

AGENDA SUPPLEMENT (1)

Meeting: Council
Place: Council Chamber - County Hall, Trowbridge BA14 8JN
Date: Tuesday 10 July 2018
Time: 10.30 am

The Agenda for the above meeting was published on **2 July 2018**. Additional documents are now available and are attached to this Agenda Supplement.

Please direct any enquiries on this Agenda to Kieran Elliott, of Democratic Services, County Hall, Bythesea Road, Trowbridge, direct line 01225 718504 or email kieran.elliott@wiltshire.gov.uk

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

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

6 **Public Participation** (Pages 3 - 28)

Questions from Lance Allan on behalf of Trowbridge Town Council, and Mrs Jacqui Clark are attached together with responses.

7 **Wiltshire Housing Site Allocations Development Plan Document - Proposed Submission Materials** (Pages 29 - 104)

A minute extract from the Cabinet Meeting on 3 July 2018 is attached, along with a complete schedule of proposed changes to the Housing Sites Allocations Development Plan Document.

10 **Designation of the Statutory Position for Director of Adult Social Services** (Pages 105 - 106)

A minute extract from the Cabinet Meeting on 3 July 2018 is attached.

11 **Notices of Motion**

11b) **Notice of Motion No.9 - The Inclusion of Tree Planting in Future Planning** *(Pages 107 - 108)*

A briefing note is attached.

12 **Councillors' Questions** *(Pages 109 - 118)*

Questions from Councillors Ruth Hopkinson, Edward Kirk and Ian Thorn are attached together with responses.

13 **Minutes of Cabinet and Committees** *(Pages 119 - 134)*

The minutes of the Cabinet Meeting held on 3 July 2018 are attached.

DATE OF PUBLICATION: 6 July 2018

Housing Site Allocations Plan – Statement and Questions to Wiltshire Council – 10th July 2018

Background Information

How many houses need to be provided?

The housing numbers are based upon the Wiltshire Core Strategy (WCS) which allocates housing numbers to Housing Market Areas (HMAs). Trowbridge sits in the North & West HMA which stretches from Royal Wootton Bassett to Warminster.

The HMA breakdown for Trowbridge and Completions 2006-2017 are included in table 4.2 of the Addendum to the 15th May Cabinet papers.

The Trowbridge 'Developable Commitments' are contained in 'Community Area Topic Paper – Trowbridge' dated May 2018 and are as follows:

	N&W HMA	Trowbridge	Rural	Trowbridge CA Total
WCS indicative requirement	24740	6810 (97.6%)	165 (2.4%)	6975
Completions 2006-2017	13025	3019	256	3275
Developable Commitments	10606	1561	32	1848
Windfalls^x	2209	976 (97.6%)	24 (2.4%)	1000
TOTAL	25840	5556	312	6132
Shortfall/(Surplus)^y	(1100)	1254	(147)	1107

^x As explained by Cllr Sturgis at the Trowbridge Area Board meeting on Thursday 24th May 2018; "One thousand of the Windfalls allowance has been allocated to Trowbridge."

^y Before any allocations.

Windfalls

As indicated above, Cllr Sturgis at the Trowbridge Area Board said that; 1000 of the (2209) windfall allowance for the N&W HMA has been allocated to Trowbridge, although this is not explicit in the documents published so far. Cllr Sturgis' statement goes some way towards the position of Trowbridge Town Council. Although the Town Council has argued that these 1000 should at least in part be on specifically allocated sites (as many other local planning authorities do such as Cotswold DC, at Cirencester) and not treated as Windfalls. (The NPPF definition of Windfalls is provided later in this document, and it can be seen that these brownfield sites in a Settlement Boundary should not all be treated as Windfalls.) Whether they are treated as Windfalls or as allocated sites the net shortfall remains the same at 1107 based on these figures.

Trowbridge Town Council can support the statement made by Cllr Sturgis and therefore the position of Wiltshire Council, that 1000 of the N&W HMA Windfall Allowance is allocated to Trowbridge. (The table above allocates these by the same percentage as the original WCS indicative requirement therefore allocating 976 of the Windfalls to Trowbridge and 24 to the rural areas of the CA). Trowbridge Town Council goes further in supporting the position of Wiltshire Council, by evidencing the following sites, as being in one or more of the following categories;

- owned by Wiltshire Council,
- owned by others in the One Public Estate bid,
- identified for potential residential development,
- under construction,
- received planning permission,
- live planning applications,

Trowbridge 'Windfall' sites	Houses
County Hall East/Margaret Stancomb/Hospital	300
Bowyers factory site	250
The Pavillions, White Horse Business Park	104
Bradley Road	79
Ashton Street Centre	70
Charterhouse	40
St George's Works	30
United Church Buildings	25
McDonogh Court	20
Courtfield House	21
Clark's Mill	19
Court Mills	7
Carpenter's Arms	6
John Bull	5
TOTAL	976

Meeting the Shortfall

Therefore, the shortfall across the Trowbridge CA is 1107 houses.

Trowbridge Town Council DOES SUPPORT the following sites:

Elm Grove Farm 248/613	250
Church Lane 1021	45
Spring Meadows 3260	45
TOTAL	340

This is fewer than the allocations identified in the Addendum as presented to Cabinet on 15th May, which is 1100 additional houses. There is therefore a difference of 760 houses.

Evidence

Councillor Sturgis and the Cabinet at the meeting on Tuesday 3rd July indicated that Trowbridge Town Council had failed to provide any evidence to demonstrate why the proposals being considered by Wiltshire Council should be dropped. What is evident is that Councillor Sturgis and therefore the Cabinet have chosen to ignore the evidence which has been put forward. If a court was presented with clear evidence on CCTV of someone committing a crime, more evidence is not required in order for them to be convicted, in fact one would expect a guilty plea!

Core Strategy

Wiltshire Council says in the WCS at para 5.147:

“It is recognised that the villages surrounding Trowbridge, particularly Hilperton, Southwick, North Bradley and West Ashton have separate and distinct identities as villages. Open countryside should be maintained to protect the character and identity of these villages as separate communities.”

Trowbridge Town Council supports this position and therefore seeks to maintain and protect the existing open countryside as identified in the WCS and between the Settlement Boundary of Trowbridge and these neighbouring villages.

Some of the sites identified as allocations in the HSAP fail to maintain the open countryside and fail to protect the character and identity of the villages of Hilperton, North Bradley and Southwick as separate communities and are therefore contrary to the WCS.

Trowbridge Town Council therefore DOES NOT SUPPORT the following sites:

S of Elizabeth Way	355
W H BP	225
Southwick Court	180
TOTAL	760

All of these sites are contrary to the Core Strategy. No further evidence is required to be submitted by Trowbridge Town Council or any other organisation or individual to demonstrate that these sites should not be brought forward within the Housing Sites Allocation Plan as they are not sound for the single, simple reason that they are clearly and unequivocally contrary to the WCS, which is the underlying base document which is the foundation upon which the HSAP is being developed.

The proposed site at North Bradley includes at the northern end (closest to Trowbridge) an open countryside gap which is only one field wide. Building on that field fails to protect the open countryside. A ‘landscape buffer’ which is less than one field wide is not ‘open countryside’. If this field is retained then this development is not an extension of the urban envelope of Trowbridge, it is simply an unsustainable detached bit of North Bradley.

Notwithstanding this, significant evidence has been provided by other organisations and individuals offering very good reasons why these sites should not be brought forward in the

HSAP. It is not for Trowbridge Town Council alone to repeat such evidence to persuade Wiltshire Council that its proposed HSAP is unsound.

Alternatives

Councillor Sturgis and the Cabinet at the meeting on Tuesday 3rd July indicated that Trowbridge Town Council had failed to offer any alternatives to the proposals being considered by Wiltshire Council. What is evident is that Councillor Sturgis and therefore the Cabinet have chosen to ignore the alternatives which has been put forward. The alternatives are based upon two elements, an allocation of alternative sites and an acceptance of the flexibility within the WCS.

Trowbridge Town Council SUPPORT the following alternative sites:

Additional allocation at Wain Homes' part of Ashton Park	21
Biss Farm 3247	267
TOTAL	288

Trowbridge Town Council supports site 3247 for a mixed use development as per the existing planning application. Trowbridge Town Council understands that this site is and has been allocated for some time for employment uses, but these have failed to come forward and as the site is now located between the Ashton Park site and the existing Settlement Boundary then it should be reallocated for mixed use development.

Accepting these two sites as alternatives leaves a shortfall of (760-288) 472.

Flexibility

Wiltshire Council explains that the numbers in the WCS are indicative, that there needs to be flexibility, that it would be unrealistic to adhere rigidly to the levels set in the WCS, (see 4.35 below extract from the Addendum). Trowbridge Town Council agrees with this.

Wiltshire Council explains that: '*A shortage of new housing and infrastructure for instance will limit provision for affordable homes, could depress economic growth and undermine the viability and vitality of town centres*', (see 4.34 extract from the Addendum below). Trowbridge Town Council agrees with this.

Objective 3 Spatial Strategy

- 4.34** The scale and distribution of site options at each settlement should also be consistent with that proposed by the spatial strategy in the WCS. A shortage of new housing and infrastructure for instance will limit provision for affordable homes, could depress economic growth and undermine the viability and vitality of town centres. On the other hand, widespread over provision, particularly toward smaller rural settlements, might undermine the spatial strategy. A symptom of this would be over burdened local infrastructure and greater environmental impacts from more travelling between settlements and more widespread loss of countryside.
- 4.35** It would not, however, be reasonable to expect the distribution and scale of land supply to adhere rigidly to the levels set in the WCS. It would be unrealistic to expect as much. The WCS explains that levels are indicative and that there needs to be some flexibility.
- 4.36** Levels of housing development in settlements and rural areas are indicative levels of growth. They are approximate and neither minimum or maximums; instead they are an indication of the general scale of growth appropriate for each area and settlement during the plan period.

Considering that towns such as Melksham, Westbury and Calne have met their requirements, it is concerning that without further allocations, particularly in locations which support infrastructure provision such as the reinstatement of the Wilts & Berks Canal and to facilitate further road improvements then these towns are in danger of the risks identified above, depressed economic growth and undermining of the viability and vitality of their town centres.

Wiltshire Council says the following about longer term growth at Trowbridge:

- 4.58** Constraints to Trowbridge's longer term growth will be addressed as part of the review of the Core Strategy that will look from 2016 beyond 2026 to 2036. This might include a review of how Green Belt boundaries around the town may affect the town's longer term prospects.

Trowbridge Town Council supports this position and in particular considers that a review of the Green Belt is required to secure sustainable development for the town in future. The Town Council believes that significant further allocations at Trowbridge, other than those supported above, should be delayed until the WCS review has been completed and a review of the Green Belt can be undertaken. This is similar to the position Wiltshire Council has adopted in the South HMA (see below extract from the Addendum) where the five-year land supply cannot be met towards the end of the current plan period and is equally valid in Trowbridge, (which is only part of the N&W HMA).

- 4.32** Housing trajectories are site by site estimates of start and finish dates and annual completions. Aggregating housing trajectories for each HMA shows how the Plan helps to deliver in excess of five years supply of land in each area for the remaining years of the plan period. The table below provides estimates of how many years supply there will be in each remaining year of the plan period. It shows that supply exceeds the five year requirement through to the end of the plan period for all years except ~~one~~ **four** in the South Wiltshire HMA and ~~well before~~ **by** then additional allocations will be included within the review of the WCS.

Taking all these together it is appropriate to consider how the shortfall of 472 houses can be allocated. If the neighbouring villages are undertaking neighbourhood plans, seeking to support the WCS by maintaining open countryside between them and Trowbridge, and maintaining the sustainability of such communities close to the town, then modest additional allocations in these villages should be supported of say 24 houses each for Hilperton, North Bradley and Southwick, totalling 72 houses. The remaining 400 houses

should be allocated in Melksham and other towns in order to avoid a depression of economic growth and undermining of vitality and vibrancy in their town centres. Even with this degree of reallocation, Trowbridge would still be the largest growth settlement in the plan period.

Neighbourhood Plans

Councillor Sturgis and the Cabinet at the meeting on Tuesday 3rd July indicated that Trowbridge Town Council should undertake a Neighbourhood Plan in order to overcome these issues. What is evident is that Councillor Sturgis and the Cabinet have been poorly advised with regard to what a Neighbourhood Plan for Trowbridge could achieve.

A Neighbourhood Plan for Trowbridge can only deal with locations inside the town boundary.

- Ashton Park is 90% outside the town boundary.
- Southwick Court is outside the town boundary.
- Land west of White Horse Business Park is outside the town boundary.
- Land south of Elizabeth Way is outside the town boundary.

Questions:

- 1. Why has Wiltshire Council accused Trowbridge Town Council of failing to offer any evidence when the evidence is simple and straightforward, that the HSAP is contrary to the WCS?**
- 2. By ignoring this evidence, Wiltshire Council must be able to argue that all three of the sites which Trowbridge Town Council opposes are acceptable under the Core Strategy. Can Wiltshire Council therefore provide clear and concise reasoning why the development of open countryside between Trowbridge and Hilperton, Southwick and North Bradley is not contrary to the Core Strategy?**
- 3. Why has Wiltshire Council accused Trowbridge Town Council of failing to offer any alternatives when clear alternatives have been provided such as site 3247 at Biss Farm?**
- 4. What flexibility has been demonstrated in any adjustments to the numbers of houses allocated to each community area in the N&W HMA from the figures in the WCS to the HSAP and as indicated at the Developer workshop on 5th March 2015?**
- 5. What would an acceptable level of flex be in terms of reallocation from one community area to another, given the long-known inability of Ashton Park to deliver and the long-known potential for other towns to deliver greater numbers during the plan period?**
- 6. Why does Wiltshire Council think that a Neighbourhood Plan for Trowbridge would solve all of the issues for housing allocations in Trowbridge when none of the sites proposed in the HSAP which Trowbridge Town Council opposes are in the Trowbridge Town Boundary?**
- 7. Surely, as these proposed sites and Ashton Park are almost all outside the town boundary but part of the Trowbridge urban allocation then the only solution is a strategic cross-boundary plan such as the Core Strategy and its Housing Sites Allocation Plan, with the flexibility to reallocate to other towns once it was evident that Ashton Park would not be able to deliver the**

requirement within the plan period and without compromising the focus for development at Trowbridge, Chippenham and Salisbury?

APPENDIX.

Additional information including summary and extract from previous reports.

A. Background

The Housing Site Allocations Plan (HSAP) was presented to and approved by Wiltshire Council's Cabinet on Tuesday 20th June 2017, for progressing to the consultation stage in the Summer of 2017. The expectation is that it will be confirmed by Wiltshire Council in the Spring/Summer of 2018 and then go to an Inspector for public examination.

<http://cms.wiltshire.gov.uk/mgAi.aspx?ID=66252#mgDocuments>

The cabinet meeting was attended by over 40 members of the public, mainly from the town and neighbouring parishes, many of whom addressed the meeting. The Town Clerk attended the meeting and addressed the meeting, to; confirm that consultation had taken place with the town and parish councils; that the town council was disappointed that the proposal did not reflect its position and to ask why Ashton Park was only expected to deliver 300 dwellings per annum.

B. Consultation

Public Consultation took place from 10th July to 22nd September. This included public consultation events in Chippenham, Salisbury, Devizes and on Wednesday 26th July in Trowbridge which appeared to be well attended by people from the locations most likely to be impacted.

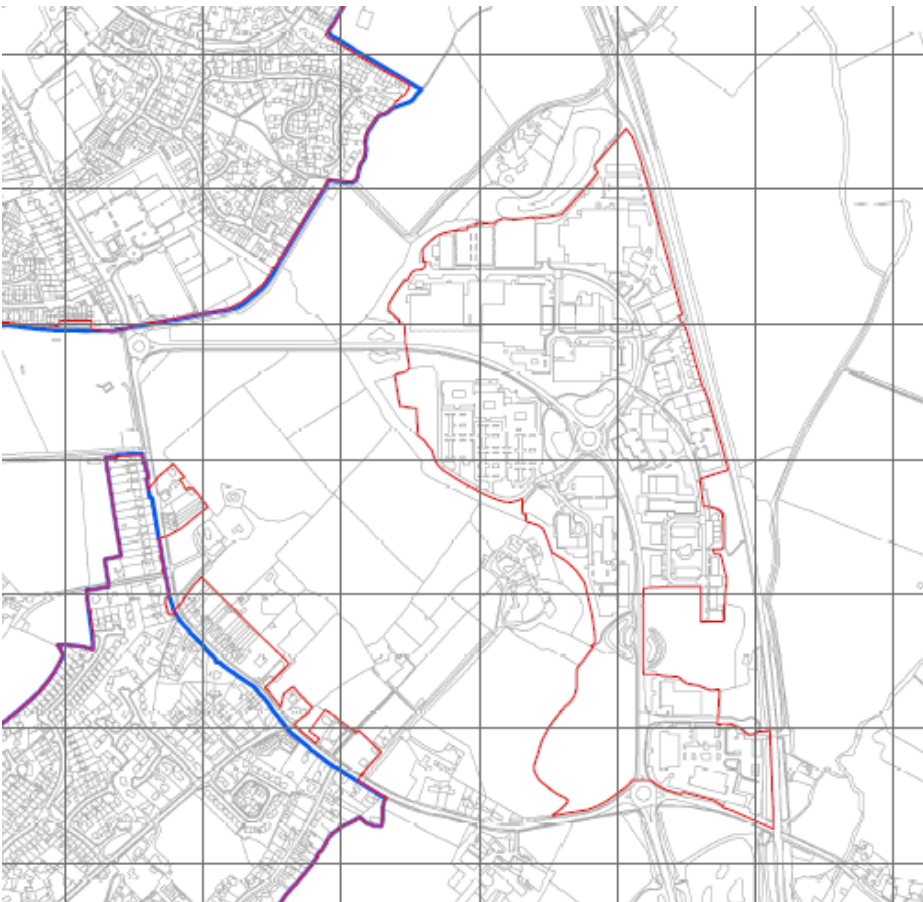
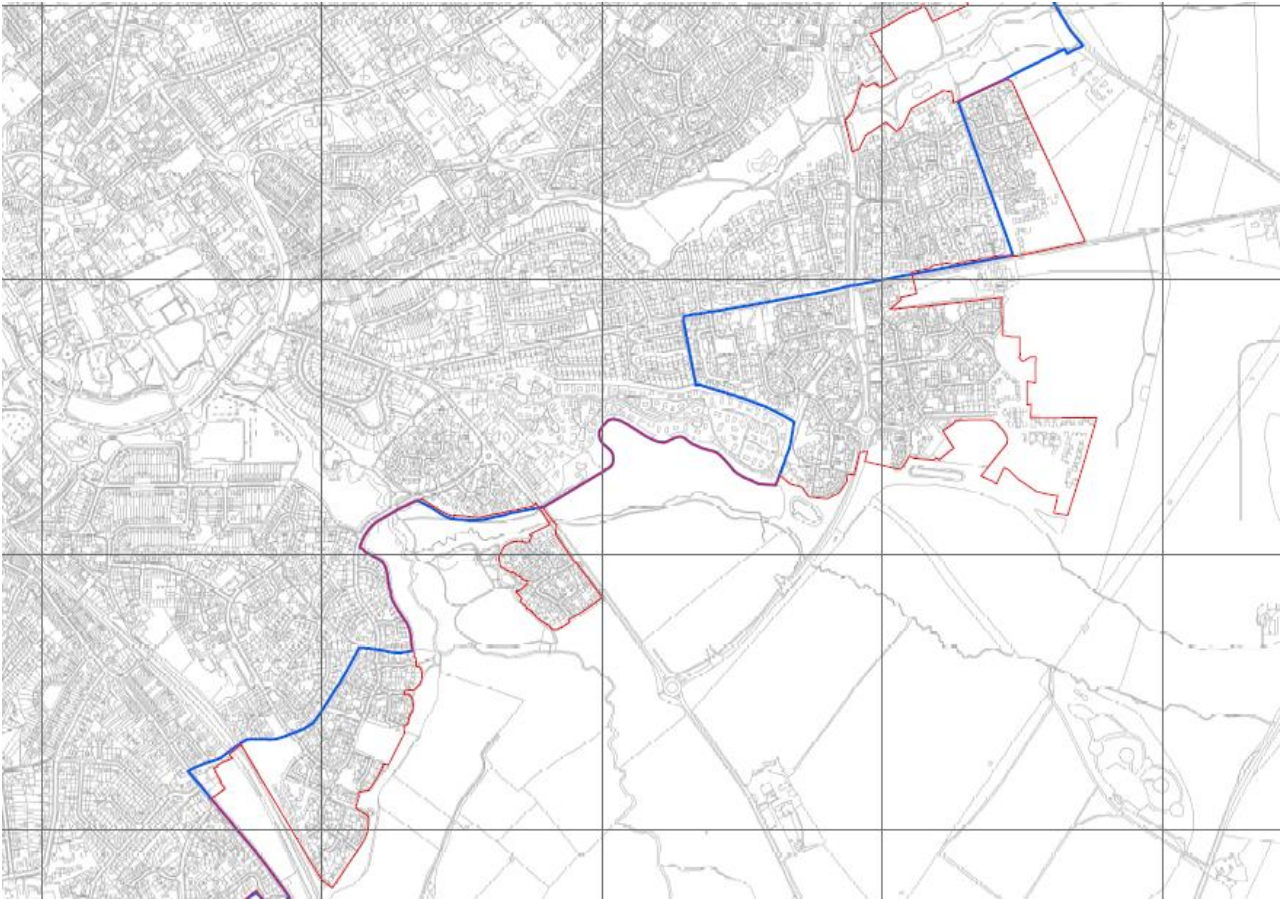
The Town Council's Policy and Resources Committee considered the proposals initially at its meeting on Tuesday 27th June 2017 and considered the HSAP at its meeting on 5th September 2017, when the town council's initial consultation response was approved.

The HSAP deals with two specific matters: Settlement Boundaries and Housing Site Allocations.

C. Settlement Boundaries

The HSAP makes proposals to revise the Settlement Boundaries, these are the boundaries of development drawn around each settlement (including Trowbridge, Staverton, Hilperton, West Ashton, North Bradley, Southwick and White Horse Business Park). Within the Settlement Boundary, development proposals will normally be considered acceptable. Outside the Settlement Boundary, development proposals will normally be considered to be in open countryside and will therefore not be considered acceptable, unless they are in an area specifically identified for future development such as the Ashton Park urban extension or a site allocated in the HSAP.

The extract below shows how the revised boundary (red line) removes areas of open space such as Paxcroft Brook and includes areas of new development at Castle Mead, Southview Park and Old Farm (West Ashton Road).



The proposed Trowbridge Settlement boundary also includes a detached part covering the White Horse Business Park (see extract on the left). This is not defined as part of the North Bradley Settlement boundary. See page 29 of the Trowbridge Community Area Topic Paper;

*“**Trowbridge** . . . I10, I11, J11, J10, J9 Amend boundary to include area of built employment development physically related to the settlement.”*

D. Housing Site Allocations

The HSAP takes forward preferred sites from those which have been suggested by owners and developers as potential sites for housing, through the Strategic Housing Land Availability Assessment (SHLAA) to meet the needs of the Wiltshire Core Strategy (WCS) which were not already allocated in the WCS. The WCS allocated Ashton Park as an urban extension of Trowbridge to meet the needs of Wiltshire, the North and West Housing Market Area (HMA) and Trowbridge in achieving the number of houses to be built in the period 2006 to 2026. Ashton Park was expected to deliver 2600 houses in the plan period. (The plan was adopted in January 2015, even though it covers the period from 2006, this is normal.) The WCS expressed the housing requirement for Trowbridge Community Area as follows:

Table 5.17 Delivery of Housing 2006 to 2026 - Trowbridge Community Area

	Requirement 2006-26	Housing already provided for		Housing to be identified	
		Completions 2006-14	Specific permitted sites	Strategic sites	Remainder to be identified
Trowbridge Town ⁵⁶	6,810	2,152	409	2,600	1,649 ⁵⁷
Remainder	165	230	7	0	0
Community Area total	6,975	2,382	416	2,600	1,649

56. Housing numbers for Trowbridge include those planned for the village of Hilperton.

57. The remainder of the Community Area has sufficient commitments to exceed the indicative requirement.

E. Ashton Park

The main application for Ashton Park covering around 90% of the site: [15/04736/OUT](#) was submitted in May 2015 including 2500 houses and was determined in April 2018. Delays were substantially due to the mitigation measures which need to be agreed for the Bechstein Bats, which roost in Green Lane and Biss Woods.

An additional application covering the remainder of the site which is in separate ownership: [15/01805/FUL](#) was submitted in April 2015, including 120 houses and was refused.

So applications have already been submitted for over 2600 houses.

The developers of the major portion of the site are now claiming that once this is approved they will then only be able to commit to a build rate of 300 houses per year, which will deliver 1600 out of the 2600 by 2026, leaving a shortfall of 1000.

The Core Strategy was adopted by Wiltshire Council on 20th January 2015, including an allocation of 2600 houses at Ashton Park, deliverable by 2026. In September 2015 Wiltshire Council published its Housing Land Supply Statement (HLSS) which identified that Ashton Park would only be able to deliver 2100 houses by 2026. In fact, in July 2014 the then HLSS identified that Ashton Park would only be able to deliver 2350 houses by 2026. Despite this, the WCS, adopted in January 2015 was still using the figure of 2600!

Preferred Sites

Wiltshire Council therefore revised the housing requirement for Trowbridge as follows:

Table 2.2 Housing requirements for Trowbridge Community Area at April 2017⁽⁴⁾

Area	Indicative requirement 2006-2026	Completions 2006-2017	Developable commitments 2017-2026	Indicative residual requirement
Trowbridge	6,810	2,965	1,825	2,020
Trowbridge CA Remainder	165	255	23	0

- 2 Bat Special Areas of Conservation ('SAC') – Planning Guidance for Wiltshire (Issue 3.0, September 2015) Available at: <http://www.wiltshire.gov.uk/planninganddevelopment/biodiversityanddevelopment/writingecologicalsurveysplanning.htm>
- 3 Wiltshire Council (December 2016). *Wiltshire Infrastructure Delivery Plan 3 2011-2026. Appendix 1: Trowbridge Community Area.*
- 4 Wiltshire Council (June 2017). *Topic Paper 3 Housing Land Supply.*

Trowbridge CA	6,975	3,220	1,848	2,020
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The figure of 2020 should be reduced to 1907, which is the difference for the CA between the requirement and the completions/commitments (6975-3220-1848=1907)

Once a figure has been established Wiltshire Council need to identify the sites that will deliver those additional dwellings. Wiltshire Council have assessed each of the sites put forward by developers and owners and is proposing the following sites to meet some of the need:

Preferred sites

5.21 Table 5.7 below shows the preferred sites identified for allocation and the revised capacity following the consideration of necessary mitigation measures and the need to reduce the net developable area.

Table 5.7 Preferred sites identified for allocation for Trowbridge

SHLAA ref	Site name	Capacity after mitigation
Site 263/297	Elizabeth Way	205
Site 298	Land off the A363 at White Horse Business Park	150
Site 613/248	Elm Grove Farm	200
Site 1021	Church Lane	45
Site 3260	Upper Studley	20
Site 3565	Southwick Court	180
TOTAL:		800

F. Sites which the Town Council does NOT support

263/297/293(part) – Hilperton Gap, Town Council policy is to oppose development in the Gap. Part of the site is owned by Wiltshire Council. Part of the site is subject to a planning application by Framptons/HPT which has recently been updated; [16/00672/OUT](#). All of the site lies in Hilperton Parish.

298 North Bradley Gap, located in North Bradley parish.

3565 Southwick Court Gap, proposed by Waddeton Park, agent Savills. Letter to town council 12th January 2017. Located in Southwick and North Bradley parishes.

See below an extract from the WCS regarding open country between the town and villages at paragraph 5.150 page 181.

- it is recognised that the villages surrounding Trowbridge, particularly Hilperton, Southwick North Bradley and West Ashton, have separate and distinct identities as villages. Open countryside should be maintained to protect the character and identity of these villages as separate communities. The local communities may wish to consider this matter in more detail in any future community-led neighbourhood planning

G. Sites which the Town Council supports

613/248 Elm Grove Farm, proposed by Coulston Estates who with their agents have held various meetings with the town council, potential to improve Elm Grove Recreation Ground lies partly in Trowbridge and partly in north Bradley parish.

1021 Church Lane, Access available from Frome Road to avoid issues with Church Lane, located in the town boundary.

3260 Upper Studley, Discussions have been held with Newland Homes who expressed an interest in this site, located within the town boundary.

H. Other sites which the town council supports but have been removed

256 South of Green Lane, between 167 (HSAP) and 272 (application) homes, is the extension to Castle Mead. Has been discussed by the town council with Persimmon, was subject to a planning application submitted in April 2016: [16/03420/FUL](#) (See Appendix A)

292 North of Green Lane, between 170 and 250 homes, lies between Ashton Road and Paxcroft Mead and is located in Steeple Ashton parish. Has been discussed with Taylor Wimpey and with Steeple Ashton Parish Council. was subject to a planning application submitted in May 2016 and recently revised: [16/04468/OUT](#) (See Appendix A)

The HSAP process has discounted these two sites due to their proximity to Green Lane Wood.

3247 West Ashton Road, between 210 and 300 homes, employment allocation is being promoted for residential purposes by Persimmon. A recent exhibition took place at the Civic centre (25th May 2017). If necessary additional employment land in the Ashton Park allocation to compensate. The HSAP incorrectly identifies this site as being part of the Ashton Park allocation.

