</li> <li>• Buildings which become vacant as a result of relocation should be treated as any other building for which planning permission is sought.</li> <li>• Simply having a policy to resist market forces will not</li> </ul>

	benefit the remaining facilities and will cause them to dilapidate; many pubs face closure unless they can significantly increase their trade.
Delivering SO5: CP50 – Biodiversity and geodiversity (additional detail to be added)	<ul style="list-style-type: none"> <li>• General support</li> <li>• Needs stronger protection of statutory sites</li> <li>• Conservation credits</li> <li>• Strengthen the requirement for enhancement</li> <li>• Policy is too detailed</li> <li>• Contributions should be reasonable and proportionate</li> <li>• WFD objectives</li> </ul>
Delivering SO5: CP51 – Landscape (additional detail to be added)	<ul style="list-style-type: none"> <li>• General support</li> <li>• BMV agricultural land</li> <li>• Need to protect against coalescence</li> <li>• Need to strengthen wording</li> <li>• Too imprecise</li> <li>• Too detailed</li> <li>• Not in conformity with NPPF</li> <li>• Protection of AONBs:           <ul style="list-style-type: none"> <li>○ Need to consider settlement strategy in AONBs</li> <li>○ Need to consider housing numbers in AONBs</li> </ul> </li> </ul>
Delivering SO5: CP52 – Green infrastructure (additional detail to be added)	<ul style="list-style-type: none"> <li>• General support</li> <li>• Strengthen wording</li> <li>• Assessment / enhancement of offsite GI</li> <li>• Coalescence</li> <li>• Open space standards</li> <li>• Definition of GI</li> <li>• Too detailed</li> </ul>
Delivering SO5: CP53 – Canals (additional detail to be added)	<ul style="list-style-type: none"> <li>• General support</li> <li>• Use of SUDS</li> </ul>

	<ul style="list-style-type: none"> <li>• Recognition of canals for sustainable transport</li> <li>• Saved policies for K&amp;A are out of date</li> <li>• Loss of community facilities</li> <li>• Need to balance users' needs</li> <li>• Need to consider impacts of new alignments</li> </ul>
<p>Delivering SO5:          CP54 – Cotswold Water Park</p>	<ul style="list-style-type: none"> <li>• General support</li> </ul>
<p>Delivering SO5:          CP55 – Air Quality and CP56 – Contaminated land</p>	<ul style="list-style-type: none"> <li>• Support.</li> </ul>
<p>Delivering SO5:          CP57 – Ensuring high quality design and place shaping</p>	<ul style="list-style-type: none"> <li>• Policy is considered more appropriate as part of a development management development plan document (or SPD) as the policy will not help meet the strategic objectives of the core strategy. Therefore policy should be removed or simplified.</li> <li>• Specific detail within the policy should be considered within a subsequent SPD/DPD.</li> <li>• CP57 is too detailed which will make it difficult to apply. Subsections of the policy should be simplified and consolidated.</li> <li>• Support the objectives and approach of CP57. However, it would be helpful for certain terms to be clarified such as 'sustainability' and 'exceptional/high quality design'.</li> <li>• Policy approach is excellent along with all supporting sections. However, concern over how a number of specific terms will be interpreted including 'complementary to the locality', and 'effectively integrate the building into its setting'.</li> <li>• Agree that in order to ensure the proper planning and phasing of a major site (particularly previously undeveloped areas), these proposals should be based upon a design brief / master plan which should be agreed prior to the submission of the planning application.</li> </ul>
<p>Delivering SO5:          CP58 – Ensuring the conservation of the historic environment</p>	<ul style="list-style-type: none"> <li>• CP58 should be extended to include reference to the alteration and extension where appropriate of redundant and under-used historic buildings and areas.</li> <li>• Paragraph 4 of CP58 is misleading and therefore unjustified in that there is no caveat as to whether or not exploitation of benefits would be both appropriate and sensitive in nature.</li> <li>• The Plan fails to positively address Wiltshire's heritage assets at risk. There is no indication of an intention to continue to carry out at risk surveys in future to ensure</li> </ul>

