



Working towards a Core Strategy for Wiltshire

Wiltshire Core Strategy Consultation Methodology Output Report

Reg 22 (1) (c)

Part 2: Appendices

June 2012

Wiltshire Core Strategy
Consultation Methodology Output Report
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Appendix 1: Summary of significant changes between Wiltshire Core Strategy consultation document and Wiltshire Core Strategy pre-submission document as a consequence of consultation

The main changes to the Wiltshire core strategy pre-submission document in response to consultation on the Wiltshire core strategy consultation document can be summarised as follows.

The objectives (Chapter 3) have been reduced from ten to six in number with the outcomes and of a number of objectives amalgamated to improve clarity of the Core Strategy as a whole.

The Spatial Strategy policies have been developed (Core Policies 1 to 3) in light of latest evidence, consultation responses, the emerging National Planning Policy Framework and to improve clarity.

Significant changes have been made to a number of policies as a result of consultation or in light of new evidence:

- Core Policy 34: Additional Employment Land - brings together parts of the previous rural diversification and enterprise Core Policy 25 and additional employment land Core Policy 21
- Core Policy 37: Military Establishments - now supports operational development of MOD sites, as well as reuse of redundant sites
- Core Policy 43: provision of affordable homes - updates previous Core Policy 28 to reflect viability work and simplify policy to apply 40% affordable housing on sites of three or more dwellings, with no contribution being required for smaller sites
- Core Policies 45: Meeting Wiltshire's housing needs and Core Policy 46: Meeting the needs of Wiltshire's vulnerable and older people replace previous Core Policy 29 (meeting housing needs) and Core Policy 30 (lifetime home standards) to place greater emphasis and clarity on meetings the needs for specialist accommodation
- Core Policy 47: Gypsy and Travellers - makes provision for new pitches until 2021 rather than 2016
- Core Policy 58: Ensuring conservation of the historic environment now includes reference to distinctive elements of Wiltshire's historic environment
- Core Policy 68: Water Resources (previous Core Policy 50) has been strengthened to ensure that development does not place water resources or river habitats at risk
- Core Policy 52: Green Infrastructure (GI) merges previous Core Policies 35 and 36 on GI
- Core Policy 57: Ensuring high quality design and place shaping - incorporates previous Core Policy 39 (Housing density)

New policies have been developed as follows:

- Core Policy 44: Rural exception sites (replaces parts of previous Core Policy 28 and includes potential for cross-subsidy with market housing)
- Core Policy 48: Supporting rural life (replaces parts of previous Core Policy 25 rural diversification and enterprise)

- Core Policy 53: Wilts and Berks and Thames and Severn Canal
- Core Policy 54: Cotswold Water Park
- Core Policy 55: Air Quality
- Core Policy 56: Contaminated Land

Within the area strategies:

- All Area Strategy Core Policies include a direct link between policy and the list of issues identified in the supporting text
- Core Policy 10 confirms the strategic sites for Chippenham and reduces the strategic employment land to 26.5 hectares
- Core Policy 14 includes a strategic site for 220 new homes west of Salisbury Road, Marlborough
- Core Policy 16 is a new policy to safeguard a route for the Wilts and Berks Canal through Melksham (the Melksham link project)
- Core Policy 29 reduces the strategic employment land at Trowbridge to 25 hectares
- Core Policy 32 includes a strategic site for 300 dwellings on land at Station Road, Westbury (revised former Local Plan allocation)
- Royal Wootton Bassett and Cricklade Area Strategy - recognises the need to protect the rural character and separate identities of settlements in relation to Swindon

The Settlement Strategy has been reviewed and a consistent methodology applied to the smaller settlements across Wiltshire including those within South Wiltshire (fulfilling the commitment to review the status of the smaller settlements through the Wiltshire Core Strategy) to determine which settlements should be classified as Large or Small Villages, and to indicate those parts of Wiltshire where development should not generally be permitted as they represent the most unsustainable locations. The Large and Small Villages are identified within the Area Strategies in Chapter 5.

Development Templates have been produced for each strategic site (Appendix A, Pre-Submission Draft Wiltshire Core Strategy). A number of other new Appendices have also been inserted, including one relating to the Local Plan policies that will continue to be saved following adoption of the Core Strategy.

Appendix 2 – Documents published with the Wiltshire Core Strategy Pre-submission document and their availability

Document	Library	Hub	Web
MAIN DOCUMENTS			
Wiltshire Core Strategy pre-submission document	Yes	Yes	Yes
Sustainability Appraisal(SA)/Strategic Environmental Assessment (SEA) main report	No	Yes	Yes
SA/SEA appendices	No	Yes	Yes
Habitats Regulations Assessment (HRA)	No	Yes	Yes
Non-technical summary of SA	Yes	Yes	Yes
Non-technical summary of HRA	Yes	Yes	Yes
CONSULTATION			
Consultation Statement on Wiltshire core strategy consultation document from June 2011 Part 1 - Report	No	Yes	Yes
Consultation Statement Wiltshire core strategy consultation document from June 2011 Part 1- Appendices	No	Yes	Yes
Consultation statement on Wiltshire core strategy consultation document from June 2011 Part 2 – list of responses	No	No	Yes
Comment forms core strategy	Yes	Yes	Yes
Comment forms for SA	Yes	Yes	Yes
TOPIC PAPERS			
Climate Change	No	Yes	Yes
Housing	No	Yes	Yes
Settlement strategy & appendices	No	Yes	Yes
Rural signposting	No	Yes	Yes
Natural Environment	No	Yes	Yes
Retail	No	Yes	Yes
Economy & appendices	No	Yes	Yes
Infrastructure & Planning Obligations	No	Yes	Yes
Built & Historic Environment	No	Yes	Yes
Transport	No	Yes	Yes
Green Infrastructure	No	Yes	Yes
Site Selection Process	No	Yes	Yes
Military Issues	No	Yes	Yes
Building Resilient Communities	No	Yes	Yes
Housing Requirement Tech Paper	No	Yes	Yes
Gypsy & Travellers	No	Yes	Yes
EVIDENCE			
Infrastructure Delivery Plan	No	No	Yes
Strategic Housing Market Assessment	No	No	Yes
Annual Monitoring Report	No	No	Yes
Devizes Traffic Modelling reports	No	No	Yes
Chippenham Traffic Modelling Reports	No	No	Yes
Trowbridge Traffic Modelling Reports	No	No	Yes
Housing Land Supply Statement	No	No	Yes

Wiltshire Workspace Strategy	No	No	Yes
Strategic Housing Land Availability Assessment	No	No	Yes
Viability Study	No	No	Yes
Equalities and Diversity Impact Assessment	No	No	Yes

The hubs are:

County Hall and Bradley Road, Trowbridge,
Browfort Offices, Devizes,
27 – 29 Milford Street, Salisbury
Monkton Park Offices, Chippenham,

The libraries are in:

1. Aldbourne, SN8 2DW
2. Amesbury, SP4 7AL
3. Box, SN13 8NT
4. Bradford-on-Avon, BA15 1BY
5. Calne, SN11 0JU
6. Corsham, SN13 9BJ
7. Chippenham, SN15 3EJ
8. Cricklade, SN6 6AE
9. Devizes, SN10 1DL
10. Downton, SP5 3DP
11. Durrington, SP4 8EU
12. Ludgershall, SP11 9LZ
13. Lyneham, SN15 4PR
14. Malmesbury, SN16 9BG
15. Market Lavington, SN10 4AG
16. Marlborough, SN8 1HD
17. Melksham, SN12 7DZ
18. Mere, BA12 6JA
19. Pewsey, SN9 5EQ
20. Purton, SN5 4AA
21. Netheravon, SP4 9PJ
22. Ramsbury, SN8 2QP
23. Salisbury, SP1 1BL
24. Tidworth, SP9 7QN
25. Tisbury, SP3 6LD
26. Trowbridge,
27. Trowbridge (Reference library)
28. Warminster, BA12 9BT
29. Westbury, BA13 3BD
30. Wilton SP2 0JS
31. Wootton Bassett, SN4 7AX
32. Mobile libraries

Appendix 3 – Adverts in press

Planning and Compulsory Purchase Act 2004
The Town and Country Planning (Local Development) (England) Regulations 2004
(Regulations 27 and 28)
The Town and Country Planning (Local Development) (England) (Amendment) Regulations 2008
The Town and Country Planning (Local Development) (England) (Amendment) Regulations 2009

Notice of Publication of the Wiltshire Core Strategy Development Plan Document
(Pre-submission)

Notice is given in accordance with the above Regulations that Wiltshire Council has published the Wiltshire Core Strategy DPD and following a 6-week period during which representations can be made, proposes to submit it to the Secretary of State for Communities and Local Government.

The Wiltshire Core Strategy has been informed by consultation that took place in 2009 and 2011. It includes:

- the key challenges and opportunities facing Wiltshire
- a vision and strategic objectives to provide direction for development in Wiltshire
- a spatial strategy and settlement hierarchy that clarifies the proposed level of new jobs and homes required in Wiltshire
- community area strategies for each community area in Wiltshire
- general policies to support the plan's environmental, social and economic objectives for the development of land.

When adopted, the Wiltshire Core Strategy will form part of the Wiltshire Local Development Framework.

The proposed submission documents include: the Wiltshire Core Strategy and submission proposals map, the Sustainability Appraisal Report, the Habitat Regulations Assessment, the Statement of Consultation and a number of other evidence base documents used to prepare the Wiltshire Core Strategy DPD. The period for submitting representations relating to the **soundness** of the Wiltshire Core Strategy DPD begins on **Monday 20th February 2012** and lasts for 6-weeks, closing at **5pm on Monday 2nd April 2012**. Representations received beyond this date may not be considered.

The proposed submission documents can be viewed and commented upon at www.wiltshire.gov.uk/wiltshirecorestrategy and at the following locations: Trowbridge (Bradley Road and County Hall), Devizes (Browfort), Salisbury (27 – 29 Milford Street), Chippenham (Monkton Park). If you wish to make representations relating to the **soundness** of the Wiltshire Core Strategy you should use the standard representation form, which is available online at www.wiltshire.gov.uk/wiltshirecorestrategy, the above locations and all libraries across Wiltshire.

A guidance note is available to assist you in completing the form. A separate form should be completed for each representation you wish to make. Where necessary, completed representation forms can be sent electronically via email to spatialplanningpolicy@wiltshire.gov.uk or posted to the following address:

Spatial Planning, Economy & Enterprise, Wiltshire Council, County Hall, Trowbridge, BA14 8JN

Any representation may be accompanied by a request to be notified at a specified address of any of the following: that the Wiltshire Core Strategy has been submitted to the Secretary of State for independent examination; that the Inspector's Report (including any recommendations) into the Wiltshire Core Strategy has been published; and that the Wiltshire Core Strategy has been adopted.

Alistair Cunningham
Service Director,
Economy and Enterprise
Wiltshire Council

Bath Chronicle
 16 February 2012

Musical & Tuition

THE LOFT IN RADSTOCK
 The area's newest and cheapest music shop. Guitars, basses, amps, strings & accessories, pro audio, classical instruments & vinyl. We buy, sell & part exchange musical instruments and equipment. Huge stock of vinyl. Repairs and setups undertaken. Open 10-6 every day except Wed & Sun. The Loft 3 County Bridge, Radstock BA3 3AA. www.thelofttradstock.com.

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KNIGHT PIANO Upright, in excellent condition. Light Teak, £980.00 - Tel. 01225 444360

VIOLIN FULL size Stentor II student violin. Upgraded strings. No bow, no case. Used one year only. £45 - Tel. 01373 228527

YAMAHA KEYBOARD 5 octave - 61 full size keys c/w power supply unit. Good condition. £40 (From) - Tel. 01373 461259

YAMAHA PSR-350 Keyboard 5 Octaves Touch sensitive includes stand, carry case, pedal, plug, song-book £100 ono - Tel. 07857 412192

GUITAR PRACTICE Amp, 10 Watt, black, good condition. (From) £20 ono - Tel. 01373 461259

TROMBONE BESSON - with case. Surt learner. £150.00 - Tel. 01225 444360

Snooker & Pool

BILLIARDS-PLAYING FUNNY-DOGS
 On 4 types of fine art prints, 15 1/2 x 11 3/4, the lot for £55. - Tel. 023 90431803

SNOKKER TABLE 27" width x 55" height, no balls, can deliver £10 - Tel. 07906 499709

Sports Equipment

WANTED VINTAGE Fishing tackle, hardy reels, hardy perfects, allcock seaite, brass reels, cased fish & angling medals. All good vintage tackle purchased for cash - Tel. 01934 520346 or 07870 841142

CRICKET BATTING gloves Left HANDED, email youths. Duncan Feasibly Little used 15 - Tel. 01373 228527

NETBALL TABLE tennis TABLE For inside/outside use, top quality, good condition. Full size, green £125 ono - Tel. 01225 447334

SKIS MENS carvers On Marker M51 bindings with poles and lockable ski box. Good condition. £45 ono - Tel. 01373 463876

TOTAL GYM Exercise System Only used a couple of times. Bench system with pulleys £125.00 - Tel. 01373 467810

ABS TRAINER * Forza * ABS Trainer. Unused. Still in wrapping. £25 - Tel. 01373 463876

BRUCE ANCHOR 2kg Immaculate £10 - Tel. 01225 427154 or 07530 162568

CRICKET PADS Youths, left HANDED. Grey-Nicholle Sabre 300. Very little used. £10 - Tel. 01373 228527

LAWN BOWLS (WOODS) Set of 4 bowls in leather case. £35 - Tel. 01225 444360

Sportswear

SKI CLOTHING Mens and youths jackets and softshell. All good condition. Pairs from £35. Free caps, gloves etc - Tel. 01373 463876

Public Notices

Planning and Compulsory Purchase Act 2004
The Town and Country Planning (Local Development) (England) Regulations 2004
 (Regulations 27 and 28)
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Spatial Planning
 Economy & Enterprise
 Wiltshire Council
 County Hall
 Trowbridge
 BA14 8JN

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Alistair Cunningham
 Service Director,
 Economy and Enterprise
 Wiltshire Council

Wiltshire Council
 Where everybody matters
www.wiltshire.gov.uk

THE BATH CHRONICLE COMPETITION TERMS AND CONDITIONS

1. No employees of Bath News and Media or any company associated with a particular competition, promotion or game, or any member of their close family may enter.
2. Unless otherwise specified, all entries must be made using the entry form(s) printed in the Bath Chronicle. No photocopies will be accepted.
3. Prizes are as stated and no alternatives will be available.
4. All entries must be received by the date published in the Bath Chronicle.
5. The Bath Chronicle accepts no liability for any loss, damage or injury caused by any prizes won.
6. Publicity may be given to any competition winners and/or entrants and their names and/or photographs printed in the Bath Chronicle.
7. The determination and decision of the Editor on all matters will be final and no correspondence will be entered into. The Editor reserves the right in absolute discretion to disqualify any entry, competitors, or nominees, add to, or write any rules, or to cancel the whole or part of any competition, game or promotion at any stage without notice.