Together sites 256, 292 and 3247 could provide between 547 and 822 homes, so that the sites at Southwick Court (3565), the Hilperton Gap (263 & 297) and between North Bradley and White Horse Business Park (298) do not need to come forward. This means that the sites supported by the town council would deliver at least as many new dwellings as the sites preferred by Wiltshire Council.

I. Brownfield Sites and Windfalls

In the HSAP Wiltshire Council appears to ignore the number of homes which can be delivered from brownfield sites, either discounting them as being '*in the Settlement boundary*' or including them in the overall North & West HMA Windfall figure.

An analysis of the sites which have been removed due to them being located in the Settlement Boundary shows that some 250 homes are identified against such sites in Trowbridge including 55 at the District Council Offices, which was subject of a public consultation by Newland Homes for 80 homes.

Other sites are not even identified, even though Wiltshire Council are the owners or have been in discussion with the owners about proposals for residential development. The One Public Estate Bid from Wiltshire Council includes the following:

The document identifies "*The Outputs by 2020: 300 new homes,*" and also notes that this site "*would act as a catalyst for the transformation other key sites in Trowbridge such as: . . . Bowyers . . .*"

Work Stream 1: Trowbridge

Overview:

As a result of the programme of work supported by OPE Round 3, high level master planning and analysis of the site show that the East Wing site if developed in conjunction with the current hospital site has the potential to deliver 300 new homes;

The masterplan for Innox Mills (Bowyers) indicates that at least 100 new homes are likely to be provided on that site.

The National Planning Policy Framework (NPPF) identifies Windfalls as follows:

Windfall sites

Sites which have not been specifically identified as available in the Local Plan process. They normally comprise previously-developed sites that have unexpectedly become available.

It can therefore be concluded that on the basis that the Former District Council Offices has been specifically identified by Wiltshire Council and the East Wing site has been specifically identified by Wiltshire Council and that the Bowyers site has been specifically identified by Wiltshire Council they should all be included in the preferred sites list with minimal risk that they would not be delivered by 2026.

J. Other Towns and Villages

So if Ashton Park is not delivering soon enough why is Trowbridge still bearing the brunt of the additional allocations for the North and West HMA when other towns are finding it much easier to meet their targets? Wiltshire Council has recognised difficulties in meeting the target for Trowbridge for some time.

Appendix C: Developer workshop

Full list of questions and points raised through the Developer workshop held on 5th March 2015

Q - There is a significant shortage of dwellings / capacity in Trowbridge, will the Council look at other areas to help address supply in the local area. For example, is there merit in seeking to identify more land / SHLAA sites in Warminster? In other words, how will you settle the Trowbridge supply problem? Will it result in a further decant of housing numbers to other areas?

A - We will test SHLAA capacity at Trowbridge against the overall indicative requirement. This process is ongoing and involving: transport modelling / assessments and other disciplines. We have to test the projected quanta in other areas and see whether there is an opportunity for identifying additional development sites at other settlements in the same HMA. However, the process of flexing supply requirements within HMAs will nonetheless need to examine and assess the individual geography of places as some settlements may (or may not) have opportunity to grow. Warminster has a strategic allocation and planning issues to address - e.g. flood risk. Therefore, as part of the process of testing the ability for Trowbridge to accommodate the uplift in housing numbers, consideration may need to be given to other Market Towns and local Large Villages.

- Due to potential limited capacity in Trowbridge consideration may need to be given to taking a more flexible approach within the North and West HMA.
- Consideration should be given to allocating appropriate sites in the Large Villages within the Trowbridge Community Area Remainder.

Evidence clearly indicates that Trowbridge cannot meet the requirement and that towns such as Melksham and Westbury are being denied the opportunity to grow and develop to sustain services.

Appendix A.

Section 18 submission from Persimmon – West Ashton Road employment land

Future development proposals for Land at Biss Farm are consistent with the Settlement Strategy for the Trowbridge Community Area and will make an important contribution to meet the identified housing requirement. In any case, PHW considers that a comprehensive review of the existing settlement boundaries through the Housing Site Allocations DPD should be undertaken to enable the delivery of sustainable development throughout the Plan Period. The comprehensive review should be undertaken irrespective of overall housing provision as the above housing requirements for the Community Area are 'indicative' minimum figures. Additional housing at Trowbridge will help sustain and enhance the Town's services and facilities which will in turn help to promote better levels of self containment and a viable sustainable community. The site is located to the South East of Trowbridge and comprises approximately 13 hectares of relatively level land. This land has an existing Planning Permission for employment, however, very limited interest has been received since it was marketed in April 2013. PHW believes that residential development would be more suited within this location. The land uses surrounding Biss Farm are predominately residential. Land to the South of the site has a draft allocation within the emerging Core Strategy for 2,600 dwellings; Land at Biss Farm should form part of this allocation for residential development. For additional information, please see attached Call for Sites Submission Form and Location Plan. It is considered that this site could deliver approximately 300 dwellings within the SHLAA's initial 5 year period. Future residential development within this location would positively contribute to its locality and produce local housing that will go some way in sustaining the vitality of the Town. We hope that the above and attached information clearly outlines our interest and provides sufficient information to inform the 'Call for Sites' process. Should you require any further information then please do not hesitate to contact me.

Extract of Report to Policy & Resources Committee – 1st May 2018:

6.1 Commercial

Bowers – www.innoxmills.co.uk are close to agreement with a developer with a track record of developing mixed use sites incl. significant residential and expect to make an application in 2018.

County Hall East – Wiltshire Council have made a mixed use outline application including the new health facilities to replace the hospital and new leisure facilities.

6.2 Housing – A number of sites have been delayed pending resolution of mitigation measures associated with colonies of Bechstein Bats at Biss Wood and Green Lane Wood. Some have now been refused or withdrawn. The following provides a summary of the situation.

A. Ashton Park and associated sites.

Ashton Park – Persimmon et al. - (mainly in West Ashton and North Bradley Parishes), a revised application 15/04736/OUT for 2,500 houses, employment, facilities, schools, and A350 improvement was permitted by the Strategic Planning Committee on Wednesday 25th April. Bat mitigation measures include, moving employment land adjacent to Biss Woods and increasing the new A350 road elevation to provide bat tunnels have now been incorporated. The town council responded on 15th February with no objection, but raising issues regarding footway/cycleway links to Steeple Ashton and the town centre.

Southview Park - Wain Homes existing development is complete, apart from the cycle/footway link to Drynham Rd. New applications 16/00547/FUL 17/12509/FUL have been submitted for part of Ashton Park to the south of Southview Park providing up to 121 new dwellings. Concerns about access via Southview Park, links to the rest of Ashton Park, to the LEAP at Southview Park and to the cycling and walking network have been raised.

B. Sites within the settlement boundary

Charterhouse - McCarthy & Stone are building at Seymour Rd to provide 40 apartments. 16/03974/FUL

Bradley Road – The former District Council site has been bought by Newland Homes with permission 17/05669/FUL to provide 79 new homes.

White Horse Business Park - (North Bradley Parish) following a Prior Approval application to convert The Pavillions to residential, the owners agreed a plan of action to seek a commercial use for the building. If this is not successful, the residential conversion will be allowed, to provide around 104 new homes.

Court Mills – An application 18/03020/FUL for conversion to 7 town houses overlooking the Park.

St George's Works – Gaiger Bros are developing 30 apartments 18/02924/VAR

Courtfield House – Ashford Homes are expected to bring forward proposals soon for conversion of the House and to build a small number of houses in the garden, providing 21 dwellings.

United Church Buildings – The new owners' and their agents attended Town Development Committee on 13th March to present proposals for conversion into 25 apartments prior to submitting an application which has now been registered.

McDonogh Court – The owners have submitted an application 18/02099/FUL for construction of 20 houses and flats off Polebarn Road.

Clark's Mill – The owners have submitted an application 18/00200/FUL for conversion to 19 dwellings next to the Town Bridge.

Ashton Street Centre – To be disposed of by Wiltshire Council should accommodate 70 dwellings.

C. Promoted by Wiltshire Council in the Housing Site Allocations Plan (HSAP):

Hilpertown Gap 263/297 - (Hilpertown Parish) Framptons submitted a revised application 16/00672/OUT for 170 houses in the Gap, accessed off Elizabeth Way. The Town Council has objected. The Hilpertown Neighbourhood Plan which has been consulted on, reluctantly accepted the principle of development in this part of the Gap, whilst retaining the open character close to Hilpertown Road near Fieldways.

Southwick Court 3565 – (Southwick and North Bradley Parishes) Savills on behalf of Waddeton Park are promoting development on land between the town boundary and Southwick Court, east of Frome Road. www.landsouthoftrowbridge.co.uk/ indicating road access off Frome Rd, 180 houses and a new school.

Elm Grove Farm – (partly in North Bradley Parish) Coulston Estates, are promoting development at Elm Grove Farm and land adjacent to Drynham Lane, west of the railway line with a view to bringing the site forward to provide 200 houses and a new school.

Church Lane – Accessed directly off Frome Road is in the town boundary providing 45 houses.

Spring Meadows – This site accessed off Frome Rd is inside the town boundary providing 20 houses.

East of Woodmarsh – This site to the south of the A363 is being proposed for 150 houses.

D. Sites Discounted by Wiltshire Council.

Castle Mead Extension – Persimmon - Application 16/03420/FUL for 272 more homes up to Green Ln Wood was withdrawn. Discounted due to proximity to Green Lane Wood. The Bat reports indicate this site cannot proceed in the foreseeable future.

Ashton Road - currently in Steeple Ashton Taylor Wimpey made a revised application for around 200 homes 16/04468/OUT. Now refused due to proximity to Green Lane Wood. The Bat reports indicate that this site cannot proceed in the foreseeable future.

Biss Farm - An application for 267 houses 17/09961/OUT, primary school, pub and care-home has been submitted by Persimmon for land north of Leap Gate and east of West Ashton Road, currently allocated for employment uses. Discounted in the HSAP as already allocated for employment.

The adopted Core Strategy identifies Settlement Boundaries, within which development proposals are normally acceptable. Outside the Settlement Boundaries it allocates new areas of development, which includes the largest allocation in the Wiltshire Council Area, Ashton Park on the edge of Trowbridge. The result of this is that specific sites within the Settlement Boundary for Trowbridge are not identified or allocated as development sites.

The Core Strategy did not identify sites to accommodate all of the housing requirements in the plan period and the Ashton Park allocation has only just received outline planning permission, at a meeting of the Strategic Planning Committee on Wednesday 25th April, and is therefore significantly behind schedule. This low rate of housing growth in the Trowbridge Area means that the HSAP, currently being considered by Wiltshire Council, has sought to allocate a number of controversial housing sites in the Trowbridge Area to meet the currently unmet requirement. The HSAP is also proposing to revise the Settlement Boundaries. The HSAP fails to provide an opportunity to allocate specific sites which are in either the current or proposed Settlement Boundary.

The Core Strategy is now being reviewed with a view to a revised and updated Local Plan being brought forward over the next few years to cover the period up to 2036, whilst this suggests different Housing Market Areas, with Trowbridge and Chippenham being separated, it still does not indicate that it will address the failure to allocate sites in Settlement Boundaries.

The Brownfield Land Register is in two parts, part one is now published but this also fails to allocate specific sites such as Bowyers and County Hall East because they are not identified through the Strategic Housing Land Availability Assessment (SHLAA). www.wiltshire.gov.uk/planning-brownfield-register

Therefore, as the Core Strategy, HSAP and Brownfield Land Register all fail to adequately identify such sites, the Town Council believes that Wiltshire Council should include in the HSAP an opportunity to ensure that brownfield sites within the Settlement Boundary are specifically allocated and not treated as part of the wider Housing Market Area (HMA) Windfalls figure. Since the last meeting I have discussed this with the Director of Planning and Economic Development at Wiltshire Council and provided him with evidence of other planning authorities which allocate sites within their Settlement Boundaries for housing. The examples I provided were; North Hertfordshire, New Forest,

Shropshire, South Somerset, East Riding and Cotswold. For example, in Cotswold District the plan allocates sites within Cirencester's Settlement Boundary as well as a strategic site for over 2000 new houses, offering some similarities to Trowbridge.

Cabinet is due to consider the HSAP on 15th May with Full Council due to make a decision on 22nd May. It is therefore appropriate for the Town Council to reconsider its previous submission to the consultation in order to make a revised representation to Wiltshire Council at these meetings.

**Questions from Lance Allan, Town Clerk and Chief Executive, Trowbridge
Town Council**

**To Councillor Toby Sturgis, Cabinet Member for Spatial Planning,
Development Management and Property**

Questions

1. Why has Wiltshire Council accused Trowbridge Town Council of failing to offer any evidence when the evidence is simple and straightforward, that the HSAP is contrary to the WCS?
2. By ignoring this evidence, Wiltshire Council must be able to argue that all three of the sites which Trowbridge Town Council opposes are acceptable under the Core Strategy. Can Wiltshire Council therefore provide clear and concise reasoning why the development of open countryside between Trowbridge and Hilperton, Southwick and North Bradley is not contrary to the Core Strategy?
3. Why has Wiltshire Council accused Trowbridge Town Council of failing to offer any alternatives when clear alternatives have been provided such as site 3247 at Biss Farm?
4. What flexibility has been demonstrated in any adjustments to the numbers of houses allocated to each community area in the N&W HMA from the figures in the WCS to the HSAP and as indicated at the Developer workshop on 5th March 2015?
5. What would an acceptable level of flex be in terms of reallocation from one community area to another, given the long-known inability of Ashton Park to deliver and the long-known potential for other towns to deliver greater numbers during the plan period?
6. Why does Wiltshire Council think that a Neighbourhood Plan for Trowbridge would solve all of the issues for housing allocations in Trowbridge when none of the sites proposed in the HSAP which Trowbridge Town Council opposes are in the Trowbridge Town Boundary?
7. Surely, as these proposed sites and Ashton Park are almost all outside the town boundary but part of the Trowbridge urban allocation then the only solution is a strategic cross-boundary plan such as the Core Strategy and its Housing Sites Allocation Plan, with the flexibility to reallocate to other towns once it was evident that Ashton Park would not be able to deliver the requirement within the plan period and without compromising the focus for development at Trowbridge, Chippenham and Salisbury?

Response

1. As set out in the previous response to the questions submitted by Trowbridge Town Council, Wiltshire Council has developed a robust approach to assessing housing land supply, which has been tested at numerous planning appeals and the examination of Chippenham Site Allocations Plan. No evidence has been provided by any party to justify a change to the approach to windfall allowances for the purposes of calculating housing land supply, or the allocation of previously developed land in the WHSAP.

The Council considers that none of the sites allocated in the WHSAP will impact unacceptably upon the character and identity of the villages of Hilperton, Southwick, North Bradley or West Ashton.

The WHSAP is in conformity with the Wiltshire Core Strategy. Moreover, the policies of the Wiltshire Core Strategy and the National Planning Policy Framework would be applied to the consideration of any subsequent planning application and thereby mitigate and limit any potential impacts.

2. Trowbridge has grown, in a plan-led sense, through incremental allocations of land and subsequent development into parished land for many years. Indeed, the West Wiltshire District Local Plan First Alteration, June 2004 contained several significant allocations of greenfield land outside the town policy limits. The Wiltshire Core Strategy continues this plan-led strategy for delivering housing at the town by allocating the Ashton Park site in the parishes of West Ashton and North Bradley; and anticipated the delivery of additional greenfield housing land in Core Policy 29.

The effect of this long-standing approach to delivering growth at Trowbridge has led to the incremental development of land within the parishes of Hilperton, West Ashton, Steeple Ashton and North Bradley, all set against a policy framework for the prevention of coalescence with nearby villages¹. Therefore, it would appear clear that the proposed allocations set out within the draft Housing Site Allocations Plan follow this long-standing policy approach, rather than conflict with it.

Whilst the position of the Town Council in respect to the proposed allocations is acknowledged, it is noted that their support for certain sites and not others could be considered contradictory. The proposed Elm Grove site is, for instance, situated within the parish of North Bradley. Therefore, it is not clear why the Town Council support some incremental expansion of the town into some

¹ Paragraph 3.2.35 of the West Wiltshire District Plan First Alteration, June 2004; Core Policy 29 of the Wiltshire Core Strategy

parished areas that would be within the existing open countryside around the Town.

The purpose of the development plan is to manage the needs of a growing population sustainably. Clearly, as a Principal Settlement, Trowbridge is expected to meet a commensurate proportion of that growth. Given the limited potential for brownfield land to meet the needs of the town during the plan period, and the shortfall against the indicative housing requirement, the WHSAP will inevitably consider land adjacent to the settlement boundary and consequently within the open countryside. This is not contrary to the development plan but a necessary step to ensure that enough homes can be provided at the right locations at the right time in order to conform with local and national policy. It is the role of the Local Planning Authority to make the difficult decisions on where development should take place to ensure implementation of strategic planning policy and this is what the WHSAP is seeking to achieve.

It should be noted that the sites proposed in the WHSAP for allocation at Trowbridge will not address the full shortfall but will go some way to correcting the current imbalance. The site selection process undertaken is robust and thorough, eliminating any sites that are currently not considered suitable for development. The reasons behind the selection of sites for the WHSAP can be found in the Trowbridge Community Area Topic Paper.

3. Wiltshire Council considers that the alternative sites suggested are not currently suitable for allocation for housing. Biss Farm, for example, is located on an existing employment allocation associated with Ashton Park. Notwithstanding that point, additional housing in this location would likely lead to significant adverse effects on protected bat species and important habitats such as Green Land Wood. As explained in the Community Area Topic paper for Trowbridge, the allocation of this site for housing development would be contrary to the Wiltshire Core Strategy and was therefore excluded from further consideration.
4. The indicative requirements for each of the community areas have not been revised, and remain as set out in the Wiltshire Core Strategy. The evidence indicates that some Community Areas are on track to exceed their indicative requirements whereas others, such as Trowbridge, are currently falling significantly short of expectations. Melksham, Westbury and Calne are set to exceed their indicative housing requirements by: 14%, 19% and 31% respectively.

The approach and flexibility taken to meeting the indicative requirements set by the Core Strategy is explained in the Housing Land Supply Topic Paper and the Topic Papers for each of the Community Areas.

5. The capacity of settlements and community area remainders to meet or exceed their indicative requirements has been applied on a case-by-case basis. Trowbridge is a Principal Settlement and so reallocating the shortfall to other Market Towns and Large Villages would result in an imbalance in the sustainable pattern of development planned for Wiltshire. Furthermore, Market Towns such as Melksham, Calne and Westbury have sufficient existing commitments to provide a steady supply of housing to the end of the plan period and potentially beyond.

The WHSAP seeks to avoid significant deviations from the indicative requirements set out in Core Policy 2. The review of the Wiltshire Core Strategy will consider the capacity of settlements and community areas to accommodate further growth up to 2036, including any necessary infrastructure to ensure that housing and employment are planned and delivered in a balanced and sustainable way.

6. Wiltshire Council does not consider that a neighbourhood plan would solve all issues relating to housing allocations. A neighbourhood plan can potentially identify deliverable sites for housing either within or outside the settlement boundary. For Trowbridge, there could be a focus on the consideration of allocating brownfield land within the town, but this would need to be supported by robust evidence to demonstrate how and when such sites would be capable of delivering new housing. That said, a neighbourhood plan can cover a plan period that extends beyond 2026, thereby increasing the potential certainty that could be applied to the reliance on housing from previously developed land. Again, that would be a matter for the Town Council to consider in developing the development options that will underpin their neighbourhood plan.
7. As explained in answer to question 2, the allocation of land outside of the settlement boundary does not mean that the proposed sites in the WHSAP are contrary to the Wiltshire Core Strategy.

The review of the Wiltshire Core Strategy is being undertaken collaboratively with Swindon Borough Council, and concurrently with the review of the Swindon Local Plan. Both reviews will roll forward the plan period and determine the updated housing requirements for Wiltshire and Swindon. However, the local plans for each authority will continue to plan for the respective administrative areas only. During this process, the allocation of housing for each of the settlements in Wiltshire will be considered, taking into account up to date evidence. In the meantime, and prior to the review of the Core Strategy being completed, the strategy for maintaining a supply of housing will be determined by executing the policies of the Core Strategy.

The WHSAP, a subsidiary document to the Core Strategy, seeks to ensure surety of supply in line with the current adopted policies of the Wiltshire Core Strategy. It should be noted that, in the absence of the site allocations proposed within the WHSAP, it is likely that the housing market area would be more vulnerable to speculative development.

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Public Participation

Question from Mrs Jacqui Clark

To Councillor Toby Sturgis, Cabinet Member for Spatial Planning, Development Management and Property

Question (P18-11)

The Wiltshire Council HSAP housing 'allocation' H2.3 was originally, according to paragraph 5.58, for approximately 205 dwellings on approximately 16.33ha.

The purposefully low density was explained in paragraphs 5.59, 5.60, 5.61, 5.63, and 5.64. In particular, the opening sentence of 5.63 acknowledges the sensitive nature of this site as it states 'An important measure will be the provision of landscaping between Elizabeth Way and new housing in order to attenuate noise and reduce the visual impact of this road.'

The revised HSAP suggests that approximately 355 dwellings should now be built on a site of approximately 21.24ha.

Therefore, the proposed number of dwellings has increased by 73% whilst the site has increased by 'only' 31% (not all of which is developable). Can you explain the vast difference between these percentages?

Allowing for the fact that the 'new' land allocation runs alongside Elizabeth Way, and includes undeliverable land in the form of two balancing ponds for run-off from the road (with their surrounding earthwork), can you explain how the aspirations of 5.59, 5.60, 5.61, 5.63, and 5.64 will be incorporated on a site with such a massively increased density?

Does the fact that the WC spatial planning team did not know the position of Elizabeth Way (despite it being open for over two years) lead you to question their competence and knowledge of the wider Trowbridge area when putting forward their suggested housing allocation sites?

Response

The evidence used to determine the development potential of the draft site allocations is the methodology employed within the Council's Strategic Housing Land Availability Assessment (SHLAA)¹. A standard housing density was applied to all the SHLAA site options assessed.

¹ Now referred to as the Strategic Housing and Employment Land Availability Assessment (SHELAA)

Whilst this approach was considered to be reasonable at the outset of the plan making process, it has nonetheless been robustly challenged through the consultation process by the development industry on the grounds that the proposed site allocations fail to deliver the most effective use of land and therefore fail to appropriately address national planning policy. As such site densities were reviewed following the consultation.

The National Planning Policy Framework (NPPF) encourages the effective use of land (paragraph 17) to ensure that planning policies optimise the potential of sites to accommodate development (paragraph 58). Since the publication of these policies, the Government has consulted on proposals in its Housing White Paper which call for more intensive use of land and avoiding building homes at low densities in areas of high demand, as well as pursuing higher density housing in accessible locations. Indeed, these proposals were set out in the recent consultation draft of the revised NPPF at Chapter 11. It is therefore evident that the Government is seeking to ensure all local planning authorities present a clear strategy for using land in an effective manner.

The proposed change to the increase in density of the Elizabeth Way site therefore reflects and responds to the latest national policy position on the delivery of new homes, as set out in Budget 2017, the Housing White Paper, and draft revisions to the NPPF. There is no direct correlation between the increase in proposed dwelling numbers and site area.

The proposed increase in the size of the site, together with the measures set out in the draft plan, will ensure that any subsequent development scheme addresses the policies of the Wiltshire Core Strategy in respect of design and the provision of green infrastructure. Moreover, as anticipated by national planning policy, any subsequent development scheme, irrespective of proposed density, will need to ensure it delivers good design in line with the provisions of paragraph 56 through to 66 of the NPPF.

The presence and alignment of Elizabeth Way is known and understood by officers. Indeed, the evidence set out in the Trowbridge Community Area Topic Paper clearly refers to the proposed allocation within the context of the road and considered development to the immediate west of the road would be suitable in principle. This was a simple mapping error, picked up through the consultation and responded to accordingly. The overall competency and knowledge of officers is not in question.

EXTRACT FROM THE DRAFT MINUTES OF THE CABINET MEETING HELD ON 3 JULY 2018 AT COUNCIL CHAMBER - COUNTY HALL, TROWBRIDGE BA14 8JN.

257 Wiltshire Housing Site Allocations Development Plan Document - Proposed Submission Materials

Councillor Toby Sturgis presented the report which: provided an update to Cabinet on the outcome of the formal consultation on the 'Wiltshire Housing Site Allocations Plan - Pre-submission draft plan (June 2017); sought Cabinet's recommendation to Council that the Plan, together with a schedule of Proposed Changes, should be approved for the purposes of submission to the Secretary of State and commencement of the independent Examination process; and sought delegated authority to make appropriate arrangements for submitting the prescribed documents and supporting materials to the Secretary of State; and respond to any consequential actions as directed by the Inspector relating to the Examination.

In moving his proposal, Councillor Sturgis referred to the Addendum that had been prepared following the deferral of the item from Cabinet of 15 May 2018 and proposed further proposed changes be made to respond to the issues raised by the community through the consultation with Wiltshire Councillors and town and parish councils on the proposed changes to the Wiltshire Housing Site Allocations Plan 15th May -11th June 2018, that:

- (a) Policy 1 to delete site allocations H1.2, H1.3 and H1.4 in relation to Market Lavington and delete section on Devizes Community Area at paragraphs 5.22 to 5.37,*
- (b) Amend Policy H2 to delete site allocation H2.13 in relation to Crudwell and delete section on Malmesbury Community area at paragraphs 5.111 to 5.114,*
- (c) Amend Proposed Change 39 (site allocation H2.2, land off the A363 at White Horse Business Park, Trowbridge) to reduce the proposed dwelling increase by 50 dwellings,*
- (d) Add to Proposed Change 69 (site allocation H2.12, East of Farrells Field, Yatton Keynell) to delete the words "Access will be taken from Farrell Fields" from paragraph 5.110.*

Councillor Sturgis also proposed that there were some technical amendments to the overall wording of the proposal.

In justifying the further proposed changes, Cllr Sturgis referred to the addendum, and provided clarification as follows: progress had been made with the Market Lavington Neighbourhood Plan and there was a good supply of

housing in the Eastern Housing Market Area; housing has been permitted in the Malmesbury Community Area to bolster the housing numbers and the Crudwell Neighbourhood Plan had made good progress; and the reduction in the increase in housing numbers on site H2.2 would provide for landscape buffer for North Bradley.

Matters highlighted in the course of the presentation and discussion included: that the documents had been prepared to ensure that an up to date development plan was in place; the importance of having a sufficient housing land to meet demand to mitigate against developer led planning; that all the comments received on the consultation would be sent to the Secretary of State and an Inspector who then decides what they want to look at before making their recommendation through the examination process; the relationship of the plan to the core strategy adopted by Wiltshire Council; the overall level of growth allocated in the proposed plan and the need to plan in excess of need; how the soundness of the plan is assessed; how the competing needs of communities are balanced; how the changes to planning policy are taken into account; the need to make a proposal based on the most up to date information; how brownfield sites are taken account of in the plan, and the impact of the assessment of deliverability of these compared to greenfield sites; the views of the inspector taken from the Chippenham Site Allocations Plan regarding the Council's approach to assessing the viability of brownfield sites; the changes proposed as part of the consultation; and the desire to work further with neighbourhood plan groups.

Councillor Matt Deane, Chairman of the Environment Select Committee, stated that the committee acknowledged the complexity of the process set out by central government, and that they were broadly satisfied that the process had been undertaken properly by the Council.

The Leader noted that the following people had submitted questions and that the responses to these had been published in the agenda supplement: Graham Hill, Michael Roberts, Norman Swanney, Geoff Whiffen, Steve Wylie, Rachel Hunt, Julie Baptista, Tristan Stevens.

In response to a supplementary question from Geoff Whiffen relating to Trowbridge, officers from Democratic Services stated that they would investigate why a petition received had not been acknowledged in the report.

In response to concerns raised by David Feather that insufficient weight had been given to North Bradley's Neighbourhood Plan, Councillor Sturgis stated that other neighbourhood plans were further forward, and could therefore be given greater weight. Councillor Sturgis went on to say that: he hoped that the proposed amendments to the White Horse business park site would go some way to maintaining a gap between North Bradley and Trowbridge; and that Wiltshire Council would continue to work to support the North Bradley neighbourhood plan so that it would be better progressed by the time of the examination in public.

In response to concerns raised by George Bunting that issues raised in Trowbridge had not been adequately addressed, the Leader stated that she personally, and other Councillors and officers, had met to discuss issues raised in the Trowbridge Committee, and with specific reference to the issue of the Queen Elizabeth playing field, that she was now satisfied that the proposals were appropriate.

In response to an issue raised by Councillor Ian Thorn, Councillor Sturgis stated that he had been in discussion with agents and owners regarding the Bowyers site and was keen to see the site progress, but that the cost of remediation work required on the site was one of the reasons that it had not. He also stated that whilst there is a role for Area Boards to help promote consultation on spatial planning, that Councillors had to be mindful of not appearing to fetter their decision making.

Councillor Sturgis, in summing up, emphasised the importance, in the next Local Plan, of identifying sites large enough to bring the contributions that would pay for the infrastructure needs of the growing communities.

Councillor Darren Henry, Portfolio Holder for Spatial Planning, arranged to meet any members of the public after the meeting who wished to discuss further issues arising from the discussion.

In response to an issue raised by Councillor Steve Oldrieve, Councillor Sturgis reiterated the point that the inspector, when considering the Chippenham Site Allocation plan, had supported the Council's approach to the assessment of brownfield sites in Chippenham, and that the Council had continued to take a realistic view on the deliverability of brownfield sites.

