

Pre-Submission Draft Wiltshire Core Strategy Development Plan Document

Changes

The following changes to the draft Wiltshire Core Strategy were approved by Cabinet on 17 January 2012. They are considered necessary to correct drafting errors, improve clarity and/or to strengthen the document.

Further changes may also be required, which constitute more minor changes and in the interests of clarity and accuracy. These are not identified and will be addressed under delegated authority.

Document Reference	Change required	Reason for Change
Beginning of document	Add new paragraphs to clarify 'How to use this document', including text from June 2011 consultation document.	To improve clarity.
Paragraph 2.0	Delete sentence "A rural buffer policy has historically effectively protected the identity of outlying rural settlements in this part of Wiltshire and been successful in retaining the openness of the countryside" This statement could create confusion, as the Rural Buffer policy will be revoked when the provisions of the Localism Act fully come into force. References in the Royal Wootton Bassett Area Strategy section already cover the issue reflected in this statement.	To improve clarity.
Page 29	Wiltshire Key Diagram: Wilton should be shown as a Local Service Centre rather than 'Market Town. Shading showing Housing Market Areas (HMA) is incorrect and should show Royal Wootton Bassett and Cricklade Community Area in the <u>west</u> HMA and Amesbury should be in the <u>south</u> HMA.	Drafting error.
Core Policy 1	Review supporting text to Core Policy 1 and Core Policy 2 to improve clarity and address: Large and small villages are treated together within Core Policy 1, although the approach to each of these types of settlements is different within the supporting text (e.g. paragraphs 4.14 and 4.15) and within Core Policy 2. See changes to paragraphs 4.14 and 4.28 below also.	To improve clarity.

Document Reference	Change required	Reason for Change
Paragraph 4.14	Revisions to clarify small and infill developments in smaller settlements. New text underlined.	To improve clarity and strengthen document.

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	<p>4.14 At the settlements identified as villages, a limited level of development will be supported in order to help retain the vitality of these communities. At Large Villages the existing settlement boundaries will be retained and development will predominantly take the form of small housing and employment sites within the settlement boundaries. <u>Small housing sites are defined as sites involving less than 10 dwellings (i.e. not a major application)</u> Development outside the settlement boundary will be strictly controlled. Relaxation of the boundaries will only be supported where it has been identified through a community-led planning policy document, such as a Neighbourhood Plan, which includes a review of the settlement boundary to identify new developable land <u>to help meet the housing and employment needs of that community</u>. In turn this could bring forward benefits to the local community such as improvements to the economy through the identification of land for employment purposes.</p>	
Paragraph 4.28	<p>Add the following wording to the end of paragraph 4.28: “The delivery strategy defines the level of growth appropriate within the built up area of small villages as infill. For the purposes of core policy 2, infill is defined as the filling of a small gap within the village that is only large enough for not more than a few dwellings, generally only one. Exceptions to this approach will only be considered through the Neighbourhood Plan process.”</p>	To improve clarity and strengthen the document.
Paragraph 4.35	<p>Add “(including low-carbon and renewable energy)” to bullet point 2.</p>	To improve clarity.
Core Policies 2 and 32, Appendix A (Development Template)	<p>Amend number of dwellings for Station Road Strategic Site, Westbury to 250 dwellings rather than 300 dwellings.</p>	Drafting error.

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Document Reference	Change required	Reason for Change
Core Policy 2	<p>(i) Change “around 37,000 homes” to “at least 37,000 homes”.</p> <p>(ii) Insert new wording in second paragraph of Core Policy 2 to emphasise the priority afforded to employment land delivery:</p> <p>“This will be delivered in a sustainable pattern in a way that prioritises the delivery of <u>employment land</u>, the re-use of previously developed sites...”</p> <p>(iii) Add sentence onto the end of paragraph relating to the “Development outside of the limits of development will only be permitted where it has been identified through community led planning documents including neighbourhood plans...” to ensure development is sustainable, accords with the wider Strategy and does not take place in the open countryside. New text as follows:</p> <p>“This must be adjacent or well related to the limits of development.”</p> <p>(iv) Add new text “Master plans will be developed for each strategic site in partnership with the local community, local planning authority and the developer.” at the end of the text introducing the list of ‘strategic development’ sites in Core Policy 2.</p> <p>(v) Add new text to follow change made under (iv) above. “At mixed use strategic sites development will be phased to ensure employment land and appropriate infrastructure is brought forward during the early stages of development”</p> <p>(vi) Proposed Bradford on Avon strategic site should read 2 to 3 hectares of employment land, rather than 2.3 hectares.</p>	<p>Drafting errors, to improve clarity and strengthen document.</p> <p>Changes (ii) and (v) have been made in response to discussion at Cabinet.</p>
Page 45	Amesbury Community Area Map: Durrington and Bulford to be shown on map.	Drafting error.
Page 54	Bradford on Avon Community Area Map: Amend area of strategic site (Kingston Farm) to be the same as that shown in the development proforma in Appendix 1 (part of the site is missing).	Drafting error.

