

## SCHEDULE OF CONSEQUENTIAL CHANGES TO SOUTH WILTSHIRE CORE STRATEGY

Note: The text changes here represent changes made to the original proposed submission draft SWCS text (as in the orange book) and do not include and proposed major or minor change consulted on after EIP, nor the changes made by Full Council prior to submission.

### CONSEQUENTIAL REVIEW CHANGES

Proposed Review Change Reference	CS REFERENCE	CHANGE						
CON/01	Para 1.1	CON/01 deleted						
CON/02	Para 1.12	CON/02 deleted						
CON/03	Para 1.13	CON/03 deleted						
CON/04	Add after para 1.13.	CON/04 deleted						
CON/05	Table 1 (page 6), Row 1.	<table border="1"> <thead> <tr> <th>Options considered</th> <th>Reasons why no pursued</th> <th>Further information</th> </tr> </thead> <tbody> <tr> <td>New Settlements to the east of the district to match new housing to planned employment growth at Porton Down.</td> <td>Conformity with RSS, impact on nature conservation habitats, SA, community representations.</td> <td>See Preferred Options document at <a href="http://www.wiltshire.gov.uk">www.wiltshire.gov.uk</a></td> </tr> </tbody> </table>	Options considered	Reasons why no pursued	Further information	New Settlements to the east of the district to match new housing to planned employment growth at Porton Down.	Conformity with RSS, impact on nature conservation habitats, SA, community representations.	See Preferred Options document at <a href="http://www.wiltshire.gov.uk">www.wiltshire.gov.uk</a>
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New Settlements to the east of the district to match new housing to planned employment growth at Porton Down.	Conformity with RSS, impact on nature conservation habitats, SA, community representations.	See Preferred Options document at <a href="http://www.wiltshire.gov.uk">www.wiltshire.gov.uk</a>						
CON/06	Para 2.6	The southern part of Wiltshire also has stronger relationships with Dorset and Hampshire. Southampton ( <del>identified as a Regional Hub in the South East Plan</del> ) and the conurbation of Bournemouth, and Poole ( <del>identified, with and Christchurch, as a Strategically Significant City or Town (South East Dorset) in the South West RSS</del> ) provide a range of employment. Leisure and cultural opportunities that can be found in Salisbury. Air and seaports related to these settlements are widely used by south Wiltshire residents.						
CON/07	Para 3.3 Page 19	<p><b>A Strategy of Managed Growth – Identifying Pressures leading to Local Housing Needs</b></p> <p>The Strategy plans for managed growth to deliver the new houses required to meet local needs, namely <u>9,900 houses</u>. <del>The levels of growth required accord with those set out in the emerging RSS of 12,400 houses to be delivered in the Salisbury Housing Market Area ('HMA') of south Wiltshire between 2006 and 2026.</del> This figure is not arbitrary, but based on local needs as revealed by analysis of the evidence<sup>8</sup>. In particular the following challenges have been identified:</p>						
CON/08	Para 3.4, page 20 Para 3.4 (a), page	<b>The Economic challenges faced by south Wiltshire</b>						

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	20	<p>This section briefly highlights the key economic challenges faced by south Wiltshire<sup>17</sup>.</p> <p>3.4(a) There is a need to identify land in sustainable locations to provide for about <del>13,900</del> <u>10,400</u> new jobs / <del>37</del> <u>20</u> ha of employment land up to 2026.</p> <p>If south Wiltshire is to have a prosperous future then it is necessary to identify where, how and when land will be brought forward to accommodate the level of new jobs required to support prosperous, resilient communities, which provide local job opportunities matched to population in a manner which reduces the need for out-commuting.</p>
CON/09	Para 4.0, page 29	<p>By 2026 south Wiltshire will be thriving and vibrant, where people can learn and develop their skills, enjoy a good quality of life and good health in a safe, clean neighbourhood, appreciate a superb environment which makes the most of the natural landscapes and historic buildings and complements them with exciting new buildings.</p> <p>The <del>12,400</del> <u>9,900</u> homes will have delivered just under <del>over</del> <u>4,000</u> affordable homes in south Wiltshire. The retail, leisure and cultural function of Salisbury will have been greatly enhanced by the successful redevelopment of the Maltings/Central Park. The successful redevelopment of Churchfields will have created a new and vibrant neighbourhood of the city, with the new and relocated businesses prospering in their new locations. The new homes balanced with the economic growth will have provided local opportunities to work and live in the local area and will have successfully reduced the amount of out commuting.</p> <p>Partnership working with the Cathedral authorities and English Heritage at Stonehenge on the implementation of their respective management plans will have greatly enhanced Salisbury's reputation as a major international tourist destination. The important employers at Porton Down, Boscombe Down and the MOD on Salisbury Plain will have consolidated their presence in the area through the realisation of their ambitious future plans.</p> <p>Amesbury will remain as an important centre providing a balanced range of homes, jobs and services in a sustainable manner and will continue to be the focus of managed growth, providing over 1900 new homes to match the job opportunities at Solstice Park, Porton Down and Boscombe Down. Downton and Wilton will be comfortable with their relationship with Salisbury, benefiting from the level of services and jobs it provides and will have been the subject to new growth proportionate to their size which will help provide local opportunities. Mere's important role as a service centre to a wide rural area, will have been consolidated, with growth of about <del>270</del> <u>200</u> new homes by 2026 and allocation of employment land to meet</p>

