

Wiltshire Council

Cabinet

17 January 2012

Public Participation

**Questions from Mr K J McCall ACIOB
For and on behalf of "Campaign for A Better Trowbridge"**

**Pre-Submission Draft Wiltshire Core Strategy Development Plan Document
(Item 6)**

Question 1

Can Wiltshire Council explain in layman's terms exactly how the figures of "at least" 6,000 dwellings for Trowbridge was arrived at? (i.e please show each stage of the calculations) Also please note that there is a need to develop town centre accommodation for single people or couples rather than divide existing large houses into flats.

Response

A detailed analysis was undertaken of the issues and opportunities within each community and this informed work to develop options for the proposed level of housing. These options were then presented to communities at the Localism events (early 2011). In order to provide for the future population alone, without either focussing growth in the town or providing for economic growth, Trowbridge would require at least 5,000 additional homes across the period. In line with this strategy and to address local issues it was considered that 6,000 dwellings across the community area would provide a suitable requirement. This process has been documented and reported within the 'Housing Requirement Technical Paper' (Topic Paper 15) which is available on the council's website

This level of delivery enables existing issues, such as the provision of additional schools to prevent cross-town traffic, and the redevelopment of the A350 to address traffic problems in and around the town, to be addressed. A lower requirement would make the proposed solutions unviable.

Question 2

Can Wiltshire Council confirm that the "Town Centre First" approach is fundamental to the policies for the Trowbridge Community Area and if the SE urban extension is built, how much of the resultant Community Infrastructure Levy will be allocated to developing Trowbridge and other town centres and improving public transport, better integration of transport modes and other infrastructure needed to reduce car dependency?

Response

Town Centre regeneration is supported through Core Policy 28 and the development of a Master Plan for Trowbridge. This supports enhanced retail, leisure and employment uses within the central area of the town and is highly compatible with the Town Centre First Approach. The emerging Master Plan seeks to also deliver an improved public transport interchange within the town centre.

The contribution required for CIL is currently not yet determined. Developing a CIL schedule will involve the Council identifying their priorities for CIL. This could include town centre improvement, improving public transport and the better integration of transport modes. The CIL schedule should be completed for Examination by the end of 2012.

Question 3

Can Wiltshire Council sum up in layman's terms what a "sound" Core Strategy is and how this will be tested by the Inspectorate?

Response

Set in national planning policy. To be "sound" a core strategy should be justified, effective and consistent with national policy.

"Justified" means that the document must be:

- founded on a robust and credible evidence base
- the most appropriate strategy when considered against the reasonable alternatives

"Effective" means that the document must be:

- deliverable
- flexible
- able to be monitored

The Secretary of State will appoint a Planning Inspector to decide through an Examination in Public.

Question 4

We would ask Wiltshire Council to include an option for "Low growth Housing" in Western Wiltshire, similar to what has happened in BANES, Bristol, North Somerset, South Gloucestershire and many other parts of the South West.

Response

Lower growth than proposed will not help Wiltshire meet the jobs and homes we need to help ensure our future prosperity. As mentioned above, to be found 'Sound' a Core Strategy must be based on credible evidence. Wiltshire Council has

undertaken a revised assessment of the housing requirements of the area from 2006 to 2026 and consequently, the overall housing requirement for Wiltshire has decreased by some 7,400 homes across the plan period (2006-2026), from that in the RSS. This process has been documented and reported within the 'Housing Requirement Technical Paper' (Topic Paper 15) which is available on the council's website.