Public Notices

Bath & North East Somerset Council

(CHARLCOMBE LANE, CHARLCOMBE, BATH)
(TEMPORARY PROHIBITION OF USE BY VEHICLE ORDER 2012)

NOTICE IS HEREBY GIVEN that the Bath and North East Somerset Council in pursuance of the provisions of sect of the Road Traffic Regulation Act 1984 as amended has an order the effect of which will be to close temporarily vehicles that length of Charlcombe Lane, extending from point 200 metres north of its junction with Richmond Road a north easterly direction for approximately 900 metres.

This order is required because of the likelihood of dang the public consequent upon the annual migration of the road population from one side of the road to the other: to be operative from the 23rd February 2012 for a maximum period of three months. However, the restriction may not effected for the whole of the period but it is anticipated the road will be closed as and when traffic signs are in position and only for so long as is necessary for the mig which it is anticipated will be for SIX WEEKS.

Dated: 16th February 2012

Floor 2, Riverside,
 Temple Street,
 Keynsham,
 Bristol,
 BS31 1LA

David Tri
 Divisional Director of Plannin
 Transport Develop

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www.bathnes.gov.uk

Bath & North East Somerset Council

(CONNECTION ROAD, TWERTON)
(TEMPORARY PROHIBITION OF USE BY VEHICLE ORDER 2012)

NOTICE IS HEREBY GIVEN that the Bath and North East Somerset Council in pursuance of the provisions of sect of the Road Traffic Regulation Act 1984 as amended intend make an order the effect of which will be to close temporarily to vehicles the entire length of Connection Road, Twerton

This order is required because works are being or are proposed to be executed on or near the road consequent upon a bridge examination and will be operative from the 6th March 2012 for a maximum period of one month. However, the restriction may not be effected for the whole of the period but it is anticipated that the road will be closed as and when traffic signs are in position and only for so long as is necessary to execute the works which it is anticipated to be for ONE DAY.

ALTERNATIVE ROUTE - How Hill, High Street, The Archa Lower Bristol Road.

Dated: 16th February 2012

Floor 2, Riverside,
 Temple Street,
 Keynsham,
 Bristol,
 BS31 1LA

Matthew
 Divisional Director
 Environmental Services

Making Bath & North East Somerset an even better place to live, work and visit

www.bathnes.gov.uk

Bath & North East Somerset Council

(BROOKLYN ROAD AND ELDON PLACE, BATH)
(TEMPORARY SUSPENSION OF PARKING)
(TEMPORARY SUSPENSION OF WAITING AND LOADING ORDER 2012)

Public Notices

Private 08444 060252 | Trade 0844406 8811

Public Notices

THE PRIDE IN BATH AWARDS TERMS AND CONDITIONS

1. No employees of Bath News and Media or any company associated with Pride in Bath, or any member of their close family may enter.
2. Unless otherwise specified, all entries must be made using the entry form(s) printed in the Bath Chronicle and on the Pride in Bath website. No photocopies will be accepted.
3. Prizes are as stated and no alternatives will be available.
4. All entries must be received by the date published in the Bath Chronicle.
5. The Bath Chronicle accepts no liability for any loss, damage or injury caused by any prizes won.
6. Publicity may be given to any nominees/entrants and their names and/or photographs printed in the Bath Chronicle and used on the Pride in Bath social media campaigns.
7. The determination and decision of the Editor on all matters will be final and no correspondence will be entered into. The Editor reserves the right in absolute discretion to disqualify any entry, competitors, or nominees, add to, or write any rules, or to cancel the whole or part of any competition, game or promotion at any stage without prior notification.
8. Winners for each category for the Pride in Bath Awards will be chosen by a judging panel including the Editor, and their decision is final.
9. All persons nominated for the Pride in Bath Awards, or groups, charities or businesses must be residents or located within the Bath Chronicle circulation area.
10. All persons nominated within the Young Person of the Year category in the Pride in Bath Awards must be under the age of 18 on the date of the nomination deadline.
11. All groups entering the Cash for your Community section of the awards must be either a registered charity or non-profit community group within the Bath Chronicle circulation area to take part.
12. All winners within the Cash for your Community section must use the prize for the proposed project for which they nominated themselves. The prize money must be spent within 6 to 9 months of the award ceremony and B&N, exclusive sponsor of the Awards, reserves the right to do follow-up marketing and PR with the winners.
13. Where prizes are provided by a third party Bath Chronicle cannot be held responsible for any failure by that third party to provide prizes as specified and all enquiries in reference to such prizes will be referred to the third party.
14. Any closing date for entries and/or rules of play, which are published as part of the awards, form part of the rules for entry of the awards.
15. Copies of nomination forms are available (if applicable) from The Bath Chronicle, Pressions

Gazette and Herald
 16 February 2012

Gazette & Herald Thursday, February 16, 2012

Classified Advertising 01793 528101

gazettean



PLANNING ACTS

The following planning applications have been received and may be viewed on the Council's website www.wiltshire.gov.uk, or at the Council Offices.

- *12/00260/FUL Proposed extensions and conversion of existing dwelling into a 7no. bedroom residential care home for people with learning disabilities or mental health disorders. Erection of a 1no. bedroom annexe accommodation to be occupied by people with learning disabilities or mental health disorders and construction of 4no. car parking spaces within the existing front garden.
Orchard End, Great Coxwold, Faringdon, Oxon.
- *12/00303/ADV Proposed new signage (Re-submission of withdrawn application 11/02811/ADV)
3-7 Marlborough Street, Faringdon, Oxon.

* CONSERVATION AREA or ADJACENT TO A CONSERVATION AREA
 # LISTED BUILDING or IS ADJACENT TO A LISTED BUILDING

Representations should be made in writing either by email to planning@wiltshire.gov.uk or by letter to Vale of White Horse District Council, Abbey House, Abingdon, OX14 3JE, quoting the application number. All representations will be available to the public to view and copy, and must be made not later than 8 March 2012.

Dated 16 February 2012
 Adrian Duffield
 Head of Planning

PLANNING AND COMPULSORY PURCHASE ACT 2004 THE TOWN AND COUNTRY PLANNING (LOCAL DEVELOPMENT) (ENGLAND) REGULATIONS 2004 WILTSHIRE COUNCIL LOCAL DEVELOPMENT FRAMEWORK NOTICE OF SOUTH WILTSHIRE CORE STRATEGY DEVELOPMENT PLAN DOCUMENT ADOPTION STATEMENT

In accordance with Regulation 24(2) and Regulation 36 of the Town and Country Planning (Local Development) (England) Regulations 2004 (as amended), notice is hereby given that Wiltshire Council adopted the Core Strategy for South Wiltshire as a Development Plan Document on 7 February 2012. The Core Strategy is the principal document of the Local Development Framework and sets out the vision, objectives, spatial development strategy and overarching policies that will guide the development in South Wiltshire up to 2026. It covers the whole area of South Wiltshire, except for that part where the New Forest National Park Authority is the local planning authority.

Any person aggrieved by the Core Strategy DPD may make an application under Section 113 of the Planning and Compulsory Purchase Act 2004 to the High Court on grounds that the document is not within the appropriate powers and/or a procedural requirement has not been complied with. Any such application must be made by no later than the end of the period of six weeks from the date of the adoption of this Core Strategy by 20 March 2012. Copies of the adopted Core Strategy and associated documents, including the Inspector's Report, Adoption Statement and Sustainability Appraisal Report are available for inspection at:

Wiltshire Council offices
 Salisbury: 27-29 Milford Street, Salisbury, Wiltshire, SP1 2AP (Monday to Friday 8.30am to 5.30pm)
 Trowbridge: County Hall, Bytess Road, Trowbridge, Wiltshire, BA14 8JN (Monday to Friday 8.10am to 5.30pm)
 Devizes: Broadford, Bath Road, Devizes, Wiltshire, SN10 2AT (Monday to Friday 8.30am to 5.30pm)
 Chippenham: Monkton Park, Chippenham, Wiltshire, SN15 1ER (Monday to Friday 8.30 to 5.30pm)

Public Libraries
 Salisbury Library, Market Place, Salisbury, SP1 1BL (Mon 10am - 7pm, Tues 9am - 7pm, Wed 9am - 5pm, Thurs 9am - 5pm, Fri 9am - 7pm, Sat 9am - 5pm)
 Amesbury Library, Smithfield Street, Amesbury, SP4 7AL (Mon 2pm - 7pm, Tues 9.30am - 5pm, Wed Closed, Thurs 9.30am - 7pm, Fri 9.30am - 5pm, Sat 9.30am - 1pm)
 Downton Library, Church Lane, Downton, SP5 3PD (Mon 2pm - 7pm, Tues 2pm - 5pm (volunteer operated sessions), Thurs 10am - 1pm and 1pm - 5pm (volunteer operated sessions), Fri 10am - 2pm (library card access self service) and 2pm - 5pm, Sat 10am - 1pm)
 Durrington Library, 75 Bulford Road, Durrington, SP4 8EU (Mon 10am - 5pm, Tues Closed, Wed 10am-7pm, Thurs Closed, Fri 10am - 5pm, Sat 10am-1pm)
 Mere Library, Barton Lane, Mere, Warrminster, Wiltshire, BA12 6JA (Mon 10am - 2pm (volunteer operated sessions) and 2pm to 7pm, Tues 9.30am - 5pm, Wed 9.30am - 1pm (volunteer operated sessions), Thurs 9.30am - 5pm, Fri 9.30am - 5pm, Sat Closed)
 Tisbury Library, High Street, Tisbury, Wiltshire, SP2 6LD (Mon 2pm - 7pm, Tues Closed, Wed 10am - 1pm, Thurs Closed, Fri 10am to 7pm, Sat Closed)
 Warminster Library, Three Hereshoes Walk, Warminster, BA12 9BT (Mon 10am - 7pm, Tues 9.30am - 5pm, Weds 9.30am - 12.30pm, Thurs 9.30am - 7pm, Fri 9.30am - 5pm, Sat 9.30am - 4pm)
 Wilton Library, South Street, Wilton, Salisbury, SP2 0JS (Mon Closed, Tues 10am - 2pm (volunteer operated session) and 2pm - 7pm, Wed Closed, Thurs 10am - 1pm and 1pm - 5pm (volunteer operated sessions), Fri 10am - 2pm (volunteer operated session) and 2pm to 5pm, Sat 10am - 1pm)

Documents can also be viewed online at Wiltshire Council's website:
<http://www.wiltshire.gov.uk/planninganddevelopment/planningapplications/southwiltshirecorestrategy.htm>

Further information can be provided by contacting the Spatial Planning team on 01722 434 390 or e-mail forwardplanning@wiltshire.gov.uk

Alistair Cunningham
 Director
 Economy and Enterprise
 Wiltshire Council

LIST OF PLANNING APPLICATIONS

The following planning applications are those affecting the setting of a Listed Building, a Conservation Area, a Public Right of Way, or major applications and are available to view on our website. Alternatively you can view applications at our Council Offices from 8.30am until 5.30pm Monday - Friday. Views relating to the planning applications listed below should be made in writing by **8 March, 2012**, quoting the reference number. All views expressed regarding a planning application will be considered and placed on a file, which is open to the public.

NORTH AREA
 Box - N/12/00222/FUL - Box Wharf, 18 Care Units, Conversion to Form 4 Dwellings & Associated Works;
 Cricklade - N/12/00049/FUL - Field 9462, Glasshouse & Polytunnel; **Lacock** - N/12/00284/FUL & N/12/00287/LBC - Lacock United Reform Chapel, Reinstatement of Front Area of Chapel, Malmesbury N/12/00279/FUL - Cartref, Demolish Garage, Utility Room & Conservatory & Erect Extension;
 N/12/00302/LBC - Latch Cottage, Handrail; **Nettleton** - N/12/00329/FUL & N/12/00330/LBC - Westfield Farmhouse, Extensions & Alterations; **St Paul Malmesbury Without** - N/12/00327/FUL & N/12/00328/LBC - Manor Farm, Conversion & Extension To Provide 5 Dwellings; **Wootton Bassett** - N/11/03978/FUL - Former Beaufort Brewery, Demolish Listed Structures, Change of Use of Brewery Building Including Renovation and Repair, Redevelopment of Site to Retail & Residential.
 Email Address: developmentmanagement@wiltshire.gov.uk
 Development Services, Wiltshire Council, Monkton Park, Chippenham, SN15 1ER

EAST AREA
ALDBOURNE - E/2012/0145/LBC - 18 The Old Post House West Street - Extension; **ALL CANNINGS** - E/2012/0099/LBC - Townsend Cottage 69 Townsend The Street - Extension and replacement boiler; **COLINGBOURNE DUGES** - E/2012/0139/FUL - West Farm House Care Home - Extension and conversion to create 4 care care units; **DEVIZES** - E/2012/0151/LBC - Sandhill Northgate Street - Proposed installation of accessible WC; **FYFIELD & WEST OVERTON** - E/2012/0152/FUL - Manor Farm West Overton - Cran storage building; **ROUNDWAY** - E/2012/0134/FUL & E/2012/0136/LBC - The Keep London Road Devizes - Conversion of building to create 13 flats and rooftop extension; E/2012/0141/FUL & E/2012/0142/LBC - Fox and Hounds Nurstead Road Devizes - Flat lines and raised chimney stack; **URCHFONT** - E/2012/0147/FUL & E/2012/0148/LBC - Manor Farm Yard High Street - Redevelopment of the site with 19 Nos. dwellings, garages, parking and landscaping.
 Email Address: developmentmanagement@wiltshire.gov.uk
 Development Area Manager, Development Services, Wiltshire Council, Broadford, Bath Road, Devizes, Wiltshire, SN10 2AT

The closure will be clearly signed.