	<p>there is an understanding of what is 'at risk' nor a clear strategy in response to those assets at risk.</p> <ul style="list-style-type: none"> <li>• CP58 requires the inclusion of a reference to registered battlefields. Also the reference to setting at i, iii, iv, v appear to be superfluous.</li> <li>• Clarity needs to be provided regarding the scope, purpose and timing of the additional guidance to aid the application of CP58 otherwise it may not come to fruition.</li> <li>• Reference to the protection of the World Heritage Site within CP58 should include reference to the protection of setting.</li> </ul>
<p>Delivering SO5:                  CP59 – The Stonehenge, Avebury and Associated Sites World Heritage Site and its setting</p>	<ul style="list-style-type: none"> <li>• CP59 is incomprehensible. The wording of the policy also indicates that the obligation under the World Heritage Convention is either misunderstood or inconsistently expressed.</li> <li>• CP59 does not clearly express an understanding of Outstanding Universal Value (OUV). OUV is an abstract concept that cannot be managed. The policy emphasis should be upon the protection of the site and its setting rather than OUV.</li> </ul>
<p>Delivering SO6:                  CP60 – Sustainable Transport</p>	<ul style="list-style-type: none"> <li>• Purton waste site is not most efficient or sustainable for transport and does accord with overall stated policy.</li> <li>• CP60 &amp; 66 both make reference to a Local Transport Plan large parts of which have still not been delivered.</li> <li>• The LTP is not complete and a number of strategies are outstanding.</li> <li>• Improving journey time reliability is only achievable in the short term and conflicts with the sustainable transport aims.</li> <li>• CP60 should also recognise that in relation to tourism uses, there is often no feasible alternative to the private car.</li> <li>• Policy too weak to tie in with stated objectives and deliver a major modal shift. Transport analysis should look at issues and options for buses, rail and integration of modes for the area. Introduce a policy for public transport rather than 'sustainable transport'.</li> <li>• Policy should include the re-opening of railway stations.</li> </ul>

	<ul style="list-style-type: none"> <li>• Proposals for Chippenham are contrary to bullets iii. and vi.</li> <li>• Policy is more appropriate as part of a Development Management DPD.</li> <li>• Restricting the amount of housing to address out commuting can severely limit funding for sustainable transport. Also need to consider locations with a reasonable chance that a bus service will be used by residents and that a service can continue after legal agreements have ceased.</li> <li>• Policy is not precise or meaningful in terms of its objectives, method or monitoring and is too vague to be convincing.</li> <li>• Agree that developments should be located in the most sustainable locations, but should take account of facilities which may be located in adjoining authorities, such as the importance of Swindon to the eastern fringe of North Wiltshire.</li> </ul>
<p>Delivering SO6:          CP61 – Transport and Development</p>	<ul style="list-style-type: none"> <li>• Policy TR14 of Salisbury District Plan should be reinstated.</li> <li>• Policy wording does not refer to the reuse of buildings. The wording does not comply with the provisions of NPPF.</li> <li>• Concern re transport proposals at J16.</li> <li>• Policy fails to address the layout of new development. Re-word policy to promote good walking and cycling environment.</li> <li>• Criterion (ii) should include reference to safe access to the rail network as well as to the highway network.</li> <li>• May be more appropriate to provide offsite waiting than on site facilities to meet worst case scenarios, particularly for town centre locations.</li> <li>• Unsure of implications of this policy, particularly the operation of the hierarchy.</li> <li>• Welcome the objective to reduce the need to travel and encourage the use of sustainable transport alternatives. However, where a contribution is sought towards transport improvements it must be set out in a planning obligations DPD which is examined as part of the LDF process, and / or meet the tests of the CIL Regulations 2010</li> <li>• There needs to be provision in the design of road layouts for parking in front of villages facilities.</li> </ul>
<p>Delivering SO6:          CP62 – Development impacts on the transport network</p>	<ul style="list-style-type: none"> <li>• The 'national primary route network' and 'built up areas' are not been defined in the Core Strategy: need clarification.</li> <li>• Developers should be allowed to use contributions more flexibility to improve cycle and pedestrian networks beyond the development site.</li> <li>• This policy appears to conflict with the proposals for</li> </ul>