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		local needs for jobs. Tisbury's role as an important service centre will have been consolidated through careful growth which will meet local needs, but acknowledges the constraints of the road network as well as the opportunities of the rail line, and will have grown by some <del>460</del> 200 homes.
CON/10	Para 5.3, page 39	<p>Within these Community Areas the approach is to plan as far as possible for self-contained settlements. This means focusing growth around settlements with a range of facilities, where local housing, service and employment needs can be met in a sustainable manner. This approach is based on national guidance and best practice<sup>43</sup>. A hierarchy has been identified based on the size and function of settlements, which is the basis for setting out how the Spatial Strategy will deliver the levels of growth for the south Wiltshire area<sup>44</sup>. Growth will be primarily focussed on settlements in the first three tiers of the settlement strategy.</p> <p>The hierarchy of settlements is as follows:</p> <p>A: Salisbury:</p> <p>The city of Salisbury is <del>identified as a Strategically Significant City or Town ("SSCT") under Development Policy A of the RSS and</del> is the primary service centre in south Wiltshire. Because of the level of services, shops, jobs and homes the city provides, the larger proportion of growth will be concentrated here. This Strategy seeks to enhance its <u>Salisbury's</u> position as a self-contained settlement, which has a range of homes, jobs and services to offer. This will be delivered through significant growth in jobs, homes and retail provision, based on the release of strategic development sites around the city and regeneration focused on Churchfields and the Maltings/Central Car Park.</p> <p>B: Amesbury and the Garrison Villages:</p> <p>Amesbury is the second major settlement in south Wiltshire due to its size and range of facilities, and has functional relationships with Durrington and Bulford. <del>Although it is not an SSCT, it has an important function as a service centre, which means it</del> It performs a more significant role than the Local Service Centres identified in (e) C below. The role and function of Amesbury and its close relationship with Durrington and Bulford is explained in more detail in Chapter 8. Because of the level of services, shops and jobs that Amesbury provides, it will be the focus of significant strategic growth outside Salisbury.</p> <p>C: Local Service Centres:</p>

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		<p>Downton, Mere, Tisbury and Wilton are important local centres that provide a good level of services to their surrounding areas <del>and are equivalent to Development Policy B of the RSS</del>. They are categorised as large villages rather than towns (with the exception of Wilton) and therefore the scale of growth will reflect their constraints as well as the opportunities they offer for sustainable development. A detailed explanation of their role and function is included in Chapters 7, 9, 10 and 11.</p> <p>Although Local Service Centres act as important centres these settlements also have important functional relationships with neighbouring settlements, which will influence how future growth is allocated.</p> <p>D: Secondary Villages:</p> <p>The secondary villages are Alderbury, Broad Chalke, Coombe Bissett, Dinton, Fovant, Great Wishford, Hindon, Ludwell, Morgan's Vale/Woodfalls, Pitton, Porton, Shrewton, Tilshead, Whiteparish, The Winterbournes and The Winterslows.</p> <p>In terms of their role, function and level of services, this group of villages perform a less significant, but nevertheless important complementary role to the Local Service Centres. Levels of growth proportionate to their size, character and environment will be supported in these settlements.</p> <p>E: Small Villages</p> <p>The small villages are Barford St Martin, Bodenham, Britford, Chilmark, Figheldean/Ablington, Fonthill Bishop, <u>Fovant</u>, Gomeldon, <u>Great Wishford</u>, Middle Woodford, Newton Toney, Odstock, Orcheston, Stapleford, Steeple Langford, Wylde and Zeals.</p> <p>These are small villages with limited services, which are functionally reliant on Local Service Centres. As such, they do not represent the most sustainable locations for new growth in the rural areas and hence development will be restricted to only infill and exception development.</p> <p>F: Other Settlements and the Countryside.</p>

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		<p><del>This tier includes some of the smallest settlements in south Wiltshire, often in remote rural areas and with no facilities of their own. Functionally, they are almost completely reliant on local service centres for day to day needs. As such, they represent the most unsustainable location for new growth and hence new development will not be permitted in these villages<sup>45</sup>. To reflect this any housing policy boundaries for settlements not listed in (A) to (E) or housing restraint areas currently within the Local Plan are removed by this Strategy, and hence new development will no longer be appropriate in these locations.</del></p> <p><u>This tier includes some of the smallest settlements in south Wiltshire, often in remote rural areas and with no facilities of their own. Functionally, they are almost completely reliant on local service centres for day-to-day needs. As such, they represent the most unsustainable location for new growth and hence new development is unlikely to be appropriate in these villages<sup>45</sup>. To reflect this any Housing Policy Boundaries (HPBs) for settlements not listed in paragraphs (A) to (E) and all Housing Restraint (HRA) and Special Restraint Areas (SRAs) currently within the Local Plan will be subject of a further review in connection with the Wiltshire Core Strategy – where the degree of sustainability of such settlements will be considered on a consistent countywide basis. Until such time as this review is undertaken the HPBs, HRAs and SRAs will remain in place.</u></p> <p>Footnote 45</p> <p>There are <del>66 small villages</del><sup>67</sup> <u>other settlements</u> and a list of these can be found in Topic Paper 3: Settlement Strategy <del>Second</del> Third Addendum.</p>
CON/11	Para 5.7, page 42	<p>5.7 The Spatial Strategy for South Wiltshire</p> <p><del>South Wiltshire will plan for 42,400 9,900 houses and 43,900<sup>48</sup> 10,400 jobs over the next 20 years. 13,500 of these jobs will be delivered in the Salisbury Travel to Work Area ("TTWA")<sup>49</sup> within south Wiltshire. A further 400 jobs will need to be delivered within the rest of south Wiltshire, outside the TTWA. Essential infrastructure improvements will be delivered when required to ensure that this growth can be adequately supported. Where necessary the delivery of development will be phased to ensure that the infrastructure improvements are implemented in a timely manner. Map 3 sets out the principal elements of the Strategy. In order to ensure that these figures can be delivered, the Strategy has been designed to be flexible and to have contingency.</del></p>