The Order will come into force as anticipated that the closure will be in place for a maximum duration of 18 months. For further information regarding details of the diversion route (Bristol Water) on 0117 96651 (Ref: A2/RC)

Section 14(1) of the Road 198

Temporary Closure of: UK (Clatford)
 (Ref: A2/RC)

Notice is hereby given that to make an Order to close 156801 Bayardo Lane (Clatford) with A4 Bath Road in a junction with UC 166801 Mar to enable; Wiltshire Council Replacement at Clatford Bridge. **Alternative route via: A4 E Bridge Street, Mantou - UC 1 Mantou - UC 166801 Mantou**

Eastbound A4 vehicles will closure by signing prior to

All westbound vehicles will

The closure will be clearly signed

This Order will come into force 2012 and it is anticipated the 31 August 2012 to complete. maximum duration of 18 mos For further information, please contact Shaheed Khan (Msc)

Registration of Births, Deaths and Marriages

Application for Premises Venue for Marriages under the Marriage Act 1949 under Section 6(3A)(a) of the Act 21

Mr P. H. Maundrell wishes to hold civil marriage ceremonies at Manor Farm Calstone-Wellingdon CALNE Wiltshire SN11 8PY as a venue to hold civil marriage ceremonies. Any objections to this application writing, stating the reasons for Proper Officer for the Registrar Council, County Hall, Trowbridge, Wiltshire, should be received no later than 5.00 p.m. on 16th and will be disclosed to the applicant and copy of the application and inspection at County Hall, Trowbridge. For these plans, please tel 718029 for an appointment. Jacquie White, Proper Officer, Registration of Births, Deaths February 2012

Planning and Compulsory Purchase Act 2004 The Town and Country Planning (Local Development) (England) Regulations 2004 (Regulations 27 and 28) The Town and Country Planning (Local Development) (England) (Amendment) Regulations 2008 The Town and Country Planning (Local Development) (England) (Amendment) Regulations 2009 Notice of Publication of the Wiltshire Core Strategy Development Plan Document (Pre-submission)

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 Spatial Planning
 Economy & Enterprise
 Wiltshire Council
 County Hall
 Trowbridge
 BA14 8JN

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Alistair Cunningham
 Service Director,
 Economy and Enterprise
 Wiltshire Council

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Section 14(1) of the Road Traffic Regulation Act 1984

Temporary Closure of: Fosse Way, Byway 3 (Part), Brokenborough
 (Ref: A3/JC/12/09)

Notice is hereby given that the Wiltshire Council intends to make an Order to close temporarily to all traffic Fosse Way, Byway 3 (part), Brokenborough; from its junction with Footpath 4 Brokenborough in a north-easterly direction to its junction with Footpath 10 Brokenborough for a distance of approximately 2 kilometres.

To enable: Bristol Water to renew Water Main.

Alternative Route: via Fosse Way, Byway 3, Brokenborough (unaffected length) - B4014 - CBP Park Lane - B4040 - Fosse Way, Byway 3 (unaffected length) and vice versa.

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Wiltshire Times
 17 February 2012

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 Tel: 01225 710749 or apply online at www.oajct.co.uk
Closing Date for applications: 29 February 2012

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The Town and Country Planning (Local Development) (England) (Amendment) Regulations 2005
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 BA14 8JN

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Alistair Cunningham
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Blackmore Vale
 17 February 2012

ful business had
 ver more than
 itially overcome
 the location of
 on the
 which forms
 area of
 natural beauty
 their proposal
 n the hill.
 mained concerns
 nt of traffic
 d be generated
 and poorly
 D road leading
 nd much used by

that there would be only one
 vehicle movement a day,
 which further analysis
 revealed should have been a
 maximum of 22 from three
 resident yard workers, Mr
 Alner and his wife, and their
 daughter Louise and her
 partner who would be
 working at the stables and
 living in the village.
 Following a site meeting
 which was sought at the
 January meeting of North
 Dorset's development
 control committee, the
 application had also been
 amended to include passing
 places on the access road,
 Back Lane.
 Objectors also queried a
 county land agent
 assessment of need based on
 an existing operation when
 the business, Robert Alner
 Racing (Ltd) had in fact
 ceased in September 2010.
 Planning officers explained
 that the original application
 had been made when the
 business was still in
 operation, but it had since
continued on opposite page

And a supporter urged "a bit
 more generosity of spirit to
 allow them to carry on their
 business" in what was "a
 very genuine case" which
 meant that Mr Alner needed
 a purpose-built property to
 live in.
 The committee's decision
 was unanimous after
 councillor Vic Fox
 described the expertise of
 the business as "legendary",
 declaring a degree of
 personal interest having
 "made a bit of money
 myself" over the years from
 its activities.

utility or a physical
 disability, to help get their
 voices heard.
 People often feel at a great
 disadvantage in certain
 situations and having a
 volunteer advocate helps them
 feel more confident.
 Anyone aged over 18 who is a
 good listener, understanding
 and non-judgmental with a
 couple of hours a week spare,
 can apply.
 Typical duties of a volunteer
 advocate include meeting with
 their advocacy partner on a
 regular basis and listening to
 what they want and then
 supporting them to achieve
 their goals. This may involve

PUBLIC NOTICE 42 Grea
 Ground Shaftesbury, SP7 8FF W
 are acting on behalf of the
 receivers And they have receive
 an offer of £225,100. An
 interested parties must submit
 higher offers in writing to the
 selling agent before exchange
 contracts takes place. Woolle
 and Wallis, Minster House, Th
 Commons, Shaftesbury, Dorset
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 House Hill and
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 call on 01924
 hways' road space

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PUBLIC NOTICES

Planning and Compulsory Purchase Act 2004
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Regulations 2004
(Regulations 27 and 28)
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(Amendment) Regulations 2008
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BLANDFORD FORUM - 2/2012/01/
 Business Park
BOURTON - 2/2012/0100/PLNG*, E
BUCKHORN WESTON - 2/2012/00/
 Shave Hill
FIFEHEAD NEVILLE - 2/2012/0104/
 windows, Kifford Cottage, Kifford La
FONTELL MAGNA - 2/2012/0101/
 Cottage, Lamer Street
 2/2012/0110/PLNG (CA/LB), Chang
 windows and clad with oak boarding
 2/2012/0112/PLNG (CA/LB), Install
 to annex. Carry out internal and ex
GILLINGHAM - 2/2012/0096/PLNG
 to restrict staff numbers to not exce
 Shrublands Farm, Shaftesbury
 2/2012/0099/PLNG*, Erect rear two
 2/2012/0105/PLNG*, Construct raise
HILTON - 2/2012/0103/PLNG, Insta
MARNHULL - 2/2012/0093/PLNG*,
OKEFORD FITZPAINE - 2/2012/01/
 windows and carry out associated
TARRANT GUNVILLE - 2/2012/01/
 Gunville
WEST ORCHARD - 2/2012/0108/P
 internal and external work (regular
WEST STOUR - 2/2012/0111/PLNG
 Gillingham
WINTERBORNE HOUGHTON - 2/
 Land Adj North Barn Farm, E38152
WINTERBORNE STICKLAND - 2/
 Blandford Forum
 Applications may be inspected at
 Representations should be made v
 Nordon, Salisbury Road, Blandford
www.wiltshire.gov.uk). Any comments received m
 LB = Listed Building, CA = Conserv
 of the development plan. Es = appl
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 Method of Appeal: WR = Written Re

APP/N1215/A/12/2169085/NWF
 7th March 2012
 WR

Appendix 4 – Wiltshire Council press release and sample press coverage

Wiltshire Core Strategy, 11th January 2012

Local people have shaped the latest plans which will make communities strong and sustainable by ensuring jobs, services and homes are developed in a balanced way.

Protecting the unique identity of each community as well as creating jobs and managing development underpin the council's Wiltshire Core Strategy (WCS), which will now be debated by cabinet on January 17, 2012 before it goes to Full Council, and a final round of consultation begins next month. This consultation is to test the soundness of the plan before it gets formally submitted to the Secretary of State.

To ensure as many people as possible could comment on the plans and had the opportunity to ask questions, Wiltshire Council organised exhibitions across the county during the summer of 2011.

The responses gathered through the consultation have been used to help draft the WCS – a plan which sets out long-term planning and development aims and principles. This will ensure local people continue to have an integral role in shaping plans which will affect them and their communities.

The document details the amount of new employment land to support job growth and suggests figures for new homes required over the next 15 years to ensure the county's community areas can grow in a way that meets the needs of local people.

The WCS process was delayed following the government's announcement of its intention to revoke regional spatial strategies – binding housing targets set by government. As a result of the announcement, cabinet reviewed Wiltshire's housing requirement.

The council carried out a review and found that the number of homes required in Wiltshire over the period from 2006 to 2026 should be reduced from the government target of 44,400 new homes to the council's assessment of 37,000. Approximately half of the homes required have already been completed or are in the process of being developed.

Cabinet member with responsibility for economic regeneration and spatial planning, Fleur de Rhe-Philipe, said: "We wanted local people to look at this document, have their say and help us make sure communities are as resilient and sustainable as possible. This they have done and the result, we believe, is a sound Core Strategy for Wiltshire."

Ends

Wiltshire Council Press Release

Wiltshire Core Strategy, 20th February 2012

A plan which aims to make communities strong and sustainable by ensuring jobs, services and homes are developed in a balanced way took a step forward recently (February 7) when it was approved by Full Council.

Protecting the unique identity of each community as well as creating jobs and managing development underpin the council's Wiltshire Core Strategy (WCS), which will go out for a final round of consultation from today (February 20) until April 2. This consultation is to test the soundness of the plan before it is due to be formally submitted to the Secretary of State, for examination by an independent Planning Inspector.

The WCS – a plan which sets out long-term planning and development aims and principles –has been influenced by local people, businesses and organisations through numerous rounds of consultation. As part of the latest round of consultation, communities commented on the plans and asked questions at exhibitions organised by Wiltshire Council across the county during the summer of 2011.

The document indicates the amount of new employment land needed to support job growth and suggests figures for new homes required over the next 15 years so Wiltshire's communities can grow to meet the needs and aspirations of their people.

Cabinet member with responsibility for economic development and spatial planning, Fleur de Rhe-Philipe, said: "We wanted local people to look at this document, have their say and help us make sure communities can thrive and be as self-reliant as possible. They have done this and the result, we believe, is a sound Core Strategy for Wiltshire which will ensure growth is managed in a balanced way."

To comment on the soundness of the plan people should visit:

<http://www.wiltshire.gov.uk/wiltshirecorestrategy>

Wiltshire: The Core Issues

wiltshiretimes.co.uk

Public's call to be part of consultation as west

It's your county –



Wiltshire Council deputy leader John Thomson with the Core Strategy outside Trowbridge Civic Centre where a public meeting on the plans will be held on February 7
Photo: Trevor Porter (39972)

By Mike Wilkinson

mwilkinson@wiltshiretimes.co.uk

WILTSHIRE people have one last chance to speak up about the future of all developments in the county at a meeting next month.

The meeting on February 7 is the start of a six-week consultation on Wiltshire's Core Strategy, the document which tells developers where they can and cannot develop between now and 2026.

After consultation it will be sent to the Government and, if approved, could change the face of west Wiltshire towns forever.

The plan includes the construction of 37,000 new homes, half of which have already been built since council officers first started work on the strategy. There are also designated areas for new employment land.

The meeting will take place at 10.30am at the Trowbridge Civic Centre.

Wiltshire councillors will gather to discuss the plan before officially approving the consultation exercise.

Rural campaigners, made up

of 25 local groups, are outraged by the latest document and have set up their own meeting to discuss the fate of Wiltshire's towns and villages.

It will be held on January 31 at 7.30pm at the Melksham Baptist Church Hall, Old Broughton Road.

Ken McCall, of Campaign for A Better Trowbridge, said: "This is our chance to at least try and stop this nonsensical building of houses on our green fields and we invite as many people as possible to come and have their say.

"All too often people don't speak up but this really is our last chance before the Core Strategy is rubber-stamped and set in stone."

A dossier, prepared by the Campaign for the Protection of Rural England's West Wiltshire branch, has slammed the council's land allocation plans for housing and employment in the Trowbridge district.

Chairman George McDonic said: "We and others raised a number of objections to the original document. We are disappointed that the new document has not taken account of them."

Wiltshire towns look at key elements of strategy so have your say



Graham Ellis, president of Melksham Chamber of Commerce, in Melksham town centre – a priority of the core strategy
Photo: Glenn Phillips (41296-2)

Cautious support to housing expansion

WESTBURY should be a site for employment growth and infrastructure improvement, according to Wiltshire Council's Core Strategy proposals.

The document states that the town "has seen significant housing development in the past which has not been matched by an appropriate provision of services, facilities and new jobs".

It encourages a reduced rate of housing development, focused on the Station Road area, a new mixed-use employment site in Hawkeridge and a new railway crossing to cut traffic on Oldfield Road.

The strategy also advises improving public transport links, and warns that any large retail development in the town would be inappropriate, damaging town centre shops.

A new secondary school, or a move to better premises for Matravers School, are also identified as possibilities, and resolution for the former Lafarge cement works site.

Westbury mayor David Windess expressed cautious support.

"Something certainly needs to be done along Station Road – that area is just a wasteland at the moment – and the town badly needs new housing," he said.

"Previous applications for the site have been overdeveloped however. It needs to be done tactfully to protect people's privacy."

He said the unused areas of the Lafarge site should be returned to a rural state.

Westbury North councillor and chamber of commerce chairman David Jenkins welcomed the prospect of housing development around Station Road.

"We desperately need the housing, but the strategy is correct in saying that as estates in Westbury have expanded, employment hasn't kept up," he said.

"I've lived here nearly all my life, Westbury has a lot to offer and has fantastic people, we need to work to get new businesses into the town."

"I think that Wiltshire Council is looking at more hi-tech industries than the area is used to, but the industrial estates north of the town are growing too."

Bid to boost business takes centre stage for chamber

By Chris Melvin

cmelvin@wiltshiretimes.co.uk

AN ADDITIONAL 2,000 homes could be built in the Melksham area by 2026, with 1,930 of those to go in the town itself.

Other priorities include regenerating the town centre for retail and improving employment areas – with the Bowerhill Industrial Estate picked out in particular.