	<p>Chippenham.</p> <ul style="list-style-type: none"> <li>• In order to ensure the construction and operation of the transport network it will be appropriate to pool funding from a number of developments.</li> </ul>
<p>Delivering SO6: CP63 – Transport strategies</p>	<ul style="list-style-type: none"> <li>• CP63 needs to make reference to the Options Assessment Report and conclusion of 'Radical' transport option as specified in the inspectors report.</li> <li>• References to the Salisbury Transport Strategy need to be re-instated in the Wiltshire Core Strategy.</li> <li>• CP63 states that a package of transport measures will be identified in Salisbury and delivered through developer contributions. None of these appears in the template for the strategic sites, without explicit reference to Salisbury Transport Plan contributions will not be able to be sought.</li> <li>• Indicators provided in the CP63 are inadequate.</li> <li>• Policy should not only relate to the principal towns, but should also relate to the market towns, and should include reference to improvements to rail transport.</li> </ul>
<p>Delivering SO6: CP64 – Demand management</p>	<ul style="list-style-type: none"> <li>• Standards should reflect needs of rural areas with poor public.</li> <li>• Business owners should not be compelled to charge for such spaces.</li> <li>• Concerned about the preference to use unallocated communal car parking: this could result in potential crime and community safety issues.</li> </ul>
<p>Delivering SO6: CP65 – Movement of goods</p>	<ul style="list-style-type: none"> <li>• Plan does not properly address cross boundary movement of goods/freight.</li> <li>• Thingley Junction should be mentioned as an example of a site which should be safeguarded.</li> <li>• There needs to be a modal shift towards getting more large volumes of freight on to rail and water transport.</li> </ul>
<p>Delivering SO6: CP66 – Strategic transport network</p>	<ul style="list-style-type: none"> <li>• Add Westbury railway station to list of stations to be improved.</li> <li>• Options evaluated in SA are poor quality.</li> <li>• Improving journey time reliability is only achievable in the short term and conflicts with the sustainable transport aims.</li> </ul>

	<ul style="list-style-type: none"> <li>• Wiltshire and B&amp;NES need to work together and take an integrated view of the options, benefits and problems associated with managing HGVs from Southampton to the M4.</li> <li>• Description of Transwilt's rail line is missing. Should mention joint working with West of England Partnership on transport.</li> <li>• The inclusion of Corsham railway station is welcomed.</li> <li>• Greater emphasis for the need for railway station at RWB especially in relation to developments at Lyneham.</li> <li>• More detail about proposals should be in policy. Unhappy at pressure being exerted by Swindon from development and design.</li> <li>• Policy is more appropriate as part of a Development Management DPD.</li> <li>• It is considered that the policy should be amended to make reference to the proposed access off the A350 to serve land at Showell Farm.</li> <li>• There is concern that Melksham Station is being put in the same category as Corsham and Wootton Bassett even though the latter two towns do not actually have railway stations as yet.</li> </ul>
<p>Delivering SO6:                  CP67 – Flood risk</p>	<ul style="list-style-type: none"> <li>• Should be a general presumption in favour of locating all new development outside flood zones 2 and 3. CP67 should make this absolutely clear.</li> <li>• Risk of flooding should be viewed as part of a range of planning considerations rather than an absolute constraint.</li> <li>• CP67 is too detailed and should be included in a Development Management DPD.</li> </ul>
<p>Delivering SO6:                  CP68 – Water resources</p>	<ul style="list-style-type: none"> <li>• CP68 offers little or no support for the protection of water resources in the River Kennet.</li> <li>• CP68 does not offer the level of restraint required to limit over abstraction in the River Kennet catchment. Towns like Marlborough should not be permitted to grow without first ensuring the issue of water supply is robustly addressed.</li> <li>• The Core Strategy is unsound because it fails to adequately and sustainably address the issue of water supply / security.</li> <li>• CP68 fails to address the requirement that <u>all</u> development</li> </ul>