In response to issues raised by Roger Williams, Councillor Sturgis stated that issues such as access and the location of housing within a site are matters that can be determined as part of individual planning applications.

In response to issues raised by Councillor Brian Dalton, Councillor Sturgis stated that he understood the concerns raised about the impact of developments on traffic but that he trusted the professionalism of the officers and have confidence in their advice. Furthermore, he had not seen alternative sites presented with better evidence to support them.

The Leader thanked all the officers and Councillors for their hard work in putting the plan together and for working hard to address the issues raised by the community.

Resolved

That having considered the outcome of the formal consultation, Cabinet:

- (i) Endorses the draft Plan as sound and legally compliant, as set out in Appendix 1;**

- (ii) Endorses the schedule of Proposed Changes to the draft Plan in Appendix 1, as set out in Appendix 2 subject to the additional proposed changes in the Addendum to the Cabinet report and further additional proposed changes set out below, for submission to the Secretary of State for Housing, Communities and Local Government to inform and assist the Examination process:**

 - (a) Policy 1 to delete site allocations H1.2, H1.3 and H1.4 in relation to Market Lavington and delete section on Devizes Community Area at paragraphs 5.22 to 5.37,**
 - (b) Amend Policy H2 to delete site allocation H2.13 in relation to Crudwell and delete section on Malmesbury Community area at paragraphs 5.111 to 5.114,**
 - (c) Amend Proposed Change 39 (site allocation H2.2, land off the A363 at White Horse Business Park, Trowbridge) to reduce the proposed dwelling increase by 50 dwellings,**
 - (d) Add to Proposed Change 69 (site allocation H2.12, East of Farrells Field, Yatton Keynell) to delete the words “Access will be taken from Farrell Fields” from paragraph 5.110;**
- (iii) Recommends that Council approves the draft Plan as set out at (i) together with the Schedule of Proposed Changes as set out at (ii) and supporting information for submission to the Secretary of State to commence the independent Examination process subject to amendment in (iv);**
- (iv) Authorises the Director of Economic Development and Planning in consultation with the Director of Legal and Democratic Services and the Cabinet Member for Planning and Strategic Asset Management to:**

 - (a) make any necessary changes to the Plan and supporting documents in the interests of clarity and accuracy before it is submitted to the Secretary of State;**
 - (b) approve the detail of any additional or updated technical document or supporting evidence before it is submitted to the Secretary of State;**
 - (c) make appropriate arrangements for submission of all documents relating to the Plan, including the supporting evidence (including the Equalities Impact Assessment required by Section 149 of the Equalities Act 2010 at Appendix 6), to the Secretary of State;**
 - (d) make all the necessary arrangements for Examination including - the appointment of a Programme Officer, the undertaking and/or commissioning of other work necessary to prepare for**

and participate at the Examination; and the delegation to officers and other commissioned experts to prepare and submit evidence to the Examination and where necessary, appear at any hearing sessions and represent the Council;

- (e) authorise that officers request that the Secretary of State recommends modifications to make the Plan sound in accordance with Section 20 (7C) of the Planning and Compulsory Purchase Act 2004 (as amended); and**
- (f) implement any consequential actions as directed by the Inspector relating to the Examination, including undertaking any consultation where necessary, in order to respond to matters raised through the Examination.**

Reasons for Decision:

To ensure that progress continues to be made on maintaining an up-to-date development plan for Wiltshire, in line with the timetable set out in the Council's Local Development Scheme and statutory requirements.

In accordance with legislative requirements, the proposed resolution enables the submission of a sound Plan. The Council will need to approve the submission of the Plan to the Secretary of State for Examination.

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WILTSHIRE COUNCIL 10 JULY 2018

SUPPLEMENTARY PAPER - AGENDA ITEM 7

Revised Schedule of Proposed Changes to the Wiltshire Housing Site Allocations Pre-submission Draft Plan (July 2018)

Appendix 2 to the May Cabinet papers presented a [Schedule of Proposed Changes](#) to the draft Plan. Following the consultation with Wiltshire Councillors and Town and Parish Councils an [Addendum to the Cabinet Report](#) was presented to the July Cabinet meeting. The officer recommendations set out within the Addendum were duly considered and four further proposed changes were presented and, also agreed by Cabinet. These further proposed changes are:

- (a) *Policy 1 to delete site allocations H1.2, H1.3 and H1.4 in relation to Market Lavington and delete section on Devizes Community Area at paragraphs 5.22 to 5.37,*
- (b) *Amend Policy H2 to delete site allocation H2.13 in relation to Crudwell and delete section on Malmesbury Community area at paragraphs 5.111 to 5.114,*
- (c) *Amend Proposed Change 39 (site allocation H2.2, land off the A363 at White Horse Business Park, Trowbridge) to reduce the proposed dwelling increase by 50 dwellings,*
- (d) *Add to Proposed Change 69 (site allocation H2.12, East of Farrells Field, Yatton Keynell) to delete the words "Access will be taken from Farrell Fields" from paragraph 5.110.*

This document shows how the Schedule of Proposed Changes to the draft Plan will be amended in the light of the further proposed changes set out in the Addendum and agreed at Cabinet for the purposes of the Council meeting on 10 July 2018. Subject to the resolution of Council, a finalised consolidated Schedule of Proposed Changes will be prepared and submitted to the Secretary of State alongside the draft Plan for the purpose of the examination process.

The proposed changes presented in Appendix 2 to the May Cabinet (and Council) papers are set out in the 'Proposed Change' column which shows how the proposed change fits into the context of the WSHAP. Inserted text is shown in tracked changes i.e. ***bold, underlined and italics***, and deleted text as ~~strikethrough~~.

The final column of Table 1 presents information regarding the status of each proposed change following the introduction of the further proposed changes by Cabinet. The column provides details of any consequential amendments that would need to be made to the final Schedule of

Proposed Changes to reflect the changes to the draft Plan that result from the further proposed changes. Where consequential amendments are required, the relevant Proposed Change reference number has been highlighted in 'grey'. A final list of Proposed Changes will be prepared following the Council meeting.

Table 1: Proposed Changes

Proposed change ref Number	Policy/Para reference	Key Issue/Rep Numbers	Reason for Proposed Change	Proposed Change	Status of Proposed Change following the July Cabinet Meeting
Chapter 4 Housing delivery strategy					
PC1	Tables 4.1, 4.7, 4.8, 4.9, 4.10, 4.11		Factual update to tables to reflect the latest housing land supply statement published March 2018 (base date April 2017).	See updated Tables 4.1, , 4.7, 4.8, 4.9, 4.10 and 4.11 ¹ .	Consequential changes are needed to reflect the resolution of Cabinet and the proposed deletion of sites at Market Lavington and Crudwell that will affect the housing land supply position.

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¹ These proposed changes are set out in Section 4 of the draft WHSAP and relate to the proposed amendments to site densities

Proposed change ref Number	Policy/Para reference	Key Issue/Rep Numbers	Reason for Proposed Change	Proposed Change	Status of Proposed Change following the July Cabinet Meeting
PC2	Tables 4.4 and 4.6		Update to tables to show proposed changes to list of allocations in response to Proposed Changes 34, 39, 43, 49, 73 and 77.	See updated Tables 4.5 and 4.6 ² .	Tables 4.2, 4.3, 4.4 and 4.5 will need to be amended to reflect the resolution of Cabinet in relation to the proposed deletion of sites at Market Lavington and Crudwell, and the proposed reduction in capacity at Site H2.2, Trowbridge.
PC3	Paragraph 4.2		To improve clarity.	Amend the paragraph to read: “The figures above <i>do not include windfall and</i> show a minimum to be allocated that the Plan should aim to allocate , but a surplus is necessary to maintain five years supply of housing land in each	No further change required. PC3 to remain as drafted

² These proposed changes are set out in Section 4 of the draft WHSAP and relate to the introduction of a new site at Salisbury

Proposed change ref Number	Policy/Para reference	Key Issue/Rep Numbers	Reason for Proposed Change	Proposed Change	Status of Proposed Change following the July Cabinet Meeting
				HMA and to surpass the buffer in excess of five years required by the NPPF.”	
PC4	Paragraph 4.3		To correct a typographical error.	Amend final sentence of paragraph to read: “This supports the sustainable development of the County sought by Objective 2-3 of the Plan. These settlements where allocations are justified are:”	No further change required. PC4 to remain as drafted
PC5	Paragraph 4.8		Factual update to reflect the consideration of new sites.	Amend the paragraph to read: “All councils are required to maintain a register of land that has been put forward for development. This is referred to as the Strategic Housing Land Availability Assessment (SHLAA). Within areas of search the SHLAA provides a pool of land opportunities for possible housing development <u>Since the publication of the SHLAA other sites have been promoted to the Council through the consultation on the draft Plan, which would be considered through future updates to the SHLAA, now referred to as the Strategic Housing and Employment Land Availability Assessment (SHELAA). Such sites can also be regarded as SHLAA (SHELAA) sites for site assessment purposes.</u> ”	No further change required. PC5 to remain as drafted
PC6	Paragraph 4.32		Factual update to reflect the latest published Housing Land Supply Statement (March 2018).	Amend paragraph to read: “Housing trajectories are site by site estimates of start and finish dates and annual completions. Aggregating housing trajectories for each HMA shows how the Plan helps to deliver in excess of five years supply of land in each area for the remaining years of the plan	No further change required. PC6 to remain as drafted

Proposed change ref Number	Policy/Para reference	Key Issue/Rep Numbers	Reason for Proposed Change	Proposed Change	Status of Proposed Change following the July Cabinet Meeting
				period. The table below provides estimates of how many years supply there will be in each remaining year of the plan period. It shows that supply exceeds the five-year requirement through to the end of the plan period for all years except one four in the South Wiltshire HMA and well before by then additional allocations will be included within the review of the WCS.”	
PC7	Paragraph 4.39		Factual update to reflect the latest published Housing Land Supply Statement (March 2018).	Amend paragraph to read: “The overall pattern of growth is in general conformity with the WCS. It is consistent with the principles of the spatial strategy. Compared to indicative levels, development is focussed slightly more on the Market Towns (+4% +7.2%) and less on the rural settlements (-8% -6.5%-10.8%).	Paragraph 4.39 will need to be updated to reflect the resolution of Cabinet, which proposes the deletion of sites from rural settlements (as shown in the preceding column).
PC8	Paragraph 4.41		To correct a typographical error.	Change ‘Netheravob’ in second sentence to ‘Netheravon’.	No further change required. PC8 to remain as drafted
PC9	Paragraph 4.45		Minor factual amendment to express the degree to which market towns	Amend paragraph to read:	No further change

Proposed change ref Number	Policy/Para reference	Key Issue/Rep Numbers	Reason for Proposed Change	Proposed Change	Status of Proposed Change following the July Cabinet Meeting
			have disproportionately grown in recent years when compared to the Principal Settlements of Trowbridge and Chippenham. This reflects the latest published Housing Land Supply Statement (March 2018).	“There are marked differences in the anticipated growth of <u>many of the Market Towns in the HMA (including Calne, Malmesbury, Melksham and Bowerhill,</u> and Westbury) over the plan period compared to the two Principal Settlements of the HMA, Chippenham and Trowbridge.”	required. PC9 to remain as drafted
PC10	Paragraph 4.47		Minor factual amendment for clarity to reflect the fact that Melksham and Bowerhill village are treated as being a single settlement within the Wiltshire Core Strategy for the purposes of planning.	Amend paragraph to read: “In contrast, rates of development at most Market Towns have met expectations and at Bradford on Avon, Calne, Malmesbury, Melksham <u>and Bowerhill,</u> Royal Wootton Bassett and Westbury anticipated levels of growth have been exceeded over the first half of the plan period. Land has been available and some additional sites granted consent by planning appeals. Over the same interval, scales of development within rural areas in many places have also exceeded those anticipated by the WCS.”	No further change required. PC10 to remain as drafted
PC11	Paragraph 4.49		Factual update to reflect the latest published Housing Land Supply Statement (March 2018).	Amend paragraph to read: “Chippenham however is now likely to exceed <u>now has the potential to meet</u> the minimum scale of growth anticipated in the WCS by <u>delivery of</u> higher rates of house building in the last half of the plan period compared to much lower rates over recent years. This will come about in large part as a result of significant allocations for housing development made in the Chippenham Site Allocations Plan <u>as well as other significant permissions at the town.</u> ”	No further change required. PC9 to remain as drafted

Proposed change ref Number	Policy/ Para reference	Key Issue/ Rep Numbers	Reason for Proposed Change	Proposed Change	Status of Proposed Change following the July Cabinet Meeting
PC12	Paragraph 4.52		Factual update to reflect the latest published Housing Land Supply Statement (March 2018) and to reflect Proposed Changes 34, 39, 43 and 49, that propose higher densities on site allocations to make best use of land.	Amend the paragraph to read: “Unlike Chippenham however, allocations made by the Plan will not be sufficient to ensure that housing provision meets indicative requirements. Six new site allocations provide land for approximately 800 1,100 <u>1,050</u> dwellings and have the potential to increase their capacity to make the best use of land. Nevertheless, housing development at Trowbridge will fall short of the WCS indicative level of 6,810 dwellings by around 1,220 1,247 <u>1,297</u> .”	Paragraph 4.52 will need to be updated to reflect the resolution of Cabinet, which proposes the reduction of dwellings on site H2.2, Trowbridge (as shown in the preceding column).
PC13	Paragraph 4.53		Factual update to reflect the latest published Housing Land Supply Statement (March 2018) and Proposed Changes 34, 39, 43 and 49.	Amend paragraph to read: “One main reason for a shortfall in land supply is the complexity and consequent delay developing Ashton Park, a south-eastern extension to the town. 4,600 1,350 dwellings will be built on this site in the plan period and a further 4,000 1,250 post-2026; rather than first envisaged that the whole of the allocation would have been completed in the plan period. This <i>broadly equates</i> can be seen to account for 1,000 of the 1,220 1,247 <u>1,297</u> dwelling shortfall.”	Paragraph 4.53 will need to be updated to reflect the resolution of Cabinet, which proposes the reduction of dwellings on site H2.2, Trowbridge (as shown in

Proposed change ref Number	Policy/Para reference	Key Issue/Rep Numbers	Reason for Proposed Change	Proposed Change	Status of Proposed Change following the July Cabinet Meeting
					the preceding column).
PC14	Paragraph 4.63		Factual update to reflect the latest published Housing Land Supply Statement (March 2018).	Amend the paragraph to read: "The South Wiltshire HMA has a slightly less generous housing land supply than elsewhere in Wiltshire."	No further change required. PC14 to remain as drafted
PC15	Paragraph 4.64		Factual update to reflect the latest published Housing Land Supply Statement (March 2018).	Amend the paragraph to read: "Salisbury is the Principal Settlement within the HMA. It is intended to be the primary focus for development, providing significant levels of jobs and homes. Two site allocations of more than 500 dwellings provide a large source of supply are important to ensuring there is a surety of supply to the end of the Plan period to ensure and that the City achieves the role set out in the spatial strategy: Churchfields Fugglestone Red and land at Netherhampton Road. The first is a strategic site allocated in the WCS. The latter of these, land at Netherhampton Road, is an allocation of the Plan.	No further change required. PC15 to remain as drafted
PC16	Paragraph 4.66		Factual update to reflect the latest published Housing Land Supply Statement (March 2018).	Amend paragraph to read: " <u>One of the WCS strategic allocations, namely</u> Churchfields, is a strategic mixed-use site that Core Policy 20 of the WCS requires to deliver 1100 dwellings by 2026. To be developed, this site requires substantial employment uses to decant and is now expected to commence later than envisaged and much less land for new housing will be available before beyond the current plan period of 2026. It is a complex regeneration project that will take time to	No further change required. PC16 to remain as drafted

Proposed change ref Number	Policy/Para reference	Key Issue/Rep Numbers	Reason for Proposed Change	Proposed Change	Status of Proposed Change following the July Cabinet Meeting
				deliver and will require other sites to enable existing businesses to relocate.	
PC17	Paragraph 4.68		Factual update to reflect the latest published Housing Land Supply Statement (March 2018).	Amend paragraph to read: "Recognising the scale of the site, a generous lead in time is provided for the delivery of Netherhampton Road. The site is not expected to contribute to housing delivery for several years whilst work is carried out to masterplan the site and develop mitigation measures. In the meantime, supply from major schemes such as Fugglestone Red and Longhedge will ensure sufficient supply. Churchfields Fugglestone Red and the Netherhampton Road sites will deliver new homes alongside each other toward the end of the plan period."	No further change required. PC17 to remain as drafted
Chapter 5 Housing Site Allocations					
PC18	Policy H1, Table 5.2; Policy H2, Table 5.3; Policy H.3, Table 5.4		Update heading in tables to ensure that the number of dwellings per allocation is referred to in a consistent manner throughout the Plan. Amend text to reflect Table headings in Chapter 4, which refers to 'Approximate dwellings'.	Amend title in third column in tables as follows: "No of dwellings" " <u>Approximate number of dwellings</u> "	No further change required. PC18 to remain as drafted
PC19	Para 5.4	ID: 395940	Improve clarity.	Amend paragraph after second sentence to read:	No further change

Proposed change ref Number	Policy/Para reference	Key Issue/Rep Numbers	Reason for Proposed Change	Proposed Change	Status of Proposed Change following the July Cabinet Meeting	
Page #4		Rep: 2968, 2973	Insert additional wording to address concerns raised by the Environment Agency, highlighting the need to address flood risk and drainage for all development sites, as well as groundwater.	“Most sites proposed are of more than one hectare, and will therefore require <u>a flood risk assessment (<i>incorporating an assessment of the predicted effects of climate change</i>)</u> in order to ensure that there is no increase in risk of flooding on site and elsewhere, and will need to comply thereby complying with Core Policy 67 (Flood Risk) with regard to flood risk and national policy . <u><i>In addition, sites proposed within Source Protection Zones (SPZ) 1 and 2 will need to comply with Core Policy 68 (Water Resources) with applications demonstrating that regard has been paid to the advice set out in the Environment Agency’s groundwater protection policy.</i></u> ”	required. PC19 to remain as drafted	
	PC20	Paragraph 5.4	ID: 395940 Rep 2967, 2968, 2969	Improve clarity. Additional text highlights the need to address climate change and drainage for all development sites.	Insert text at the end of paragraph 5.4: “ <u><i>Consideration should be given to the predicted effects of climate change and proposals should allocate appropriate buffer strips where there is no adjacent built development. Natural flood management should be incorporated into planning proposals to mitigate new and existing developments.</i></u> ”	No further change required. PC20 to remain as drafted
	PC21	New paragraph after para 5.4	ID: 395940 Rep: 2995, ID: 382216 Rep: 3018	In response to comments from Environment Agency and Natural England about the River Avon SAC and phosphate load.	Insert new paragraph to read: “ <u><i>The Environment Agency and Natural England advise that all development within the River Avon catchment should be ‘phosphate neutral’ for an interim period until 2025. Beyond this time an approach will take account of water company planning, as well as latest Government policy and legislation. This is to guard against a further worsening of the</i></u> ”	No further change required. PC21 to remain as drafted

Proposed change ref Number	Policy/Para reference	Key Issue/Rep Numbers	Reason for Proposed Change	Proposed Change	Status of Proposed Change following the July Cabinet Meeting
Page 45				<p><u>condition of the River Avon Special Area of Conservation (SAC). An annex of the Nutrient Management Plan will explain measures to help deliver phosphate neutral development and how they will be delivered. Some measures are capable of being delivered as a part of housing development. Off-site measures are supported by Community Infrastructure Levy and there is also scope to improve the efficiency of sewage treatment works. The definition of 'phosphate neutral' is the additional phosphorus load generated by new development after controls at source, reduction by treatment and/or off-setting measures leading to no net increase in the total phosphorus load discharged to the River Avon SAC. Core Policy 69 (Protection of the River Avon SAC) applies.</u></p>	
PC22	Paragraph 5.5	ID: 403793 Rep: 1641	In response to comments from Heritage England. To reflect the Heritage Impact Assessment undertaken by the Council and ensure appropriate consideration is given to heritage assets and their settings consistent with the national policy.	<p>Amend existing paragraph 5.5 to read:</p> <p>“Development has the potential to affect the significance of a range of heritage assets within or beyond site boundaries. <u>The Council has produced a high-level Heritage Impact Assessment (HIA) to support the Plan. The HIA identifies and assesses the significance of heritage assets (and their settings) on sites where such matters will be particularly important considerations to address in subsequent planning applications.</u> Where necessary, <u>further detailed a site-specific</u> heritage assessments will prescribe measures which will need to be incorporated as part of a scheme in order to protect them, including the importance of their settings. The determination of planning applications will follow the approach set out in National Planning Policy Framework (paragraphs 131-135) and satisfy requirements</p>	No further change required. PC22 to remain as drafted

Proposed change ref Number	Policy/Para reference	Key Issue/Rep Numbers	Reason for Proposed Change	Proposed Change	Status of Proposed Change following the July Cabinet Meeting
				of Core Policy 58 (Ensuring the Conservation of the Historic Environment) of the WCS. This should include archaeological assessment where necessary.”	
PC23	Paragraph 5.11	ID: 395940 Rep: 2967, 2968, 2969	<p>Improve clarity.</p> <p>Insert additional wording to address concerns raised by the Environment Agency, highlighting the need to address drainage for all development sites and clarify the nature of flood risk assessment.</p> <p>Additional change for consistency with PC22.</p>	<p>Amend paragraph 5.11 to read:</p> <p>“As appropriate, additional evidence will need to be prepared at a level of detail to support a planning application. Such new evidence can be used as a material consideration when considering a specific planning application. In many cases, particularly important items are referred to for each allocation. Such evidence may include, but is not limited to a Landscape and Visual Impact Assessment, <u>site specific</u> Heritage Impact Assessment, Biodiversity Report, Surface Water Management Plan <u>(incorporating a site wide, comprehensive drainage strategy)</u>, Flood Risk Assessment <u>(incorporating an assessment of the predicted effects of climate change)</u>, and Transport Statement.”</p>	No further change required. PC23 to remain as drafted
East Wiltshire Housing Market Area					
Housing Allocation H1.1 Empress Way, Ludgershall					
PC24	Paragraph 5.21	ID: 1126553 Rep: 953	In response to concerns raised by Southern Water to provide clarity on water infrastructure and due to proximity of sewage treatment works.	<p>Add text at the end of paragraph:</p> <p><u>“Development will provide a connection to the nearest point of adequate capacity in the sewerage network, as advised by the service provider. Development layout should be informed by an odour assessment, to be undertaken in consultation with Southern Water.”</u></p>	No further change required. PC24 to remain as drafted

Proposed change ref Number	Policy/Para reference	Key Issue/Rep Numbers	Reason for Proposed Change	Proposed Change	Status of Proposed Change following the July Cabinet Meeting
PC25	Paragraph 5.19	ID: 758096 / 758092 Rep: 3082	To provide clarity on how timing of access point will be determined.	Amend last sentence of paragraph 5.19 to read: "Transport assessment will <u>determine the trigger point for the delivery of the access via Simonds Road and</u> inform detailed measures to mitigate impacts on the local road network, including the A342 Andover Road, Memorial Junction and the capacity of the signals on the nearby railway bridge.	No further change required. PC25 to remain as drafted
PC26	Paragraph 5.20	ID: 758096 / 758092 Rep: 3082	Improved clarity. To clarify the position should land for a school not be required.	Insert additional text at the end of paragraph 5.20: <u>"In the event that land for a school is not required within a period to be agreed with the Council's Education Department, then the land will be returned and thereby revert to agricultural use."</u>	No further change required. PC26 to remain as drafted
PC27	Policy H1.1	ID: 382216 Rep: 3018	Improves context. In response to comment from Natural England to ensure sufficient weight is given to public rights of way.	Add fifth bullet point to policy text: • <u>"the retention and enhancement of public rights of way LUDG1, LUDG2 and LUDG34 through the development of the site."</u>	No further change required. PC27 to remain as drafted
PC28	Paragraph 5.21	ID: 395940 Rep: 2967, 2968, 2969	Insert additional wording to address concerns raised by the Environment Agency, highlighting the need for flood risk assessment and to address drainage for all development sites.	Amend paragraph to read: "The site design will be led by a strong landscape framework. Significant additional screening at the southern and eastern site boundaries would be required, along with landscaping and green infrastructure throughout the site as there are middle and long-distance views of the site from the south. The final design and layout should be informed by a Landscape and Visual Impact	No further change required. PC28 to remain as drafted

Proposed change ref Number	Policy/Para reference	Key Issue/Rep Numbers	Reason for Proposed Change	Proposed Change	Status of Proposed Change following the July Cabinet Meeting
				Assessment-, <u>Flood Risk Assessment (incorporating an assessment of the predicted effects of climate change) and comprehensive drainage strategy.</u>	
Housing Allocation H1.2 Underhill Nursery, Market Lavington					
PC29	Paragraph 5.27	ID: 1134169 Rep: 2656	<p>Improve clarity.</p> <p>The current wording is not specific and would encompass the retention of the Leylandii trees on site. This would not contribute to landscape or biodiversity objectives.</p>	<p>Insert additional sentence after third sentence to paragraph 5.27:</p> <p>"Mature trees and hedgerows within the site should be retained and protected as priority habitat. <i>The existing belt of Leylandii trees may be removed to facilitate development and enhance the character of the site.</i> Moreover, all new planting..."</p>	<p>Following the resolution of Cabinet, all sites at Market Lavington are proposed for deletion from the draft Plan. A consequential amendment to this would be the deletion of PC29. In addition, the Proposed Changes will need to be sequentially renumbered.</p>
PC30	Paragraph 5.25	ID: 1130978 / 1131263 Rep: 1951	<p>Increase the size of the allocation to improve vehicular access and to allow for strategic landscaping to improve edge to settlement.</p>	<p>Extend the boundary of the allocation, as set out in Annex A.</p>	<p>Following the resolution of Cabinet, all sites at Market</p>

Proposed change ref Number	Policy/Para reference	Key Issue/Rep Numbers	Reason for Proposed Change	Proposed Change	Status of Proposed Change following the July Cabinet Meeting
Page 49		ID: 983136 Rep: 2656 ID: 1104618 Rep: 1734 ID: 1130331 Rep: 1735			Lavington are proposed for deletion from the draft Plan. A consequential amendment to this would be the deletion of PC30. In addition, the Proposed Changes will need to be sequentially renumbered.
	North and West Housing Market Area				
PC31	Paragraphs 5.44, 5.49, 5.55, 5.62, 5.71, 5.76 and 5.82.	ID: 382216 Rep: 3018-	Improve clarity. The current title of the <i>Trowbridge Recreation Management Mitigation Strategy</i> , implies it is solely concerned with recreation and not habitat related matters. Amend title to reflect contents of Strategy.	Amend title of Trowbridge Recreation Management Mitigation Strategy to read: <u>"Trowbridge Bat Mitigation Strategy"</u>	No further change required. PC31 to remain as drafted
PC32	Paragraph 5.44		Factual update to appropriately reflect the strategic importance of: a) delivering a new primary school;	Amend the 2 nd bullet point to read:	No further change required.