The draft report states that "key community services and facilities should be located within, or well related to, the town centre to help promote and deliver the requisite regeneration", vindicating a campaign to prevent the Melksham community 'campus' of council services from

being moved out of town. The planned Melksham link of the Wilts & Berks Canal is also mentioned as an opportunity for the town, and a need to improve public transport links is identified.

Graham Ellis, president of the Melksham Chamber of Commerce, said: "One of the interesting things from a chamber of commerce viewpoint is certainly improving things for businesses in Bowerhill – that's not a bad thing at all."

"We're fully supportive of improving the town centre and there are some tremendously good things in the strategy, as far as it goes."

"There's no new land in the Melksham area for extra business. If you're adding 2,000 homes, which will equate to roughly 2,500 employable people,

you may potentially end up creating a sink effect."

Mr Ellis said he felt better public transport links to and from the town were essential to help cope with the planned growth.

Steve Petty, Wiltshire councillor for Melksham Central, said: "The homes part is really in progress with the Snowberry Lane development. I welcome the rest – investment in Melksham is important, as we seem to be suffering all the time."

"Employment has to come with the homes, we don't really want to generate more commuting if we can help it."

Cllr Petty also believes the planned Melksham town centre campus would be a key part of the town's future.

He said: "The campus will definitely be important. It's a matter of making sure they do it right."

Growth could see move for school

MORE than 1,000 new houses are needed in the Warminster area, and Kingdown School may have to move to cope with rising numbers, according to Core Strategy proposals.

The Wiltshire Council document lays out the strategy for the town as 'to increase the level of employment, town centre retail and service provision, along with residential development, as part of sustainable growth'.

Among the proposals are the expansion of Princeroft Primary School, and the need to

relocate Kingdown within the town to accommodate more pupils.

Headteacher Sara Edwards welcomed the idea of moving, but stressed that it was only being considered at present.

"We are bursting at the seams," she said. "An opportunity to design a new school for future students would be fantastic."

Mrs Edwards said that if proposals for 900 houses off the A36 towards Longleat go ahead the school will have to expand.



Kingdown School headteacher Sara Edwards



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Train station plans warmly welcomed

A WILTSHIRE councillor is supporting some objectives proposed for Corsham in the Core Strategy.

Cllr Peter Davis has long campaigned for Corsham to have a train station after the previous one closed more than 25 years ago, and he was pleased to see plans to build a new one have been outlined in Wiltshire Council's 360-page document.

Cllr Davis, who is also a Corsham Town councillor, said: "I've endeavoured to get Corsham a new train station for 25 years. I



Peter Davis

think it would be a vital part of a prosperous future for the town. A new station would improve so many peoples' lives, including those travelling for work, school and recreation.

"It would save so much time as, for example, we previously got so close to having a new Corsham station that timetables were printed saying how long it would take to get from here to Bath. It would have been eight minutes - most commuters haven't even got their cars out of the garage in eight minutes."

He said improving transport links would help to bring more tourism and enterprise to Corsham, another priority outlined in the Core Strategy, although he did not support the report's plans for 670 new houses to be built around the town before 2026.

He said: "There will undoubtedly be more residential properties in Corsham in the future but I think it could do with a rest for a while."

Gazette & Herald

More homes needed for Wiltshire's young, says councillor

2:00pm Sunday 19th February 2012

By Mike Wilkinson

More houses are needed for Wiltshire's young generation, the councillor overseeing the county's 2026 Core Strategy has said on the day that a consultation into the plans got under way.

A draft of the strategy, which dictates future development zones in towns and villages between now and 2026, was approved at a meeting of councillors on Tuesday meaning that the people of Wiltshire have six weeks to have their say ahead of a government inspection of the report.

Coun Fleur de Rhé-Philipe, cabinet member for economic development and strategic planning, said: "We are living longer yet our young people need somewhere to live.

"Young people in our county want to see jobs and houses so restricting the growth of houses in Wiltshire will only make it more difficult for this generation."

The plan was attacked by Chippenham constituency MP Duncan Hames, who wants to see three five-year phases of development to ensure that any future growth is managed more carefully. The plan was previously rejected by councillors.

He told the meeting: "I respect your right and your responsibility to make a decision that takes us forward. "I hope that decision will be the right one, but if it is not you will be held accountable by the electorate."

A Liberal Democrat proposal to extend the public consultation to ten weeks was rejected by Conservative councillors. Fears that the Core Strategy will give developers a free reign were raised. Coun Nigel Carter, from Devizes North, said: "I have been through the strategy and there are many references to the word 'some'. Throughout the whole document we see far too much in the way of equivocal language."

Wiltshire people can have their say on the document at their next Area Board meeting, in their nearest library or online at www.wiltshire.gov.uk

[wiltshire.gov.uk](http://www.wiltshire.gov.uk)

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Gazette & Herald

<http://www.gazetteandherald.co.uk>



http://www.gazetteandherald.co.uk/trade_directory/

Appendix 5 - Poster and Pull-Up



Wiltshire Local
Development
Framework

Wiltshire Council
Where everybody matters

Wiltshire Core Strategy: Pre-submission document

The Wiltshire Core Strategy contains the council's planning policies and proposals to direct, manage and influence development over the period to 2026. It includes an overall vision for Wiltshire and a strategy for each community area.

Comments are invited on the 'soundness' of the draft plan and whether the correct legal processes have been followed. To be 'sound', policies should be based on clear, robust, up-to-date information. Copies of the consultation documents are available for inspection here at reception or visit www.wiltshire.gov.uk/wiltshirecorestrategy to find out more.

For more information on the Wiltshire Core Strategy call the Spatial Planning team on 01225 713223

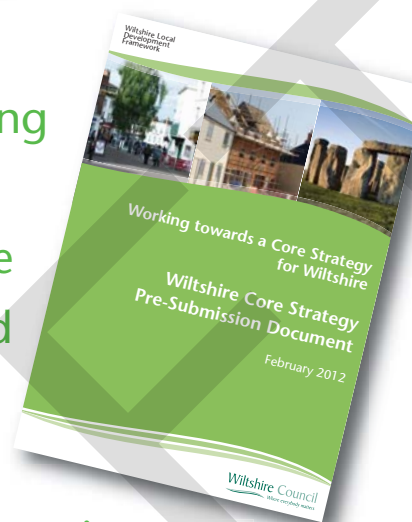


Wiltshire Local
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Comments should be returned by
5pm Monday 2 April 2012

either on line, by e-mail
(spatialplanningpolicy@wiltshire.gov.uk) or in writing to:
Spatial Planning, Economy and Enterprise,
Wiltshire Council, County Hall, Bythesea Road,
Trowbridge, BA14 8JN.

For more information on the Wiltshire Core Strategy call the
Spatial Planning team on 01225 713223

Appendix 6 – List of libraries and display locations

As a minimum, copies of the Wiltshire core strategy pre-submission document, comments forms, poster, non technical summary of the Sustainability Appraisal Report and Habitats Regulation Assessment Report were made available in each of the following locations and the council's 4 mobile libraries.

Larger libraries also had a display about the core strategy for the duration of the consultation (see Appendix 8)

Community Area	Post Code	Poster	Display
Amesbury	Amesbury library, SP4 7AL	✓	
Bradford-on-Avon	Bradford on Avon library, BA15 1BY	✓	✓
Calne	Calne library, SN11 0JU	✓	✓
	Calne community hub		✓
Corsham	Corsham library, SN13 9BJ	✓	✓
	Box library, SN13 8NT	✓	
Chippenham	Chippenham library, SN15 3EJ	✓	✓
	Monkton Park offices, Chippenham	✓	
Cricklade	Cricklade library SN6 6AE	✓	
Devizes	Devizes library, SN10 1DL	✓	✓
	Browfort offices, Devizes	✓	
	Town Hall, Devizes		✓
Malmesbury	Malmesbury library, SN16 9BG	✓	✓
Marlborough	Marlborough library, SN8 1HD	✓	✓
	Aldbourn library, SN8 2DW	✓	
	Ramsbury library, SN8 2QP	✓	
Melksham	Melksham library, SN12 7DZ	✓	✓
Pewsey	Pewsey library, SN9 5EQ	✓	✓
Royal Wootton Bassett	Wootton Bassett library, SN4 7AX	✓	✓
	Cricklade town council offices		✓
	Purton library, SN5 4AA	✓	
Salisbury	Salisbury library, SP1 1BL	✓	✓
	Endless street offices, Salisbury	✓	

Community Area	Post Code	Poster	Display
Tidworth	Tidworth library, SP9 7QN	✓	✓
	Netheravon library, SP4 9PJ	✓	
Trowbridge	Trowbridge library, BA14 8BA	✓	✓
	Trowbridge reference library	✓	
	County Hall, Trowbridge	✓	
	Bradley Road offices, Trowbridge	✓	
Warminster	Warminster library, BA12 9BT	✓	✓
Westbury	Westbury library, BA13 3BD	✓	✓
Southern Wiltshire	Downton library, SP5 3DP	✓	
South West Wiltshire	Mere library, BA12 6JA	✓	✓
	Tisbury library, SP3 6LD	✓	
	Wilton library, SP2 0JS	✓	

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Appendix 7 – Sample Chairman’s Announcement to Area Boards

Draft Wiltshire Core Strategy Pre-submission document

The Wiltshire Core Strategy pre-submission document was published for consultation on 20th February 2012. The six week statutory consultation period will continue until 2nd April 2012. The Wiltshire Core Strategy details a spatial strategy for Wiltshire and related polices to deliver that strategy. The core strategy incorporates a strategy for each community area which includes specific development sites where appropriate and highlights specific considerations in each area.

At this stage the council are inviting comments on the ‘soundness’ of the plan and whether the correct legal processes have been followed. To be sound the core strategy policies must be based on clear, robust, up-to-date information.

Copies of the core strategy can be viewed in all local libraries and there is a display about the document in Bradford on Avon library. All the consultation documents are also available on the council’s web site and at the council offices at Bradley Road and County Hall, Trowbridge; Browfort, Devizes; Monkton Park, Chippenham and Milford Street, Salisbury. Comments can be submitted on line or in writing but must be received by Monday 2nd April 2012.

This is your opportunity to comment on the council’s plans and proposals for Bradford on Avon community area and have them considered by an independent inspector appointed by the Secretary of State.

The council, subject to no fundamental issues being raised on the soundness of the core strategy, intend to submit the document to the Secretary of State in July. At this stage formal examination of the plan will begin leading to an Examination in Public into the soundness of the document.

(A copy of the community area specific core policy for Bradford on Avon is attached for information. This should be read in conjunction with other policies of the plan that will apply to development in the local area, such as affordable housing policies, climate change policies and transport policies.)

Core Policy 7 – Spatial Strategy: Bradford-on-Avon Community Area

Development in the Bradford-on-Avon Community Area should be in accordance with the Settlement Strategy set out in Core Policy 1:

Market Towns:	Bradford-on-Avon
Larger Villages:	Holt; Westwood and Winsley
Smaller Villages:	Limpley Stoke; Monkton Farleigh; Staverton and Wingfield

The following Principal Employment Areas will be supported in accordance with Core Policy 35: Greenwood Industrial Estate and Elm Cross Trading Estate

Over the plan period (2006 to 2026), 2 to 3 ha of new employment land (in addition to that already delivered or committed) and at least 670 new homes will be provided. 510 dwellings should occur at Bradford-on-Avon, including land identified to the east of Bradford-on-Avon on land at Kingston Farm for strategic growth:

Land at Kingston Farm	2 to 3 ha employment	150 dwellings
-----------------------	----------------------	---------------

The strategic allocation will be brought forward through a master planning process agreed between the community, local planning authority and the developer and should meet any requirements as set out in the Development Templates shown by Appendix A.

160 homes will be provided in the rest of the community area. Non strategic development in the Bradford-on-Avon Community Area over the plan period may consist of a range of sites in accordance with Core Policies 1 and 2.

Development proposals in the Bradford-on-Avon Community Area will need to demonstrate how those issues and considerations listed in paragraph 5.36 will be addressed.

Targets: See housing and employment numbers above; Reduction in local unemployment figures.

Monitoring and Review: AMR housing completions; NOMIS official labour market statistics.

Delivery Responsibility: Wiltshire Council; Developers.

Policies replaced: None

Notes for chairmen:

- Core strategy is available for inspection in all local libraries. The summary display is available in only one location within the community area unless requests for additional copies from other organisations have been received.
- Documents which form part of the consultation are Draft Wiltshire Core Strategy, Sustainability Appraisal Report, Habitats Regulations Assessment.
- All evidence prepared to support the production of the core strategy is also available on the planning pages of the web site.
- Where an area board meeting takes place within the consultation period a spatial plans officer will attend on request.
- Workshops have been arranged for rural parish councils to outline the approach in identifying large and small villages within the core strategy and to discuss the relationship between the core strategy and neighbourhood plans. Rural parishes have received an invitation to attend. Dates are:
 - Biddestone Village Hall, Wednesday 7th March, 6.30 for a 7 pm start
 - Michael Herbert Hall, Wilton, Thursday 15th March, 6.30 for a 7pm start
 - Bouverie Hall, Pewsey, Monday 19th March, 6.30 for a 7 pm start
 - Corn Exchange, Devizes, Thursday 22nd March, 6.30 for a 7pm start

Dates when announcements were made:

Community Area Board	Date
Amesbury	23/02/2012
Bradford on Avon	14/03/2012
Calne	14/02/2012
Chippenham	05/03/2012
Corsham	02/02/2012
Devizes	23/01/2012
Malmesbury	07/03/2012
Marlborough	07/02/2012
Melksham	08/02/2012
Pewsey	12/03/2012

Royal Wootton Bassett	25/01/2012
S West Wiltshire	29/02/2012
Salisbury	15/03/2012
South Wiltshire	02/02/2012
Tidworth	19/03/2012
Trowbridge	15/03/2012
Warminster	08/03/2012
Westbury	16/02/2012

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Appendix 8 - Example of display material Devices



Wiltshire Core Strategy Pre-submission document

The Wiltshire Core Strategy contains the council's planning policies and proposals to direct, manage and influence development over the period to 2026. It includes an overall vision for Wiltshire and a strategy for each community area.