	<p>should present water efficiency measures.</p> <ul style="list-style-type: none"> <li>• The trend of over abstraction of many of Wiltshire’s rivers cannot be allowed to continue.</li> <li>• Overall levels of growth:           <ul style="list-style-type: none"> <li>○ The Plan should reduce the projected housing and employment land quantum in order to ensure that water resources and natural systems are not compromised.</li> <li>○ The Plan is not supported by evidence to prove that water supplies can be delivered to support growth in a sustainable manner.</li> </ul> </li> </ul>
<p>Delivering SO6: CP69 – Protection of the River Avon SAC</p>	<ul style="list-style-type: none"> <li>• CP69 should provide the same level of protection to the River Kennet SSSI as that afforded to the River Avon SAC.</li> <li>• CP69 is too detailed and should appear in a Development Management DPD.</li> <li>• CP69 must be re-drafted to fully comply with the rigour of the Habitats Directive and the requirements of the Appropriate Assessment regime.</li> </ul>
<p>7. Monitoring and review</p>	<ul style="list-style-type: none"> <li>• Mitigation already identified in previous studies needs to be included in all of the individual Place Shaping Requirements to ensure future development conserves the historic environment.</li> <li>• There are inaccuracies in relation to the 'Land East of the Dene'.</li> <li>• Recommendation to include additional policy targets including:           <ul style="list-style-type: none"> <li>○ Contributions secured to maintain and improve heritage assets.</li> <li>○ The reduction in the number of heritage assets on the national at risk register.</li> </ul> </li> </ul>
<p>8. Glossary and common acronyms</p>	<ul style="list-style-type: none"> <li>• Request for definition of ‘sustainable development’</li> <li>• General request for clarification in a number of places in the glossary.</li> </ul>
<p>Appendix A: Development templates for strategic allocations</p>	<ul style="list-style-type: none"> <li>• General comments:           <ul style="list-style-type: none"> <li>○ Development templates have not been subject to formal public consultation.</li> <li>○ Welcome that strategic allocations will be brought forward through a master planning process agreed between the community, LPA and the developer.</li> <li>○ Clarification needed that if the community identify further requirements not set out in the development templates then these must also be considered.</li> <li>○ Core Strategy includes only a brief generic reference to instances where sites will affect heritage assets, including their setting, and features of archaeology of significance. This should be</li> </ul> </li> </ul>



	<p>revised to reflect national planning policy more fully, particularly paragraphs 169 and 170 of the NPPF.</p> <ul style="list-style-type: none"><li>○ 40% affordable housing might not be achievable. All provisions and contributions should be subject to viability. Development templates should be revised to reflect this or it should be an upper limit. The SHMA is only a snapshot in time and it is not necessarily the case that new urban extensions should seek to replicate the precise proportions.</li><li>● Issues affecting more than one site:<ul style="list-style-type: none"><li>○ In the development templates for land at Salisbury Road, Marlborough and land west of Warminster the capacity of the AONB's to produce sustainable wood fuel should be considered.</li><li>○ Natural England disagree the landscape at the West Warminster Strategic Site and land at Salisbury Road, Marlborough have the capacity to accommodate the allocation with appropriate mitigation. Natural England advise that the Core Strategy is unsound on this basis and request that a full Landscape and Visual Impact Assessment be undertaken. Should this conclude that the sites cannot be developed without unacceptable landscape changes, then the strategic allocation must be withdrawn.</li></ul></li><li>● Land at Kingston Farm, Bradford on Avon:<ul style="list-style-type: none"><li>○ Remove requirement for pedestrian/cycling link to the town centre which avoids the B3107</li><li>○ Land identified as 'indicative greenspace' is not available for public use.</li><li>○ Employment quantum should be expressed as new build floorspace (and should be reduced).</li></ul></li><li>● Chippenham sites:<ul style="list-style-type: none"><li>○ Should remove reference to delivery of a railway bridge in relation to Rawlings Green and the North Chippenham Strategic Site.