Proposed change ref Number	Policy/Para reference	Key Issue/Rep Numbers	Reason for Proposed Change	Proposed Change	Status of Proposed Change following the July Cabinet Meeting
Page 50			and b) ensuring that new school capacity is delivered in a timely and effective manner to cater for increased pupil numbers.	<p>“Education: development will increase the number of pupils needing primary school places. A local lack of capacity across the town affects proposals allocated for development. With the majority of proposed housing being directed south/south-west of the town, the evidence points directly to the need for a new primary school in this area. <u>Moreover, any new primary school will need to be delivered as a strategic priority with development occurring on other allocations in a timely manner to ensure that sufficient primary school capacity is available to serve the local community.</u> Therefore, in addition to land reserved for one new school, funding contributions will be sought from developers to help provide adequate capacity.”</p>	PC32 to remain as drafted
Housing Allocation H2.1 Elm Grove Farm, Trowbridge					
PC33	Policy H2.1, Figure 5.5, Paragraph 5.46	ID: 901939 / 901806 Rep: 1816	To amend site boundary and include adjoining land within the Council’s ownership, but in trust by the National Playing Fields Association (operating as Fields in Trust charity), to allow for the relocation of the primary school on this land and enhanced community recreational facilities as part of the wider development. The extended site will enable the delivery of the school early in the site’s development consistent with the strategic priority identified in PC32.	<p>Amend the boundary of the allocation as set out in Annex B;</p> <p>And first sentence of Policy H2.1 and paragraph 5.46 to read:</p> <p>“Approximately 44.33-17.78 ha of land at Elm Grove Farm...”</p>	No further change required. PC33 to remain as drafted

Proposed change ref Number	Policy/Para reference	Key Issue/Rep Numbers	Reason for Proposed Change	Proposed Change	Status of Proposed Change following the July Cabinet Meeting
PC34	Policy H2, Policy H2.1, Paragraph 5.46	ID: 901939 / 901806 Rep: 1816	To reflect the increase in site area consistent with PC33 and clarify the requirements for the use of the land, and associated provision of open space facilities. The increased site area has allowed for an uplift in housing numbers maximising the efficient use of land.	<p>Amend Policy H2 to replace 200 dwellings in Table 5.3 for Elm Grove Farm with 250 dwellings, and first sentence of paragraph 5.46.</p> <p>Amend first bullet point of Policy H2.1 to read:</p> <ul style="list-style-type: none"> • “Approximately 200 250 dwellings” <p>Amend 2nd bullet point of Policy H2.1 to read:</p> <ul style="list-style-type: none"> • “At least 1.8ha of land for a two-form entry primary school along with playing pitches <u>on land owned by the Council, but held in Trust (the existing Queen Elizabeth II Field)</u>,” <p>Amend 4th bullet point of Policy 2.1 to read:</p> <ul style="list-style-type: none"> • “A <u>significantly improved and</u> consolidated public open space area incorporating and augmenting <u>adjacent to</u> the existing Queen Elizabeth II Field <u>to provide a play area and junior level sports pitches for local community teams to utilise;</u>” 	No further change required. PC34 to remain as drafted
PC35	Policy H2.1 6th bullet	ID: 901939 / 901806 Rep: 1816	Factual update to reflect the need for cycling and walking routes to integrate with the adjoining employment area. .	<p>Amend the 6th bullet point to read:</p> <ul style="list-style-type: none"> • " New cycling and walking routes through the site to link into the existing network and the proposed Ashton Park Strategic Allocation site, <u>and the White Horse Business Park.</u>" 	No further change required. PC35 to remain as drafted

Proposed change ref Number	Policy/Para reference	Key Issue/Rep Numbers	Reason for Proposed Change	Proposed Change	Status of Proposed Change following the July Cabinet Meeting
PC36	Paragraph 5.47	ID: 395940 Rep: 2967, 2968, 2969	<p>Improve clarity.</p> <p>Insert additional wording to address concerns raised by the Environment Agency, highlighting the need to address flood risk and drainage for all development sites.</p>	<p>Insert additional text at the start of paragraph 5.47:</p> <p><u>“Proposals to develop the site will need to be supported by a Flood Risk Assessment (incorporating an assessment of the predicted effects of climate change) and comprehensive drainage strategy.”</u></p>	No further change required. PC36 to remain as drafted
PC37	Paragraph 5.50		<p>In response to comments from Heritage England to ensure the setting of assets is considered and to recognise in accordance with national policy, further detailed assessments of heritage would likely be required to guide layout and design at the planning application stage.</p>	<p>Amend paragraph to read:</p> <p>“Access to the site would need to be holistically planned with upgrades required to Drynham Lane, along with the construction of a connection to the A363 designed as a through-route anticipating future traffic growth. New and improved walking and cycling routes to existing and planned local services would encourage future residents to use sustainable forms of transport. The site has a medium potential for archaeological remains. Therefore any subsequent planning application should be informed by an archaeological assessment. In addition, development will need to minimise the potential to harm the significance of the Grade II Listed Drynham Lane Farmhouse <u>and, where appropriate, its setting.</u> Measures may also be necessary to prevent potential noise pollution from the existing main road and railway. These considerations should be addressed through the process of detailed design and layout which should be informed through a Heritage Impact Assessment. <u>by detailed assessments (including heritage) to support any subsequent planning application.</u>”</p>	No further change required. PC37 to remain as drafted

Proposed change ref Number	Policy/Para reference	Key Issue/Rep Numbers	Reason for Proposed Change	Proposed Change	Status of Proposed Change following the July Cabinet Meeting
PC38	Figure 5.6 Paragraph 5.52	ID: 1114350 Rep: 18 - ID: 1115490 / 1115452 Rep: 21 ID: 1120664 / 1115452 Rep: 131 ID: 1125881 Rep: 723 ID: 403859 Rep: 1457 ID: 1130978 / 1130975 Rep: 1832	Factual update. Amend site boundary to reflect land ownership and also to exclude site that has now been developed.	Amend the boundary of the allocation as set out in Annex C ; And first sentence of paragraph 5.52 to read: "Approximately 25.62 18.96 ha of land off the A363 south-west of the White Horse Business Park is allocated for the development"	No further change required. PC38 to remain as drafted
PC39	Policy H2, Table 5.3; Paragraph 5.52	ID: 8090227 / 1132859 Rep: 3074	Improve clarity. To maximise efficient use of land consistent with heritage and ecological constraints increase the	Amend Policy H2 to replace 150 dwellings in Table 5.3 for Land off the A363 at White Horse Business Park, Trowbridge with 225 dwellings. And amend first sentence of paragraph 5.52 as follows:	Policy H2, Table 5.3 and Paragraph 5,52 will need to be updated

Proposed change ref Number	Policy/Para reference	Key Issue/Rep Numbers	Reason for Proposed Change	Proposed Change	Status of Proposed Change following the July Cabinet Meeting
		ID: 1137984 / 1130975 Rep: 3142-	number of dwellings to approximately 225 units.	"...land off the A363 south-west of the White Horse Business Park is allocated for the development of approximately 150 225-175 dwellings, as identified on the Policies Map."	to reflect the resolution of Cabinet (as shown in the preceding Column).
PC40	New para after 5.56	ID: 403792 Rep: 1642	In response to comments from Heritage England. To reflect the Heritage Impact Assessment undertaken by the Council and ensure appropriate consideration is given to heritage assets and their settings consistent with national policy.	Insert new paragraph after paragraph 5.56 to read: <u>"As identified in the Council's Heritage Impact Assessment, the site is an historic agricultural landscape and comprises a cluster of historic farmsteads where the farm houses and ancillary buildings may be susceptible to setting change. This includes Kings Farmhouse (Grade II listed), Willow Grove (Grade II listed), Little Common Farm (non-designated asset), Manor Farmhouse (Grade 2 listed) and Woodmarsh Farm (non-designated asset). An area of the site also includes a Baptist cemetery with an ornamental gateway structure (Grade II listed) and curtilage listed perimeter walls. The archaeological potential of the site is likely to be high. At the planning application stage, the layout and design of the site would need to give great weight to conserving the significance of these heritage assets and their setting in order to minimise harm."</u>	No further change required. PC40 to remain as drafted
PC41	Existing Paragraph 5.56	ID: 395940 Rep: 2967, 2968, 2969	Improve clarity. Insert additional wording to address concerns raised by the Environment Agency, highlighting the need to	Amend paragraph to read: "Proposals would need to provide for a high quality, sustainable development that enhances a key gateway approach to the town, whilst protecting the integrity of North Bradley as a village. <i>In addition, any subsequent planning application will need to be</i>	No further change required. PC41 to remain as drafted

Proposed change ref Number	Policy/Para reference	Key Issue/Rep Numbers	Reason for Proposed Change	Proposed Change	Status of Proposed Change following the July Cabinet Meeting
			address flood risk and drainage for all development sites.	<u>supported by a Flood Risk Assessment (incorporating an assessment of the predicted effects of climate change) and comprehensive drainage strategy to help inform matters such as layout and design.</u>	
Housing Allocation H2.3 Elizabeth Way, Trowbridge					
PC42	Figure 5.7, Paragraph 5.58	ID: 392036 / 1126545 Rep: 935 ID: 1131752 / 1131750 Rep 2119	Factual update. Amend site boundary, as identified incorrectly, to align with Elizabeth Way Relief Road.	Amend the boundary of the allocation as set out in Annex D . And first sentence of paragraph 5.58 to read: "Approximately 46.33 21.24 ha of land to the South West of Elizabeth Way is allocated for the development"	No further change required. PC42 to remain as drafted
PC43	Policy H2 Table 5.3, Paragraph 5.58	ID: 392036 / 1126545 Rep: 935 ID: 1131752 / 1131750 Rep: 2119 Rep 2126 ID: 1131752 / 1131750 Reps 890	To maximise efficient use of land, increase the number of dwellings to approximately 355 units.	Amend Policy H2 to replace 205 dwellings in Table 5.3 for Elizabeth Way, Trowbridge with 355 dwellings. Amend first sentence in paragraph 5.58 as follows: "... land to the South West of Elizabeth Way is allocated for the development of approximately 205 355 dwellings, as identified on the Policies Map."	No further change required. PC43 to remain as drafted

Proposed change ref Number	Policy/Para reference	Key Issue/Rep Numbers	Reason for Proposed Change	Proposed Change	Status of Proposed Change following the July Cabinet Meeting	
Page 56		ID: 1054271 Rep: 934 ID: 392036 / 1126545 / 95984063 0 ID: 895670 Rep 1915				
	PC44	Add to beginning of para 5.64	ID: 403792 Rep: 1643	In response to comments from Heritage England. To reflect the Heritage Impact Assessment undertaken by the Council and ensure appropriate consideration is given to heritage assets and their settings consistent with national policy.	Add text to beginning of paragraph 5.64: <u>“The site comprises historic field boundaries and has high archaeological value. It is adjacent to Trowbridge (Hilperton Road) Conservation Area and to Fieldways Highfield (Grade II* listed), a country house. Fieldways Highfield and its setting will need to be conserved in a manner appropriate to its significance. The relationship between development proposals and these heritage assets will need to be rigorously addressed through detailed design including provision for open greenspace in any layout.”</u>	No further change required. PC44 to remain as drafted
	PC45	Paragraph 5.63	ID: 395940 Rep: 2967, 2968, 2969	Improve clarity. Insert additional wording to address concerns raised by the Environment Agency, highlighting the need to	Amend paragraph to read: “An important measure will be the provision of landscaping between Elizabeth Way and new housing in order to attenuate noise and reduce the visual impact of this road. Consideration of drainage	No further change required. PC45 to

Proposed change ref Number	Policy/Para reference	Key Issue/Rep Numbers	Reason for Proposed Change	Proposed Change	Status of Proposed Change following the July Cabinet Meeting
			address flood risk and drainage for all development sites.	patterns and flood risk from all sources would need to inform any subsequent layout. In addition, surface water attenuation measures and improvements to existing on-site water infrastructure would need to be provided to support a comprehensive development of the site. <u>Proposals will therefore need to be supported by a Flood Risk Assessment (incorporating an assessment of the predicted effects of climate change) and comprehensive drainage strategy to help inform matters of layout and design.</u>	remain as drafted
Housing Allocation H2.4 Church Lane, Trowbridge					
Page 57 C46	Figure 5.8, Paragraph 5.67	ID: 1129173/ 402467 REP :1523	In response to Natural England, extend site boundary to include land between the current boundary and the river, which allow for land to be used to mitigate bat impacts	Amend the boundary of the allocation as set out in Annex E . And first sentence of paragraph 5.67 to read: "Approximately 3.72 5.93 ha of land at Church Lane is allocated for the development of approximately 45 dwellings, as identified on the Policies Map."	No further change required. PC46 to remain as drafted
PC47	Replace Paragraph 5.68 with new text	ID: 403797 Rep: 1644	In response to comments from Heritage England. To reflect the Heritage Impact Assessment undertaken by the Council and ensure appropriate consideration is given to heritage assets and their settings consistent with national policy.	Replace 5.68 with new text: "Development proposals would need to ensure that the significance and setting of the Grade II Listed St John's Church would be appropriately protected. To achieve this objective, access to the site would need to be secured via a new junction arrangement off the A361, rather than improvements to Church Lane." <u>"The site is adjacent to the Church of St John (Grade II listed), associated church school and schoolmasters house and is enclosed from the road by two rows of buildings at White Row</u>	No further change required. PC47 to remain as drafted

Proposed change ref Number	Policy/Para reference	Key Issue/Rep Numbers	Reason for Proposed Change	Proposed Change	Status of Proposed Change following the July Cabinet Meeting
Page 56				<u>Hill and Frome Road including Rose Villa (Grade II listed), 344 Frome Road (Grade II listed) and paddocks. There are key views across the site to St John's spire from Southwick Country Park. The site comprises the degraded fragmentary remains of a post medieval water meadow system. The layout and design of the site would need to give great weight to conserving the significance of these heritage assets and their setting to minimise harm. Access to the site must be sensitively designed and accommodated in manner that minimises harm to heritage assets. This would need to be secured via a new junction arrangement off the A361, rather than improvements to Church Lane.</u>	
PC48	Paragraph 5.67	ID: 395940 Rep: 2967, 2968, 2969	Improve clarity. Insert additional wording to address concerns raised by the Environment Agency, highlighting the need to address flood risk and drainage for all development sites.	Add text at the end of paragraph 5.67 as follows: “...It is an open site that slopes to the south-west towards the Lambrok Stream. <u>As parts of the site lie within Flood Zones 2 and 3, development proposals will need to be sequentially planned and supported by a Flood Risk Assessment (incorporating an assessment of the predicted effects of climate change). In addition, development proposals will need to be supported by a comprehensive drainage strategy designed to help inform site layout and provide attenuation measures, including Natural Flood Management – i.e. tree and hedgerow planting along the south-west margins of the site to slow the flow of surface water into the Lambrok Stream.</u> ”	No further change required. PC48 to remain as drafted

Proposed change ref Number	Policy/Para reference	Key Issue/Rep Numbers	Reason for Proposed Change	Proposed Change	Status of Proposed Change following the July Cabinet Meeting
PC49	Policy H2, Table 5.3; Paragraph 5.73	ID: 395553 / 901806 Rep: 1657	To maximise efficient use of land and in response to representation increase the number of dwellings to approximately 45 dwellings, and correct site area	Amend Policy H2 to replace 20 dwellings in Table 5.3 for Upper Studley, Trowbridge with 45 dwellings. Amend first sentence of paragraph 5.73 to read: "Approximately 2.33 2.27 ha of land at Upper Studley is allocated for the development of approximately 20 45 dwellings, as identified on the Policies Map."	No further change required. PC49 to remain as drafted
PC50	Paragraph 5.73	ID: 395940 Rep: 2967, 2968, 2969	Improve clarity. Insert additional wording to address concerns raised by the Environment Agency, highlighting the need to address flood risk and drainage for all development sites.	Add text to end of paragraph 5.73 as follows: "...The land slopes towards the stream and is bound to the south by tall, mature poplar trees. <u>As parts of the site lie within Flood Zones 2 and 3, development proposals will need to be sequentially planned and supported by a Flood Risk Assessment (incorporating an assessment of the predicted effects of climate change). In addition, development proposals will need to be supported by a comprehensive drainage strategy designed to help inform site layout and provide attenuation measures, including Natural Flood Management – i.e. tree and hedgerow planting along the southern margins of the site to slow the flow of surface water into the Lambrok Stream.</u> "	No further change required. PC50 to remain as drafted
Housing Allocation H2.6 Southwick Court, Trowbridge					
PC51	Paragraph 5.78	ID: 403792 Rep: 1645	In response to comments from Heritage England. To reflect the Heritage Impact Assessment undertaken by the Council and	Amend paragraph 5.78 to read: "The area is of historic significance as water meadows (<u>non-designated heritage asset</u>) associated with the Grade II* Listed	No further change required. PC51 to

Proposed change ref Number	Policy/Para reference	Key Issue/Rep Numbers	Reason for Proposed Change	Proposed Change	Status of Proposed Change following the July Cabinet Meeting
			ensure appropriate consideration is given to heritage assets and their settings consistent with the national policy.	<p>Southwick Court Farmstead <u>that lies to the south of the site. The Southwick Court Farmstead is a heritage asset of significant importance. It is a medieval, manorial farmstead that includes a farmhouse, gatehouse and bridge juxtaposed with later post-medieval/modern additions surrounded by a moat.</u> An essential objective of detailed design will be to minimise harm to its significance. The setting to this heritage asset will be preserved, to the greatest extent possible, informed by <u>the Councils Heritage Impact Assessment and</u> the results of <u>further</u> more-detailed <u>heritage assessment work to support any subsequent planning application.</u> Heritage Impact Assessment. Taking account of the weight attached to the significance of the assets, <u>alone and in combination,</u> any residual harm would require a clear and convincing justification <u>within any subsequent planning application</u> and should not be substantial. The social, <u>environmental</u> and economic advantages of the development, including the provision of homes <u>along with significant improvements to biodiversity and provision of open space will</u> achieve substantial public benefits. A <u>sensitively designed,</u> comprehensive development scheme will need to <u>minimise harm by ensuring</u> ensure that new homes are directed to the east of the Lambrok Stream <u>and built in a manner that respects both the topography of the land and existing urban form to the immediate north.</u> Land to the west may become either formal or informal open space or remain in agricultural use, but will not be developed for new homes. The character of the area will therefore help to retain the high significance of <u>Southwick Court and associated</u> this heritage assets.”</p>	remain as drafted

Proposed change ref Number	Policy/Para reference	Key Issue/Rep Numbers	Reason for Proposed Change	Proposed Change	Status of Proposed Change following the July Cabinet Meeting	
Page 61	PC52	Paragraph 5.79	ID: 395940 Rep: 2967, 2968, 2969	<p>Improve clarity.</p> <p>Insert additional wording to address concerns raised by the Environment Agency, highlighting the need to address flood risk and drainage for all development sites.</p>	<p>Add text to end of paragraph 5.79, as follows:</p> <p>“...The Lambrok Stream and its respective flood plain should be enhanced as a local amenity feature of the site in conjunction with development proposed at Upper Studley above. <u>As parts of the site lie within Flood Zones 2 and 3, development proposals will need to be sequentially planned and supported by a Flood Risk Assessment (incorporating an assessment of the predicted effects of climate change). In addition, development proposals will need to be supported by a comprehensive drainage strategy designed to help inform site layout and provide attenuation measures, including Natural Flood Management – i.e. tree and hedgerow planting along the northern margins of the site to slow the flow of surface water into the Lambrok Stream and associated field drainage systems.</u>”</p>	No further change required. PC52 to remain as drafted
	Warminster					
	PC53	New paragraph under 5.87	ID: 903251 Rep: 2396	<p>Improve clarity.</p> <p>Highways England has raised that there may be cumulative impacts on the A36 arising from proposed housing allocations at Warminster and this requires consideration.</p>	<p>Add new paragraph under 5.87 as follows:</p> <p>” <u>Developments will be required to address any direct or indirect cumulative impacts on the A36.</u>”</p>	No further change required. PC53 to remain as drafted
PC54	Paragraph 5.87	ID: 706891 Rep 1512 ID: 397127	In response to comments from Environment Agency and Natural England about the River Avon SAC and phosphate load.	<p>Amend paragraph 5.87 as follows:</p> <p>"Development could contribute cumulatively towards adverse impacts on the qualifying features of the River Avon SAC through</p>	No further change required. PC54 to	

Proposed change ref Number	Policy/Para reference	Key Issue/Rep Numbers	Reason for Proposed Change	Proposed Change	Status of Proposed Change following the July Cabinet Meeting
Page 62		Rep: 2911 ID: 395940 Rep: 2990		increased phosphate loading and habitat loss/damage. However, the scale of development is within the thresholds set down in <u>As such</u> , a Nutrient Management Plan <u>seeks to</u> for the river that avoids the likelihood of adverse effects. Nevertheless, impacts are kept under review and this situation may change. <u>For an interim period, developments within the River Avon SAC catchment should be phosphate neutral, which will be defined in a Memorandum of Understanding with Natural England and Environment Agency. Measures will therefore need to be in place to ensure that developments do not contribute to a net increase in phosphates for the River Avon SAC.</u> Housing developers might consider how schemes can offset the additional phosphate loading resulting from new homes and specific measures will be set out in an annex to the Nutrient Management Plan.”	remain as drafted
	Housing Allocation H2.7 East of the Dene, Warminster				
PC55	Paragraph 5.89	ID: 403792 Rep: 1646	In response to comments from Heritage England. To reflect the Heritage Impact Assessment undertaken by the Council and ensure appropriate consideration is given to heritage assets and their settings consistent with the national policy.	Amend paragraph 5.89 to read: <u>“Bishopstrow Conservation Area encloses the site on two sides and there are a number of historic buildings within close proximity to the site boundary, including Bishopstrow House (Grade II listed) and its designed landscape, as well as Bishopstrow Home Farm (non-designated heritage asset). The archaeological potential on the site is high.</u> The main access will be from Boreham Road but the south-west part of the site is considered to be unsuited to built development because of its sensitivity in heritage and landscape terms. This land may remain in agricultural use or becomes either formal or informal open space,	No further change required. PC55 to remain as drafted

Proposed change ref Number	Policy/Para reference	Key Issue/Rep Numbers	Reason for Proposed Change	Proposed Change	Status of Proposed Change following the July Cabinet Meeting
				but will be undeveloped so the character of the area continues to preserve the significance of heritage assets.	
PC56	Paragraph 5.90	ID: 403792 Rep: 1646	<p>Improve context.</p> <p>In response to comments from Heritage England. To reflect the Heritage Impact Assessment undertaken by the Council and ensure appropriate consideration is given to heritage assets and their settings consistent with the national policy.</p>	<p>Amend paragraph 5.90 to read:</p> <p><u>“The design and layout of the site will need to give great weight to conserving the significance of these heritage assets to minimise harm. Access to the site must be accommodated in a sensitive manner.</u> The design of an the access point should also minimise <u>and mitigate</u> the loss of the high wall that is characteristic of this approach to the town. Secondary access, in particular for cycling and walking, should also be sought through The Dene and improvements should be made to footpath WARM40.”</p>	No further change required. PC56 to remain as drafted
PC57	Paragraph 5.91	ID: 403792 Rep: 1646 ID: 395940 Rep: 2967, 2968, 2969	<p>In response to comments from Heritage England. To reflect the Heritage Impact Assessment undertaken by the Council and ensure appropriate consideration is given to heritage assets and their settings consistent with the national policy.</p> <p>Additional wording to address concerns raised by the Environment Agency, highlighting the need to address flood risk for all development sites.</p>	<p>Amend paragraph 5.91 to read:</p> <p>“The site has a number of heritage and related landscape considerations. A sensitively designed scheme should be brought forward which has been informed by a a <u>the Council’s</u> Heritage Impact Assessment and <u>further detailed site specific assessments required to support the planning application.</u> <u>Development will need to</u> appropriately responds to the character and location <u>al context</u> of the site and <u>robustly</u> respects the significance of the following heritage assets:</p> <ul style="list-style-type: none"> • Listed Buildings in the vicinity of the site, including Bishopstrow House • Bishopstrow Conservation Area • Views from Battlesbury Camp hillfort 	No further change required. PC57 to remain as drafted

Proposed change ref Number	Policy/Para reference	Key Issue/Rep Numbers	Reason for Proposed Change	Proposed Change	Status of Proposed Change following the July Cabinet Meeting
				<u><i>In addition, development proposals will need to be supported by a Flood Risk Assessment (incorporating an assessment of the predicted effects of climate change).</i></u>	

Housing Allocation H2.8 Bore Hill Farm, Warminster

Page 64	PC58	Policy H2 Table 5.3 Paragraph 5.93	ID: 1137935/ 556489 Rep: 3061	Factual update. Amend site boundary to reflect land available for development and to maximise efficient use of land increase the number of dwellings.	Amend the boundary of the allocation as set out in Annex F . And first sentence of paragraph 5.93 to read: "Approximately 4.47- 4.83 ha of land at Bore Hill Farm/Bradley Road, as shown on the Policies Map...."	No further change required. PC58 to remain as drafted
	PC59	Paragraph 5.94	ID: 395940 Rep: 2967, 2968, 2969	Improve clarity. Insert additional wording to: address concerns raised by the Environment Agency, highlighting the need to address flood risk; and address issues associated with the waste management facility.	Amend paragraph to read: "The site is formed of land between the A36 and Deverill Road which lies adjacent to the Bore Hill Farm bio-digester. <u>Considering the site context, any subsequent development proposals (e.g. layout and screening) will need to take account of potential issues associated with the operational waste management facility. these may include: noise, dust and odour.</u> There is some limited screening on the north boundary with existing development at Bradley Close and Ludlow Close. Additional landscape screening at the site boundaries would be required to preserve and maintain the living conditions of adjoining residential dwellings. Vehicular access will be provided from Deverill Road, and connection to and improvement of public right of way WARM60 should be provided. <u>In addition, development proposals will need to be supported by a Flood Risk Assessment</u>	No further change required. PC59 to remain as drafted

Proposed change ref Number	Policy/Para reference	Key Issue/Rep Numbers	Reason for Proposed Change	Proposed Change	Status of Proposed Change following the July Cabinet Meeting
				<u>(incorporating an assessment of the predicted effects of climate change).</u>	
Housing Allocation H2.9 Boreham Road, Warminster					
PC60	Paragraph 5.99	ID: 403792 Rep 1646	<p>Improve clarity.</p> <p>Insert additional wording to reflect the advice provided by Historic England.</p>	<p>Amend paragraph to read:</p> <p>“Whilst situated outside the Bishopstrow Conservation Area, the site is considered to lie within the setting of this designated heritage asset. Development of the site would therefore need to respond positively to its surroundings and have due regard to the special character or appearance of the Conservation Area. A Heritage Impact Assessment <u>In line with national policy, an assessment of heritage assets and their significance (including the contribution made by their setting)</u> would be required in order to support any subsequent proposals, including the design of mitigation measures. The setting of heritage assets will be protected so as to ensure, as far as practicable, there will be no substantial harm to their significance.”</p>	No further change required. PC60 to remain as drafted
PC61	Paragraph 5.100	ID: 395940 Rep: 2967, 2968, 2969	<p>Improve clarity.</p> <p>Insert additional wording to address concerns raised by the Environment Agency, highlighting the need to address flood risk and drainage for all development sites.</p>	<p>Delete paragraph 5.100 and replace with text to read:</p> <p>“Development of the site would need to be supported and informed by a Drainage Strategy and water infrastructure capacity assessment. Where necessary, details relating to the reinforcement of existing foul/storm water drainage arrangements would need to be submitted with any subsequent planning application. Drainage measures for the attenuation and management of surface water would need to be capable of achieving greenfield, or better, infiltration rates.</p>	No further change required. PC61 to remain as drafted

Proposed change ref Number	Policy/Para reference	Key Issue/Rep Numbers	Reason for Proposed Change	Proposed Change	Status of Proposed Change following the July Cabinet Meeting
Page 66				<u>Parts of the site lie within Flood Zones 2 and 3. Therefore development proposals will need to be sequentially planned and supported by a Flood Risk Assessment (incorporating an assessment of the predicted effects of climate change). In addition, development proposals will need to be supported by a comprehensive drainage strategy and water infrastructure capacity assessment. Where necessary, details relating to the reinforcement of existing foul/storm water drainage arrangements will need to be submitted with any subsequent planning application.</u>	
	Housing Allocation H2.10 Barbers Farm, Chapmanslade				
PC62	Paragraph 5.103	ID: 382216 Rep: 3018	Increased clarity. Ensure sufficient weight is given to public rights of way in the allocations to address concerns raised by Natural England.	Add text to the end of paragraph 5.103 to read: <u>"Public right of way CHAP14 runs along the northern boundary of the site. This will be retained and enhanced through the development of the site."</u>	No further change required. PC62 to remain as drafted
PC63	Paragraph 5.103	ID: 395940 Rep: 2967, 2968, 2969	Improve clarity. Insert additional wording to address concerns raised by the Environment Agency, highlighting the need to address flood risk and drainage for all development sites.	Add text to the end of paragraph 5.103, after PC63: <u>". Considering the size of the site, any subsequent planning application will need to be supported by a Flood Risk Assessment (incorporating an assessment of the predicted effects of climate change) and comprehensive drainage strategy to help inform matters such as layout and design."</u>	No further change required. PC63 to remain as drafted
Housing Allocation H2.11 The Street, Hullavington					

Proposed change ref Number	Policy/Para reference	Key Issue/Rep Numbers	Reason for Proposed Change	Proposed Change	Status of Proposed Change following the July Cabinet Meeting
PC64	Paragraph 5.105	ID: 1133384 / 825048 Rep: 2535	Factual update. Amend reference to the school area to refer to the correct size of 0.2 hectares.	Amend text to read: “Approximately 2.44ha of land adjacent to the Primary School is allocated for the development of approximately 50 dwellings and 0.25 <u>0.2</u> ha to allow for the expansion of the primary school, as shown on the Policies Map.”	No further change required. PC64 to remain as drafted
PC65	Paragraph 5.107	ID: 1133384 / 825048 Rep: 2535	Factual update. Remove first and second sentences which refers to land to the north of the proposed allocation.	Amend text to read: “A sufficient buffer should be provided to the watercourse to the north of the site to safeguard the function of the tributary to the River Gauze. It also provides options to deliver public open space and biodiversity enhancement. Mature hedgerows and trees would be retained and planting Barberry will enhance habitat for the Barberry Carpet moth, a priority species of the BAP. Development would need to retain the historic footpath through the site to the surrounding countryside. Moreover, footpaths HULL29, HULL1 and HULL33 should be retained and improved as part of the development of the site.”	No further change required. PC65 to remain as drafted
PC66	Paragraph 5.107	ID: 395940 Rep: 2967, 2968, 2969	Improve clarity. Insert additional wording to address concerns raised by the Environment Agency, highlighting the need to address flood risk and drainage for all development sites, as well as groundwater.	Additional text to be added to the end of the paragraph: <u>“Considering the size of the site any subsequent planning application will need to be supported by a Flood Risk Assessment (incorporating an assessment of the predicted effects of climate change) and comprehensive drainage strategy to help inform matters such as layout and design. In addition, as the site lies within Groundwater Protection Zones 1 and 2, development proposals will need to comply with Core</u>	No further change required. PC66 to remain as drafted