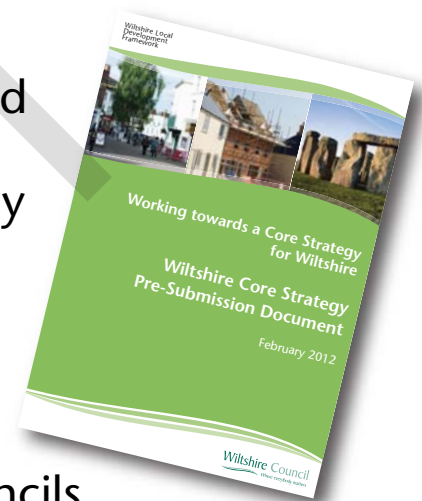
This Wiltshire Core Strategy pre-submission document has been informed by consultations that took place in autumn 2009 and summer 2011 and takes forward work started by the former district councils.

The purpose of the consultation is to test the 'soundness' of the plan and whether the correct legal process have been followed. Examples of the tests of 'soundness' are:

- are the policies based on clear, robust, up-to-date information
- are the proposals deliverable
- are the policies consistent with national policy?

What happens next?

Following this consultation, the core strategy, subject to approval by council, will be submitted to the Secretary of State in July 2012. An independent inspector will be appointed to undertake an Examination in Public into the soundness of the document. As part of this examination, they will consider the representations received during the consultation which is to start on 20 February 2012.



Contents of the Wiltshire Core Strategy

The Wiltshire Core Strategy relates to the geographical area of Wiltshire. It includes:

Introduction

Clarifies the role of and approach to the core strategy.

Spatial vision

Sets out the key challenges, principles, vision and strategic objectives underpinning the emerging core strategy.

Delivering the vision

Proposes the level of new jobs and homes required and the role of settlements and explains how infrastructure to support development will be provided.

Community area strategies

Sets out proposals for individual community areas and the key issues to be addressed in those communities.

Delivering strategic objectives

Policies to shape and manage development, for example, affordable housing, climate change and the natural environment.

Appendices

Includes a development template for each strategic site, a list of saved and replaced local plan policies and a housing trajectory.

Certain policy and supporting text has been incorporated into the Wiltshire Core Strategy from the adopted South Wiltshire Core Strategy (SWCS). There have been some minor changes made to ensure its effective amalgamation into the wider Wiltshire document. However, the amended text is a reflection of the SWCS and the binding inspector's report and for this reason a subsequent inspector may not re-open debate on this policy area, which has recently been found sound.



Wiltshire's community areas

Sustainable development

The spatial strategy sets the foundation for how sustainable development is defined and applied in Wiltshire. It promotes the most sustainable patterns of development based on an assessment of the role and function of places. The spatial strategy is set out in core policies 1 and 2.

Principal settlements:

Strategically important centres and the primary focus for development. Significant levels of development appropriate to support better self containment.

Chippenham, Salisbury, Trowbridge

Market towns:

Development to sustain and, where necessary, enhance their services and facilities.

Amesbury, Bradford on Avon, Calne, Corsham, Devizes, Malmesbury, Marlborough, Melksham, Tidworth and Ludgershall, Warminster, Westbury and Royal Wootton Bassett

Local services centres:

Modest levels of development acceptable to safeguard their role within the rural area and to deliver affordable housing.

Cricklade, Tisbury, Downton, Pewsey, Market Lavington, Wilton

Large villages:

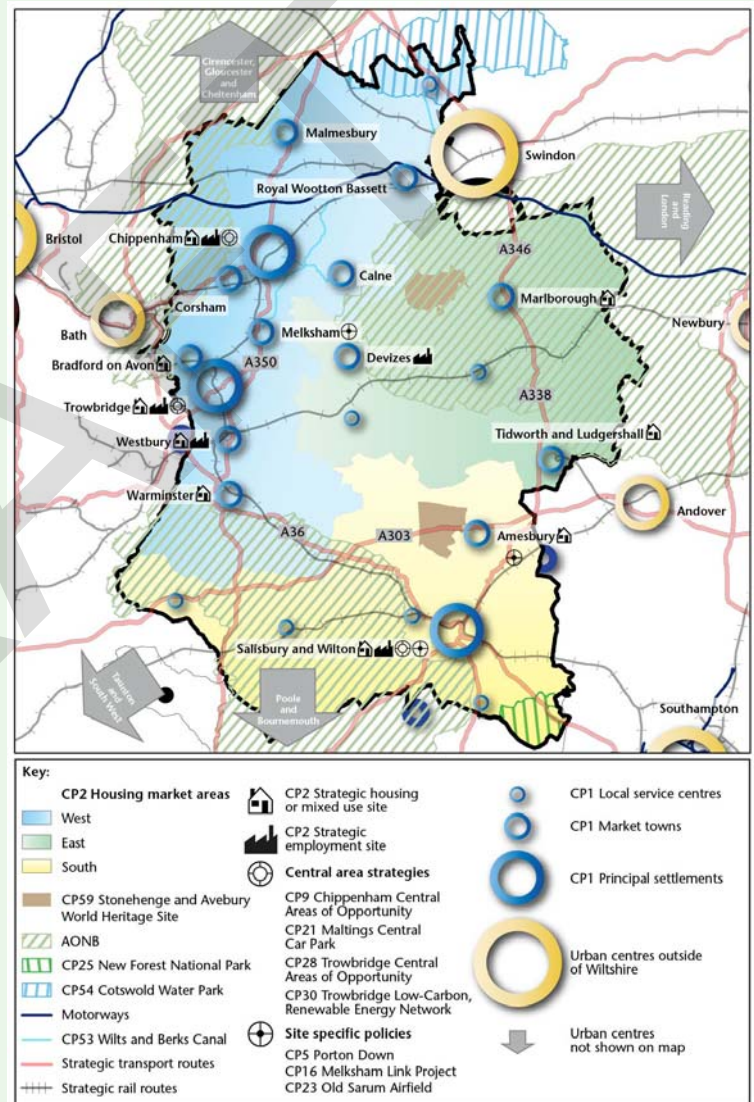
Small housing (fewer than 10 houses) and employment sites acceptable primarily within existing settlement boundaries to reflect the level of jobs and services available. Settlement boundaries retained.

Listed in area strategies

Small villages:

Only limited infill appropriate (filling of a small gap within the village which respects its character) to reflect the limited jobs and services available. Settlement boundaries removed.

Listed in area strategies



The delivery strategy

The delivery strategy sets out the level of new employment land and homes to be delivered over the period to 2026 in a way that maximises benefits from development whilst minimising environmental and social impacts.

It proposes 178 hectares of new employment land and at least 37,000 new homes to be delivered. A significant number of homes are already planned for, as follows:

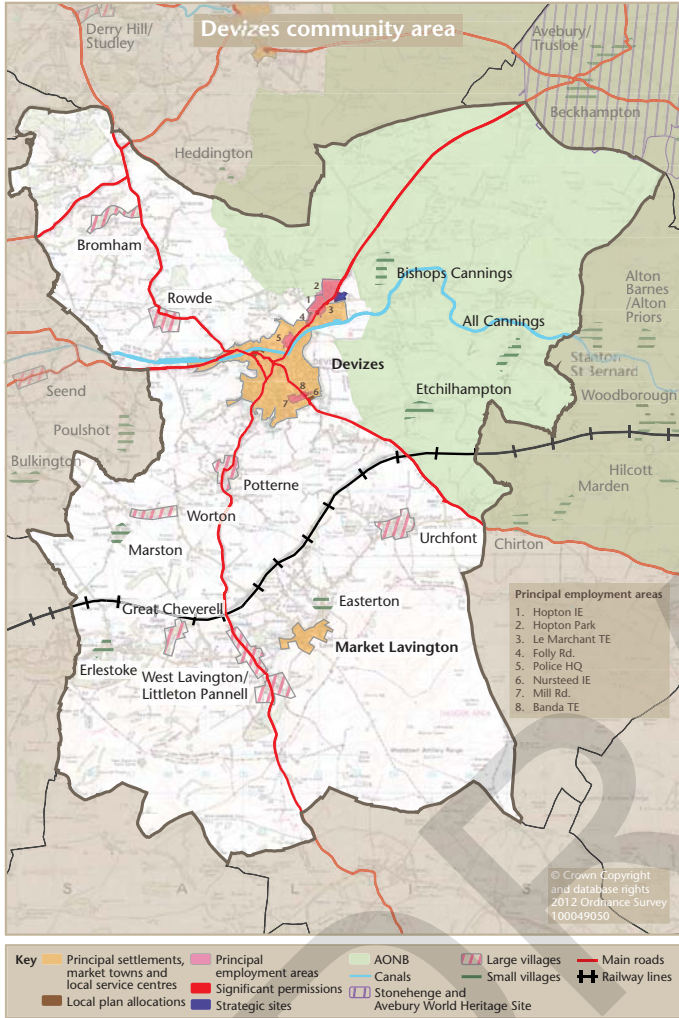
Number of dwellings (net)

	Proposed housing requirement	Completions 2006 to 2011	Deliverable commitments at 2011 (already planned)	Residual requirement 2011 - 2026 (to be planned)
Wiltshire total	37,000	10,390	8,810	17,800
	(a)	(b)	(c)	= (a) - [(b) + (c)]

The delivery strategy also proposes to:

- phase development to deliver employment land in the early stages of development on mixed use strategic sites
- ensure at least 35% of development takes place on previously developed land and support regeneration opportunities in the central areas of Chippenham, Trowbridge and Salisbury
- focus employment land at settlements with economic potential to ensure Wiltshire's economic prosperity
- deliver at least 10,000 affordable homes in the plan period
- release non strategic allocations through community led neighbourhood plans or other development plan documents to deliver levels of development proposed. Enables neighbourhood plans to deliver higher levels of development where supported by local communities.

Devizes Community Area strategy



Core Policy 12

Spatial Strategy: Devizes Community Area

Development in the Devizes Community Area should be in accordance with the Settlement Strategy set out in Core Policy 1.

- Market Towns: Devizes.
- Local Service Centres: Market Lavington.
- Large Villages: Bromham, Great Cheverell, Potterne, Rowde, Urchfont, West Lavington / Littleton Pannell and Worton.
- Small Villages: All Cannings, Bishop Cannings, Easterton, Erlestoke, Etchilhampton and Marston.

The following Principal Employment Areas will be supported in accordance with Core Policy 35: Banda Trading Estate, Folly Road, Hopton Industrial Estate, Hopton Park, Le Marchant Barracks, Mill Road, Nursteed Industrial Estate and Police Headquarters.

9.9 ha of employment land will be provided.

Land between A361 and Horton Road	New strategic employment allocation	8.4 ha
Nursteed Road	Saved Kennet District Plan allocation	1.5 ha

The strategic employment allocation will be brought forward through a master planning process agreed between the community, local planning authority and the developer and should be in accordance with the Development Templates shown by Appendix A.

Over the plan period (2006 to 2026), at least 2,150 new homes will be provided of which 1,730 should occur at Devizes. 420 homes will be provided in the rest of the community area. There will be no strategic housing sites allocated in Devizes. Land for residential development in the Devizes Community Area may consist of a range of sites in accordance with Core Policy 2. If required, non strategic sites within the community area will be identified through either a neighbourhood plan or a site allocation Development Plan Document (DPD).

Development proposals in the Devizes Community Area will need to demonstrate how those issues and considerations listed in paragraph 5.65 will be addressed.

Targets: See housing and employment numbers above, reduction in local unemployment figures.

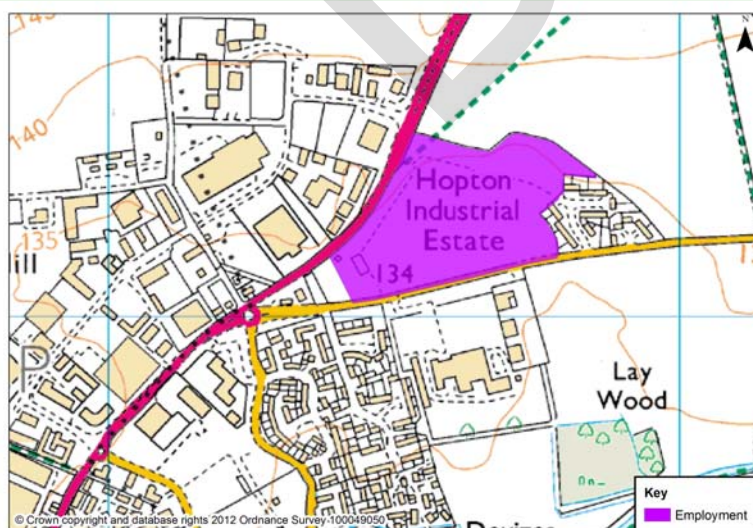
Monitoring and Review: AMR housing completions, NOMIS official labour market statistics.

Delivery Responsibility: Wiltshire Council, developers.

Housing Figures

Area	Proposed requirement 2006-26	Housing already provided for		Housing to be identified	
		Completions 2006-11	Specific sites	Proposed strategic sites	Remainder to be identified
Devizes town	1,730	1,070	255	0	405
Remainder	420	195	20	0	205
Community area total	2,150	1,265	275	0	610

Strategic site detail map



How to find out more

This consultation lasts until 5pm on 2 April 2012

Copies of the Wiltshire Core Strategy pre-submission document and non-technical summaries of both the Wiltshire Sustainability Appraisal and Wiltshire Habitats Regulation Assessment are available here in the library. Comment forms can be requested from reception.

All the consultation documents and evidence prepared to support the core strategy are available on the council's web site www.wiltshire.gov.uk/wiltshirecorestrategy. They can be viewed in the council's offices in Chippenham (Monkton Park), Devizes (Browfort), Salisbury (Milford Street) and Trowbridge (County Hall and Bradley Road).

Comments can be returned:

- on line on the consultation portal via www.wiltshire.gov.uk/wiltshirecorestrategy
- by e-mail to spatialplanningpolicy@wiltshire.gov.uk
- in writing to Spatial Planning, Economy and Economy, Wiltshire Council, County Hall, Bythesea Road, Trowbridge, BA14 8JN

For more information on the Wiltshire Core Strategy call the spatial planning team on 01225 713223

Core strategy timetable

Stages of preparation

Timeline

Wiltshire 2026 – options consultation	Autumn 2009/ Winter 2010
Wiltshire Core Strategy consultation document – draft core strategy	Summer 2011
Review of consultation feedback	Autumn 2011
Wiltshire Core Strategy pre-submission document	20 February – 2 April 2012
Submission to the Secretary of State	July 2012
Examination period	Summer/ Autumn 2012
Adoption	Winter 2012

Comments submitted during this consultation will be considered by the independent inspector appointed to examine the plan.