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Document Reference	Change required	Reason for Change
Core Policy 9	<p>Chippenham Central Area of Opportunity:</p> <p>Add to end of bullet point on Langley Park “to support the retention of significant business uses on part of the site.”</p>	To improve clarity and strengthen policy.
Paragraph 5.65	<p>Devizes Area Strategy:</p> <p>Remove final bullet point as limits of development not shown on the proposals map and other points covered by other bullets in the list.</p> <p>In 7th bullet point, floorspace needed should be comparison retailing and not convenience</p>	To improve clarity and correct drafting error.
Page 79 and Core Policy 12	<p>Devizes Area Strategy:</p> <p>Rowde should be shown as a Large Village and not a Small Village.</p>	Drafting error and strengthening document.
Page 84	<p>Malmesbury Community Area Map:</p> <p>(i) Oaksey is marked incorrectly on the map and should be shown as a Large Village.</p> <p>(ii) Dauntsey is designated as a Small Village and should be shown on the map.</p>	Drafting error.
Paragraph 5.92	<p>Insert new bullet point regarding loss of small employment sites in Pewsey, which has been an issue in recent years. To mitigate this loss, opportunities to bring forward the saved local plan allocation for employment at Marlborough Road Pewsey could be investigated through the neighbourhood plan process.</p>	Drafting error.
Page 105 and Core Policy 18	<p>Pewsey Area Strategy:</p> <p>(i) Charlton St Peter should be added as a small village and Wilsford to be removed from small villages.</p> <p>(ii) Redraft bullet point in Core Policy 18 regarding Principal Employment Areas to refer to these as locally important rural employment sites to clarify their status and update list.</p> <p>(iii) Reference needs to be made to saved Local plan allocation for employment land in Pewsey.</p>	Drafting errors and strengthening of document.
Paragraph 5.109	<p>Salisbury Area Strategy:</p> <p>Insert new bullet point to clarify that the cumulative impact of all Strategic Sites at Salisbury should be considered in transport assessments.</p>	To improve clarity.

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Document Reference	Change required	Reason for Change
Page 127 and Core Policy 24	Area covered by New Forest National Park Area (NFNPA) should be shown on Southern Wiltshire Community Area Map. Exclude villages within NFNPA from Core Policy 24.	
Page 138 and Core Policy 27	Tisbury Area Strategy: Sutton Mandeville is missing from small villages in Core Policy 27. Only Chilmark is identified on the Tisbury Community Area Map as a small village, update to include all small villages in Core Policy 27.	Drafting error.
Page 144	Trowbridge Community Area Map: West Ashton should be shown as a small village.	Drafting error. In response to discussion at Cabinet.
Page 154 and Core Policy 31	Warminster Area Strategy: Upton Scudamore should be shown as a small village.	Drafting error and strengthening document.
All community area Strategies (Chapter 5)	Revise tables showing 'Delivery of Housing 2006 to 2026' for each Community Area so they all refer to a base date of 2011 and have been checked for arithmetical errors including rounding. Remove duplication in Area Strategy in bullet point list of issues, where an 'issue' is covered by other Core Policies in the document and there is no benefit from reiteration. In introductory sentence to list of bulleted "issues", refer to "issues and considerations" rather than just "issues" as this more accurately reflects the points set out. Associated change also required in Core Policies that cross refer to these paragraphs.	Drafting error and to improve clarity.