Proposed change ref Number	Policy/Para reference	Key Issue/Rep Numbers	Reason for Proposed Change	Proposed Change	Status of Proposed Change following the July Cabinet Meeting
				<u>Policy 68 (Water resources) with applications demonstrating that regard has been paid to the advice set out in the Environment Agency's groundwater protection policy.</u>	
Housing Allocation H2.12: East of Farrells Field, Yatton Keynell					
PC67	Figure 5.16 Paragraph 5.109	ID: 983136 Rep: 2670	Factual update. The site boundary is identified incorrectly and should be amended to remove the track running along the western boundary of the site.	Amend the boundary of the allocation as set out in Annex G . And first sentence of paragraph 5.109 to read: "Land East of Farrells Field, Yatton Keynell is allocated for the development of approximately 30 dwellings on approximately 4-3 1.2 ha of land, as shown on the Policies Map."	No further change required. PC67 to remain as drafted
PC68	Paragraph 5.109	ID: 395940 Rep: 2967, 2968, 2969	Improve clarity. Insert additional wording to address concerns raised by the Environment Agency, highlighting the need to address flood risk and drainage for all development sites, as well as groundwater.	Amend paragraph after first sentence, as follows: " <u>Considering the size of the site any subsequent planning application will need to be supported by a Flood Risk Assessment (incorporating an assessment of the predicted effects of climate change) and comprehensive drainage strategy to help inform matters such as layout and design. In addition, as the site lies within Groundwater Protection Zone 2 development proposals will need to comply with Core Policy 68 (Water resources) with applications demonstrating that regard has been paid to the advice set out in the Environment Agency's groundwater protection policy.</u> It is The site is well located with regard to local services and facilities. The site It is in agricultural use and represents the continuation of recent development in this part of the settlement."	No further change required. PC68 to remain as drafted

Proposed change ref Number	Policy/Para reference	Key Issue/Rep Numbers	Reason for Proposed Change	Proposed Change	Status of Proposed Change following the July Cabinet Meeting
PC69	Paragraph 5.110		<p>Factual update.</p> <p>The site boundary is to be amended to remove the track running along the western boundary of the site. Consequential change to removed text relating to woodland corridor should also be removed.</p>	<p>Amend text to read:</p> <p>“A woodland corridor along the western boundary should be retained as a wildlife corridor. Retention of the existing boundary vegetation on site would provide screening to reduce the effect on adjacent visual receptors and be in keeping with the existing landscape character. Access would be taken from Farrell Fields and The possibility to link to adjacent footpaths should be explored.”</p>	<p>. PC69 to be added to, following the resolution of Cabinet and the reference to ‘access from Farrell Fields deleted.</p>
Housing Allocation H2.13: Ridgeway Farm, Crudwell					
PC70 Page 69	Figure 5.17, paragraph 5.112	ID: 1134691 / 861292 Rep: 2820	<p>For clarity.</p> <p>The site boundary be amended to meet the northern field boundary and allow for landscaping.</p>	<p>Amend the boundary of the allocation as set out in Annex H.</p> <p>And first sentence of paragraph 5.112 to read:</p> <p>“Approximately 1.72.03 ha of land at Ridgeway Farm, Crudwell is allocated for the development of approximately 50 dwellings as shown on the Policies Map.”</p>	<p>Following the resolution of Cabinet, the Ridgeway Farm site is proposed for deletion from the draft Plan. A consequential amendment to this would be the deletion of PC70.. In addition, the Proposed Changes will need to be</p>

Proposed change ref Number	Policy/Para reference	Key Issue/Rep Numbers	Reason for Proposed Change	Proposed Change	Status of Proposed Change following the July Cabinet Meeting
					sequentially renumbered.
PC71	Paragraph 5.112	ID: 395940 Rep: 2967, 2968, 2969	<p>Improve clarity.</p> <p>Insert additional wording to address concerns raised by the Environment Agency, highlighting the need to address flood risk and drainage for all development sites, as well as ground water.</p>	<p>Insert new second sentence and amend third as follows:</p> <p><i>“Considering the size of the site any subsequent planning application will need to be supported by a Flood Risk Assessment (incorporating an assessment of the predicted effects of climate change) and comprehensive drainage strategy to help inform matters such as layout and design. In addition, as the site lies within Groundwater Protection Zone 1 development proposals will need to comply with Core Policy 68 (Water resources) with applications demonstrating that regard has been paid to the advice set out in the Environment Agency’s groundwater protection policy. It is The site is nonetheless in a location that has the capacity to accommodate change from an environmental and landscape perspective.”</i></p>	<p>Following the resolution of Cabinet, the Ridgeway Farm site is proposed for deletion from the draft Plan. A consequential amendment to this would be the deletion of PC71. In addition, the Proposed Changes will need to be sequentially renumbered.</p>
Housing Allocation H2.14: Court Orchard/Cassways, Bratton					
PC72	Policy H2, Table 5.3; Paragraph 5.116	ID: 1126059 Rep: 19 ID: 1125220	<p>In response to comments received raising concerns about the density of development. Subsequent discussion with promoters of the site suggests that the developable capacity should be reduced to 35</p>	<p>Amend Policy H2 to replace 40 dwellings in Table 5.3 for Land off B3098 adjacent to Court Orchard / Cassaways, Bratton with 35 dwellings.</p> <p>Amend first sentence of paragraph 5.116 to read:</p>	<p>No further change required. PC72 to remain as drafted</p>

Proposed change ref Number	Policy/Para reference	Key Issue/Rep Numbers	Reason for Proposed Change	Proposed Change	Status of Proposed Change following the July Cabinet Meeting
Page 71		Rep: 499 ID: 1125255 Rep: 502	dwellings to allow for a more sensitively designed development.	“Approximately 1.35ha of land at Court Orchard/Cassways is allocated for the development of approximately 35 40 dwellings, as identified on the Policies Map.”	
	ID: 1125408 Rep: 545				
	ID: 1126059 Rep: 929				
	ID: 1124313 Rep: 1024, 1028, 1019				
	ID: 1129546 Rep: 1612				
	ID: 704825 Rep: 1725, 1726, 1728, ,1745				

Proposed change ref Number	Policy/Para reference	Key Issue/Rep Numbers	Reason for Proposed Change	Proposed Change	Status of Proposed Change following the July Cabinet Meeting
Page 72		ID: 1125770 Rep 2302 ID: 04313 Rep 2360 ID: 1133661 Rep 2631			
PC73	5.120	ID: 395940 Rep: 2967, 2968, 2969	Improve clarity. Insert additional wording to address concerns raised by the Environment Agency, highlighting the need to address flood risk and drainage for all development sites.	Amend paragraph to read: “Part of the site is susceptible to surface water flooding and a flood risk assessment will have to pay particular regard to this and inform the design of the site. <u>“Considering the size of the site and the fact that part of the land is susceptible to surface water flooding, any subsequent planning application will need to be supported by a Flood Risk Assessment (incorporating an assessment of the predicted effects of climate change) and comprehensive drainage strategy to help inform matters such as layout and design.”</u>	No further change required. PC73 to remain as drafted
South Housing Market Area					
PC74	Paragraph 5.128		Factual update. Amend incorrect reference in 1st bullet point to Salisbury Transport	Amend text to read: “Transport: development inevitably has impacts on the local transport network. The Salisbury Transport Strategy contains measures to support the scale of growth envisaged by the WCS.	No further change required. PC74 to

Proposed change ref Number	Policy/Para reference	Key Issue/Rep Numbers	Reason for Proposed Change	Proposed Change	Status of Proposed Change following the July Cabinet Meeting
			Strategy as strategy has now been refreshed.	Plan allocations crystallise the pattern growth takes up to 2026 and refreshing the <u>refresh of the</u> Salisbury Transport Strategy <u>(2018)</u> will allow be reviewed and propose <u>has reviewed</u> the effectiveness of existing measures to be reviewed and propose <u>s</u> new ones to accommodate growth. Development will contribute to these wider network measures, where necessary, alongside measures that are implemented expressly as part of specific development proposals.”	remain as drafted
PC75	Paragraph 5.128		In response to comments from Natural England and Environment Agency regarding River Avon SAC.	Amend 3 rd bullet point in text as follows: <ul style="list-style-type: none"> • “Biodiversity: development could contribute cumulatively towards adverse impacts on the qualifying features of the River Avon SAC through increased phosphate loading and habitat loss / damage. However, the scale of development is within thresholds set down in a <u>As such, the</u> Nutrient Management Plan <u>seeks to</u> for the river that avoids the likelihood of adverse effects. Nevertheless, impacts are kept under review and this situation may change. <u>For an interim period, developments within the River Avon SAC catchment should be phosphate neutral, which will be defined in a Memorandum of Understanding with Natural England and Environment Agency. Measures will therefore need to be in place to ensure that developments do not contribute to a net increase in phosphates for the River Avon SAC.</u> Housing developers might consider how schemes can offset the additional phosphate loading resulting from new homes and specific measures will be set out in an annex to the Nutrient Management Plan.” 	No further change required. PC75 to remain as drafted

Proposed change ref Number	Policy/Para reference	Key Issue/Rep Numbers	Reason for Proposed Change	Proposed Change	Status of Proposed Change following the July Cabinet Meeting
Proposed NEW Housing Allocation H3.5 The Yard, Hampton Park, Salisbury					
PC76	Policy H3, Table 5.4	ID: 1131544 / 1131505 Rep: 2049-2053	To include Omission Site OM003 The Yard, Hampton Park, Salisbury following consideration through site selection process (See Salisbury Community Area Topic Paper, May 2018).	Add new site to Policy H3 Table 5.4 under Salisbury Community Area: <u>“H3.x. The Yard. Hampton Park. 14 dwellings”</u>	No further change required. PC76 to remain as drafted
PC77	New site allocation Policy H3.x	ID: 1131544 / 1131505 Rep: 2049-2053	To include Omission Site OM003 The Yard, Hampton Park, Salisbury following consideration through site selection process (See Salisbury Community Area Topic Paper, May 2018); consistent with PC77.	After paragraph 5.149 add in new site allocation, as set out below. Insert heading: <u>“H3.x The Yard. Hampton Park. Salisbury’</u> Then insert site allocation figure as set out in Annex I ; And insert following new paragraphs after. New para: <u>“The Yard. Hampton Park is allocated for the development of approximately 14 dwellings on approximately 1.31 ha of land as shown on the Policies Map. The site lies adjacent to the settlement boundary and existing residential development, and would deliver a relatively small number of dwellings to help contribute towards the overall remaining indicative housing requirement for Salisbury.”</u>	No further change required. PC77 to remain as drafted

Proposed change ref Number	Policy/Para reference	Key Issue/Rep Numbers	Reason for Proposed Change	Proposed Change	Status of Proposed Change following the July Cabinet Meeting
				<p>New para:</p> <p><u>“The site has previously been used for agricultural storage purposes, is fairly flat, and comprises small parcels of rough grassland and a large disused agricultural storage building. Access to the site would be achieved via Neal Close.”</u></p> <p>New para:</p> <p><u>“This site is within the Special Landscape Area and in a rural fringe setting, adjacent to the Country Park. Access to the Country Park should be provided from this site and a robust landscape strategy and infrastructure is required to allow any development to appear as a natural extension to Hampton Park.”</u></p> <p>New para:</p> <p><u>“Hedgerows around the site have the potential to be of importance for bat commuting and should be maintained where possible. There is a high population of slow worms to be translocated off site, which may be within the adjacent Country Park or other suitable location. Given the potential scale of the translocation, any receptor site will need to provide suitable habitat conditions for the species. Consideration also needs to be given to the site’s potential use as a roost site for barn owls.”</u></p> <p>New para:</p>	

Proposed change ref Number	Policy/Para reference	Key Issue/Rep Numbers	Reason for Proposed Change	Proposed Change	Status of Proposed Change following the July Cabinet Meeting
				<u>“As this site has previously been used for agricultural storage purposes, an assessment of the history and current condition of the site to determine the likelihood of the existence of contamination arising from previous uses should be carried to inform the planning application.”</u>	
Housing Allocation H3.1: Netherhampton Road, Salisbury					
PC78 Page 76	Para 5.129		Factual update: Amend incorrect reference to '70m contour' and to reflect the latest housing land supply statement published March 2018 (base date April 2017)	Amend 2nd and 3 rd sentences of paragraph 5.129 to read: “All built development will be below the 75 70m contour and a scheme will include a country park and extensive planting. Development of this site represents necessary growth to support the delivery of housing at Salisbury and thereby <u>contribute towards</u> maintain a 5-year housing land supply position within the South Wiltshire Housing Market Area.”	No further change required. PC78 to remain as drafted
PC79	Para 5.136		Factual update: The refresh of the Salisbury Transport Strategy has taken place so text needs to reflect this.	Amend third sentence to read: “To address such matters, dialogue with Highways England will be required and work would take place in conjunction with a refresh of the Salisbury Transport Strategy <u>refresh (2018)</u> .”	No further change required. PC79 to remain as drafted
PC80	Para 5.137 2nd sentence		Factual update: The refresh of the Salisbury Transport Strategy has taken place so text needs to reflect this.	Amend second sentence to read: “This too would be undertaken in conjunction with an the updated Salisbury Transport Strategy <u>refresh (2018)</u> that takes account of planned strategic growth of Salisbury.”	No further change required. PC80 to remain as drafted

Proposed change ref Number	Policy/Para reference	Key Issue/Rep Numbers	Reason for Proposed Change	Proposed Change	Status of Proposed Change following the July Cabinet Meeting
PC81	Policy H3.1	ID: 899628 / 899623 Rep: 1881	For clarity: To give further clarification regarding any approval of a masterplan for the site, to be consistent with text of other policies where a masterplan is required.	Amend final sentence of Policy H3.1 to read; “Development will take place in accordance with a masterplan for the site approved by the Council <u>as part of the planning application process.</u> ”	No further change required. PC81 to remain as drafted
PC82	Paragraph 5.138	ID: 395940 Rep: 2967, 2968, 2969	Improve clarity. Insert additional wording to address concerns raised by the Environment Agency, highlighting the need to address flood risk and drainage for all development sites.	Amend paragraph to read: “A water infrastructure capacity appraisal will be needed to confirm the scope and extent of works to service new development. This should include the capacity of local sewer systems. A detailed flood risk assessment would be required in order to identify a set of appropriate sustainable drainage measures. <u>Bearing in mind the size of the site, any subsequent planning application will need to be supported by a Flood Risk Assessment (incorporating an assessment of the predicted effects of climate change) and comprehensive drainage strategy to help inform matters such as layout and design.</u> Sufficient land would need to be set aside for robust surface water management, to include a comprehensive Surface Water Drainage Scheme measures (including a Sustainable Drainage System) that results in run-off rates equalling, or greater than current greenfield infiltration rates. <u>bettering</u> current greenfield infiltration rates.”	No further change required. PC82 to remain as drafted
Housing allocation H3.3: North of Netherhampton Road					
PC83	Replace para 5.144	ID: 403792 Rep: 1647	Improve clarity.	Replace paragraph 5.144 as follows:	No further change

Proposed change ref Number	Policy/ Para reference	Key Issue/ Rep Numbers	Reason for Proposed Change	Proposed Change	Status of Proposed Change following the July Cabinet Meeting
	with new text		To address the comments submitted by Historic England and reflect the advice set out in Council Heritage Impact Assessment. Additional weight to be given to heritage assets.	<p>“The area is sensitive in terms of the setting to the Cathedral and views towards it. Open space along the southern boundary will maintain views of the Cathedral spire travelling east. Design and layout taking account of a Heritage Impact Assessment would be capable of preventing development from having a harmful influence. Proposals would need to provide for a high quality, sustainable development that enhances an important approach to the City and provides links to nearby public rights of way.”</p> <p><u>“Long views to the historic City of Salisbury and Salisbury Conservation Area including the spire of Salisbury Cathedral (Grade I listed) are available across the site from the A3094, and at closer range from within the site itself. At the planning application stage, the layout and design of the site would need to give great weight to conserving the significance of these heritage assets and their setting. Development proposals would need to be sensitively designed to ensure that views of the Spire are not significantly compromised. Design and layout would also need to positively address the objectives of the City of Salisbury Conservation Area Appraisal and Management Plan to minimise harm. Proposals would therefore need to provide for high quality, sustainable development that enhances an important approach to the City and provides links to nearby rights of way.”</u></p>	required. PC83 to remain as drafted
PC84	Paragraph 5.143	ID: 395940 Rep: 2967, 2968, 2969	<p>Improve clarity.</p> <p>Insert additional wording to address concerns raised by the Environment</p>	<p>Amend to read:</p> <p>“Land north of Netherhampton Road is allocated for the development of approximately 100 dwellings on 5.6ha of land as</p>	No further change required. PC84 to

Proposed change ref Number	Policy/Para reference	Key Issue/Rep Numbers	Reason for Proposed Change	Proposed Change	Status of Proposed Change following the July Cabinet Meeting
Page 79			Agency, highlighting the need to address flood risk and drainage for all development sites.	shown on the Policies Map. It is reasonably well located with regard to services and facilities. The site is well contained in terms of visual impacts on the wider landscape. The extent of possible flood risks areas will need to be carefully surveyed so that development avoids them. A detailed flood risk assessment would be required in order to identify a set of appropriate sustainable drainage measures. <u>Part of the site lies within Flood Zone 2 and hence development proposals will need to be sequentially planned and supported by a Flood Risk Assessment (incorporating an assessment of the predicted effects of climate change). In addition, development proposals will need to be supported by a comprehensive drainage strategy to address issues of surface water flooding.</u>	remain as drafted
	PC85	Paragraph 5.145	Rep: 2512	For clarity, in response to comments from Highways England.	Insert text at the end of paragraph 5.145: <u>“Transport assessment will be required to support any planning application and provision made for transport network improvements necessary to accommodate the scale of development.”</u>
Housing allocation H3.4: Land at Rowbarrow, Salisbury					
PC86	Paragraph 5.146	ID: 1130961/556489 Reps: 1823-1831	Factual update. Amend site boundary to reflect land available for development.	Amend paragraph 5.146 to read: “Land at Rowbarrow is allocated for the development of approximately 100 dwellings on <u>5.56</u> 6.4ha of land as shown on the Policies Map.”	No further change required. PC86 to remain as drafted

Proposed change ref Number	Policy/Para reference	Key Issue/Rep Numbers	Reason for Proposed Change	Proposed Change	Status of Proposed Change following the July Cabinet Meeting
PC87	Figure 5.22	ID: 1130961/55489 Reps: 1823-1831	Factual update. Amend site boundary to exclude the woodland buffer as this is not within land available for development.	Amend Figure 5.22 as shown in Annex J.	No further change required. PC87 to remain as drafted
PC88	Para 5.148		For clarity. Amend paragraph to add clarity regarding landscaping and open space requirements, as stated in the TEP Landscape Assessment.	Amend paragraph 5.148 to read: “This is a sloping and quite prominent site. In combination with Heritage Impact Assessment, development will need to take place within a strong landscape framework that maintains and enhances the existing woodland belts affecting the site. Containment provided by the beech shelterbelt on the southern boundary should extend as a green corridor from the end of the shelterbelt eastwards towards the existing Rowbarrow housing development and woodland around the Milk & More Salisbury Depot. <u>This green corridor should include copses, groups of trees and individual specimen trees. The arrangement of any proposed development and open space on the site should</u> This would provide a setting for public rights of way in the area and maintain their views of the Salisbury cathedral spire <u>and this could be achieved through careful street alignment and locating open space in the southern part of the site. The sloping buffer of land on the northern edge of the site should be enhanced with tree planting and the landscape buffer along Rowbarrow (road) retained.</u> ”	No further change required. PC88 to remain as drafted
PC89	Paragraph 5.147	ID: 403792 Rep: 1647	Improve clarity.	Amend paragraph to read:	No further change required. PC89 to remain as drafted

Proposed change ref Number	Policy/Para reference	Key Issue/Rep Numbers	Reason for Proposed Change	Proposed Change	Status of Proposed Change following the July Cabinet Meeting
			To reflect the advice provided by Historic England.	Development will need to preserve the contribution made by the site to the setting and therefore the importance of the Woodbury Ancient Villages Scheduled Monument. If necessary land will need to be set aside from development. <u>In line with national policy,</u> Detailed design and layout will be guided by <u>an assessment of heritage assets and their significance (including the contribution made by their setting)</u> . Heritage Impact Assessment. Scheduled monument consent will be required. The site also has high archaeological potential.	
Housing allocation H3.5: Clover Lane, Durrington					
PC90 081	New paragraph after 5.152		In response to comments from Natural England and Environment Agency regarding River Avon SAC and phosphate loads.	<u>"Development could contribute cumulatively towards adverse impacts on the qualifying features of the River Avon SAC through increased phosphate loading and habitat loss/damage. As such, a Nutrient Management Plan seeks to avoid the likelihood of adverse effects. Nonetheless, impacts are kept under review and this situation may change. For an interim period, developments within the River Avon SAC catchment should be phosphate neutral, which will be defined in a Memorandum of Understanding with Natural England and Environment Agency. Measures will therefore need to be in place to ensure that developments do not contribute to a net increase in phosphates for the River Avon SAC. Housing developers might consider how schemes can offset the additional phosphate loading resulting from new homes and specific measures will be set out in the annex to the Nutrient Management Plan."</u>	No further change required. PC90 to remain as drafted

Proposed change ref Number	Policy/Para reference	Key Issue/Rep Numbers	Reason for Proposed Change	Proposed Change	Status of Proposed Change following the July Cabinet Meeting
PC91	Figure 5.23 Paragraph 5.153	ID: 1119095 Rep: 1584	Factual update. Amend site boundary to reflect boundary correction.	Amend the boundary of the allocation as set out in Annex K . And amend first sentence of paragraph 5.153 to read: “Approximately 1.9 4.8ha of land to the north of Clover Lane, Durrington is allocated for the development of approximately 45 dwellings, as identified on the Policies Map.”	No further change required. PC91 to remain as drafted
PC92	Paragraph 5.155	ID: 403792 Rep: 1647	Improve clarity. To reflect the advice provided by Historic England.	Amend paragraph 5.155 as follows: “The site lies adjacent to the Durrington Conservation Area to the east and a number of Listed Buildings. Detailed design and layout would need to preserve or enhance the character of the Conservation Area and this is particularly important for the eastern portion of the site. Development should minimise the potential for harm to the significance of Listed Buildings and the Conservation Area. <i>In line with national policy, detailed design and layout will be guided by an assessment of heritage assets and their significance (including the contribution made by their setting).</i> Informed by a Heritage Impact Assessment these considerations should be resolved through the detailed design and layout of the scheme.”	No further change required. PC92 to remain as drafted
PC93	Paragraph 5.156	ID: 395940 Rep: 2967, 2968, 2969	Improve clarity. Insert additional wording to address concerns raised by the Environment Agency, highlighting the need to address flood risk and drainage for	Insert new text at the end of paragraph: “ <i>Considering the size of the site a Flood Risk Assessment (incorporating an assessment of the predicted effects of climate change) and comprehensive drainage strategy to help inform matters such as layout and design will be required. In</i>	No further change required. PC93 to remain as drafted

Proposed change Number	Policy/Para reference	Key Issue/Rep Numbers	Reason for Proposed Change	Proposed Change	Status of Proposed Change following the July Cabinet Meeting												
			all development sites, as well as groundwater.	<u>addition, as the site lies within Groundwater Protection Zone 1 development proposals will need to comply with Core Policy 68 (Water resources) with applications demonstrating that regard has been paid to the advice set out in the Environment Agency's groundwater protection policy.</u>													
Housing allocation H3.6: Larkhill Road, Durrington																	
Page 83	PC94 Paragraph 5.157	ID: 395940 Rep 2967, 2968, 2969	Improve clarity. Insert additional wording to address concerns raised by the Environment Agency, highlighting the need to address groundwater.	Add new sentences to end of paragraph: <u>“As the site lies within Groundwater Protection Zone 1 development proposals will need to comply with Core Policy 68 (Water resources) with applications demonstrating that regard has been paid to the advice set out in the Environment Agency's groundwater protection policy.”</u>	No further change required. PC94 to remain as drafted												
	Chapter 6 Settlement Boundary Review																
	PC95 Table 6.1 (Page 72)	ID: Rep:	Factual update. Change to table to show that the settlement boundary for West Lavington and Littleton Panell is not being reviewed by the Wiltshire Housing Site Allocations Plan because this is now being undertaken by a neighbourhood plan.	Move West Lavington and Littleton Panell into column 3 of Table 6.1: <table border="1" data-bbox="1077 1046 1962 1318"> <thead> <tr> <th colspan="3" data-bbox="1111 1046 1944 1114">Devizes</th> </tr> </thead> <tbody> <tr> <td data-bbox="1111 1114 1308 1179"></td> <td data-bbox="1317 1114 1610 1179">Devizes*</td> <td data-bbox="1619 1114 1944 1179">Devizes*</td> </tr> <tr> <td data-bbox="1111 1179 1308 1244"></td> <td data-bbox="1317 1179 1610 1244">Bromham</td> <td data-bbox="1619 1179 1944 1244">Potterne</td> </tr> <tr> <td data-bbox="1111 1244 1308 1310"></td> <td data-bbox="1317 1244 1610 1310">Market Lavington</td> <td data-bbox="1619 1244 1944 1310">Urchfont</td> </tr> </tbody> </table>	Devizes				Devizes*	Devizes*		Bromham	Potterne		Market Lavington	Urchfont	No further change required. PC95 to remain as drafted
Devizes																	
	Devizes*	Devizes*															
	Bromham	Potterne															
	Market Lavington	Urchfont															

Proposed change Number	Policy/Para reference	Key Issue/Rep Numbers	Reason for Proposed Change	Proposed Change	Status of Proposed Change following the July Cabinet Meeting	
Page 84				Rowde	<u>West Lavington and Littleton Panell</u>	
				West Lavington and Littleton Panell		
				Worton		
PC96	Appendix A (Page 79), Paragraph A.1	ID: Rep:	Factual update. Text change to show that the settlement boundary for West Lavington and Littleton Panell is not being reviewed by the Wiltshire Housing Site Allocations Plan because this is now being undertaken by a neighbourhood plan.	Delete bullet point 5: West Lavington and Littleton Panell , and	No further change required. PC96 to remain as drafted	
PC97	Appendix A (Page 79), Paragraph A.3	ID: Rep:	Factual update. Text change to show that the settlement boundary for West Lavington and Littleton Panell is not being reviewed by the Wiltshire Housing Site Allocations Plan	Amend paragraph A.3: “The settlement boundaries for Potterne, and Urchfont <u>and West Lavington and Littleton Panell</u> have not been reviewed because of neighbourhood plans.”	No further change required. PC97 to remain as drafted	

Proposed change Number	Policy/Para reference	Key Issue/Rep Numbers	Reason for Proposed Change	Proposed Change	Status of Proposed Change following the July Cabinet Meeting
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			because this is now being undertaken by a neighbourhood plan.																				
PC98	Page 84	ID: Rep:	Factual update. The settlement boundary for West Lavington and Littleton Panell is not being reviewed by the Wiltshire Housing Site Allocations Plan because this is now being undertaken by a neighbourhood plan.	Delete 'West Lavington and Littleton Panell settlement boundary' map.	No further change required. PC98 to remain as drafted																		
PC99	Page 73, Table 6.2	ID: Rep:	Factual update. Change to table to show that the settlement boundary for Christian Malford is not being reviewed by the Wiltshire Housing Site Allocations Plan because this has now been undertaken by a neighbourhood plan.	Move Christian Malford into column 3 of Table 6.2: <table border="1" data-bbox="1081 943 1951 1350"> <thead> <tr> <th colspan="3">Chippenham⁽²⁴⁾</th> </tr> </thead> <tbody> <tr> <td></td> <td>Christian Malford</td> <td><u>"Christian Malford"</u></td> </tr> <tr> <td></td> <td>Hullavington</td> <td></td> </tr> <tr> <td></td> <td>Kington St Michael</td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> </tr> </tbody> </table>	Chippenham ⁽²⁴⁾				Christian Malford	<u>"Christian Malford"</u>		Hullavington			Kington St Michael								No further change required. PC99 to remain as drafted
Chippenham ⁽²⁴⁾																							
	Christian Malford	<u>"Christian Malford"</u>																					
	Hullavington																						
	Kington St Michael																						

Proposed change ref Number	Policy/Para reference	Key Issue/Rep Numbers	Reason for Proposed Change	Proposed Change	Status of Proposed Change following the July Cabinet Meeting
PC100	Appendix A (Page 108), paragraph A.34	ID: 1118671 Rep: 55 ID: 910890 Rep: 619	Factual update. Text change to show that the settlement boundary for Christian Malford is not being reviewed by the Wiltshire Housing Site Allocations Plan because this has now been undertaken by a neighbourhood plan.	Delete bullet point 1: Christian Malford	No further change required. PC100 to remain as drafted
PC101	Appendix A (Page 108), paragraph A.35	ID: 1118671 Rep: 55 ID: 910890 Rep: 619	Factual update. Text change to show that the settlement boundary for Christian Malford is not being reviewed by the Wiltshire Housing Site Allocations Plan because this has now been undertaken by a neighbourhood plan.	Add sentence to the end of paragraph A.35: <u>“The settlement boundary for Christian Malford has not been reviewed because of a neighbourhood plan.”</u>	No further change required. PC101 to remain as drafted
PC102	Page 109	ID: 1118671 Rep: 55 ID: 910890 Rep: 619	Factual update. The settlement boundary for Christian Malford is not being reviewed by the Wiltshire Housing Site Allocations Plan because this	Delete Christian Malford map.	No further change required. PC102 to remain as drafted

Proposed Policy/ change refPara Number reference	Key Issue/ Rep Numbers	Reason for Proposed Change	Proposed Change	Status of Proposed Change following the July Cabinet Meeting
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			has now been undertaken by a neighbourhood plan.																				
PC103	Page 74, Table 6.2	ID:1051839 Rep: 1548	<p>Factual update.</p> <p>Change to table to show that the settlement boundary for Cricklade is not being reviewed by the Wiltshire Housing Site Allocations Plan because this has now been undertaken by a neighbourhood plan.</p>	<p>Move Cricklade into column 3 of Table 6.2:</p> <table border="1"> <thead> <tr> <th colspan="3">Royal Wootton Bassett and Cricklade</th> </tr> </thead> <tbody> <tr> <td></td> <td>Cricklade</td> <td><u>“Cricklade”</u></td> </tr> <tr> <td></td> <td>Lyneham</td> <td></td> </tr> <tr> <td></td> <td>Purton</td> <td></td> </tr> <tr> <td></td> <td>Royal Wootton Bassett</td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> </tr> </tbody> </table>	Royal Wootton Bassett and Cricklade				Cricklade	<u>“Cricklade”</u>		Lyneham			Purton			Royal Wootton Bassett					No further change required. PC103 to remain as drafted
Royal Wootton Bassett and Cricklade																							
	Cricklade	<u>“Cricklade”</u>																					
	Lyneham																						
	Purton																						
	Royal Wootton Bassett																						
PC104	Appendix 1 (Page 132), paragraph A.60,	ID:1051839 Rep: 1548	<p>Factual update.</p> <p>Text change to show that the settlement boundary for Cricklade is not being reviewed by the Wiltshire Housing Site Allocations Plan because this has now been undertaken by a neighbourhood plan.</p>	<p>Delete bullet point 2:</p> <p>Cricklade</p>	No further change required. PC104 to remain as drafted																		

Proposed change ref Number	Policy/Para reference	Key Issue/Rep Numbers	Reason for Proposed Change	Proposed Change	Status of Proposed Change following the July Cabinet Meeting
PC105	Appendix A (Page 132) paragraph A.60	ID:1051839 Rep: 1548	Factual update. Text change to show that the settlement boundary for Cricklade is not being reviewed by the Wiltshire Housing Site Allocations Plan because this has now been undertaken by a neighbourhood plan.	Add new paragraph after paragraph A.60: <u>“A.61 The settlement boundary for Cricklade has not been reviewed because of a neighbourhood plan.”</u>	No further change required. PC105 to remain as drafted
PC106	Page 134	ID:1051839 Rep: 1548	Factual update. The settlement boundary for Christian Malford is not being reviewed by the Wiltshire Housing Site Allocations Plan because this has now been undertaken by a neighbourhood plan.	Delete Cricklade map.	No further change required. PC106 to remain as drafted

Proposed changes specifically relating to the Settlement Boundary Review

As set out in the Appendix 2 to the Cabinet Report: Following consideration of representations to the pre-submission consultation, a schedule of proposed changes to settlement boundaries (including recent development up to April 2017), have been presented as tracked changes in the submission version of the Community Area Topic Papers. Appendix A to the Community Area Topic Papers contains new tables listing the proposed changes for each settlement, where relevant, and revised settlement boundary review maps for all settlements.