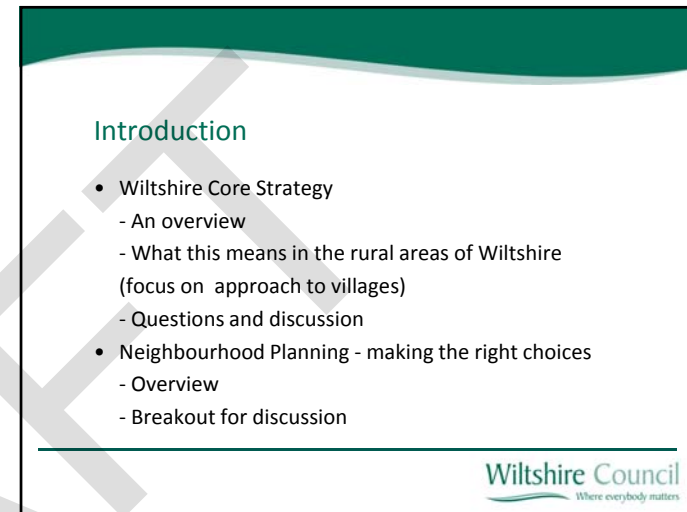
Appendix 9 - Rural workshop presentation



Wiltshire Core Strategy
Planning for the rural areas

Georgina Clampitt-Dix
Head of Spatial Planning
Economy and Regeneration
22 March 2012

Wiltshire Council
Where everybody matters



Introduction

- Wiltshire Core Strategy
 - An overview
 - What this means in the rural areas of Wiltshire (focus on approach to villages)
 - Questions and discussion
- Neighbourhood Planning - making the right choices
 - Overview
 - Breakout for discussion

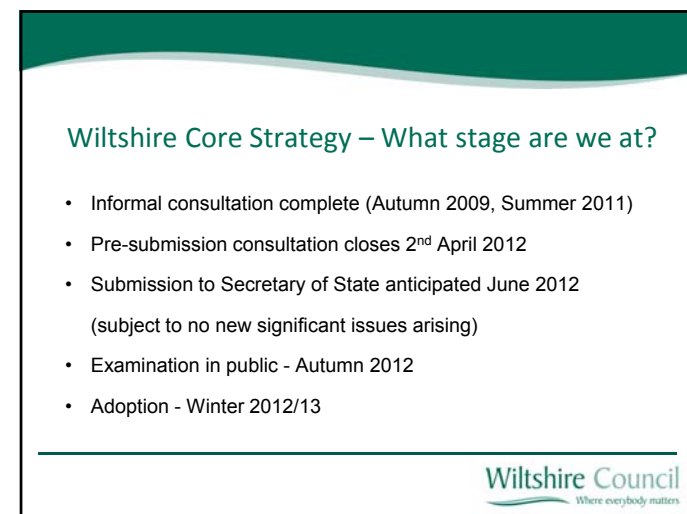
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Where everybody matters



Wiltshire Core Strategy - Where does it fit in?

- Localism Act in place - provisions being brought in gradually through secondary legislation
- Regional Spatial Strategies & saved Structure Plan policies - to be abolished at discretion of SoS and Parliament
- National Planning Policy Framework (27 March 2012)
- Wiltshire Core Strategy = part of Wiltshire's local plan
- Local plans together with neighbourhood plans form the development plan for an area

Wiltshire Council
Where everybody matters



Wiltshire Core Strategy - What stage are we at?

- Informal consultation complete (Autumn 2009, Summer 2011)
- Pre-submission consultation closes 2nd April 2012
- Submission to Secretary of State anticipated June 2012 (subject to no new significant issues arising)
- Examination in public - Autumn 2012
- Adoption - Winter 2012/13

Wiltshire Council
Where everybody matters

Wiltshire Core Strategy - what is it?

- Shapes how places will change and develop in the future
- Long term strategic vision for area - to 2026
- Strategic policies and proposals to deliver vision
- Important to ensure the needs of the economy, environment and communities are properly balanced
- Consistent planning policy across Wiltshire - up dates saved district local plan policies
- Incorporates South Wilts Core Strategy - adopted 7 Feb 2012
- As part of the development plan, planning applications need to be in line with its policies

Wiltshire Core Strategy - key principles

- Providing for most sustainable pattern of development
- Economic growth, providing jobs locally
- Timely delivery of jobs and infrastructure
- Protecting and enhancing natural, historic and built environment
- Providing well designed, quality development
- Framework for neighbourhood plans

Defining Sustainable Development

- Defines what 'sustainable development' means for Wiltshire
- Presumption in favour of development within defined boundaries of Principal Settlements, Market Towns, Local Service Centres and Large Villages (as in district local plans)
- Outside boundaries, development only permitted where: relates to Strategic Site, identified through subsequent plan (neighbourhood or site allocations plan) or specific policies
- Limited infill at small villages

Core Strategy - Settlement Strategy (Core Policy 1)

Principal Settlements - strategically important employment and service centres, focus for development
Chippenham, Salisbury, Trowbridge

Market Towns - locally significant development, increase jobs and homes to sustain and enhance services and facilities, promote better self containment
Amesbury, Bradford on Avon, Calne, Corsham, Devizes, Malmesbury, Marlborough Melksham, Tidworth and Ludgershall, Warminster, Westbury, Royal Wootton Bassett

Core Strategy - Settlement Strategy

Local Service Centres - modest levels of development to support service and employment role for rural hinterland
Pewsey, Market Lavington, Cricklade, Tisbury, Mere, Downton, Wilton

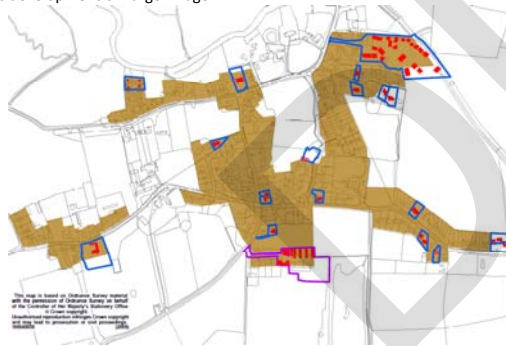
Villages (large and small) - limited development to help meet local housing needs, improve employment, services and facilities

- Based on analysis of role and function - consistent approach

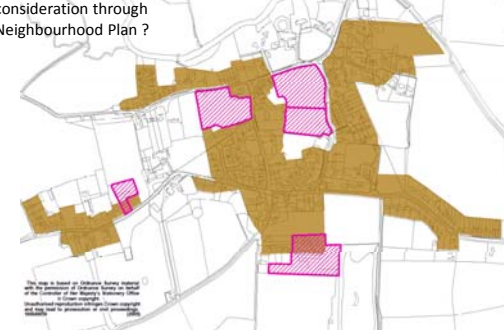
Wiltshire Core Strategy - Large Villages

- Contain a limited range of employment, services and facilities
- Expectation for a proportionate level of development
- Retain Settlement Boundary
- Development within (small housing and employment sites, 10 houses or less)
- Neighbourhood Plan could identify new sites outside boundaries and review boundaries
- Or, the Council can identify sites working with you through a sites allocation plan

Historic development of 'large village'



Potential development sites - consideration through Neighbourhood Plan ?



Wiltshire Core Strategy - Small Villages

- Lower level of services and employment
- Development to meet needs of community only
- Limited to infill (e.g. 1 or 2 dwellings)
- No boundaries (remove)
- Development in accordance with Core Policy 2 & other policies (e.g. particularly CP51 Landscape, CP52 Green Infrastructure, CP57 Design & CP58 historic environment)
- Continue as is, can become a 'large village' through Neighbourhood Plan

Small villages - Development Criteria

- Respects the existing character and form of the settlement
- The proposal does not elongate the village or impose development in sensitive landscape areas, and
- Does not consolidate an existing sporadic loose knit areas of development related to the settlement

Historic development of 'small' village



Unacceptable development in 'small' village



Defining Villages...

Step 1 Basic Analysis

- Analysis of villages (long list): <400 settlements
- Villages need either:
 - (i) Current planning status - e.g. In south Wiltshire, Housing Policy Boundary and Housing Restraint Areas considered; in north Wiltshire, Framework Boundaries or
 - (ii) No planning status - 2 basic facilities
(Basic facilities defined in Rural Facilities Survey as shop, post office, primary school, meeting place/place of worship)
- Less restrictive than other approaches within neighbouring authorities
- Villages named in Core Policy 1 of South Wiltshire Core Strategy not re-examined (Secondary Village = Large Village; Small Village = Small Village)

Step 2 - Detailed analysis of role and function

- Range of indicators used to determine large or small status
- Traffic light system based on themes & basic analysis
- Basic analysis (3 or more basic facilities 'green'; others 'amber')
- Four themes (detailed in hand out):
 - (i) Population & Employment (see example)
 - (ii) Transport & Communications e.g. bus services, community transport, highway capacity, broadband, mobile phone coverage
 - (iii) Leisure, Recreation & Other Facilities e.g. sports fields, GP surgeries, pubs, other community facilities
 - (iv) Deliverable land & constraints e.g. ability to develop, recent growth, environmental constraints (AONB, Green Belt, flood zone)

Example - Population and Employment

3 criteria used:


- Population size: large >750; medium 250 to 749; small <250
- Employment in village: > 250 'green'; <100 'red'
- Self containment: live & work in village as % of economically active

Analysis of these:

- Green - Large or medium population, over 250 jobs in Village and a self containment score of at least 20%
- Red - Small population (<250 people), less than 100 jobs in the village and a self containment score of under 30%

Final Assessment

- Traffic light system:
good scores = green
medium scores = amber
poor scores = red
- **Large Villages:** More green scores than red scores
- **Small Villages:** All settlements taken forward unless they scored three or more red scores and no green scores



Questions & Discussion



Neighbourhood Planning Making the right choices



Neighbourhood Planning - put simply

- Localism Act in place - provisions being brought in gradually through secondary legislation
- Front runner schemes - moving forward ahead of legislation
- Must conform to national policies and local plan policies (i.e. emerging Wiltshire Core Strategy)
- Neighbourhood plans will form part of the development plan alongside, not as a replacement for, the Wiltshire Core Strategy
- Planning applications will need to be in line with the development plan for Wiltshire



Localism Act - Neighbourhood Planning

- **Neighbourhood Development Plan**
Vision and planning policies to add to Local Plan
- **Neighbourhood Development Order**
Permitted development rights (site or topic specific)
- **Community Right to Build Order**
Site specific permitted development rights for small scale community developments, including affordable housing, village halls etc (not for profit and excluded developments)

What is a neighbourhood plan?

- New way for communities to plan for the places where they live and work
- Parish and Town Councils to lead the process in their areas, elsewhere Neighbourhood Forum
- Can relate to more than one parish
- Neighbourhood planning should seek to build consensus to meet objectives

When do we need a neighbourhood plan?

It can:

- Promote new development above the Local Plan requirements
- Support businesses expansion
- Promote the reuse of vacant land
- Protect and create open space
- Promote renewable energy
- Fill a gap in policy within the Local Plan
- Implement the plan e.g. identify sites

It cannot:

- Prevent development taking place that is included within a Local Plan

But it does:

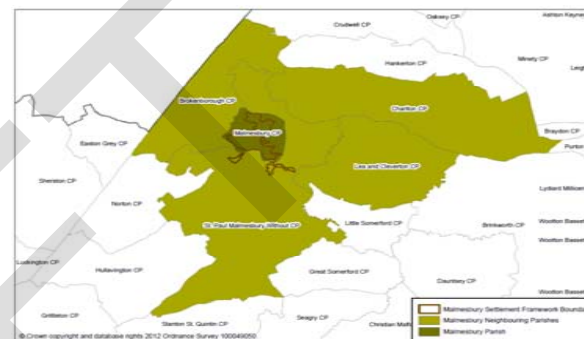
- Become a statutory plan and is used to make decisions on planning applications

Bear in mind that:

- It can be a challenging and resource intensive process

Malmesbury Area Neighbourhood Plan - Example

- Identify a vision for the area's future, which represents the aspirations of residents, against which future decisions and recommendations can be made
- Identify any local policy to complement that provided by emerging Wiltshire Core Strategy
- Identify any non strategic sites for allocation to ensure adequate and appropriate housing and development land is available within the area for the period up to 2026
(Terms of Reference, Malmesbury Neighbourhood Steering Group)



Is there an alternative to neighbourhood planning?

Potentially other solutions to achieve your objectives

Through:

- Supplementary Planning Document
- Village Design Statements
- Conservation Area Appraisals
- Parish Plans / Community Plan / Town Plans

Key messages

- Neighbourhood planning is **optional** not compulsory
- Wiltshire Council will continue to produce planning policies including the core strategy
- Neighbourhood plans must be in **general conformity** with the development plan and national policy
- Permissive tool to **enable development** not less
- Neighbourhood plans will form part of the development plan
- Is one needed ?

Exploring neighbourhood planning

- Neighbourhood planning regulations published, coming into force April 2012
- Guidance has been produced by a range of organisations
- Wiltshire Council is producing guidance to assist parish and town councils exploring neighbourhood planning
- The guidance proposes to separate stages:



Stage 1: Scoping → Stage 2: Delivery

Wiltshire Council
Where everybody matters

Questions and discussion

Are you considering the neighbourhood planning approach?

What other approaches have you considered?

What objectives are you seeking to achieve?

Wiltshire Council
Where everybody matters

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Appendix 10: Record of rural workshops

Workshop 1: Biddestone Village Hall, 7th March 2012

Parish council/area represented	Number of representatives
Box Parish Council	4
Castle Combe Parish Council	2
Chippenham Town Council	3
Colerne Parish Council	2
Crudwell Parish Council	2
Great Hinton Parish Council	1
Grittleton Parish Council	2
Kington Langley Parish Council	1
Kington St Michael Parish Council	1
Nettleton & Winsley Parish Council	2
North Wraxall Parish Council	1
Royal Wootton Bassett Town and Brinkworth Parish Councils	1
Sherston Parish Council	1
Southwick (Wiltshire Councillor)	1
St Paul Malmesbury Without Parish Council	1
Winsley Parish Council	1
Yatton Keynell Parish Council	2
Total	28

Issues raised during open discussion (*officers response at meeting in italics*)

There was some uncertainty about how policies apply to villages not listed in the strategy, eg Grittleton, especially in relation to bringing forward affordable housing. West Ashton and Yarnbrook were also mentioned.