</li></ul></li><li>● North Chippenham Strategic Site:<ul style="list-style-type: none"><li>○ Amend extent of strategic site to reflect current application.</li><li>○ Remove restrictive phasing for employment/housing.</li><li>○ Template should recognise need to ensure viability on this site.</li></ul></li><li>● Rawlings Green, East Chippenham Strategic Site:<ul style="list-style-type: none"><li>○ Remove reference to employment development coming forward in advance of further residential development.</li><li>○ Amend text in relation to employment provision, including amending to cover all relevant use classes and to include reference to demand and viability.</li></ul></li><li>● South West Chippenham Strategic Site:<ul style="list-style-type: none"><li>○ Ensure that delivery of employment land is not over burdened by contributions.</li></ul></li></ul>
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	<ul style="list-style-type: none"><li>○ Unclear what the Chippenham strategy will require.</li><li>● Land at Horton Road, Devizes:<ul style="list-style-type: none"><li>○ Natural England advise that the area of the site retained for public recreation should be landscaped naturally and screened from the main development. Footpath BCAN6 should be linked to the area.</li></ul></li><li>● Land at Drummond Park, Ludgershall:<ul style="list-style-type: none"><li>○ Outline Drummond Park planning application was designed on the basis that a future phase of development would come forward on the site to the west to provide future pedestrian and street linkages. This site should be reinstated as per the 2011 version of the CS.</li></ul></li><li>● Land at Salisbury Road, Marlborough:<ul style="list-style-type: none"><li>○ Add potential for hotel use.</li></ul></li><li>● Ashton Park Urban Extension, Trowbridge:<ul style="list-style-type: none"><li>○ Strategic site should include land south of West Ashton Road.</li><li>○ Should be a requirement for 100m buffer for all ancient woodland.</li><li>○ Promoters of the site believe a 100m buffer would be excessive, and the extent of the buffer should be determined as part of the masterplan and design process.</li><li>○ Promoters of the site note that all provisions and contributions will be subject to viability.</li><li>○ Important that the pro-forma only relates to land within the development.</li></ul></li><li>● Land at West Warminster<ul style="list-style-type: none"><li>○ Core Strategy is relatively silent on development affecting Cley Hill Scheduled Monument and its setting.</li><li>○ Precise capacity should not be determined until after the master plan has been undertaken. Land south of Bugley Barton Farm is not essential to the delivery of the majority of the site. The overall requirement at the West Warminster Strategic Site should be reassessed.</li></ul></li><li>● Land at Mill Lane, Hawkeridge, Westbury:<ul style="list-style-type: none"><li>○ Comments covered in the Westbury area strategy section.</li></ul></li><li>● Land at Station Road, Westbury:<ul style="list-style-type: none"><li>○ Persimmon Homes &amp; BRB (Residuary) Ltd are concerned about the viability of the Station Road strategic site. The site should be enlarged and the overall scale of development increased to 500 dwellings. An alternative site area is proposed.</li></ul></li><li>● South Wiltshire Development Templates:<ul style="list-style-type: none"><li>○ Assessment of essential infrastructure requirements has not been as rigorous as for those in the rest of the county. Natural England raises a concern about development having adequate accessible natural greenspace.</li><li>○ Format of South Wiltshire IDP and development</li></ul></li></ul>
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	<p>templates should be the same as the rest of the county.</p> <p>Detailed comments on infrastructure provision, other requirements and the wording of the templates will be available in an appendix to the wider consultation report. In addition, some comments relating to the strategic sites are dealt with in the relevant community area sections.</p>
<p>Appendix B: List of topic papers</p>	<ul style="list-style-type: none"> <li>• Not all documents were available during the previous consultation (June to August, 2011).</li> <li>• Topic Paper 8 should include fire mains where it mentions fire hydrants.</li> <li>• The 35% Brownfield target, referenced in Topic Paper 2, is at odds with SO7 and the NPPF.</li> <li>• Topic Paper 2 needs some proof-reading, e.g. paragraph 2.1, which states that there will be further revision before the final policy wording before the end of 2011.</li> </ul>