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CON/12	Map 3, page 43	Remove reference to 'land south of Netherhampton Road' map.
CON/13	Para 5.8	The Key Diagram illustrates how the spatial strategy acknowledges the dominant role of Salisbury and allocates the majority of strategic growth in and around it to reflect its status as south Wiltshire's <del>SSCT</del> <u>primary service centre</u> . In accordance with the settlement strategy, the important role of Amesbury is also recognised through the allocation of strategic housing. <u>The Local Service Centre will be the main focus of growth within their Community Areas.</u>
CON/14	Para 5.12, page 44	Responding to these functional relationships and shaping how they will be in the future, is an essential part of this Strategy. They should not be considered to be either unchanging or benign. For example, the Vision for Salisbury, as strongly supported through the consultation process <del>and promoted in the RSS</del> , sees Salisbury as a Strategically Important City, which offers a strong range of local homes, jobs and retailing opportunities in a self-contained manner, which can help reduce the need to travel. The historic under provision of housing has been undermining this objective, through driving up house prices, making it difficult for a young workforce to afford a home, which in turn undermines the ability of local employers to recruit staff. This has led to polarisation in the city between a young workforce who find it difficult to afford to locate to the area and an ageing but generally affluent population. This situation means that there is a growing trend of both out and in commuting, which undermines economic productivity and harms the environment. These trends are leading Salisbury towards a larger dormitory role and do not meet the objectives that the community and stakeholders aspire to. Therefore this Strategy is focussed on addressing the causes of the problems, by delivering the local homes, jobs and services that can alter the functional relationships with neighbouring centres in a positive manner.
CON/15	Map 3b, page 51	Remove 'Land south of Netherhampton Road' from map. Reduce area covered by Longhedge proposed allocation, amend Longhedge annotation to read '450 homes' rather than '800'.
CON/16	Para 5.23, page 51	The Strategic importance of the sites  The sites in Core Policy 2 are all integral to delivery of this Strategy. There are a number of important contributions that each will make to deliver the successful outcomes sought through the spatial objectives and these include:

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		<p><i>(a) Achieving sustainable, balanced growth</i>  The sites are allocated in strategic locations that will contribute to providing balanced communities, where there are housing and job opportunities, supported by key infrastructure and a range of services. Therefore the sites are located in the major settlements of Salisbury and Amesbury with one at Wilton due to its close relationship with Salisbury, as these settlements provide the best range of facilities to achieve self-containment. As well as the balanced nature of the settlements, many of the sites have been chosen to balance job and employment opportunities on a local basis. Furthermore some strategic sites will provide Local Centres to serve the development comprising additional community facilities such as a local shop. Such sites include Fugglestone Red, <u>and</u> Longhedge <u>and</u> South of Netherhampton Road.</p> <p><i>(b) Regeneration</i>  These are areas that are at risk of decline if positive steps are not taken. Sites with an important regeneration purpose are UKLF Wilton (mitigating MOD vacating the site with the loss of 1200 jobs), Imerys (former aggregates quarry closed with loss of local jobs), Churchfields (a need to allow more expansion space for local businesses) and the Maltings/Central Car Park (to improve Salisbury's retail and leisure offer in the face of strong sub-regional competition).</p> <p><i>(c) Frontloading delivery of housing</i>  Not enough homes have been delivered to meet identified requirements in the past 10 years in south Wiltshire, leading to issues of affordability. There is a need to address this and to build contingency into this plan to ensure that uncertain market conditions or unforeseen events will not prevent the delivery of the strategy in the future. To do this a deliberate strategy of frontloading has been produced and all the strategic sites have been planned to commence delivery within the early years of the plan. This initial oversupply will build in contingency and help deliver affordable housing.</p> <p><i>(d) Securing economic growth</i>  The economic centrepiece of this strategy is to provide enough new strategic sites to attract new business and facilitate the relocation of existing businesses from the constrained Churchfields Estate in Salisbury, thereby allowing them room to expand. The strategic sites will allow for a range of employment choices in sustainable locations around Salisbury. Fugglestone Red, Longhedge (Old Sarum), UKLF, <del>South of Netherhampton Road</del>, Central Car Park and the Imerys site, will all provide employment opportunities to facilitate this.</p>

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		<p>New allocated employment sites will be delivered alongside allocated housing sites and will be master planned comprehensively to deliver a range of job types and unit size taking into account the most current Employment Land Review and decant uses required as a result of the regeneration projects. However, beyond Churchfields decant sites the majority are expected to be office based at Salisbury SSCT.</p> <p>Office and Research and Development based business parks will also be acceptable in order to try and achieve a step change in the job base at Salisbury SSCT. Such sites will also deliver flexible and affordable workspace, particularly small and start up units, on accessible lease terms to provide continuing opportunities for business start-ups. These start up or incubator units should be supported by shared business infrastructure relevant to the use class. Such units will be subject to a section 106 agreement to ensure that they remain so into perpetuity.</p> <p>Employment sites, as well as taking account of other relevant policies within this Core Strategy, including Core Policy 14 with respect to saved policy E8B, Porton Down, will be required to deliver important infrastructure to support the businesses and their employer's needs whilst at work. Infrastructure provision including a crèche, gym, shop and catering establishments as well as training facilities, all should help to secure inward investment. In addition all businesses should prepare Green Travel Plans.</p>
CON/17	Para 5.24, Figure 3, page 53	Replace Housing Trajectory with new trajectory representing updated figures.
CON/18	Para 5.27, page 54	In accordance with PPS3 the Core Strategy plans for the supply of continuous housing over a 16-year period and identifies specific sites and broad locations for further development. Furthermore, this strategy exceeds the requirements of PPS 3 in that it will deliver more than a 10-year supply of deliverable sites from the date of adoption of the Core Strategy. This "front-loading" approach has been deliberately designed to ensure that there is no shortfall in the delivery of homes in south Wiltshire. This approach, (to be achieved through the early release of strategic allocations, the saved Local Plan allocations and commitments) will provide over <del>8000</del> <u>5000</u> houses in the initial years of the Strategy, and represents a step-change in housing delivery. A further supply of housing will also be delivered through a subsequent Site Specific Allocations DPD. This overall strategy ensures that we meet <del>both</del> the requirements of <del>the RSS and</del> PPS3.
CON/19	Para 5.31 (a) Education, page 55	<p><i>(a) Education</i></p> <p>New secondary school capacity for Salisbury, which will initially be met through extension and rationalisation of existing stock, with a longer term aspiration for a new secondary school provision to be facilitated through developer contributions.</p>