The table below provides links to the proposed changes to the settlement boundary maps in one place for ease of reference; and includes the maps illustrating the further proposed changes at Codford, Seend and Winterslow as set out in the Addendum.

Those boundaries considered to have been reviewed by a sufficiently advanced neighbourhood plan are set out in Proposed Changes PC95 to 106 above. The is the case for: Christian Malford, Cricklade and West Lavington and Littleton Panell.

Table of Proposed Changes to the Settlement Boundary Review

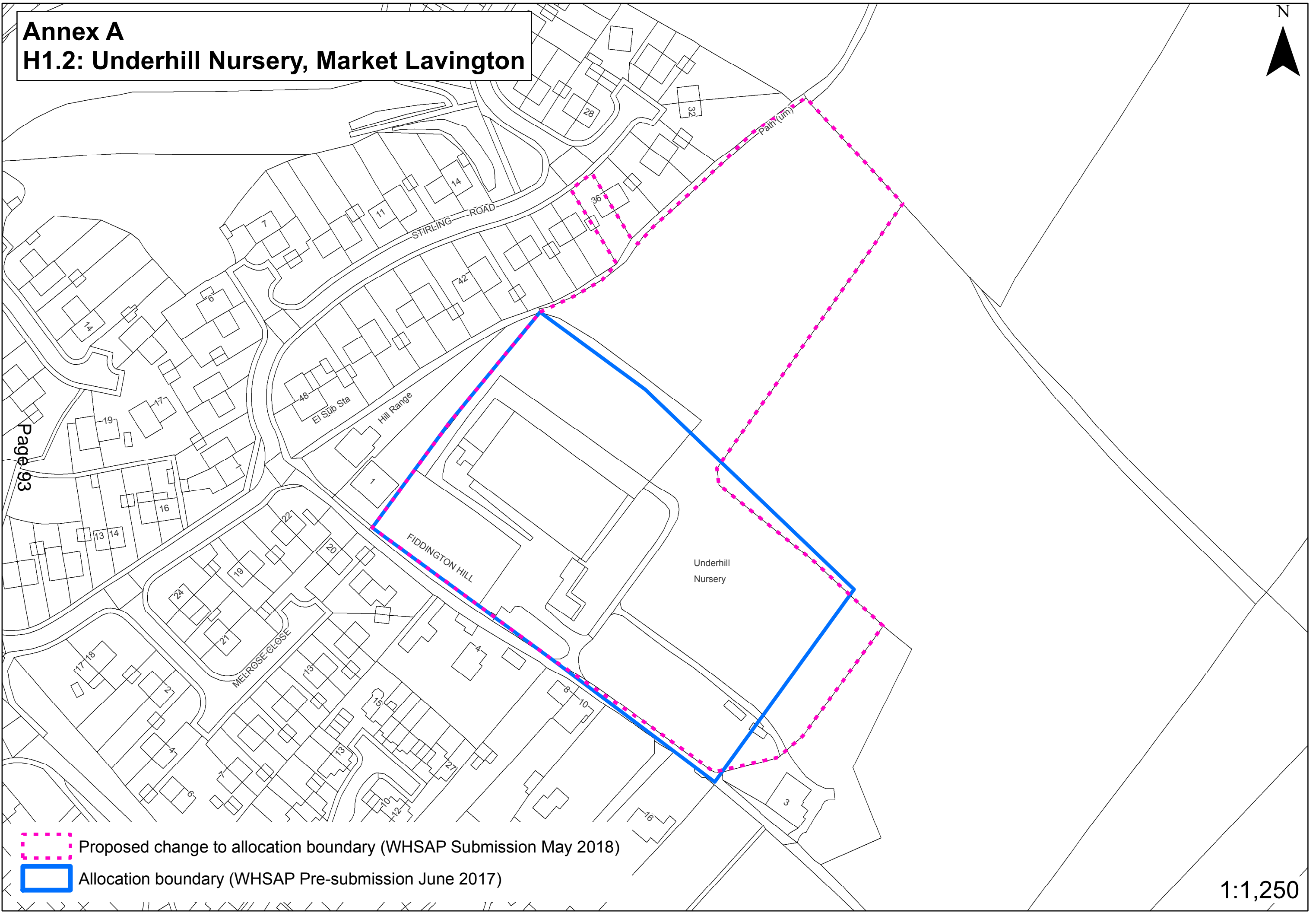
Settlement Boundary Proposed Change Reference	Representation Numbers	Settlement where change occurs
SBR PC1	283, 1587, 1588, 1589, 3350	Market Lavington
SBR PC2	778	Rowde
SBR PC3	n/a	West Lavington and Littleton Panell
SBR PC4	67, 2621, 983, 3305	Worton
SBR PC5	442	Aldourne
SBR PC6	3017, 3209, 3370	Baydon
SBR PC7	3291	Marlborough
SBR PC8	3091-94	Ramsbury
SBR PC9	n/a	Burbage
SBR PC10	n/a	Ludgershall
SBR PC11	n/a	Tidworth
SBR PC12	546; 2215	Derry Hill and Studley
SBR PC13	n/a	Christian Malford
SBR PC14	2065	Hullavington
SBR PC15	n/a	Sutton Benger
SBR PC16	874	Yatton Keynell
SBR PC17	2417, 2418	Corsham
SBR PC18	199	Colerne
SBR PC19	1798, 2581	Crudwell
SBR PC20	598	Sherston
SBR PC21 SBR PC21a	456; 463; 1330; 1640; 2614, 2616, 2745, 3352	Seend Further proposed changes to Seend



	Proposed further amendments to reflect comments submitted via the Parish and Town Council consultation on the Schedule of Proposed Changes	
SBR PC22	112; 1321	Semington
SBR PC23	n/a	Royal Wootton Bassett
SBR PC24	n/a	Cricklade
SBR PC25	1276	Purton
SBR PC26	408; 1221; 2534; 2610	Trowbridge
SBR PC27	20, 2041, 3353	Hilperton
SBR PC28	1193	North Bradley
SBR PC29	1662	Warminster
SBR PC30	736	Chapmanslade
SBR PC31 SBR PC31a	3363; 3364; 3365, 3369 Proposed further amendments to reflect comments submitted via the Parish and Town Council consultation on the Schedule of Proposed Changes	Codford Further proposed changes to Codford
SBR PC32	98, 437, 438, 439, 884, 885, 886	Sutton Veny
SBR PC33	274, 699, 950, 1229, 2525, 2574	Bratton
SBR PC34	n/a	Amesbury
SBR PC35	3367	Tilshead
SBR PC36	1905, 1906	Mere
SBR PC37	740, 3066, 1815, 3371	Salisbury
SBR PC38	268, 671, 985, 2874	Downton
SBR PC39	1773	Coombe Bissett
SBR PC40	378, 951, 1077	Whiteparish
SBR PC41 SBR PC41a	Proposed further amendments to reflect comments submitted via the Parish and Town Council consultation on the Schedule of Proposed Changes	Winterslow Further proposed changes to Winterslow
SBR PC42	143, 375	Tisbury
SBR PC43	136	Wilton
SBR PC44	1782, 2945	Broad Chalke
SBR PC45	1784, 1964	Dinton

Proposed Changes: Annex A - K

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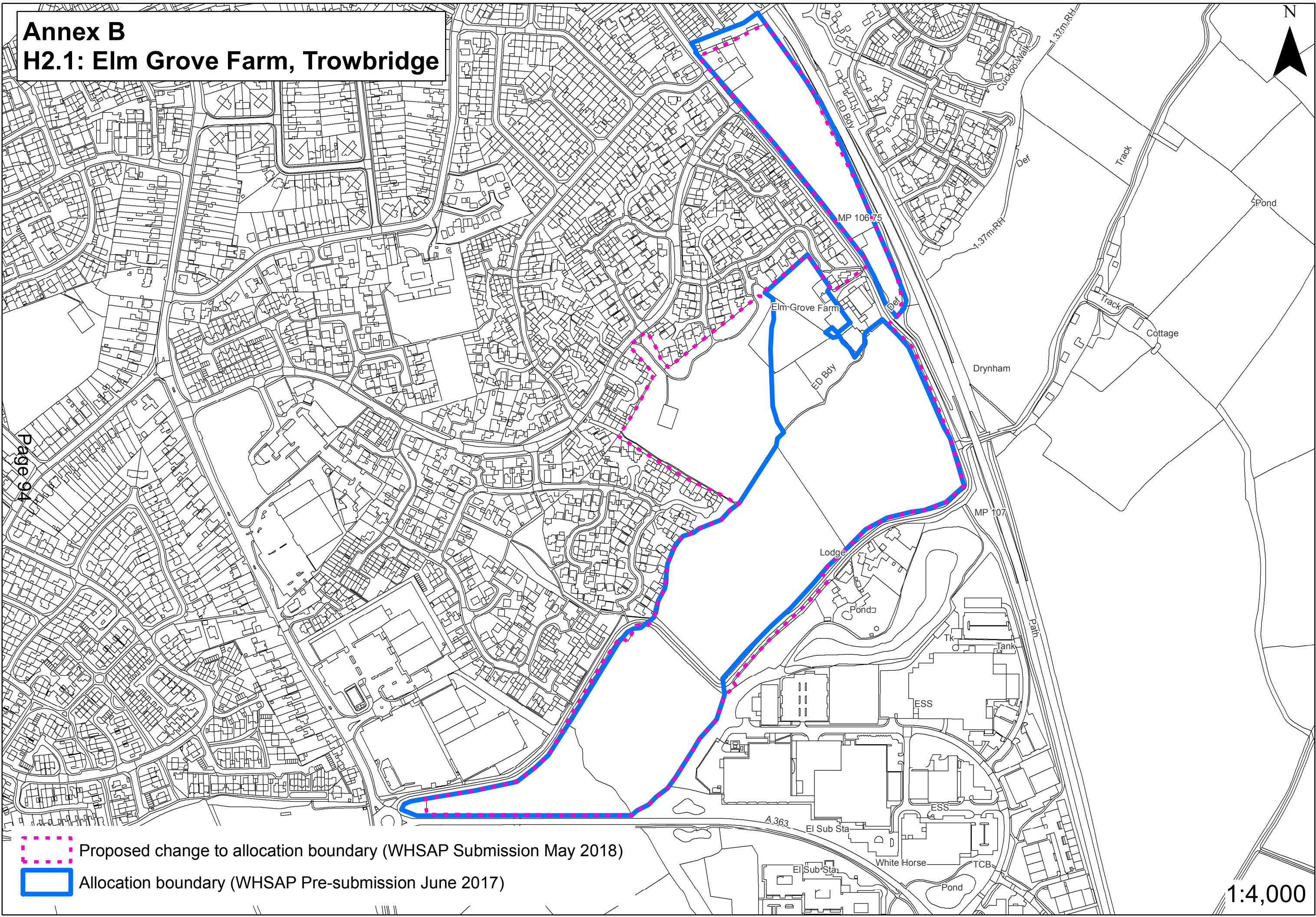
Annex A H1.2: Underhill Nursery, Market Lavington





-  Proposed change to allocation boundary (WHSAP Submission May 2018)
-  Allocation boundary (WHSAP Pre-submission June 2017)

1:1,250

Annex B H2.1: Elm Grove Farm, Trowbridge



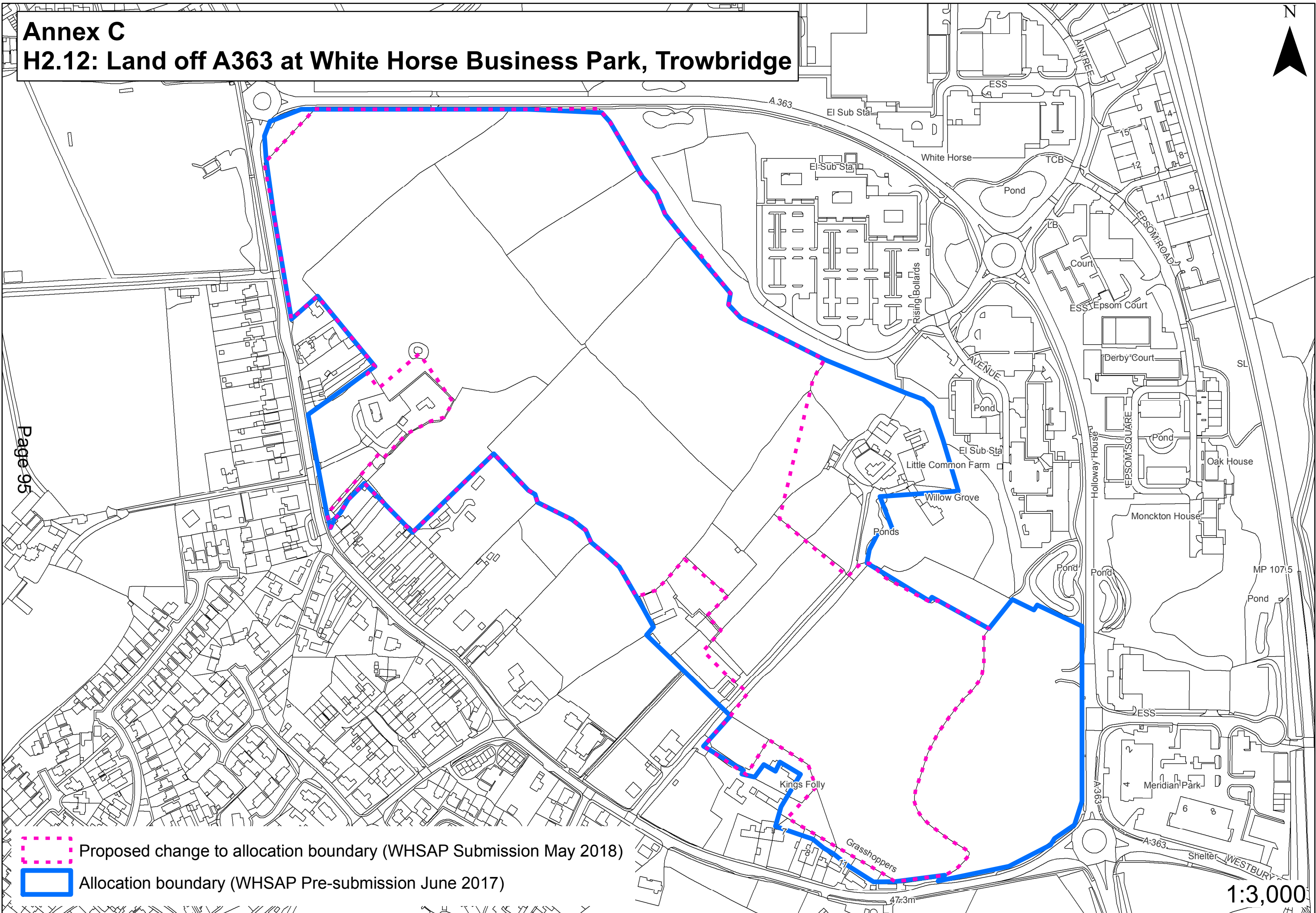
Page 94

-  Proposed change to allocation boundary (WHSAP Submission May 2018)
-  Allocation boundary (WHSAP Pre-submission June 2017)



1:4,000

Annex C

H2.12: Land off A363 at White Horse Business Park, Trowbridge



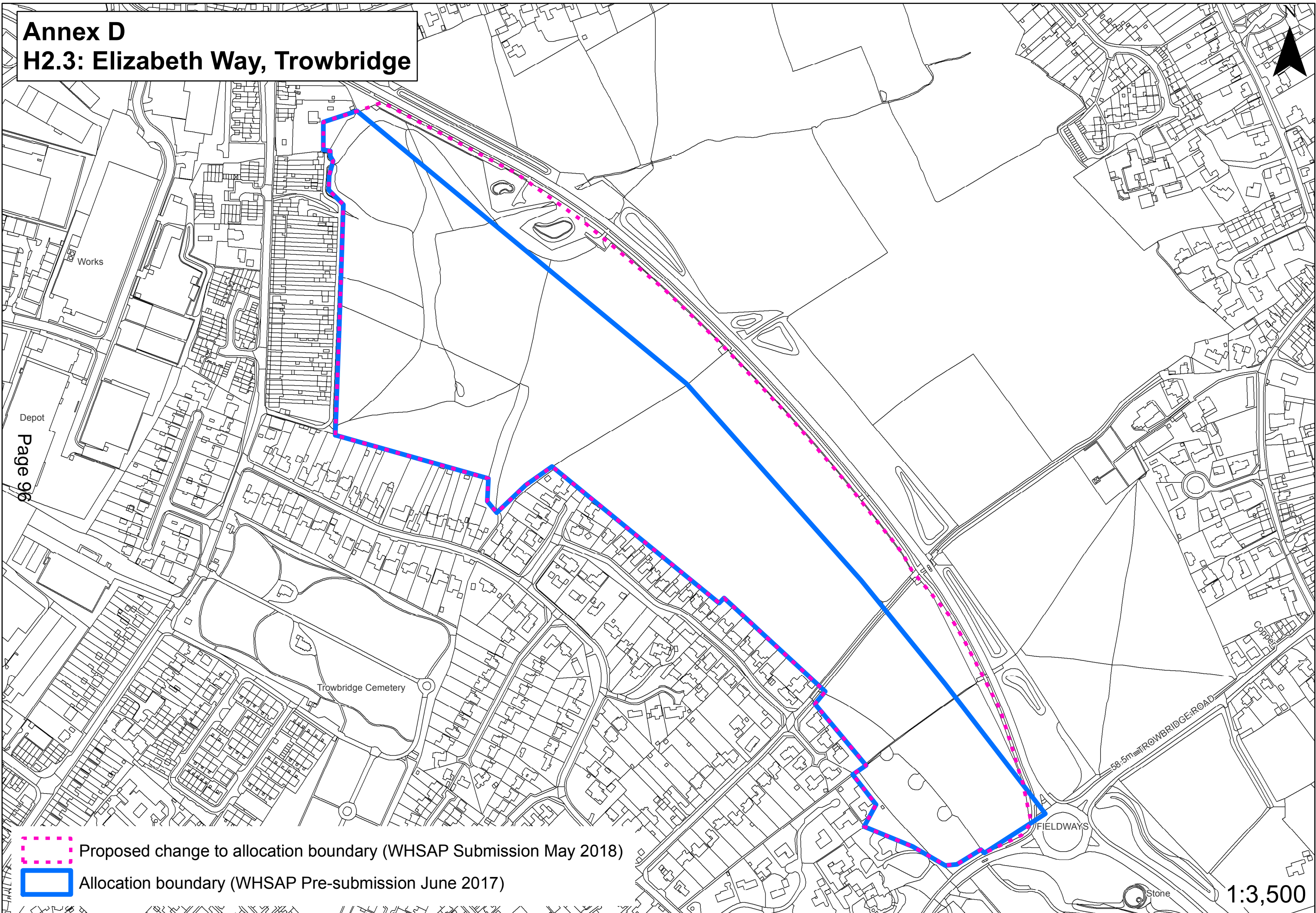
Page 95



-  Proposed change to allocation boundary (WHSAP Submission May 2018)
-  Allocation boundary (WHSAP Pre-submission June 2017)

1:3,000

Annex D

H2.3: Elizabeth Way, Trowbridge

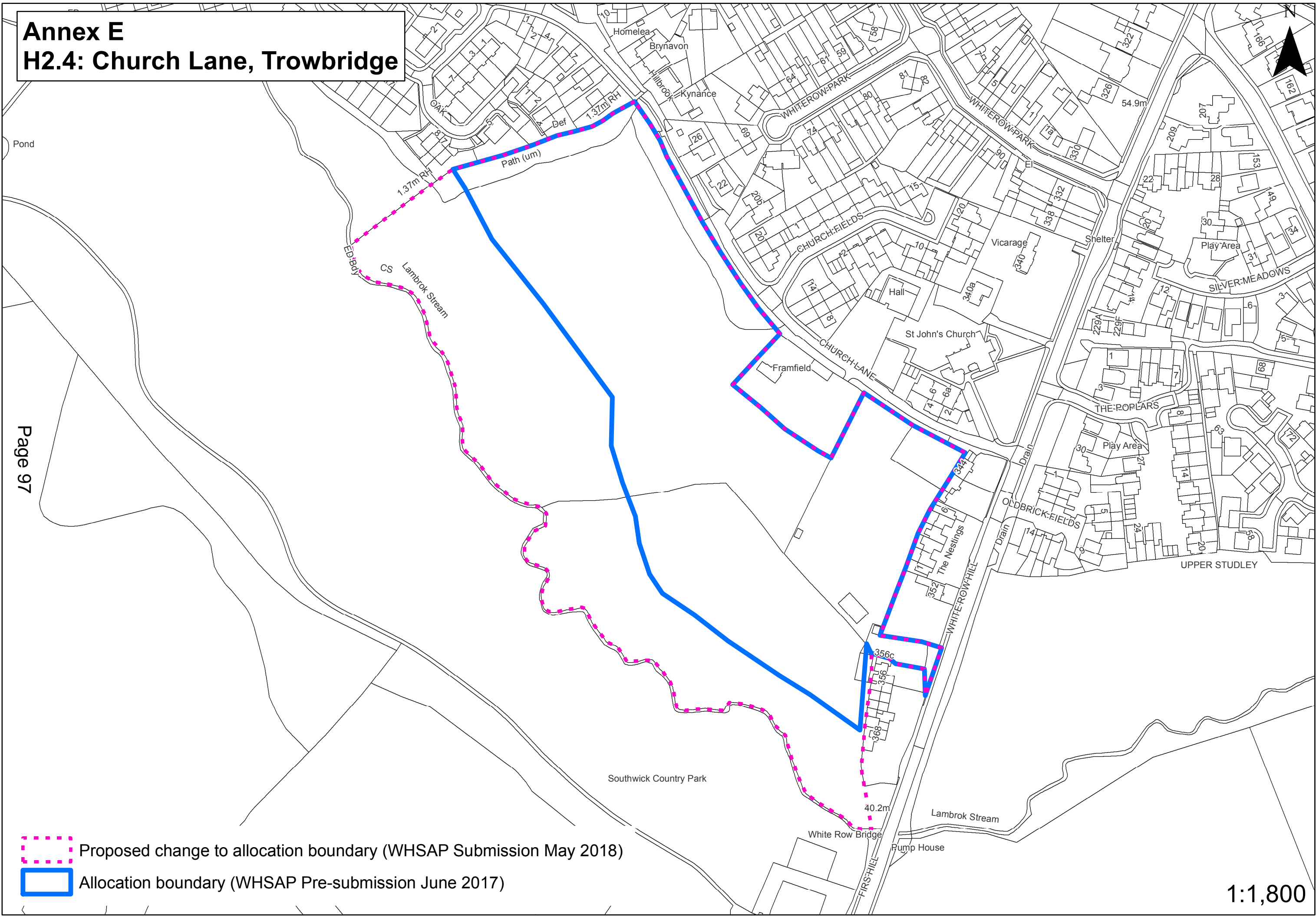




-  Proposed change to allocation boundary (WHSAP Submission May 2018)
-  Allocation boundary (WHSAP Pre-submission June 2017)



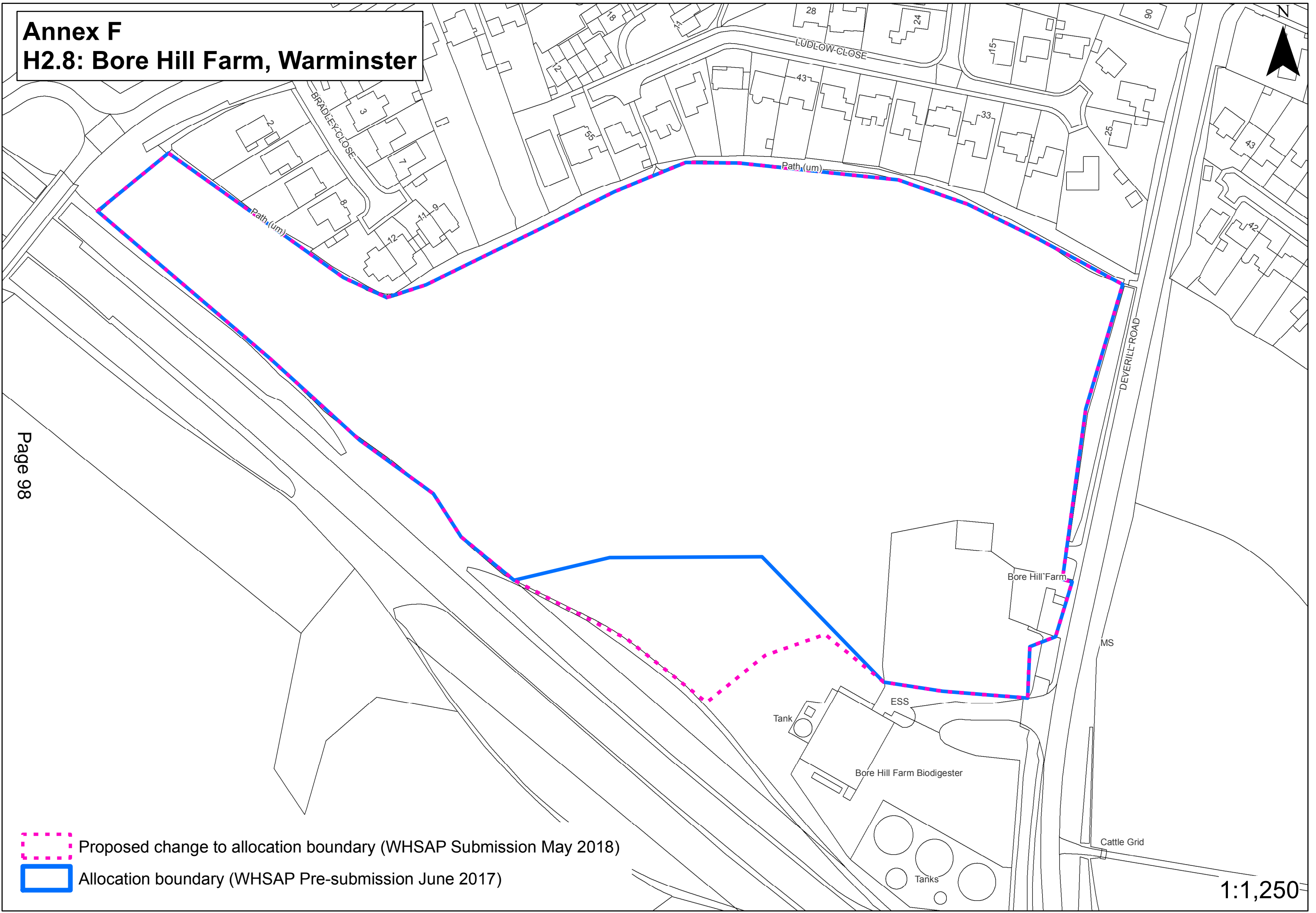
1:3,500

Annex E H2.4: Church Lane, Trowbridge





-  Proposed change to allocation boundary (WHSAP Submission May 2018)
-  Allocation boundary (WHSAP Pre-submission June 2017)

Annex F H2.8: Bore Hill Farm, Warminster



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-  Proposed change to allocation boundary (WHSAP Submission May 2018)
-  Allocation boundary (WHSAP Pre-submission June 2017)