Some policies allow exceptional development. Very limited infil only small villages. Where a settlement has no boundary the settlement is classed as in the open countryside. Exception sites will allow affordable homes to come forward.

Young people want to purchase their own homes. How can such homes be provided?
A neighbourhood plan could be prepared to deliver new homes and support smaller settlements. Open countryside designation should safeguard inappropriate development.

The way in which the settlement hierarchy had been defined was unclear, for example, Grittleton and Biddestone have the same services and population but different status.
It was hoped the rural workshop would help explain this process. Need to have a conversation with communities to explain how we have calculated 'small' and 'large' villages. We have also taken on board consultation responses.

If a village were to we extend the boundary will this overwrite the national policy including the greenbelt?

Freshford neighbourhood plan is exploring this issue. Perhaps more flexibility should be given to these areas. Greenbelt still has the same status and strength. Change still happens in these areas despite being a 'wash over' village – approach needs to be reasonable.

There was concern that from experience developers have led the development process.
Neighbourhood planning is a real opportunity for communities to identify their aspirations. Smaller villages have such a good market for development that developers will be able to produce good quality development if community led.

Small villages have been identified for little development because there is little employment. However, there is likely to be a shift to home working. This will change the sustainability of some of the smaller villages.

This is a good thing. Potentially heritage buildings could be reused for new homes and employment use.

Some villages were hoping that the core strategy would enable more development. The core strategy is a starting point. A village could take forward more development through a neighbourhood plan. However neighbourhood plan will need to be in line with national and local policy. The core strategy should be in place before a neighbourhood plan can be adopted but can start a plan before the core strategy adopted (just not finish it).

In relation to neighbourhood planning questions were asked about renewable energy schemes, basis of the referendum, the role of Wiltshire Council, the potential to group villages to create a neighbourhood plan and the cost of preparing a neighbourhood plan. *Renewable energy schemes could be the subject of a neighbourhood development order, Wiltshire Council need to approve the area for a neighbourhood plan and grouping villages could be an efficient use of resources.*

The way in which the referendum on a neighbourhood plan would take place was questioned.

The referendum is based on 50% of those who vote, where there are several parishes cooperating the referendum will relate to the plan area, a post office referendum worked well in Sherston

The status of other approaches like VDS was questioned. There is an important distinction between neighbourhood planning and other approaches in terms of legal status.

VDS can be considered. The core strategy does have policies which will perhaps already fulfil your objectives. A neighbourhood plan may not be the right approach.

Who bears the cost of a neighbourhood plan?

There might be some grant funding available. Key roles of the local planning authority including referendum, examination and adoption. The cost of preparing the plan will fall to the parish. We have a duty support to neighbourhood planning The resources needed will depend on the approach and how much involvement is included. It may be that a neighbourhood plan is not the right approach and another approach will fulfil your objectives. It is important to identify your vision and objectives very early in the process.

Can other groups create a plan?

Where you have a parish council - they will lead on the process. Wiltshire Council is advocating a steering group approach.

Once a neighbourhood plan has been adopted - will the conflicts be ironed out by this stage. *Yes the plan will need to go through an independent examination. It will be used when considering planning applications by the council.*

How detailed should the neighbourhood plans be? Will there be a template?

As detailed as you like. Wiltshire Council are launching a neighbourhood planning portal which will include guidance and notes from the pilot neighbourhood plans. The time it takes to deliver a neighbourhood plan will depend on how detailed a plan is. 18mths is probably achievable.

Workshop 2: Michael Herbert Hall, Wilton, 15th March

Parish council/area represented	Number of representatives
Barford St Martin	1
Barford St Martin & Sutton Madeville Parish Councils	1
Barford St Martin Parish Council	3
Berwick St James Parish Council	2
Bishopstone Parish Council	1
Boyton Parish Council	1
Bulford, Allington and Figheldean (Wiltshire Councillor)	1
Calne Without Parish Council	1
Chilmark Parish Council	2
Codford Parish Council	1
Dunford Parish Council	1
Firsdow Parish Council	1
Fovant and Chalk Valley (Wiltshire Councillor)	1
Idmiston Parish Council	1
Mere (Wiltshire Councillor)	1
Redlynch Parish Council	1
Sutton Madeville Parish Council	1
West Tisbury	1
West Tisbury Parish Council	1
Wilton Town Council	1
Woodford Parish Council	2
Wylve Parish Council	1
Total	27

Issues raised during open discussion (*officers response at meeting in italics*)

Presentation 1 – Questions and answers

Noted that Bishopstone was pleased to be elevated to have a planning status and for some development to be allowed.

Q. How can we accurately define local community needs? It should be noted that local need can be open housing as well as affordable housing

A. Local housing need could be open or affordable housing. Local housing needs surveys will also help define local need. There is a certain amount of information that the Council can provide in regard to housing growth and affordable homes.

A. This is recognised in policy particularly at smaller developments which are likely to come forward in villages. The council policy is to require commuted sums on developments of 5 dwellings or less which recognises viability issues on small developments and helps to provide open market housing. The council has also added a more proactive approach that allows an exceptions policy on affordable housing which also includes options to fund the sites through cross subsidy. The policy is explicit that Parishes must be involved with the process.

Q. How does the Wiltshire Core Strategy relate to the South Wiltshire Core Strategy?

A. The Wiltshire Core Strategy will be amalgamated with the South Wiltshire Core Strategy. The majority of the South Wiltshire Core Strategy has been subsumed into the Wiltshire Core Strategy and where there are differences we are now consulting on those such as policies for small settlements. The South Wiltshire plan was prepared in advance to meet an acute housing need, aspects of the plan that have already been found sound at public examination will not be changed and have been simply transferred over.

Q. The parish council undertook a survey which received a good response and local people do not want affordable housing in the village.

A. *The policy is that 5 dwellings or less can provide commuted sums so the majority of developments expected to come forward in rural areas will not be expected to provide onsite affordable housing.*

Q. Can commuted payments be made on a site of over 5 houses as the parish needs bungalows and accommodation for older people not affordable homes.

A. *The policy as stated is for 5 dwellings or less to provide commuted sums however, if there is compelling evidence that may be some flexibility and an opportunity to use commuted sums on developments of more than 5 dwellings. National Policy is clear that affordable housing should be a priority.*

Q. The New Forest National Park Authority have a policy based around density of dwellings. However only some of the village is within the National Park, thus does this apply to other parts of village or is there a policy that covers the same issue?

A. *The policy does not specifically apply to other parts of the village that are not within the National Park. However, while there is no specific policy there are design policies that demand that developments are designed in such a way as to ensure that it fits in with the local context. Thus it is likely that any development would need to be designed at a similar density as the policy in the New Forest to ensure that they did not adversely impact on the surroundings and the built form of the village.*

Q. In regard to boundaries, if there is an employment site adjacent or within the boundary could this be used for affordable housing?

A. *It will depend, where possible employment sites will be protected if they remain viable. There are circumstances where employment land can be re-designated. The criteria for this re-designation is contained within employment and rural policies.*

Q. Village boundaries - do these replace village policy limits.

A. Yes.

Q. Neighbourhood planning seems expensive. Is this another way to being forward such as a design statement.

A. *There are plenty of other mechanisms to influence and direct development. A NP is only one option.*

Q. Lots of talk about the number of houses that can be placed in a large village. Can the station site in Tisbury be used?

A. *Each Market Town and some Local Service Centres, including Tisbury, have a specific housing figure. The housing requirement says at least rather than being a ceiling. Sometimes there may be sensible reasons to go beyond the target, redevelopment of brownfield land is a prime example. Local communities can and will be involved in the process through various mechanisms be it a Neighbourhood Plan or a design statement.*

Q. We have many listed buildings. Conservation officers are preventing development. How can we enable the reuse and improvement of these buildings.

A. *The policy in the Core Strategy is more permissive in terms of what can come forward. In exceptional circumstances buildings can go for housing. Need to think about how we can be more permissive as an authority. This more permissive positive regime is also part of national policy anyway.*

Q. Why have we removed some boundaries where they used to exist.

A. *Reviewing or re-drawing boundaries is very resource intensive. The new policy brings*

continuity across all of Wiltshire. It also takes on board consultation responses that have indicated the appetite for development in rural areas.

Q. If you have a large and small village very close together when do they join and become one.
A. Unlikely to have coalescence in this plan due to policies being very clear about what ‘infill’ entails. Consultation would need to take place. If they understand if these settlements wanted to plan together and act as a cluster.

Q. What is your understanding of sustainability? Some villages are reliant on neighbouring settlements. Also how does this relate to garden grabbing?
A. There will also be circumstances where a subdivision of a plot will take place. This is not something we can legislate against. Policies, specifically at the national level, are robust in relation to back land development. Sustainability is about balancing needs. Principal settlements are the most sustainable and therefore the focus of development

East Salisbury.

Q. As a very small village we are probably considered unsustainable. If an area of land is considered suitable for development could it be identified.
A. A Neighbourhood Plan could be was mechanism to move forward more development. There are also mechanisms for small villages that allows for change especially if there are opportunities to provide better facilities.

Part 2 - Neighbourhood planning

This session was conducted in small groups as a round table discussion. There was not time to formally feedback on the group discussions.

Workshop 3: Bouverie Hall, Pewsey, 19th March 2012

Parish council/area represented	Number of representatives
Etchilhampton Parish Council	1
Fyfield & West Overton Parish Council	2
Netheravon Parish Council	2
Pewsey Chamber of Commerce	1
Pewsey Heritage Centre	1
Pewsey Parish Council	2
Pewsey Resident	1
Urchfont Parish Council	1
West Lavington Parish Council	1
Wilcot & Huish Parish Council	2
Woodford Parish Council	1
Total	15

Issues raised during open discussion (*officers response at meeting in italics*)

Presentation 1 – Questions and answers

Settlement boundaries – concern expressed about the loss of settlement boundaries.
Kennet Local Plan removed settlement boundaries. There was consultation on that and feedback suggests policy should be introduced throughout Wiltshire. It will not lead to

unconstrained development because of strict core strategy policies but will prevent fossilisation of villages. Development detached from a village unlikely to be approved.

'What would happen if Neighbourhood Plan was promoting unsuitable development?'
It must be in keeping with core strategy and national policy so the process would not allow it.

'How is it going to work with communities deciding on development?' 'Will we be like a developer?'
Local communities will have the chance to decide on the type of development, design, location etc and will be like a mini LPA. NP will form part of statutory development plan.

'Does Core Strategy rural policy protect shops?' 'Is 6 months long enough for marketing and to prove viability?'
Yes it is. Need credible evidence otherwise application for change of use will be refused.

New Homes Bonus – how much will local communities see? No detail yet. Awaiting detail.

How does Core Strategy ensure jobs before houses?
The Core Strategy ensures frontloading and promotes strategic mixed-use sites. Need to link delivery of new homes with jobs. There is a real need for new homes and this should not be prevented.

Why is there no phasing in the Core Strategy?
It is felt the housing market is constrained enough at the moment and removing phasing removes another constraint. Let the market decide.

'There is already too much commuting from villages and pollution. Need protection of villages not more development'.
This is not a reason to prevent development.

'Settlement Strategy topic paper refers to objective and subjective data. Wiltshire Council has got facts wrong. We have advised you of this in previous consultation rounds and not corrected'.
Please let us know of incorrect data again. The evidence base can be up dated.

'There are some mis-classifications of settlements. One hamlet has twice the population of a neighbouring 'small village'.
Classification takes into account not just population but level of services and facilities.

'People want to live and work in rural areas. Lifestyle choice. Need decent broadband speeds to allow home-working'.

'Council was not doing enough for small villages but Core Strategy goes a long way to address this'. 'Where is Marlborough Rd site in Pewsey?'

'When is Core Strategy being adopted?' *Hopefully by end 2012.*

'Everyone should get a hard copy of the Core Strategy. Why have I not got a hard copy on my lap? Some people do not have access to internet'.

It would be very expensive to give everyone a hard copy. We are meeting legal requirements. Hard copies are in libraries and available on request.

Presentation 2 – Questions and answers

Only NP is statutory, not other documents. They would be a material consideration though.

'What happens about Conservation Areas – are they maintained'? *Yes they are.*

Costs – 'how can WC help communities'? *Awaiting further details on financial help. WC can share skills.*

'NP pilot areas (5 in Wiltshire) have had central gov't funding'.

'NP costs are prohibitive. Likely to be closer to £60k than £17k'.

'Is there a NP time plan'? *This will depend on the type of plan and what it's proposing. Need a review period. Could be 5 years up to about 10 years max.*

'If NP part of statutory plan, should it not follow same time horizon as CS to 2026'? *Not necessarily. NP may only be valid for a shorter period.*

'We need a guidance pack/parameters or How To guide' – *WC is preparing one now.*

A community can produce a NP that is just for a site allocation. Community can define design standards also.

'Consensus is not often a part of planning'.

'This is a lot to put onto parish councillors – we don't get paid'!

'How to arbitrate when two overlapping NP areas'? *This should not occur if parish boundaries used. Will have to wait and see if situation arises.*

'What are minimum costs for a NP'? *We don't know yet – will depend on type of NP. Minimum 12 month time period for NP if well resourced steering group. Looking at 12-18 months really.*

Workshop 4: Corn Exchange, Devizes, 22nd March 2012

Parish council/area represented	Number of representatives
Aldbourne and Ramsbury (Wiltshire Councillor)	1
Atworth Parish Council	2
Calne Town Council	2
Cheverell Magna Parish Council	2
Chilton Foliat Parish Council	1
Colerne Parish Council	1
Compton Bassett Parish Council	1
Corsham Town Council	2
Devizes	2
Devizes North (Wiltshire Councillor)	1
Devizes Town Council	3
Easterton Parish Council	1
Etchilhampton Parish Council	1
Great Hinton Parish Council	1
Hilperton (Wiltshire Councillor)	1
Hilperton Parish Council	1
Keevil Parish Council	1
Little Somerford, Oaksey Parish & Lyneham and Bradenstoke Parish Councils	1
Little Somerford Parish Council	1
Lydiard Tregoz Parish Council	2
Market Lavington Parish Council	4
Melksham Without Parish Council	2
Minety Parish Council	1
North Bradley Parish Council	2
Oaksey Parish Council	2
Purton Parish Council	1
Royal Wootton Bassett Town Council	1
Seend	1
Seend Parish Council	4
Shrewton Parish Council	2
Urchfont Parish Council	3
Urchfont Parish Council/CPRE	1
West Lavington Parish Council	4
Wiltshire Village Halls Association	1
Wingfield Parish Council	2
Total	59

Total attendance at all four rural workshops: 129

This session was conducted in small groups as a round table discussion with some opportunity for general questions from the floor. There was not time to formally feedback on all group discussions.