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		New primary schools at strategic sites at Fugglestone Red, Hampton Park, <del>and Longhedge and Harnham</del> are required up front in the development process. On these strategic sites, land will be provided by the developers, who will also either provide the school building for the LEA or will provide a financial contribution so that the LEA's preferred operator can build the school.
CON/20	Para 5.41, page 58	While the frontloading strategy has been partly designed to treat the cause of past undersupply of housing it is important to emphasise that this is a forward looking strategy. The level of contingency built into the frontloading will allow non-delivery of several strategic sites and still <del>allow the RSS targets and</del> local needs figures to be met and thereby still address the challenges that under provision has caused. The driver of frontloading is thus twofold, both to address the challenges historic under provision has caused and to ensure that the Strategy has sufficient contingency to deal effectively with unforeseen circumstances.
CON/21	Para 5.46 (d), page 60	<p><i>(d) The rural areas</i></p> <p><u>The issue of giving local communities, especially in the rural areas more ownership over the level of growth they see as appropriate for their area is central to the Localism Bill. This will introduce neighbourhood plans and the community right to build in a way which hands more control over planning matters to the communities themselves. The published Bill states that Neighbourhood Plans must work inside some limits and will still need to be compliant with national planning policy.</u></p> <p><u>Therefore, due to the views received from the communities and the publication of the Localism Bill it is considered that it is important that the Core Strategy makes provision for new housing in the rural areas in order to facilitate delivery of these local aspirations through neighbourhood plans and community right to build and ensures compliance with emerging national policy.</u></p> <p><u>Consequently, Core Policy 1 indicates that 1,000 homes have been set aside to allow Neighbourhood Plans and Community Right to Build Schemes to deliver homes in rural areas that are put forward, prepared and agreed by the local communities.</u></p> <p><del>The Sustainable Settlement Strategy and Core Policy 1 indicate how growth will be distributed across south Wiltshire. A finer grain analysis through a Site Specific Allocations DPD will be carried out to identify how the growth can best be accommodated.</del></p>
CON/22	Para 5.46 (f), page	<i>(f) Review of existing employment and land supply</i>

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	60	<p>There is a large oversupply of employment land within <del>the TTWA</del> <u>south Wiltshire</u> at the current time<sup>63</sup>. However this land is not in the optimum location. <u>Para 5.3 of this Strategy identifies that Salisbury is where the larger proportion of growth will be concentrated with Amesbury providing significant growth outside of Salisbury. The RSS recognises Salisbury as-is therefore the key employment centre with the key strategic aim being to extend and enhance the city as an employment and retail centre. It recognises that there are With opportunities for some modest job growth at locations such as Amesbury, but is clear that the majority of the extant employment land available in south Wiltshire no longer conforms with the RSS the strategic aim because it is not located in Salisbury<sup>64</sup>.</u></p> <p><del>Some 64ha of employment land is available at Solstice Park, which no longer directly conforms to the RSS the strategic aim of this Core Strategy. However this land is consented and remains available for development. Therefore although employment development on this site can proceed in accordance with its planning permission, the allocation will not be relied on to meet the strategic requirements of the proposed to be abolished RSS and the allocating policy will not be saved. If the site is not developed in a timely manner it will be reviewed through the Site Specific Allocations DPD to identify whether the site is more appropriate for another use<sup>65</sup>.</del></p> <p><u>Local Plan employment allocations have been saved which should deliver the 400 jobs in the Community Areas of Tisbury and Mere needed outside of the TTWA over the period to 2026. However, this will be further assessed within the Site Specific Allocations DPD to determine if further employment land needs to be allocated.</u></p>
CON/23	Para 5.48, page 61	<p><i>The type of houses that are needed - affordable housing</i></p> <p>Previous chapters have highlighted the problem in providing enough affordable housing in south Wiltshire. PPS3 requires an overall, plan-wide target to be set for the amount of affordable housing to be provided. The RSS requires that 35% of all housing development annually in the south Wiltshire HMA is affordable. <u>Core Policy 2 sets a target of 40% affordable homes on new development.</u> This means that of the <del>42,400</del> <u>9,900</u> homes that this strategy seeks to deliver, <del>4340</del> <u>3960</u> need to be affordable homes. Since the start of the <del>RSS</del> <u>plan period</u> (2006) to adoption of this Core Strategy (2010), 308 affordable dwellings will have been delivered through completions and commitments. Therefore, <del>4032</del> <u>3652</u> affordable homes need to be delivered over the 16 year plan period of the Core Strategy (2010 to 2026), the equivalent of approximately <del>250</del> <u>225</u> per annum. This represents a step change from previous rates of delivery. Based on an economic viability study<sup>66</sup>, Core Policy 3 below has been determined which sets out the proportion of affordable housing sought for different site-size thresholds. A cascade approach to identifying appropriate occupiers will be implemented and the approach to the level of subsidy, or indeed whether subsidy</p>

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		should be provided at all, and the availability of such housing in perpetuity will be subject of an SPD in due course <sup>67</sup> .
CON/24	Core Policy 3, page 62	<p>Core Policy 3 - Meeting Local Needs for Affordable Housing</p> <p>The Council's target for affordable housing is that <del>250</del> 225 of net additional dwellings per annum from the date of adoption of the Core Strategy to 2026 should be affordable. This will be achieved by:</p> <ul style="list-style-type: none"> <li>• A requirement for 40% affordable housing (net) on sites of 15 dwellings or more.</li> <li>• A requirement for 25% affordable housing (net) on sites of between 5 and 14 dwellings.</li> <li>• All affordable housing required by this policy, of 5 dwellings or above will be delivered on the development site. Only in exceptional circumstances, where a developer can prove to the satisfaction of the Local Planning Authority that on-site delivery is not possible, will a commuted sum be considered. The tests for considering off-site contributions will be set out in the forthcoming Affordable Housing SPD.</li> <li>• On sites of 4 dwellings or less a financial contribution will be sought towards the provision of affordable housing. The level will be set within the Planning Obligations SPD.</li> <li>• Tenure will be negotiated on a site-by-site basis to reflect the nature of the development and local needs as set out in Core Policies 6, 10, 11, 14 and 16, the up to date Strategic Housing Market Assessment and other available evidence. Affordable housing size and type, including any distinction between flats and houses, will be expected to reflect that of the demonstrable need for the community within which a site is located</li> <li>• The provision of affordable housing will be negotiated on a site-by-site basis taking into account the viability of the development, the mix of affordable housing proposed and the availability of any additional public subsidy. Preference is for the provision to be made without public subsidy but if this can be demonstrated not to be possible for reasons of viability then the Council will consider other delivery mechanisms including the use of public subsidy, or the transfer of land.</li> <li>• Affordable housing units will be dispersed throughout a development and designed to a high quality, so as to be indistinguishable from other development.</li> </ul> <p>Parish and Town Councils and other parties will be encouraged to identify 100% affordable housing schemes, including on exceptions sites outside of settlement boundaries, if a local need has been identified where environmental considerations will not be compromised. Sites should be sensibly and sensitively located within easy access to employment and services.</p> <p>The need for and type of affordable housing will be reviewed regularly throughout the plan period as set out in PPS3, and revised targets will be determined depending on the prevailing housing need and market conditions at the time,</p>