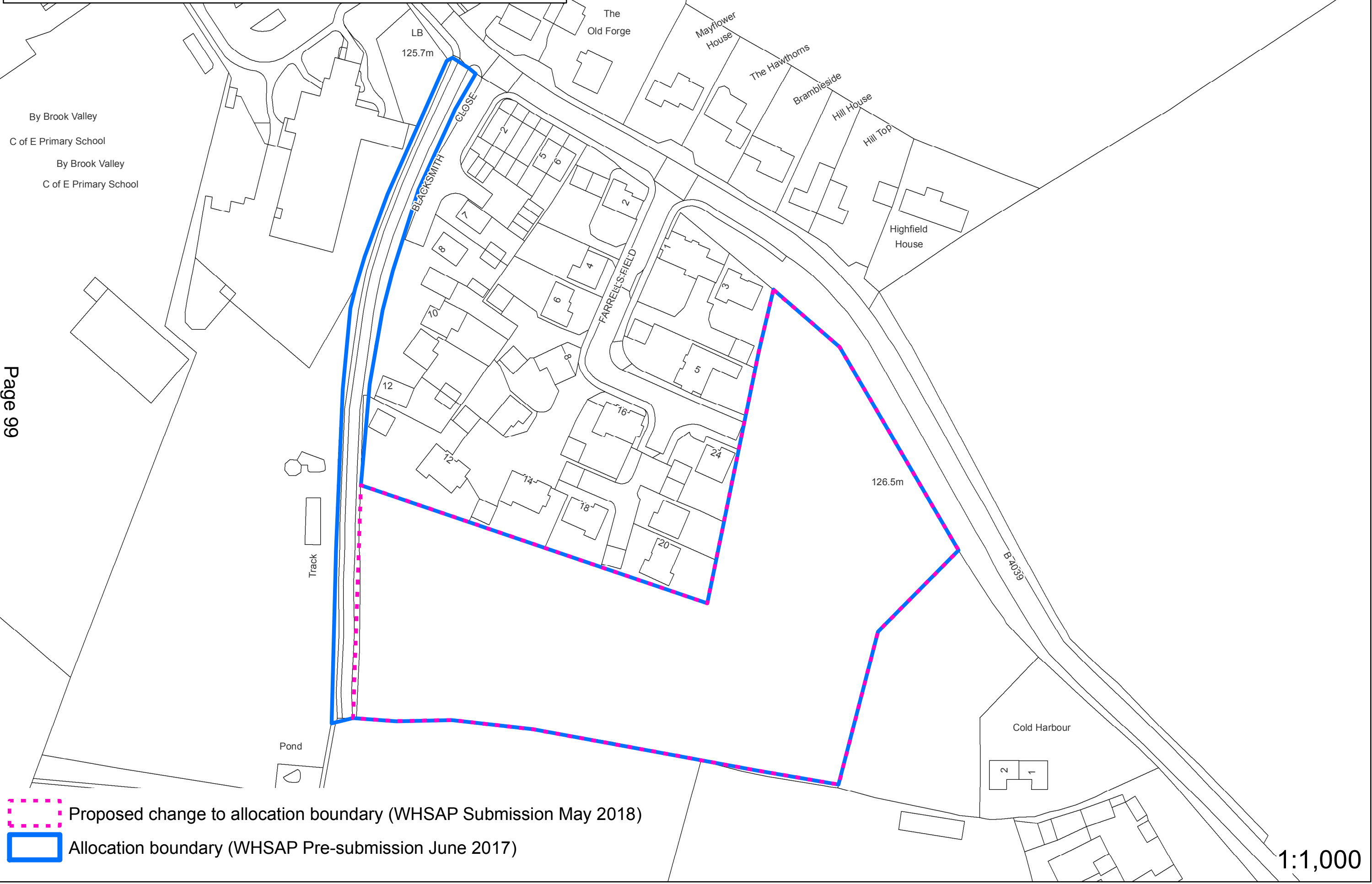
1:1,250



Annex G

H2.12: East of Farrells Field, Yatton Keynell



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-  Proposed change to allocation boundary (WHSAP Submission May 2018)
-  Allocation boundary (WHSAP Pre-submission June 2017)

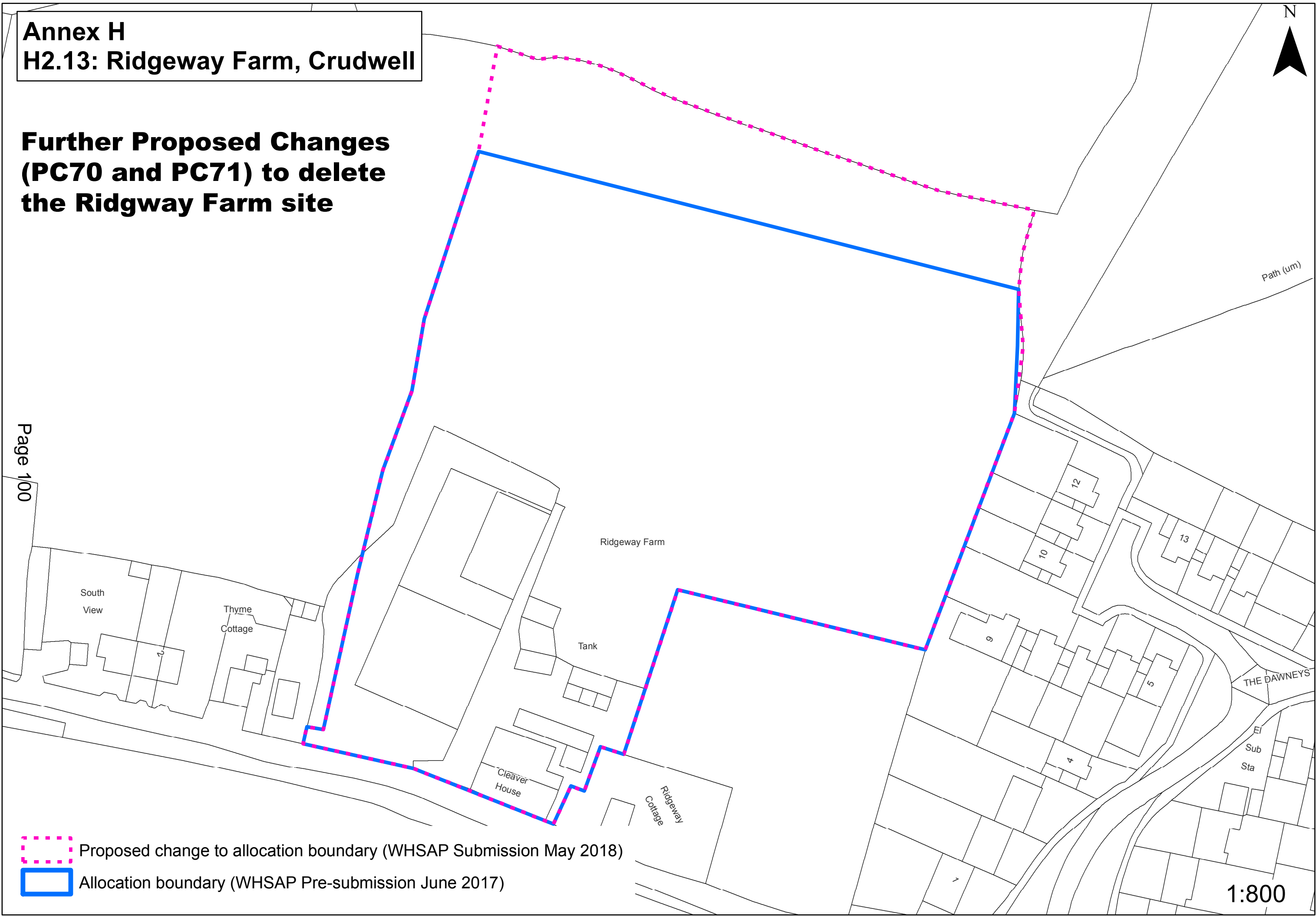
1:1,000



Annex H
H2.13: Ridgeway Farm, Crudwell

Further Proposed Changes
(PC70 and PC71) to delete
the Ridgeway Farm site



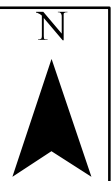
Page 100



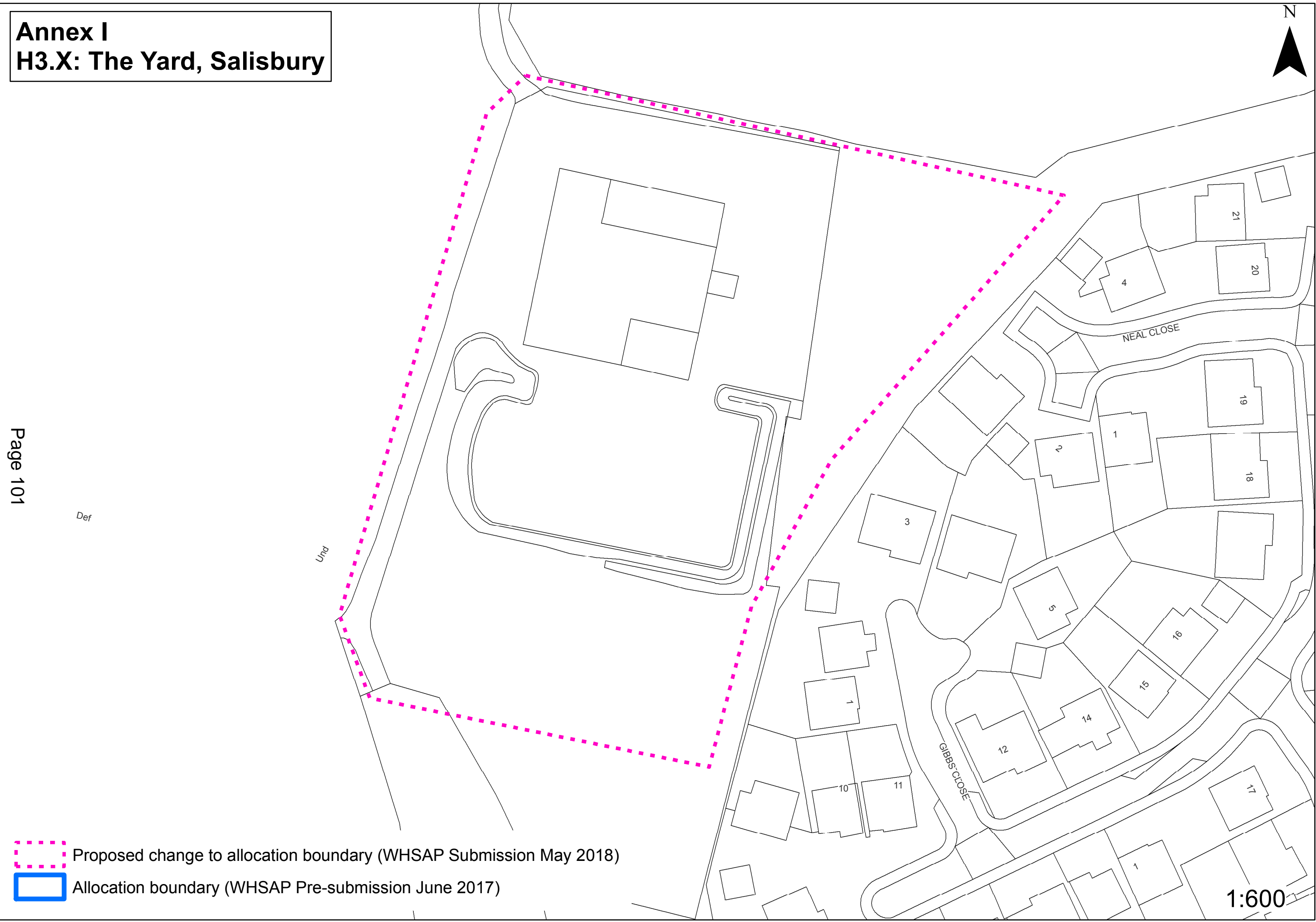
-  Proposed change to allocation boundary (WHSAP Submission May 2018)
-  Allocation boundary (WHSAP Pre-submission June 2017)



1:800

Annex I H3.X: The Yard, Salisbury



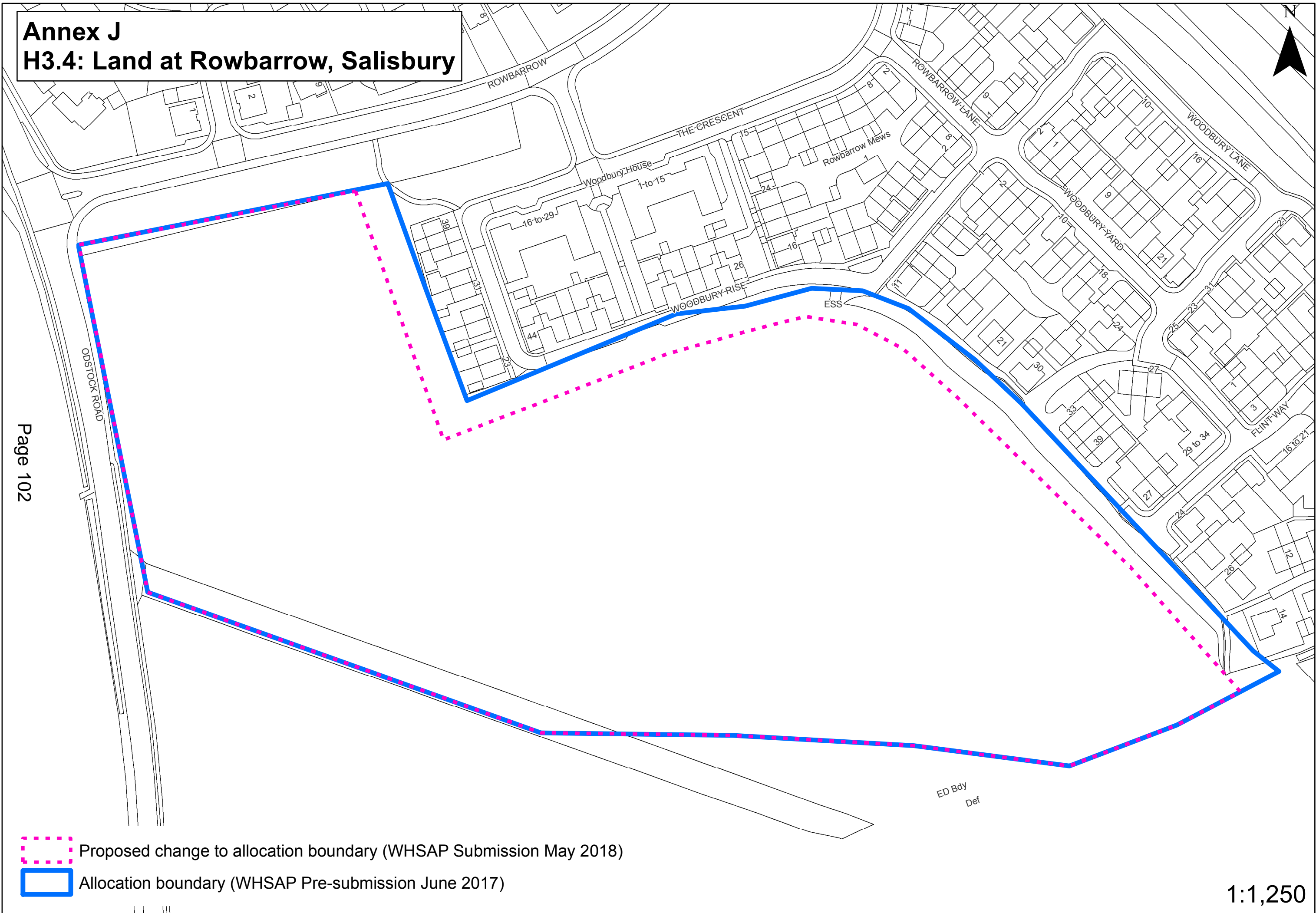
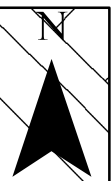
Page 101





-  Proposed change to allocation boundary (WHSAP Submission May 2018)
-  Allocation boundary (WHSAP Pre-submission June 2017)

1:600

Annex J H3.4: Land at Rowbarrow, Salisbury



-  Proposed change to allocation boundary (WHSAP Submission May 2018)
-  Allocation boundary (WHSAP Pre-submission June 2017)

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EXTRACT FROM THE DRAFT MINUTES OF THE CABINET MEETING HELD ON 3 JULY 2018 AT COUNCIL CHAMBER - COUNTY HALL, TROWBRIDGE BA14 8JN

263 Proposed Changes to the Senior Management Structure

The Leader of Wiltshire Council presented the report which sought Cabinet's approval to take steps to make changes to the senior management structure of the council at tier 1 following the decision to reconsider the appointment of the fourth Corporate Director role, which was to be a joint post with Wiltshire CCG, and following discussion with the current Corporate Directors.

Matters highlighted in the course of the presentation and discussion included: the disappointment that a joint post had not been possible to achieve; the hard work that had been undertaken with the CCG, but that the possible changes nationally had meant that NHS England would not give the joint post the necessary approval; the frustration that the forward thinking model had not been accepted; that the proposals to include the explicit responsibility within the a three corporate director model would provide stability; the continued emphasis on partnership work, and the commitment to integration between Health partners and the Council; and the possibility that more joint posts could be explored below the Corporate Director level.

Councillor Ian Thorn stated that he shared the Leader's disappointment and expressed a hope that the Council may revisit this aspiration at a later date. Furthermore, he recognised the hard work of the existing team and stated that he broadly supported the proposals.

In making her proposals, the Leader thanked the officers for their hard work, and emphasised the final decision on the designation of the statutory Director of Adult Social Services to the Corporate Director Adult Care & Public Health would be made by Full Council.

Resolved

To approve:

- I. The proposed changes to the structure of the council at the top tier (Corporate Director), and as outlined in appendix 1 and paragraphs 10 & 11.**
- II. The recommendation to Full Council, of the designation of the statutory Director of Adult Social Services to the Corporate Director Adult Care & Public Health and as outlined in paragraph 17.**

- III. The proposed change to the role of the Directors with statutory responsibility for Monitoring Officer, Head of Paid Service and Section 151 Officer and as outlined in paragraphs 18 & 19 and in appendix 1.**
- IV. Approve the proposed alignment of the Director, Communities & Communications and Director, Corporate Functions & Digital as outlined in paragraph, and as outlined in paragraph 21.**
- V. The designation of the Senior Responsible Information Owner (SIRO) to the Director, Corporate Functions & Digital, and as outlined in paragraph 22.**

To note:

Further discussion about changes to the structure with the Corporate Directors, and relevant Directors, will start immediately.

That following discussion and mutual agreement with the Corporate Directors, and relevant Directors, on changes to their role descriptions, the structure will be implemented.

Wiltshire Council

Council

10 July 2018

Notice of Motion No. 9 – The Inclusion of Tree Planting in Future Planning

Councillors Pat Aves and Brian Mathew

Members Briefing Note

It is recognised that appropriate landscaping within well designed developments can help to improve the health and wellbeing of residents in new housing developments in a multiplicity of ways, leading to a happier, healthier population.

The Wiltshire Core Strategy, adopted in 2015, has a suite of policies to deliver high quality design in housing developments. Consideration of landscaping, including tree planting is embedded throughout these policies in recognition of the highly valued and sensitive landscapes throughout Wiltshire and to implement Strategic Objective 5 of the Plan to protect and enhance the natural, cultural and historic environment.

CP51 (Landscape) states that development should protect, conserve and where possible enhance landscape character. The first criteria states explicitly that development should demonstrate how aspects of the character of the landscape have been conserved and where possible enhance including respecting:

‘The locally distinctive pattern and species composition of natural features, such as trees, hedgerows and field boundaries, watercourses and water bodies’.

Wiltshire Core Strategy Core Policy 52 (Green Infrastructure) is also relevant. This requires development to retain and enhance on site green infrastructure.

Core Policy 57 (Ensuring high quality design and place shaping) adds more clarity relation to what constitutes high quality design in all new development. Criteria (i), (ii) and (iii) relate to enhancing local distinctiveness and responding positively to existing landscape features such as trees

Implementation of Core Policy 57 is being supported by the preparation of a Wiltshire Design Guide. The guide will provide advice on the design of new housing developments and the appropriate use of tree planting within schemes to enhance the quality of the residential environment. Retaining trees in the landscape and introducing appropriate trees into development is generally supported by policies and the Design Guide. Trees would need to be suitably selected to suit the location, for example, large trees with relatively high water demand could increase the risk of subsidence to a building if they are not planted a minimum distance from structures.

Wiltshire has a diverse landscape with 10 different landscape character assessments. These include areas of open plain with long and often expansive views and big skies compared to the more intimate landscapes of the clay vales. As a consequence policies allow flexibility to respond to these varied landscape character areas. A blanket policy in Wiltshire could possibly be detrimental to the character of the landscape in Wiltshire.

The policy in Wycombe District Council, referred to, is a draft policy in an emerging plan and is still to be tested through examination. Wycombe District is comparably small (324.6 sqkm) compared to Wiltshire (3,485sqkm) : over 10 times the size of Wycombe District. In contrast to Wiltshire, Wycome District has less diverse landscapes where a single policy may be appropriate and more easily implemented.

A further consideration is that there is on-going pressure for more housing generally, the draft NPPF looks to make efficient use of developable land and encourages increased housing densities where appropriate. High density developments can be more cost effective and are more land efficient. However, they can also reduce the ability to accommodate trees within the built environment. Policies within the Wiltshire Core Strategy need to establish a clear and consistent approach to green infrastructure in new developments which ensures the most appropriate outcomes in each individual situation is achieved. A blanket policy may hinder this.

Consideration must also be given to the resource requirement for ongoing management of trees and the ongoing monitoring of any such policy.

References:

Manchester's City of Trees Project <http://www.cityoftrees.org.uk/why-trees-health-wellbeing>.

The Forestry Commission's:

[https://www.forestry.gov.uk/pdf/IntroducingUrbanForest_FINAL_Sept16.pdf/\\$FILE/IntroducingUrbanForest_FINAL_Sept16.pdf](https://www.forestry.gov.uk/pdf/IntroducingUrbanForest_FINAL_Sept16.pdf/$FILE/IntroducingUrbanForest_FINAL_Sept16.pdf)

Forest Research - Kieron J. Doick and Helen J. Davies:

https://www.researchgate.net/publication/311582274_What_are_urban_forests_and_how_beneficial_are_they

Wiltshire Council

Council

10 July 2018

Councillor Questions Update

Questions Received

1. A total of 4 questions from Councillors have been received since the last meeting of Full Council on 22 May 2018.
2. Details of questions submitted and the order they will be received at the meeting are shown at Appendix 1. Responses are included at Appendix 2.
3. A total of 2 questions were received before the first deadline of 26 June 2018, and were therefore guaranteed written responses as attached to this report.
4. 2 questions were then received before the second deadline of 3 July 2018. These were therefore not guaranteed a written response at the meeting. Where a verbal response is provided a written response will follow within five working days of the meeting.
5. The Chairman will go through the questions and responses and, as is customary, take them as read and giving the questioner an opportunity to ask one relevant supplementary question for each question submitted. In accordance with Paragraph 58 of Part 4 of the Constitution members were requested to submit their questions in priority order.

Proposal

6. To receive the questions as detailed.

Paul Kelly, Head of Democracy

Appendix 1 - Councillor Questions Summary

Appendix 2 - Questions and Responses

Appendix 1 - Councillor Submitted Questions Summary

Questions will be received in the order listed below as specified in Paragraph 63 of Part 4 of the Constitution - so that every member who submitted a question has the opportunity to ask a supplementary prior to another member having the opportunity to ask a second supplementary.

Questions for Council (attached at Appendix 2)

Ref	Questioner	Date	Written or Verbal	Subject	Cabinet Member
18-12	Cllr Ruth Hopkinson	25/06/18	Written	Health and Wellbeing Board	Cllr Jerry Wickham
18-13	Cllr Edward Kirk	26/06/18	Written	Car Parking	Cllr Bridget Wayman
18-14	Cllr Ian Thorn	02/07/18	Verbal	Mental Health (advocacy)	Cllr Jerry Wickham
18-15	Cllr Ian Thorn	02/07/18	Verbal	Mental Health (Safeguarding)	Cllr Jerry Wickham

Questions from Councillors

Councillor Ruth Hopkinson, Corsham Pickwick Division

To Councillor Jerry Wickham, Cabinet Member for Adult Social Care, Public Health and Public Protection

Question (18-12)

In light of the recent CQC report, which among other observations states:

“the vision had not been applied to bring about change.”, “strategies were not aligned to an overarching vision.”, “people sometimes had difficulties accessing services directly”. “There was not a clear system-wide strategy in Wiltshire.”, “gaps in resources and design ... solutions.”, “not a culture of appreciative enquiry (in the Health & Wellbeing Board).”, “strategic commissioning was underdeveloped”, “contract design and management was not robust.”, “The Local authority did not always use funding effectively.”, “safeguarding processes were not always effective.” “The dignity and respect due to people was compromised by poor communication.”

Can the Cabinet Member for Adult Social Care, Public Health and Public Protection explain how this situation occurred, what you are doing about it and what reforms are required to the Health and Wellbeing Board?”

Response

The CQC Review conducted during February and March this year, was a whole system health and social care wide examination and emanates from the fact that the performance, on issues such as delayed transfers of care (DTOC), was identified as not being good. In light of this, the entire sector had been working on many aspects of this performance (and others) for a number of months leading up to and since this review.

In Wiltshire Council, the Adult Social Care Transformation Programme, focussing on

- Reablement
- Adult Safeguarding
- Improved information and Advice ‘Front Door’
- Improving the Market and
- Integration

has been established for over 12 months and its aims have been directly related to addressing the issues of generally elderly persons being unable to be discharged from acute hospitals. The aims and objectives of this programme have been widely explained within Wiltshire Council and have had the benefit of scrutiny through the direct involvement of members of the Health Select Committee sitting on the Transformation Board.

In the recent weeks, a number of individual work streams have come on line, to include Reablement, Adult MASH and the Front Door. Work continues of the market improvement through the Help to Live at Home Alliance and new contracts are likely to be let in the Autumn 2018. Likewise, we continue to work with the Wiltshire Clinical Commissioning Group on how we might continue integration across our organisations, following our joint decision not to integrate at the Accountable Officer/Corporate Director level.

Partners across the entire sector continue to meet on a regular basis and accept that there is work to be undertaken to 'join up' services and improve the experience for persons being discharged from our hospitals. We do however have to focus on preventing people ending up in hospital in the first place, which is the aim of our combined prevention programmes.

On 12 June, the CQC ran a high -level summit and this involved all partners in the sector. The important aspect of the review though was that the CQC found all of the services to be **safe**. They presented their final findings and the sector responded giving an indication of how it intended approaching this. The findings of the CQC Review did not come as a complete surprise and many aspects are being addressed as has been detailed previously.

Where there were areas for improvement, or where things need to be done differently, we had already produced a detailed local action plan to implement a single overarching strategy to address the following areas:

1. New Wiltshire health and social framework
2. A single overarching health and social care strategy, improving outcomes with a focus on prevention and early intervention
3. Stimulating the local market and taking opportunities for joint commissioning across the whole system
4. Improve Wiltshire's Health and Wellbeing Board effectiveness
5. Unifying and developing whole system governance arrangements
6. Developing a sustainable integrated workforce strategy
7. Implementing digital opportunities and information sharing across the system

8. Single, integrated communications strategy

We are required to submit this action plan to the CQC in the next few weeks.

At this point, we are very content that the Health Select Committee will be considering the plan in detail at their meeting tomorrow (11 July) for their overview and that their input will be fed back to the Health and Wellbeing Board prior to agreement. We will of course continue to work with our colleagues across the entire sector to address the issues they as organisations face, as well as work to deliver the Transformation Programme in Wiltshire Council.

Questions from Councillors

Councillor Edward Kirk, Trowbridge Adcroft Division

To Councillor Bridget Wayman, Cabinet Member for Highways, Transport and Waste

Question (18-13)

The substantial price increase in the Chippenham car parks are forcing office based businesses to consider relocating, reducing retail trade and increasing anti-social parking in residential areas. The shortage of car parking supply means that in the short-term as a Council we can extrapolate maximum revenue from this Town. In Devizes we are removing the free short-term car parking provision in the Market Place as this reduction of supply will displace an unknown percentage of these cars into paid for parking, again potentially increasing revenue. As a Council with this Devizes decision we are again prepared to accept as a consequence the damage to trade, in particular small value purchases from chemists, newsagents, cafés and the Bank/Building Society transactions. From these actions we obviously understand the basic rules of supply and demand.

As a Trowbridge Councillor with a division on the outskirts of the Town Centre, I am concerned with the Broad Street and Lovemead car parks in particular. The overall occupancy rates of the Trowbridge car parks (excluding permits) were at 12.9% in January 2018. The Broad Street Crescent car park has diminishing occupancy (January 3.43%, February 2.88%, March 1.97%) and with a monthly revenue now of only £52.20 we fail to even cover the business rates payable. This car park is already long-stay and the car park opposite accepts season tickets and continues to be substantially underutilised. Potentially, this car park could be added to our staff parking portfolio or we could be generous and allow the local NHS staff at the Trowbridge Health Centre to park there for a reduced fee (unlike Wiltshire Council, the NHS does not fund staff parking), and then allow local residents to park there in the evening.

Our figures from Trowbridge car parking prove that car parking as a product is price elastic and we therefore stand to gain extra revenue if we reduce prices. Please can the Cabinet Member responsible act accordingly in the financial interest of the Council and reduce the prices in these Trowbridge car parks?