<p>Appendix C: Housing trajectory</p>	<ul style="list-style-type: none"> <li>• No detailed demonstration of the 5 year land supply.</li> <li>• Lack of evidence to support the proposed housing numbers.</li> <li>• Information about discussions with developers hasn't been included.</li> <li>• Supply from other three former districts (not Salisbury from where it is assumed that early delivery of sites will come) is unlikely until later in the plan period.</li> <li>• Housing trajectory:             <ul style="list-style-type: none"> <li>○ Not detailed enough in the Core Strategy to allow analysis to be undertaken. It is not clear what sites are included and how these are to be implemented.</li> <li>○ Housing trajectories are too optimistic, especially in the first 5 years of the plan.</li> <li>○ Questionable whether trajectory has taken into account latest LDS or recent economic downturn.</li> </ul> </li> </ul>
<p>Appendix D: Saved policies and policies replaced</p>	<ul style="list-style-type: none"> <li>• Policy T1a Westbury Bypass Package. Large public response looking to remove the bypass policy as has been rejected in a public enquiry.</li> <li>• Policies HC2, ED21 &amp; ED22 (Kennet District Local Plan) should be removed as planning for sites has overtaken policy for a variety of reasons.</li> <li>• Policies R7, H8 &amp; H9 West Wilts Local Plan should be</li> </ul>

	<p>saved for variety of reasons. Policy E1a needs to be checked as sites appear as different sizes.</p>
<p>Appendix E: List of settlement boundaries retained and Appendix F: List of settlement boundaries removed</p>	<ul style="list-style-type: none"> <li>• Proposed removal of settlement boundaries has not been communicated to the electorate in an active manner. There has not been an open debate on this matter.</li> <li>• Durrington and Bulford need to be listed in appendix E. Changes proposed to Ramsbury boundary with reference to site at land rear of Penllyne.</li> </ul>
<p>Appendix G: Principal Employment Areas</p>	<ul style="list-style-type: none"> <li>• The Principal Employment Area at Southampton Road, Salisbury should reflect the existing employment provision and be extended accordingly.</li> </ul>
<p>Appendix H: Proposals map</p>	<ul style="list-style-type: none"> <li>• The proposed Wilts and Berks canal route wasn't on the Proposals Map.</li> <li>• The proposals map wasn't made available to comment on as part of this consultation therefore not allowing comments to be made.</li> </ul>
<p>Infrastructure Delivery Plan</p>	<ul style="list-style-type: none"> <li>• Strategic infrastructure:           <ul style="list-style-type: none"> <li>○ Add need for improvements to J17 of the M4</li> <li>○ Provisions for Corsham Cycle Network and green corridor between Chippenham and Corsham are not likely to be delivered by the Core Strategy.</li> </ul> </li> <li>• Strategic sites:           <ul style="list-style-type: none"> <li>○ Clarify which of the Chippenham sites need to contribute to the railway crossing.</li> <li>○ Rawlings Green, Chippenham site is likely to be expected to deliver infrastructure not identified in the IDP.</li> <li>○ IDP does not mention the need for a country park at Rawlings Green, Chippenham.</li> <li>○ Amend costs of site access to Land at Mill Lane, Westbury.</li> <li>○ IDP contains reference to infrastructure to be delivered with Land South of Netherhampton Road strategic allocation, which has been removed.</li> </ul> </li> <li>• Level of information on infrastructure projects:           <ul style="list-style-type: none"> <li>○ Infrastructure schemes need to be fully justified,</li> </ul> </li> </ul>

	<p>costed and include information on how and when they will be delivered.</p> <ul style="list-style-type: none"><li>○ Change format of the south Wiltshire sections of the IDP to match those of the rest of the county.</li><li>○ IDP should provide relevant information on water resources</li><li>○ IDP should place more importance on town centres.</li></ul> <ul style="list-style-type: none"><li>● Preparation of the IDP:<ul style="list-style-type: none"><li>○ Infrastructure requirements need to be agreed between the council, infrastructure providers and developers.</li><li>○ When will the IDP be reviewed?</li></ul></li><li>● Publication of the Infrastructure Delivery Plan<ul style="list-style-type: none"><li>○ The IDP was not included as evidence for earlier stages of the consultation.</li></ul></li></ul>
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