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		<p>following a public consultation period. This will only occur if the housing need varies by more than 10% from the previously set target.</p> <p>Targets: <del>250</del> <u>225</u> affordable housing completions annually</p> <p>Monitoring and Review: AMR &amp; housing trajectory, annual number of affordable housing completions. Strategic Housing Market Assessments.</p> <p>Delivery Responsibility: Wiltshire Council, Development Industry, Strategic Partnerships, RSL's.</p> <p>Policies replaced: Policy H25, Policy H26.</p>																											
CON/25	Para 5.51, page 63	CON/25 deleted																											
CON/26	Para 6.1, page 71	CON/26 deleted																											
CON/27	Map 4	Remove 'Land south of Netherhampton Road' from map and references within key.																											
CON/28	Para 6.8 and 6.9, page 73	<p>Providing decent homes and employment opportunities in and around Salisbury <u>and Wilton</u>.</p> <p><i>The scale and distribution of growth</i></p> <p><del>7480</del> <u>6020</u> new homes and <del>36</del> <u>29</u> ha of employment land (comprising <del>23</del> <u>30</u>ha new allocation and 6ha saved) will be provided to meet Salisbury <u>and Wilton's</u> needs over the lifetime of this Strategy, and as shown in Map 4. Because of how the administrative boundaries around the city are set out, a large proportion of the allocations are not located within the boundary of the city itself but on new Greenfield sites in adjoining parishes within the Southern Wiltshire and Wilton Community Areas.</p>																											
CON/29	Para 6.10, page 73	<p>Core Policy 2 in Chapter 5 set out the strategic allocations. These allocations are shown on the map above and in summary for the Salisbury area include:</p> <table border="1"> <thead> <tr> <th>Site Allocation</th> <th>No. of Dwellings</th> <th>Employment (ha)</th> </tr> </thead> <tbody> <tr> <td>Fugglestone Red</td> <td>1250</td> <td>8</td> </tr> <tr> <td>Hampton Park78</td> <td>500</td> <td>0</td> </tr> <tr> <td>Longhedge (Old Sarum)79</td> <td><del>800</del> <u>450</u></td> <td>8</td> </tr> <tr> <td>Churchfields/Engine Shed</td> <td>1100</td> <td>5 (retained)</td> </tr> <tr> <td><del>South of Netherhampton Road</del>80</td> <td><del>400</del></td> <td><del>10</del></td> </tr> <tr> <td>Central Car Park</td> <td>200</td> <td>0</td> </tr> <tr> <td>UKLF</td> <td>450</td> <td>3</td> </tr> <tr> <td>Imerys</td> <td>0</td> <td>4</td> </tr> </tbody> </table>	Site Allocation	No. of Dwellings	Employment (ha)	Fugglestone Red	1250	8	Hampton Park78	500	0	Longhedge (Old Sarum)79	<del>800</del> <u>450</u>	8	Churchfields/Engine Shed	1100	5 (retained)	<del>South of Netherhampton Road</del> 80	<del>400</del>	<del>10</del>	Central Car Park	200	0	UKLF	450	3	Imerys	0	4
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Proposed Review Change Reference	CS REFERENCE	CHANGE									
		73									
CON/30	Para 6.13, page 74	<p><del>Salisbury Vision sites represent a key source of delivery. There are two key sources of additional housing supply; other Salisbury Vision sites and further strategic areas of search. While the strategic sites identified within the Strategy have clear evidence of deliverability within the first five years of the plan, sites within strategic areas of search remain less certain, with further work required to identify and overcome the barriers to delivery.</del> With regard to the Salisbury Vision, the uncertainty over delivery must be balanced with the level of community and stakeholder support for the Vision as well as discussions with key landowners which clarify that there is reasonable potential that the projects may be delivered in the lifespan of the Core Strategy. Further dialogue with stakeholders, clarification of potential barriers to development and master planning is required to demonstrate that these sites are deliverable. A DPD will be the vehicle for this work. The Vision sites where this further process needs to be applied (together with their potential housing contribution) are:</p> <ul style="list-style-type: none"> <li><input type="checkbox"/> Salt Lane (@10 dwellings)</li> <li><input type="checkbox"/> Brown Street (@15 dwellings)</li> <li><input type="checkbox"/> Bus Station (@10 dwellings)</li> <li><input type="checkbox"/> Bus depot (@25 dwellings)</li> <li><input type="checkbox"/> Southampton Road (@750 dwellings)</li> </ul> <p><del>In general terms these sources are identified as:</del></p> <table border="1" data-bbox="654 1034 1818 1125"> <thead> <tr> <th></th> <th>No Of Dwellings</th> <th>Employment (ha)</th> </tr> </thead> <tbody> <tr> <td>Salisbury SSCT Area Of Search</td> <td>1132</td> <td>15</td> </tr> <tr> <td>Salisbury Vision Sites</td> <td>800</td> <td>0</td> </tr> </tbody> </table>		No Of Dwellings	Employment (ha)	Salisbury SSCT Area Of Search	1132	15	Salisbury Vision Sites	800	0
	No Of Dwellings	Employment (ha)									
Salisbury SSCT Area Of Search	1132	15									
Salisbury Vision Sites	800	0									
CON/31	Para 6.17, page 76	<p>The main sources of employment growth for the Salisbury and Wilton area will be through new strategic allocations as detailed in Core Policy 2 above and major regeneration schemes identified below. Retail growth will be delivered in the city centre through the redevelopment of the Maltings/Central Car Park. The Strategy will deliver <del>13,400</del> around <u>10,400</u> jobs including on <del>29.36</del> ha of employment land based on B1, B2 and B8 uses and up to 40,000 sq m gross external area retail and leisure floorspace. Evidence<sup>84</sup> suggests that <del>for new jobs the market need is for around 19 ha of mainly for B1 business use (offices), in the region of 4 ha for B2 general industrial uses and the remaining</del></p>									