Response

The question was received before I have made my decision on the current Traffic Regulation Orders consultation on the proposed car parking charges to be introduced in September, hence I am happy to consider the comments in that process.

Cllr Kirk is aware of the discussions that are ongoing with Devizes Town Council and the Chamber of Trade with both parties alive to and in agreement with the potential possibilities of improving the Market Place while looking at the continued provision of on-street free short stay, half hour and one-hour parking.

I am also aware that some businesses in Chippenham are looking to expand and the council is working with them to ensure they remain in the town. Parking is but one consideration in their deliberations, although I have received no direct feedback from them in response to our consultation, only quotations from various businesses contained in the response from Chippenham BID. Naturally, as we have been consulting on parking charges businesses have responded to the consultation and commenting on this one specific issue and not any other issue that might be affecting their business. I will, of course, take all representations into account.

We are aware of the low occupancy in the Trowbridge car parks and I have explained the over-supply of parking spaces to you before. There are many businesses in the centre of the town which have their own staff parking, there is free parking on offer in the St Stephen's Place car park and the supermarket car parks. It is expected that once the old East Wing site is developed we will utilise other car parks for staff parking, particularly Lovemead car park.

Price elasticity is a measure of how demand changes according to change in price. There is no direct correlation between the two, as research shows that cost of travel by car is not the primary consideration in people's choice. Convenience and travelling distance are often bigger factors that influence the choice. I am also aware of the very difficult weather conditions experienced during the first three months of the year which have had quite a dramatic effect on car park usage.

It should be noted that parking charges only apply until 6pm. All our car parks are free after 6pm so residents have always, and may continue, to use them without charge in the evening.

I would also remind Cllr Kirk that the council is happy to work with businesses at any time on initiatives such as a redemption scheme. These schemes allow businesses to attract shoppers into their stores by refunding parking (effectively allowing free parking in some cases) for their stays. This ensures only a desired segment of car park users receive the benefit and the stores participating in the scheme promote their services to customers.

The council is also pleased to work with the Town Council or local businesses on free parking schemes. These can be used to support a variety of parkers, with the schemes being designed and funded by the Town Council or supporting businesses.

I am also happy to consider new rates providing the Wiltshire Council's income is underwritten by the proposing party, either Town Council or businesses. However, Wiltshire Council has to consider the impact across all its car parks, and if by lowering one car park rate all it does is cause displacement from another car park these costs will be factored into any agreement. It must also be noted that any change in charges will require further Traffic Regulation Orders and will be subject to the statutory processes and times.

Wiltshire Council

Council

10 July 2018

Questions from Councillors

Councillor Ian Thorn, Calne Central Division

To Councillor Jerry Wickham, Cabinet Member for Adult Social Care, Public Health and Public Protection

Question (18-14)

Can the Cabinet Member provide an update on current availability of advocacy services for people in Wiltshire with mental health issues and in particular, how many people benefit from the service, how many people are on a waiting list and details of any recent reviews of the service?

Response

In accordance with the Constitution a verbal response will be provided at the meeting.

Wiltshire Council

Council

10 July 2018

Questions from Councillors

Councillor Ian Thorn, Calne Central Division

To Councillor Jerry Wickham, Cabinet Member for Adult Social Care, Public Health and Public Protection

Question (18-15)

Can the Cabinet Member provide an update on the effectiveness of adult safeguarding of people with mental health issues in Wiltshire?

Response

In accordance with the Constitution a verbal response will be provided at the meeting.

CABINET

MINUTES OF THE CABINET MEETING HELD ON 3 JULY 2018 AT COUNCIL CHAMBER - COUNTY HALL, TROWBRIDGE BA14 8JN.

Present:

Cllr Baroness Scott of Bybrook OBE (Chairman), Cllr John Thomson (Vice-Chairman), Cllr Pauline Church, Cllr Richard Clewer, Cllr Laura Mayes, Cllr Toby Sturgis, Cllr Bridget Wayman, Cllr Philip Whitehead and Cllr Jerry Wickham

Also Present:

Cllr Chuck Berry, Cllr Ian Blair-Pilling, Cllr Jane Davies, Cllr Matthew Dean, Cllr Richard Gamble, Cllr Gavin Grant, Cllr Darren Henry, Cllr David Jenkins, Cllr Jonathon Seed, Cllr James Sheppard, Cllr Ian Thorn, Cllr Philip Whalley, Cllr Roy While, Cllr Graham Wright, Cllr Robert Yuill, Cllr Clare Cape, Cllr Gordon King, Cllr Brian Mathew, Cllr Steve Oldrieve, Cllr Ernie Clark, Cllr Atiqul Hoque and Cllr Edward Kirk

250 **Apologies**

There were no apologies received as all members of the Cabinet were present.

251 **Minutes of the previous meeting**

The minutes of the meeting held on 12 June 2018 were presented.

Resolved

To approve as a correct record and sign the minutes of the meeting held on 12 June 2018

252 **Declarations of Interest**

There were no declarations of interest.

253 **Leader's announcements**

The Leader made the following announcements:

254 **Public participation and Questions from Councillors**

The Leader reiterated the process for public participation at meetings.

Mr Colin Gale, attending on behalf of Pewsey Community Area Partnership (PCAP), Campaign to Protect Rural England (CPRE) and Pewsey Parish Council (PPC), noted the written response to the questions circulated in the supplement and stated that they would consider their response more fully and will consider what their position was in regard to the matter.

255 **Emergency Stopping Places Strategy**

Councillor Toby Sturgis presented the report which sought approval for, and agreement to, implement an Emergency Stopping Places (ESP) Strategy for Gypsies and Travellers.

Matters highlighted in the course of the presentation and discussion included: that a report would come back in the autumn once further assessment of the suitability of the sites against the identified criteria; the figures for the last three years regarding unauthorised encampments have reduced; that facilities at emergency stopping places and how the sites are secured when not in use; that these would be considered temporary sites; and the distinction between unauthorised stopping sites and unauthorised developments.

Councillor Mathew Deane, Chair of the Environment Select Committee, stated that the committee had considered the strategy and was broadly supportive of the pragmatic.

The Leader emphasised the importance of providing appropriate facilities for the Gypsy and Traveller communities as part of the wider community of Wiltshire.

In response to issues raised Councillor Ian Thorn, Councillor Sturgis stated that the appropriate planning process would be followed before sites could be made operational, and that the council had a good process in place to deal with existing illegal encampments the volume of which was decreasing year on year.

Leader emphasised important to have good sites and right services on those sites.

At the end of the debate, the meeting;

Resolved

- 1. To approve the Wiltshire Emergency Stopping Places Strategy for Gypsy and Travellers set out at Appendix 1; and**
- 2. To agree that the Director for Economic Development and Planning, in consultation with the Director for Finance and Cabinet Members for 'Planning and Strategic Asset Management' and 'Finance', prepare a subsequent report for Cabinet's consideration regarding the implementation of the Strategy including site proposals and assessments of delivery and maintenance costs.**

Reason for Decisions:

Wiltshire Council currently has no operational transit site. Dealing with unauthorised encampments is a continuing issue for Wiltshire Council Highways Enforcement and Wiltshire and Swindon Police. Establishing a network of Emergency Stopping Places will enable unauthorised encampments to be dealt with more effectively, enable large groups of Travellers to be dispersed and fulfil the Council's statutory duties to provide for the transit accommodation needs of Gypsies and Travellers.

256 **Site Disposal**

Councillor Toby Sturgis presented the report which asked Cabinet to consider the option of transferring the ownership of the Oak Tree Field, Dairy House Bridge and Odstock sites including any expenditure required to achieve transfer and maintain health and safety to enable them to receive the investment they need to continue to remain in use as gypsy and traveller sites.

Councillor Mathew Deane, Chair of the Environment Select Committee, stated that assurances had been given from the Cabinet Member that the interests of long term residents would be protected.

The Leader then invited the Reverend Jonathon Herbert, Chaplin to the Gypsy & Traveller Community in Wiltshire and Dorset, and residents from the sites to address the meeting. Matters highlighted included: the strong family connections to the sites and the wider community; the good relationship with the Council; the concern over possible increases in rents; the alternative options that could be explored; that Wiltshire Council has responsible to support the most vulnerable; that the community would welcome a creative solution; that the Council be encourage to use their wider network to see what lessons can be learnt; the hope that the Council would continue appropriate due diligence and openness to finding empathic solutions.

In response to some of the issues raised, Councillor Sturgis stated that he was open to discussion of the possibility of a community land trust or other alternative solutions; that the Council would continue to employ liaison officers and would retain responsibility to oversee that sites meet regulations; and that development of the site could include the potential for more pitches on more site.

The Leader stated that the issues raised by the families on the site were being taken seriously, and asked that the Cabinet Member continue to work with the communities to develop a solution and to address their concerns as appropriate.

Councillor Ian Thorn emphasised the relevance of the aspiration in the business plan that the Council ensures people have a good home they can afford.

At the conclusion of the debate, the meeting;

Resolved

That Approval is given to:

- 1. Dispose of the Council's freehold interests in the two gypsy and traveller sites at Oak Tree Field and Dairy House Bridge including the Odstock transit sites to enable them to stay as gypsy and traveller sites; and**
- 2. Delegate to the Director for Housing and Commercial Development authority to agree the terms of the transfer of ownership in consultation with the Cabinet Member for Spatial Planning, Development Management and Property, the Director of Finance and Procurement and the Director of Legal and Governance Services.**

Reason for Decisions:

Dairy House Bridge, Oak Tree Field and the Odstock transit sites are in need of substantial investment. Transfer of ownership of the sites to a new owner will enable this investment to ensure the sites are able to remain in use as gypsy and traveller sites.

257 **Wiltshire Housing Site Allocations Development Plan Document - Proposed Submission Materials**

Councillor Toby Sturgis presented the report which: provided an update to Cabinet on the outcome of the formal consultation on the 'Wiltshire Housing Site Allocations Plan - Pre-submission draft plan (June 2017); sought Cabinet's recommendation to Council that the Plan, together with a schedule of Proposed Changes, should be approved for the purposes of submission to the Secretary of State and commencement of the independent Examination process; and sought delegated authority to make appropriate arrangements for submitting the prescribed documents and supporting materials to the Secretary of State; and respond to any consequential actions as directed by the Inspector relating to the Examination.

In moving his proposal, Councillor Sturgis referred to the Addendum that had been prepared following the deferral of the item from Cabinet of 15 May 2018 and proposed further proposed changes be made to respond to the issues raised by the community through the consultation with Wiltshire Councillors and town and parish councils on the proposed changes to the Wiltshire Housing Site Allocations Plan 15th May -11th June 2018, that:

- (a) Policy 1 to delete site allocations H1.2, H1.3 and H1.4 in relation to Market Lavington and delete section on Devizes Community Area at paragraphs 5.22 to 5.37,*

- (b) Amend Policy H2 to delete site allocation H2.13 in relation to Crudwell and delete section on Malmesbury Community area at paragraphs 5.111 to 5.114,*
- (c) Amend Proposed Change 39 (site allocation H2.2, land off the A363 at White Horse Business Park, Trowbridge) to reduce the proposed dwelling increase by 50 dwellings,*
- (d) Add to Proposed Change 69 (site allocation H2.12, East of Farrells Field, Yatton Keynell) to delete the words "Access will be taken from Farrell Fields" from paragraph 5.110.*

Councillor Sturgis also proposed that there were some technical amendments to the overall wording of the proposal.

In justifying the further proposed changes, Cllr Sturgis referred to the addendum, and provided clarification as follows: progress had been made with the Market Lavington Neighbourhood Plan and there was a good supply of housing in the Eastern Housing Market Area; housing has been permitted in the Malmesbury Community Area to bolster the housing numbers and the Crudwell Neighbourhood Plan had made good progress; and the reduction in the increase in housing numbers on site H2.2 would provide for landscape buffer for North Bradley.

Matters highlighted in the course of the presentation and discussion included: that the documents had been prepared to ensure that an up to date development plan was in place; the importance of having a sufficient housing land to meet demand to mitigate against developer led planning; that all the comments received on the consultation would be sent to the Secretary of State and an Inspector who then decides what they want to look at before making their recommendation through the examination process; the relationship of the plan to the core strategy adopted by Wiltshire Council; the overall level of growth allocated in the proposed plan and the need to plan in excess of need; how the soundness of the plan is assessed; how the competing needs of communities are balanced; how the changes to planning policy are taken into account; the need to make a proposal based on the most up to date information; how brownfield sites are taken account of in the plan, and the impact of the assessment of deliverability of these compared to greenfield sites; the views of the inspector taken from the Chippenham Site Allocations Plan regarding the Council's approach to assessing the viability of brownfield sites; the changes proposed as part of the consultation; and the desire to work further with neighbourhood plan groups.

Councillor Matt Deane, Chairman of the Environment Select Committee, stated that the committee acknowledged the complexity of the process set out by central government, and that they were broadly satisfied that the process had been undertaken properly by the Council.

The Leader noted that the following people had submitted questions and that the responses to these had been published in the agenda supplement: Graham

Hill, Michael Roberts, Norman Swanney, Geoff Whiffen, Steve Wylie, Rachel Hunt, Julie Baptista, Tristan Stevens.

In response to a supplementary question from Geoff Whiffen relating to Trowbridge, officers from Democratic Services stated that they would investigate why a petition received had not been acknowledged in the report.

In response to concerns raised by David Feather that insufficient weight had been given to North Bradley's Neighbourhood Plan, Councillor Sturgis stated that other neighbourhood plans were further forward, and could therefore be given greater weight. Councillor Sturgis went on to say that: he hoped that the proposed amendments to the White Horse business park site would go some way to maintaining a gap between North Bradley and Trowbridge; and that Wiltshire Council would continue to work to support the North Bradley neighbourhood plan so that it would be better progressed by the time of the examination in public.

In response to concerns raised by George Bunting that issues raised in Trowbridge had not been adequately addressed, the Leader stated that she personally, and other Councillors and officers, had met to discuss issues raised in the Trowbridge Committee, and with specific reference to the issue of the Queen Elizabeth playing field, that she was now satisfied that the proposals were appropriate.

In response to an issue raised by Councillor Ian Thorn, Councillor Sturgis stated that he had been in discussion with agents and owners regarding the Bowyers site and was keen to see the site progress, but that the cost of remediation work required on the site was one of the reasons that it had not. He also stated that whilst there is a role for Area Boards to help promote consultation on spatial planning, that Councillors had to be mindful of not appearing to fetter their decision making.

Councillor Sturgis, in summing up, emphasised the importance, in the next Local Plan, of identifying sites large enough to bring the contributions that would pay for the infrastructure needs of the growing communities.

Councillor Darren Henry, Portfolio Holder for Spatial Planning, arranged to meet any members of the public after the meeting who wished to discuss further issues arising from the discussion.

In response to an issue raised by Councillor Steve Oldrieve, Councillor Sturgis reiterated the point that the inspector, when considering the Chippenham Site Allocation plan, had supported the Council's approach to the assessment of brownfield sites in Chippenham, and that the Council had continued to take a realistic view on the deliverability of brownfield sites.

In response to issues raised by Roger Williams, Councillor Sturgis stated that issues such as access and the location of housing within a site are matters that can be determined as part of individual planning applications.

In response to issues raised by Councillor Brian Dalton, Councillor Sturgis stated that he understood the concerns raised about the impact of developments on traffic but that he trusted the professionalism of the officers and have confidence in their advice. Furthermore, he had not seen alternative sites presented with better evidence to support them.

The Leader thanked all the officers and Councillors for their hard work in putting the plan together and for working hard to address the issues raised by the community.

Resolved

That having considered the outcome of the formal consultation, Cabinet:

- (i) Endorses the draft Plan as sound and legally compliant, as set out in Appendix 1;**
- (ii) Endorses the schedule of Proposed Changes to the draft Plan in Appendix 1, as set out in Appendix 2 subject to the additional proposed changes in the Addendum to the Cabinet report and further additional proposed changes set out below, for submission to the Secretary of State for Housing, Communities and Local Government to inform and assist the Examination process:**
 - (a) Policy 1 to delete site allocations H1.2, H1.3 and H1.4 in relation to Market Lavington and delete section on Devizes Community Area at paragraphs 5.22 to 5.37,**
 - (b) Amend Policy H2 to delete site allocation H2.13 in relation to Crudwell and delete section on Malmesbury Community area at paragraphs 5.111 to 5.114,**
 - (c) Amend Proposed Change 39 (site allocation H2.2, land off the A363 at White Horse Business Park, Trowbridge) to reduce the proposed dwelling increase by 50 dwellings,**
 - (d) Add to Proposed Change 69 (site allocation H2.12, East of Farrells Field, Yatton Keynell) to delete the words “Access will be taken from Farrell Fields” from paragraph 5.110;**
- (iii) Recommends that Council approves the draft Plan as set out at (i) together with the Schedule of Proposed Changes as set out at (ii) and supporting information for submission to the Secretary of State to commence the independent Examination process subject to amendment in (iv);**
- (iv) Authorises the Director of Economic Development and Planning in consultation with the Director of Legal and Democratic Services and the Cabinet Member for Planning and Strategic Asset Management to:**

- (a) make any necessary changes to the Plan and supporting documents in the interests of clarity and accuracy before it is submitted to the Secretary of State;**
- (b) approve the detail of any additional or updated technical document or supporting evidence before it is submitted to the Secretary of State;**
- (c) make appropriate arrangements for submission of all documents relating to the Plan, including the supporting evidence (including the Equalities Impact Assessment required by Section 149 of the Equalities Act 2010 at Appendix 6), to the Secretary of State;**
- (d) make all the necessary arrangements for Examination including - the appointment of a Programme Officer, the undertaking and/or commissioning of other work necessary to prepare for and participate at the Examination; and the delegation to officers and other commissioned experts to prepare and submit evidence to the Examination and where necessary, appear at any hearing sessions and represent the Council;**
- (e) authorise that officers request that the Secretary of State recommends modifications to make the Plan sound in accordance with Section 20 (7C) of the Planning and Compulsory Purchase Act 2004 (as amended); and**
- (f) implement any consequential actions as directed by the Inspector relating to the Examination, including undertaking any consultation where necessary, in order to respond to matters raised through the Examination.**

Reasons for Decision:

To ensure that progress continues to be made on maintaining an up-to-date development plan for Wiltshire, in line with the timetable set out in the Council's Local Development Scheme and statutory requirements.

In accordance with legislative requirements, the proposed resolution enables the submission of a sound Plan. The Council will need to approve the submission of the Plan to the Secretary of State for Examination.

258 Local Government and Social Care Ombudsman

Councillor Jerry Wickham presented the report which informed Cabinet of the findings and recommendations in the report of the Local Government and Social Care Ombudsman ("the Ombudsman") published on 27 April 2018 and to confirm the Council's response to the report. In presenting the report, Councillor Wickham highlighted the actions proposed in response to the eleven points and reemphasised the apology that had already been made.

There being no further questions, the meeting;

Resolved

- a) To note the findings and recommendations in the Ombudsman's report published on 27 April 2018;**
- b) To confirm the Council's acceptance of the Ombudsman's findings and recommendations and the actions to remedy the injustice as set out in the report.**
- c) To authorise the Director of Adult Care Services in consultation with the Cabinet Member for Adult Social Care, Public Health and Public Protection to take the necessary steps to address the issues raised in the Ombudsman's report.**
- d) To require that a progress report is made to the Standards Committee and to the Health Select Committee within 6 months.**

Reason for Decision:

To enable the Council to consider the Ombudsman's report and formally confirm its response to the Ombudsman as required by law.

259 Annual Governance Statement

The Leader of Cabinet presented the report which asked Cabinet to consider a draft Annual Governance Statement for 2017/18 for comment before final approval is sought from the Audit Committee on 24 July 2018. In presenting the report, Councillor Richard Clewer stated that comments from the external auditors had been submitted and incorporated.

There being no further questions, the meeting;

Resolved

- a) To consider the draft AGS as set out in Appendix 1 and make any comments or changes as they see fit;**
- b) To note that the draft AGS will be revised in the light of any comments by Cabinet before final approval by the Audit Committee and publication with the Statement of Accounts at the end of July 2016.**

Reason for Decision:

To prepare the AGS 2017/18 for publication in accordance with the requirements of the Audit and Accounts Regulations.

260 **Performance Management and Risk Outturn Report: Q4 2017/18**

Councillor Philip Whitehead presented the report which provided an update on the progress against the stated aims in the council's Business Plan. It includes measures from the performance framework as well as the latest version of the council's strategic risk register. The report covered the period January to March 2018. In presenting the report, Councillor Whitehead highlighted the changes made to the presentation of graphs to make their interpretation easier.

Councillor Thorn, as Chair of the Financial Planning Task Group, stated that was happy with the improvements made in the presentation of the data. In response, Councillor Whitehead thanked the task group for their work.

Resolved

To note updates and outturns:

- 1. Against the measures and activities ascribed against the council's priorities.**
- 2. To the strategic risk register.**

Reason for Decision:

The current corporate performance framework compiles measures used to monitor progress in service areas against planned objectives that relate to the goals laid out in Wiltshire Council's current Business Plan 2017-27.

The strategic risk register captures and monitors significant risks facing the council: in relation to significant in-service risks facing individual areas and in managing its business across the authority generally.

261 **Families & Children's Services Social Work Capacity**

Councillor Laura Mayes presented the report which outlined the proposal to ensure a sustainable, future proof and secure service across Families and Children's Services, requesting that Cabinet approve is an additional £1.2m annual investment in Families and Children's Services.

Matters highlighted in the course of the presentation and discussion included: the need to invest in additional capacity to meet increased demand; that reducing individual case-loads improves staff retention; the increase numbers of looked after children and care leavers; the support given to unaccompanied asylum seekers; and the increased emphasis on early intervention; that the increase in budget would form part of the base budget going forward and that the funding required would be managed through the normal budgeting processes.

Resolved

To approve an additional £1.2m annual investment in Families and Children's Services.

Reason for Decision:

We need ensure sustainable, future proof and secure service across Families and Children's Services. This will only be achieved by increasing the number of social workers and associated posts to ensure we can manage the current predicted increase in service demand and offer both achievable, and where required, protected levels of caseloads. The proposals will also ensure we have sufficient managerial oversight in this important and high-risk area of the council's delivery. This proposal essentially ensures the Local Authority have the requisite capacity within core work groups to deliver on these principles.

262 **Wiltshire Council Adoption Service: 2017-18 Year End Report**

Councillor Laura Mayes presented the report which provided a year-end report to Cabinet regarding the performance of the Adoption Service within Wiltshire Council, noting that it is a requirement of the condition of registration, as described in the 2014 Adoption Minimum Standards and 2013 Statutory Guidance, that Cabinet is satisfied the Adoption Agency complies with the conditions of registration, is effective and is achieving good outcomes for children.

Matters highlighted in the course of the presentation and discussion included: the profile of the children in the service; the priorities for the service; the indicators used to measure performance in the last year; the relative performance against the national average; the work to recruit adopters specifically for harder to place children; the approach used to work with foster carers with a view to becoming adopters; and the partnership approach with regional partners, now chaired by Wiltshire's director, that will be operational in the autumn.

The Leader stated that she was pleased to see the progress made regarding on timeliness of the adoption process, and that this had not been at the expense of the cherished ethos of working hard to place those children with more complex needs.

Resolved

That the contents of the report are noted and accepted.

Reason for Decision:

Wiltshire Council is an Adoption Agency registered with Ofsted. The 2014 Adoption Minimum Standards (25.6) and 2013 Statutory Guidance (3.93 and 5.39) describe the information that is required to be regularly reported to the executive side of the local authority to provide assurance that the adoption agency is complying with the conditions of registration whilst being effective and achieving good outcomes for children and service users.

263 **Proposed Changes to the Senior Management Structure**

The Leader of Wiltshire Council presented the report which sought Cabinet's approval to take steps to make changes to the senior management structure of the council at tier 1 following the decision to reconsider the appointment of the fourth Corporate Director role, which was to be a joint post with Wiltshire CCG, and following discussion with the current Corporate Directors.

Matters highlighted in the course of the presentation and discussion included: the disappointment that a joint post had not been possible to achieve; the hard work that had been undertaken with the CCG, but that the possible changes nationally had meant that NHS England would not give the joint post the necessary approval; the frustration that the forward thinking model had not been accepted; that the proposals to include the explicit responsibility within the a three corporate director model would provide stability; the continued emphasis on partnership work, and the commitment to integration between Health partners and the Council; and the possibility that more joint posts could be explored below the Corporate Director level.

Councillor Ian Thorn stated that he shared the Leader's disappointment and expressed a hope that the Council may revisit this aspiration at a later date. Furthermore, he recognised the hard work of the existing team and stated that he broadly supported the proposals.

In making her proposals, the Leader thanked the officers for their hard work, and emphasised the final decision on the designation of the statutory Director of Adult Social Services to the Corporate Director Adult Care & Public Health would be made by Full Council.

Resolved

To approve:

- I. The proposed changes to the structure of the council at the top tier (Corporate Director), and as outlined in appendix 1 and paragraphs 10 & 11.**
- II. The recommendation to Full Council, of the designation of the statutory Director of Adult Social Services to the Corporate Director Adult Care & Public Health and as outlined in paragraph 17.**
- III. The proposed change to the role of the Directors with statutory responsibility for Monitoring Officer, Head of Paid Service and Section 151 Officer and as outlined in paragraphs 18 & 19 and in appendix 1.**
- IV. Approve the proposed alignment of the Director, Communities & Communications and Director, Corporate Functions & Digital as outlined in paragraph, and as outlined in paragraph 21.**

V. The designation of the Senior Responsible Information Owner (SIRO) to the Director, Corporate Functions & Digital, and as outlined in paragraph 22.

To note:

Further discussion about changes to the structure with the Corporate Directors, and relevant Directors, will start immediately.

That following discussion and mutual agreement with the Corporate Directors, and relevant Directors, on changes to their role descriptions, the structure will be implemented.

264 Wiltshire Council's Housing Board Annual Report

Councillor Richard Clewer presented the report which provided an update to regarding the activities of Wiltshire Council's Housing Board between December 2016 and November 2017 and comply with its Terms of Reference which requires an annual update to be provided to Cabinet. In presenting the report, Councillor Clewer highlighted the scrutiny of the board undertaken by a group of tenants who had provided good input into decision making.

The Leader expressed thanks that, especially in the current national focus on the rights of tenants, that the Board was working to support engagement with tenants in decision making.

Resolved

To note the Annual Report.

Reason for Decision:

Wiltshire Council's Housing Board's Terms of Reference require an Annual Report to be presented to Cabinet.

265 Housing Repairs and Maintenance Service

Councillor Richard Clewer present the report which outlined the Business Case for enlarging the Direct Labour Organisation (DLO) to take on additional work for the repair and maintenance of the Council's Housing Stock enabling the Council to continue to deliver a quality Repairs and Maintenance (R&M) service for the upkeep and improvement of the Council's Housing Stock for the next 30 years.

In response to a question raised by Councillor Brian Dalton, Councillor Clewer stated that he would explore how best division councillors could be kept informed of works scheduled in their area.

Councillor Mathew Deane, Chair of the Environment Select Committee, stated the Committee members had unanimously supported the proposals and

welcomed the discretion given to the council to respond appropriately to tenants.

Resolved

- 1. To agree the business case for progressing with the enlargement of the DLO to take on all responsive repairs and voids work.**
- 2. That authority be delegated to the Director of Housing and Commercial Development to agree staffing and contractual changes required to deliver the responsive repairs and voids service by the DLO with effect from April 2019.**

Reason for Decision:

On average Wiltshire Council plans to spend around £12 - £14m from the Housing Revenue Account (HRA), both capital and revenue, each year on the repair and maintenance of the housing stock. This includes all emergency and day to day repairs, works to void properties, gas servicing, electrical testing, lift maintenance, as well as elemental replacements, such as kitchens, bathrooms and insulation, to continue to meet the Decent Home Standard.

The majority of this work is currently outsourced to contractors (value c.£13m) with just under £1m being directly delivered by the Council's Direct Labour Organisation.

The key reasons for the proposal for the DLO to take on a greater share of the services are;

- Minimising the risk of contractor failure and the knock-on impact on our Residents*
- Developing a more commercial approach to the delivery of repairs and maintenance services in-house in line with the sector*
- Generating savings and avoiding paying profit margins to external organisations*
- Capitalising on the higher performance already being delivered by our DLO*
- Enabling opportunities to improve management of the supply chain for materials and plant as well as fleet and IT*
- Providing flexibility to change and innovate in response to national and local policies changes and demands, without the need for protracted negotiations with external providers.*

266 Urgent Items

There were no urgent items.

267 Exclusion of the Press and Public

Resolved

To agree that in accordance with Section 100A(4) of the Local Government Act 1972 to exclude the public from the meeting for the business specified in Item Number 19 because it is likely that if members of the public were present there would be disclosure to them of exempt information as defined in paragraph 3 of Part I of Schedule 12A to the Act and the public interest in withholding the information outweighs the public interest in disclosing the information to the public.

Reason for taking item in private:

Paragraph 3 - information relating to the financial or business affairs of any particular person (including the authority holding that information).

268 **Housing Repairs and Maintenance Service (Part ii)**

The meeting considered the information contained in the exempt report when making their decision as minute above

(Duration of meeting: 9.30 am - 12.38 pm)

These decisions were published on the 6 July 2018 and will come into force on 16 July 2018

The Officer who has produced these minutes is Will Oulton of Democratic Services, direct line 01225 713935, e-mail william.oulton@wiltshire.gov.uk

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