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Para 6.4	<p>Add new wording onto the end of Paragraph 6.4:</p> <p>“There may be proposals that arise during the plan period that are of exceptional strategic importance to the Wiltshire economy and do not strictly accord with the Strategy, which may merit consideration. In such circumstances, potential will be explored in conjunction with the Swindon and Wiltshire Local Enterprise Partnership, with consideration being given to the sub-regional context and impacts on the overall development strategy, in particular not undermining the delivery of the strategic employment sites already planned at settlements.”</p>	Drafting error and to strengthen document.
Paragraph 6.44	Update overall target for affordable housing in line with new threshold, to “at least 10,000 new affordable homes” being delivered rather than “at least 11,000 new affordable homes”.	To strengthen document.
Core Policy 43	Affordable housing provision of 40% (net) will be provided on sites of “5 or more dwellings” rather than “3 or more dwellings”.	This change is necessary to reflect up to date viability evidence and correct drafting error.
Paragraph 6.50	<p>Add text to the end of paragraph 6.50 relating to cross subsidy element of Core Policy 44 - Rural exceptions sites:</p> <p>“The land values in the detailed financial appraisal should be benchmarked against those for agricultural land in the local area and historic values of exception sites.”</p>	To strengthen document.
Table 22, Page 199	<p>Title of Table 22 should be “Supply of permanent accommodation for Gypsies and Travellers, April 2006 to November 2011</p> <p>Heading of second column of Table 22 should read “Permitted Apr 06 - Nov 11”.</p> <p>0 is missing from East under third column.</p>	Drafting error and to improve clarity.

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Document Reference	Change required	Reason for Change
Core Policy 47	<p>Period should be 2011 to 2021 and not 2006 to 2021.</p> <p>Provision should be made for 82 permanent pitches and not 167 pitches.</p> <p>Dates in transit provision should be 2011 to 2021 and not 2006 to 2021.</p>	Drafting errors.
Core Policy 48 and Paragraph 6.66	<p>Strengthen policy under heading 'Reuse of redundant buildings' so that it gives priority to proposals for employment and tourism use, and make associated changes to paragraph 6.66. Reword policy as follows:</p> <p>"Reuse of redundant agricultural buildings</p> <p>Proposals to convert redundant agricultural buildings for employment and tourism will be supported where it satisfies all of the following criteria:</p> <ul style="list-style-type: none"> i. The buildings have architectural merit, are structurally sound and capable of conversion without major rebuilding, and only modest extension or modification which preserves the character of the original building; and ii. the reuse would lead to the viable long-term safeguarding of a heritage asset; and iii. the use would not detract from the character or appearance of the landscape or settlement and would not be detrimental to the amenities of residential areas; and iv. The building can be served by adequate access and infrastructure; and v. The site has reasonable access to local services; and vi. the use meets identified local needs for employment. <p>In exceptional circumstances, where there is clear evidence that employment or tourism uses cannot be made viable, residential development may be appropriate where it meets the above criteria and has reasonable access to employment."</p>	To strengthen policy.

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Core Policy 57	Amend criterion v as follows: “the maximisation of opportunities for sustainable construction techniques, use of renewable energy sources and ensuring buildings and spaces are orientated to gain maximum benefit from sunlight and passive solar energy, unless this conflicts with the character of surrounding townscape, landscape or topography where it is of high quality in accordance with CP 41 ”.	To improve clarity.
All Maps	Review all maps and their keys in the interests of clarity and accuracy to ensure correct information is incorporated and make changes where appropriate. For example, including the following: (i) Indicative areas of green space on significant strategic sites to show that not all the site will be covered in built form and areas may need to be kept open, for example, due to flood plains or proposed country parks; (ii) Saved Local Plan allocations; and (iii) Principal Employment Areas.	To improve clarity and drafting errors.
Pages 14 and 15, Appendix A	East Chippenham Strategic Site Development Proforma: (i) Amend final bullet point in ‘Key Objectives’ to read: “Development to enhance and protect the landscape quality and biodiversity of the River Avon corridor, promoting its recreational use, and the sites connectivity to the town and wider countryside through enhanced pedestrian and cycle access along the corridor.” (ii) Amend third bullet point under ‘Transport’ to read: “Improvements to public transport connectivity and pedestrian and cycling links between the town centre, railway station and Wiltshire College campuses, with improved pedestrian and cycle access along the River Avon corridor, are required.	To strengthen document and improve clarity. In response to discussion at Cabinet.

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Document Reference	Change required	Reason for Change
Page 43, Appendix A	Westbury Development Proforma: Insert new objective: “To minimise the realignment of the Lake in securing a link road connecting Station Road and Mane Way, and make alternative suitable provision for the Sailing Club if required.”	To strengthen document and improve clarity. In response to discussion at Cabinet.
Appendix E	Insert Malmesbury and Marlborough into the list of settlement boundaries to be retained.	Drafting error.