Proposed Review Change Reference	CS REFERENCE	CHANGE						
		<p>approximately 13 ha for storage and distribution. The main sectors that are forecast to expand are hotels and catering, the wider service industries, distribution and education and health. This Strategy provides a range of sites in locations around the city to suit all needs and uses will be located appropriately. For example the Imerys site is most appropriate for heavy industrial uses, while offices would be appropriate on the redeveloped Churchfields site. The types of use appropriate to each strategic site allocation are included In the Development Templates In Appendix A.</p> <p>These outcomes will be delivered from the following sources:</p>						
CON/32	Para 6.28, page 80	<p><i>Managing Delivery of the Strategy for Salisbury and Wilton</i></p> <p>The housing trajectory shows how the Strategic Site Allocations in Salisbury and Wilton (alongside those in Amesbury and Wilton) will be delivered in a timely manner to meet local needs and the RSS targets. The trajectory is based on a realistic evaluation of housing supply, informed by the Strategic Housing Land Availability Assessment ("SHLAA"), which has included evidence from developers regarding projected build rates and the requirements and timing of essential infrastructure provision<sup>89</sup>. For the critical influence of infrastructure on timing of delivery see Chapter 5 and the Integrated Delivery Plan in Appendix E. Managing risks and making contingencies are also critical to delivery and the approach adopted in this Strategy with respects to contingency is explained in Chapter 5. An analysis has been carried out on the potential risks to delivery of the strategic sites, the mitigation and actions taken in respect of these risks, and the possible implications for the Core Strategy. The Risk Analysis is attached to the Core Strategy as Appendix I.</p>						
CON/33	Figure 4, page 81	Housing Trajectory needs replace with updated housing numbers.						
CON/34	Para 6.30 (b), page 81 bullet 2.	New primary schools at strategic sites at Fugglestone Red, Hampton Park, <u>and</u> Longhedge <del>and Hamham</del> are required up front in the development process.						
CON/35	Map 5, page 85	Amend annotation on map to reduce numbers at Longhedge from 800 to 450 and amend area of Longhedge on map in line with changes.						
CON/36	Para 7.10, page 92	<p><i>The scale and distribution of growth</i></p> <p><del>220 new homes and 3 ha of employment land</del> will be provided to meet the needs of the Wilton Community Area over the lifetime of this Strategy. <u>Housing may be delivered through locally produced Neighbourhood Plans or Community Right to Build schemes as detailed in CP1 and paragraph 5.46.</u> Core Policy 2 in Chapter 5 sets out the strategic allocations. These allocations are shown on the map above and in summary are:</p> <table border="0"> <thead> <tr> <th>Site allocation</th> <th>No. of Dwellings</th> <th>Employment (ha)</th> </tr> </thead> <tbody> <tr> <td>UKLF</td> <td>450</td> <td>3</td> </tr> </tbody> </table>	Site allocation	No. of Dwellings	Employment (ha)	UKLF	450	3
Site allocation	No. of Dwellings	Employment (ha)						
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Proposed Review Change Reference	CS REFERENCE	CHANGE						
CON/37	Para 8.7	<p><i>The scale and distribution of growth</i>  <del>2650</del> <u>2395</u> new homes and 17 ha of employment land will be provided to meet the needs of the Amesbury Community Area over the lifetime of this Strategy<sup>102</sup>. Core Policy 2 in Chapter 5 sets out the strategic allocations. <u>Housing may also be delivered through locally produced Neighbourhood Plans or Community Right to Build schemes as detailed in CP1 and paragraph 5.46.</u> These allocations are shown on the map above and in summary for the Amesbury Community Area include:</p> <table border="0"> <thead> <tr> <th>Site Allocation</th> <th>No. of Dwellings</th> <th>Employment (ha)</th> </tr> </thead> <tbody> <tr> <td>Kings Gate</td> <td>1300</td> <td>0</td> </tr> </tbody> </table>	Site Allocation	No. of Dwellings	Employment (ha)	Kings Gate	1300	0
Site Allocation	No. of Dwellings	Employment (ha)						
Kings Gate	1300	0						
CON/38	Para 8.18	CON/38 deleted						
CON/39	Para 8.20	CON/39 deleted						
CON/40	Para 9.9	<p><i>The scale and distribution of growth</i>  <del>740</del> <u>665</u> new homes will be provided to meet the needs of Southern Wiltshire Community Area over the lifetime of this Strategy. These will be in addition to the two major growth sites for Salisbury in the parish of Laverstock identified in Chapters 6 and 7. <u>Housing may also be delivered through locally produced Neighbourhood Plans.</u></p>						
CON/41	Para 10.10 , page 116	<p><i>10.10 The scale and distribution of growth</i>  <del>290</del> <u>250</u> new homes and 3 ha of employment land (on a saved Local Plan allocation) will be delivered to meet needs in the Mere Community Area over the lifetime of this Strategy. It is anticipated that most, if not all, of this growth will be centred on Mere. However, the Strategy is designed to be flexible and has the potential for some of the growth to be accommodated through infill and affordable exception development at Zeals. <u>Housing may also be delivered through locally produced Neighbourhood Plans.</u> The identification of new growth sites will be made through the subsequent Site Specific Allocations DPD. No new strategically important sites have been identified in this Core Strategy but the following is saved:</p> <table border="0"> <thead> <tr> <th>Saved Local Plan allocation</th> <th>No. of Dwellings</th> <th>Employment (ha)</th> </tr> </thead> <tbody> <tr> <td>E12 Land at Mere</td> <td>0</td> <td>3</td> </tr> </tbody> </table>	Saved Local Plan allocation	No. of Dwellings	Employment (ha)	E12 Land at Mere	0	3
Saved Local Plan allocation	No. of Dwellings	Employment (ha)						
E12 Land at Mere	0	3						
CON/42	Para 11.8, page 123	<p><del>440</del> <u>420</u> new homes and 1.4 ha of employment land (on a saved Local Plan allocation) will be provided in the Tisbury Community Area over the 20 year lifetime of this Strategy. The identification of new growth sites will be made through a subsequent Site Specific Allocations DPD. <u>Housing may also be delivered through locally produced Neighbourhood Plans as part of the Rural Allowance.</u> No new strategically important sites have been identified in this Core Strategy</p>						

Proposed Review Change Reference	CS REFERENCE	CHANGE						
		but the following mixed-use site is saved:  <table border="0"> <tr> <td>Saved Local Plan allocation</td> <td>No. of Dwellings</td> <td>Employment (ha)</td> </tr> <tr> <td>Land at Hindon Lane, Tisbury (H14)</td> <td>90</td> <td>1.4ha</td> </tr> </table>	Saved Local Plan allocation	No. of Dwellings	Employment (ha)	Land at Hindon Lane, Tisbury (H14)	90	1.4ha
Saved Local Plan allocation	No. of Dwellings	Employment (ha)						
Land at Hindon Lane, Tisbury (H14)	90	1.4ha						
CON/43	Para 12.4, page 131	CON/43 deleted						
CON/44	Para 13.1, page 138	<del>Remove line with respect to land South of Netherhampton Road: South of Netherhampton Rd ————— <input type="checkbox"/> Planning consultants appointment, ————— <input type="checkbox"/> Archaeological investigations, landscape appraisal and transport ————— assessment in progress</del>						
CON/45	Appendix A, Page 145-147	CON/45 deleted.						
CON/46	Appendix A, page 161-163	Remove development template for Land south of Netherhampton Road, Netherhampton.						
CON/47	Appendix A, page 164-166	Longhedge development template  <p>Description of site The site is located to the north of Salisbury city, to the north east of Old Sarum and the A345. To the south of the site is the Beehive Park and Ride site, largely screened by trees, and a small area of employment land. To the east is an employment site and Old Sarum Airfield, which is a Conservation Area. To the immediate east is an existing Local Plan allocation site, where detailed planning permission has been granted for 600 dwellings and building has commenced. This site lies to either side of the Salisbury City Football Club stadium.</p> <p>Objectives for the development To develop a housing led mixed use development of 800 <del>450</del> dwellings and 8 ha of employment, through a high quality master plan which delivers an appropriate sense of place in accordance with the South Wiltshire Design Guide, 'Creating Places' in a sustainable location, in a manner which compliments the existing community and makes a significant strategic contribution to meeting local housing needs of South Wiltshire. Specific issue to be addressed are:</p> <p><input type="checkbox"/> The introduction of additional dwelling to the Old Sarum area will add a critical mass to secure the delivery and</p>						



Proposed Review Change Reference	CS REFERENCE	CHANGE
		<p>viability of planned and new local facilities to create a more self-contained community based around a neighbourhood centre.</p> <ul style="list-style-type: none"> <li><input type="checkbox"/> The provision of employment opportunities for both new investment and decant from Churchfields.</li> </ul> <p>Site constraints</p> <ul style="list-style-type: none"> <li><input type="checkbox"/> Football stadium and airfield noise will need to be mitigated</li> <li><input type="checkbox"/> Highways impact on Castle Road and wider area, and associated impact on air quality</li> <li><input type="checkbox"/> Impact on setting of Old Sarum SAM and Old Sarum Airfield Conservation Area</li> <li><input type="checkbox"/> High potential for unknown archaeology on the site</li> <li><input type="checkbox"/> Street lighting designed to minimise light pollution and sky glow.</li> </ul> <p>Land uses and quanta of development</p> <p>The site comprises approximately 51ha and will accommodate a mix of employment and housing. The site will deliver approximately <del>800</del> <u>450</u> dwellings of which a minimum of 40% will be affordable. The breakdown will be as detailed in Core Policy 6.</p> <p>Community infrastructure and approximately 8ha of employment land which will include general industrial, office, research and development, storage and distribution, but exclude retail.</p> <p>Essential Infrastructure Requirements</p> <p>Education: <del>2</del> <u>1</u> form entry primary school and financial contributions for secondary.</p> <p>Transportation: Any major infrastructure requirement outcomes identified by the Salisbury Transport Model. A Transport Assessment which sets out how the modal shift promoted at national and <u>soon to be abolished</u> RSS level will be achieved, including improved, bus, cycle and walking routes and possible junction improvements at Beehive roundabout, opportunities for links cycle and footpath to the Salisbury city centre, Beehive Park and Ride and other strategic sites. Implementing measures to prevent overloading of Castle Road and potential contribution to Beehive Park and Ride. Contribution to addressing the objectives set out in the Salisbury AQMA</p> <p>Green infrastructure: Formal and informal public open space to be provided on site. Strategic landscape plan required to ensure opportunities to improve views from Old Sarum, through the screening of existing functional buildings. The strengthening of existing tree belts at the site.</p> <p>Flooding: A flood risk assessment will be required and satisfy the requirements of PPS 25, reference should be made to the Level 1 SFRA</p> <p>Drainage and Water: This should pay particular attention to drainage and the control of surface water by the use of</p>

Proposed Review Change Reference	CS REFERENCE	CHANGE
		<p>SUDS. Engineering assessment of water and foul sewer drainage at the site and potential capacity improvements at Petersfinger sewerage works and potable water capacity. Cumulative development within the upstream catchment at Old Sarum, Hampton Park and Longhedge developments will trigger significant works with new relief sewer to ensure that risk from sewer flooding is resolved.</p> <p>PCT: Financial contribution towards new or improved doctors and dentist surgeries.</p> <p>Emergency services: Contributions towards the Fire Service for new or improved fire stations in order to provide a comprehensive and flexible responses to future emergencies.</p> <p>Community facilities and services: Additional community facilities and services to complement and reinforce the viability of the already planned district centre.</p> <p>Renewable Energy: 10% renewable energy generated on or near the site <del>as per RSS policy.</del></p> <p>Place shaping requirements In addition to the provisions of 'Creating Places' and saved Local Plan policies, master planning of this site needs to specifically address:</p> <ul style="list-style-type: none"> <li><input type="checkbox"/> There are opportunities to secure the long term future of Old Sarum Aerodrome through some sensitive new development, acting as a catalyst for a new Management Plan related to heritage and a legal agreement which controls the level of flying activity, which has been a longstanding issue locally.</li> <li><input type="checkbox"/> Key views to and from Old Sarum and impact on the SAM.</li> <li><input type="checkbox"/> Show how the new neighbourhood can be integrated into the existing community, both residential and commercial and into the built and natural environment.</li> <li><input type="checkbox"/> Employment land should not comprise development that will cause a nuisance to the new or existing residents.</li> </ul> <p>Strategic Linkages Linkages with the existing allocated site at Old Sarum to ensure that the new communities can integrate and function as one.</p> <p>Delivery Mechanism This site should be the subject of partnership working towards based on frontloading a Master Plan to be approved by the Local Planning Authority as part of the planning application process. This Master Plan will show integration with the existing proposed development of 650 dwellings at Old Sarum.</p> <p>Key delivery milestones, monitoring and review</p>

Proposed Review Change Reference	CS REFERENCE	CHANGE
		<p>This site has been chosen not only because strategically, environmentally and consultatively it can make a significant contribution to meeting local needs through regeneration, but also because early discussions with land owners, agents and prospective developers have encouraged the Local Planning Authority that this site can be brought forward within the first five years. In order to safeguard the delivery of housing within this period the following milestones will be adhered to:</p> <ul style="list-style-type: none"> <li><input type="checkbox"/> Immediate partnership working with LPA and stakeholders frontloading matters</li> <li><input type="checkbox"/> A planning application accompanied by master plan and design code within 18 months of adoption of the Core Strategy.</li> <li><input type="checkbox"/> A section 106 agreement will be required setting key milestones for delivery including that the site shall start delivering housing within 12 months of the grant of permission and a phasing agreement setting out completions at agreed milestones moving forward.</li> </ul> <p>Failure to meet any of the above deadlines without production of compelling justification will lead to conclusion that the site is not deliverable and the site could be de-allocated in a mini-review of the Core Strategy and the site replaced with an alternative site where more certainty exists.</p> <p>An independent viability review of the site will be undertaken by Wiltshire Council within two years to review the standards of delivery set in view of the projected recovery from the recession of 2009. This review will not be undertaken where the developer has demonstrated commitment through delivery in the first two years of the Strategy.</p>
CON/48	Appendix D, page 183	Remove 'Land south of Netherhmapton Road' from Map. Reduce size of proposed Longhedge allocation to reflect the Review.
CON/49	Appendix E, page 189	<p>Strategic Objective 2: To provide everyone with access to a decent, affordable home.</p> <p>Desired outcomes:</p> <ul style="list-style-type: none"> <li>• The delivery of at least <del>42,400</del> <u>9,900</u> new homes carefully managed to be in the most sustainable location and to respect the local character. Well over half the number will have been built in or around Salisbury, with significant growth in Amesbury.</li> </ul>
CON/50	Page 189 Appendix E (Integrated Delivery Plan), Strategic Objective 2, Table,	Average of <del>620</del> <u>495</u> housing completions per year over the plan period ( <del>minimum</del> )

Proposed Review Change Reference	CS REFERENCE	CHANGE
	1 <sup>st</sup> Row, Targets	
CON/51	Page 189 Appendix E (Integrated Delivery Plan), Strategic Objective 2, Table, 2 <sup>nd</sup> Row, Targets and Timescale	Delivery of Strategic Sites ( <del>6000</del> <u>5250</u> dwellings)  Decant sites to be delivered as part of Fugglestone Red, Longhedge, <del>South of Netherhampton Road</del> Strategic Sites.
CON/52	Page 189 Appendix E (Integrated Delivery Plan), Strategic Objective 2, Table, 3 <sup>rd</sup> Row, Targets	<del>250</del> <u>225</u> affordable housing completions (minimum) annually from date of adoption of Core Strategy (2010)
CON/53	Page 192 Appendix E (Integrated Delivery Plan), Strategic Objective 3	Strategic Objective 3: To deliver a thriving economy which provides a range of job opportunities to match a growing population and where traditionally strong sectors, such as scientific research and development, continue to be world leaders.  Desired outcomes: <input type="checkbox"/> Identification of land in sustainable locations to provide for about <del>13,900</del> <u>10,400</u> new jobs up to 2026.
CON/54	Page 192 Appendix E (Integrated Delivery Plan), Strategic Objective 2, Table, 1 <sup>st</sup> Row, Target	Provision of <del>13,900</del> <u>10,400</u> jobs in south Wiltshire ( <del>695</del> <u>520</u> /year average)
CON/55	Page 192 Appendix E (Integrated Delivery Plan), Strategic Objective 2, Table,	Delivery of <del>37</del> <u>20</u> ha of employment land.

Proposed Review Change Reference	CS REFERENCE	CHANGE
	2 <sup>nd</sup> Row, Target	
CON/56	Page 202 Appendix E (Integrated Delivery Plan), Strategic Objective 7, Table, 1 <sup>st</sup> Row, Target	New Primary Schools at: <ul style="list-style-type: none"> <li>• Fugglestone Red</li> <li>• Hampton Park</li> <li>• Longhedge</li> <li>• <del>Netherhampton Road</del></li> </ul>
CON/57	Page 209 Appendix E (Integrated Delivery Plan), Graph 1	Replace graph with updated housing trajectory.
CON/58	Appendix F – Amendments to Local Plan Maps	Map – Salisbury East – Amend Longhedge Area Map – Salisbury South – Remove site at land South of Netherhampton Road.
CON/59	Appendix G	Add to list:  <u>Topic Paper 20: Review of the South Wiltshire Core Strategy</u>
CON/60	Appendix H, page 227	Amend all graphs to represent new housing figures.
CON/61	Appendix I, Delivery Risk Assessment, page 231	REFERS TO: FUGGLESTONE RED; HAMPTON PARK; LONGHEDGE; CHURCHFIELDS/ENGINE SHEDS; SOUTH OF NETHERHAMPTON ROAD; CENTRAL CAR PARK; IMERYYS; KING'S GATE