Notes from the break out tables

Notes 1

- Concern over the term infill used in the Core Strategy does this mean than loose development will become compact and crowded within the villages.
- Concern over the loss of settlement boundaries for small villages
- Which policies will have priority in settlements outside of the settlement strategy i.e. conservation area policies, exception policies; affordable housing etc...
- Better definition of proportionate development is required – stating proportion as a percentage etc..
- Widespread concern over the cost of neighbourhood plans; unlikely that any village will be able to afford one.
- Minety: Would like to use Village Design Statement/Community Plan approach
- Some villages would like to see the extension of their conservation areas: What mechanisms can this be achieved through? NP?
- Can the Neighbourhood Plan include a definition or village policy on affordable housing: There is concern that affordable housing should stay affordable within a village and not be sold on for huge profits later on and therefore it is no longer affordable?
- Alternative to the NDP is likely to be the case for all Small Villages
- Concern over the referendum process
- Devizes, Roundway, Bishops Cannings: Would like to do a joint approach for the NDP.
- Can NPs prevent incremental development at 1 or 2 houses each year occurring; this will be difficult without a village boundary.

Notes 2

- Shaw and Whitley: Combined Village: Concern about this approach as the gap between the villages needs to be protected.
- Atworth: Limited homes for young people; Land is not available for housing: They would like a NP but cannot see what it would be able to achieve.
- Colerne: Specific issue on how to control too much growth, in connection with MOD land.
- Royal Wootton Bassett: Are in the Early Stages of NP; They did not realise about the opportunity for alternative plans; thought a NP was a requirement.
- Little Somerford : Already has a Village Design Statement; Can this be incorporated or implemented through the NP?
- Bowerhill: Would like to be separate from Melksham: Feel like they have not been listened too!
- Great Somerford: Missed the approval process previously.
- Can a VDS come forward at any time?

Notes 3

- Concern about the SHLAA and ambiguity over the weight that this carries: there may be a need to add a clarification statement about this in the core strategy.
- West Lavington have already got a steering group set up.

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Questions after the presentation

Questions (from Oaksey):

- Oaksey is much smaller than other large villages, but happens to have very good facilities.
- Concerned that the policies set out in the core strategy may not achieve their intended outcomes. If Oaksey is a large village, what are the controls to stop the village from growing from 200 people to 1800 people? How would we stop that happening if local residents don't want it and Wiltshire Council doesn't want it either?
- Is the Core Strategy is strong enough to refuse what would be oversized development here?
- What about if many sites come forward, each with 10 houses or less?
- Oaksey is as small as all the small villages in the community area. If Oaksey is identified as a large village, does this mean that planning inspectors will consider that it should be as large as the other large villages?
- Is 'proportionate level of change' enshrined in policy?

Officer response:

- Village boundaries are fairly tight. Many opportunities have already come forward. The Core Strategy says that sites outside the settlement boundaries should come forward through a neighbourhood planning process or a Site Allocations DPD. DPDs have the same degree of consultation as the Wiltshire Core Strategy.
- We would be happy to hear from you if there is a lack of clarity in the Pre-submission Document.

Questions (from Chilton Foliat):

- Chiltern Foliat is very happy to be identified as a Small Village. Concern over how this will influence development outside of the village boundary.
- Concerned that some of the language in the Core Strategy is easily open to interpretation.
- Concerned about the removal of limits of development – an inspector has previously rejected a site because it is outside the limits of development. Taking something away which was previously relied on absolutely. Removing a boundary provides the wrong signals to potential developers.

Officer response:

- Even with settlement boundaries in place there is a lot of debate about development on the edge of the boundaries. In the former Kennet District Council area settlement boundaries were removed, and limited development within the built up area was allowed. This did not lead to an upsurge in development.

Question:

- What is the position with conservation areas? Do conservation areas retain their boundaries, even though village boundaries are removed?

Officer response:

- The core strategy proposes to retain conservation area boundaries, and not to change them. The core strategy includes a policy on the historic environment.

Question (from Great Cheverell):

- What about villages for which none of the village counts as built up area?

Officer response:

- As well as core policy 2 the core strategy also includes other core policies to protect the landscape and green spaces.

Questions (from Market Lavington):

- Encouraged by the level of protection provided to villages: does the same apply to Local Service Centres?
- Inherent ambiguity in all the policies. Concern that decision makers can then do as they please. Do you think the new core strategy will be stronger and less ambiguous than the former ones?

Officer responses:

- Local Service Centres have boundaries: development is reasonable within the boundaries in line with policies. Additional levels of growth (to be identified through neighbourhood planning or a Site Allocations DPD) would need to support the role and function of the place.
- The core strategy will provide a single plan for Wiltshire. We believe we have a strong document. It is how we apply the policy that is really important, and how we put the case across.

Questions:

- Will existing Village Design Statements still retain supplementary planning status in the new plans?
- Could a developer instigate a Site Allocations DPD?
- Does the protection of Conservation areas from development still apply?
- Proportionate growth?? What is this level of growth??

Officer responses:

- Any Supplementary Planning Documents (SPDs) will continue. We are not looking to revoke any SPDs.
- Wiltshire Council would like to work with town and parish councils to make neighbourhood plans. There is no immediate imperative to press ahead with a Site Allocations DPD. We need to monitor the policies: if sites are not coming forward there may be a need for a DPD.

Question:

- In the Malmesbury area there are 440 homes to be provided in the remainder of the community area, and 5 large villages. This is not a proportionate split between the villages. Development will not be of an appropriate scale.

Officer response:

- The refusal of a recent application in Malmesbury was a success for Wiltshire Council and the community. To clarify, the 440 homes to be provided in the remainder of the community area cover the whole plan period (2006-2026): there are 135 homes left to plan for in the remainder of the plan period. This might feel like an alarming figure but it is actually not too big over time.

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Appendix 11: Schedule of proposed minor changes arising from consultation on Wiltshire Core Strategy pre-submission draft

The schedule of minor changes is being discussed by Members at Cabinet on 19th June and Council on 26th June. The provisional list is provided for information but may be amended before final submission to the Secretary of State as a result of Member scrutiny.

The following table sets out changes proposed to be made in the interests of improving clarity and understanding of the document and to update it to improve consistency with the National Planning Policy Framework (NPPF). These are considered to be minor in nature and not alter the overall substance of the Core Strategy.

It is proposed that this be submitted to the Secretary of State alongside the DPD.

NB: Page numbers refer to those within the printed version of the Wiltshire Core Strategy Pre-submission document DPD and not the PDF version on the Council's website.

Part A: Minor changes

Ref'	DPD Ref'	Change	Reason
Chapter 1- Introduction			
1.	Page 3, Insert new paragraph after 1.1	<i>Add paragraph to read:</i> <i>'The purpose of the planning system is to contribute to the achievement of sustainable development. The policies and proposals contained within this strategy, taken as a whole, constitute what sustainable development in Wiltshire means in practice for land use planning.'</i>	Recognises the emphasis within the NPPF to deliver sustainable development. Adds clarity to the local meaning of sustainable development in relation to land use planning.
2.	Page 3, Para 1.3, Bullet 5	<i>Amend sentence to read:</i> <i>'...enhancement of the natural, historic and built environments, wherever possible, including maintaining, enhancing...'</i>	No other bullet qualified in this way. Brings continuity to approach.
3.	Page 4, Para 1.7	<i>Add to end of paragraph:</i> <i>'...to identify the approach that best suits the needs of each individual community <u>this may include supplementary guidance in the form of village design statements...</u>'</i>	Recognises the importance, and significance, of village design statements.
4.	Page 5, Para 1.10	<i>Add new bullet to list of strategies and plans:</i> <i><u>'Adopted and emerging plans of neighbouring authorities.'</u></i>	Highlights that the plan has regard to the plans and strategies of neighbouring authorities.

Ref'	DPD Ref'	Change	Reason
5.	Page 6, After Para 1.14	<p><i>Add new paragraph to read:</i></p> <p><u>'A strategy that is based on collaborative working relationships</u></p> <p><u>The Localism Act 2011 introduces a 'duty to cooperate which requires local authorities to work with neighbouring authorities and other prescribed bodies in preparing their development plan documents. Section 110 of the Localism Act inserts a new section 33A into the Planning and Compulsory Purchase Act 2004 to bring in this duty.</u></p> <p><u>Wiltshire Council has undertaken proper and meaningful discussion with neighbouring authorities and prescribed bodies to inform the policies in this core strategy and to understand the implications of the proposed policies for these organisations¹. In the earlier stages of plan preparation neighbouring authorities and prescribed bodies were invited to comment at each stage of consultation and their views were taken into consideration in the plan's development. In some instances specific working parties were created as a forum to discuss specific issues. Since the introduction of the 'duty to co-operate' in November 2011 further discussions have taken place to understand better the specific relationships between the many authorities which abut the council's area (see figure 2.1). Arising from these discussions two forms of relationship have been identified:</u></p> <ul style="list-style-type: none"> • <u>Strategic cross boundary relationships including those relating to homes, jobs and infrastructure;</u> • <u>Locally significant relationships relating to specific areas and land uses for example Cotswold Water Park and North Wessex Downs AONB.</u> <p><u>There is a significant cross border relationship with Swindon Borough Council. Historically it has been proposed that part of Swindon's housing need be met on land to the west of Swindon within Wiltshire. Due to the levels of growth being proposed for Swindon through</u></p>	<p>Acknowledges that the council has been fulfilling its duty to co-operate.</p>

¹ For further detail refer to the statement on how Wiltshire has sought to fulfil the duty to co-operate provided as part of the evidence base to support the core strategy.

Ref'	DPD Ref'	Change	Reason
		<p>Swindon Borough Council's emerging Core Strategy there is no longer a need to provide growth on land to the west of Swindon within Wiltshire due to alternative proposals. Should the proposed strategy and level of growth for Swindon change Wiltshire Council and Swindon Borough Council, as co-operating authorities, will continue to discuss the most appropriate strategy for Swindon's future growth. If land to the west of Swindon area becomes a potential option for growth again appropriate consultation will be undertaken and if necessary the two authorities can pursue a single issue joint Site Allocations DPD for this area.'</p>	
Chapter 2 – Spatial Portrait			
6.	Page 13, After Para 2.14	<p><i>Add following text to read:</i></p> <p><u>4. Planning for resilient communities</u></p> <p><u>Wiltshire is a large and diverse part of the Country and the issues and challenges within it vary from place to place. It would be a mistake to develop a strategy which is based on a 'one size fits all' premise. The predominant rural character of Wiltshire means that transport choices to access a range of services are often extremely limited and especially in the more remote rural areas there is a reliance on the private motor car. Identifying the role that Wiltshire's settlements have with regard to the sustainable location of services, jobs and housing is an important consideration in trying to balance the needs of promoting a sustainable pattern of growth with the needs of more rural communities. A key challenge is to ensure that this Core Strategy responds to the distinctive character of specific places throughout Wiltshire and is effectively tailored to addressing their particular sets of problems.'</u></p>	Drafting error. First part of Challenge 4 omitted from pre-submission document.
Chapter 3 – Spatial Vision			
7.	Page 15, Spatial Vision	<p><i>Revise second paragraph of 'spatial vision' to read:</i></p> <p>'Wiltshire's important natural and, built and historic environment will have been safeguarded and...'</p>	Change requested by English Heritage for clarity.
8.	Page 16, Para 3.4, Bullet 1	<p><i>Add footnote to 27,500 new jobs to read:</i></p>	Adds clarity and signpost to how the

Ref'	DPD Ref'	Change	Reason
		<u>'Page 7, Para 2.1, Future Employment Needs in Wiltshire- Employment Floorspace and Land Forecasts - April 2011.'</u>	figure of 27,500 new jobs is arrived at.
9.	Page 16, Para 3.4, Add after final bullet point	<i>Add new key outcome after final bullet point to read:</i> <u>'Provision of 16 + education including higher education will have been enhanced especially to provide trained employees necessary to deliver economic growth from target sectors'.</u>	This area had been omitted from the pre-submission draft. It is however fully supported by the evidence as summarised in the Economy Topic Paper.
10.	Page 18, Para 3.8, First sentence	<i>Amend sentence to read:</i> 'Wiltshire's rich and diverse natural, historic and built environments are a significant asset and this strategy will be based on taking steps to use these as a catalyst to attract inward investment in a manner which as far as possible also at the same time protects and enhances them.'	Minor amendments will bring clarity to the paragraph and strike a more appropriate balance.
11.	Page 19, Para 3.10, Bullet 2,	<i>Amend bullet to read:</i> 'Appropriate place shaping infrastructure, such as leisure and open space, green infrastructure, libraries, meeting places, places of worship, public art and cultural facilities, will have been secured on a priority basis.'	Recognises other important place making infrastructure.
Chapter 4 – The Spatial Strategy			
12.	Page 27, Para 4.22	<i>Add footnote to '178 ha' to read:</i> <u>'This is made up of 132 ha as identified on page 87 of Topic Paper 7: Economy plus employment land identified in the South Wiltshire Core Strategy.'</u>	Adds clarity and signpost to how the figure of 178ha of employment land is arrived at.
13.	Page 27, Para 4.24, Bullet 6	<i>Amend bullet to read:</i> 'non-strategic sites identified through community-led planning policy documents, including neighbourhood plans <u>village design statements, and neighbourhood development orders.</u>	Recognises other appropriate sources of supply.
14.	Page 27, Para 4.26	<i>Insert new words to second sentence for consistency with Core Policy 2:</i> 'While the Core Strategy only allocates sites that are strategically important for the delivery of the overall strategy for Wiltshire, additional	Minor amendment to supporting text to improve consistency with Core Policy 2.

Ref'	DPD Ref'	Change	Reason
		specific sites (non-strategic allocations) on the edge of settlements adjacent or well related to the limits of development may also need to be identified'	
15.	Page 28, Paragraph 4.27	<i>Amend paragraph to read:</i> 'The sources of supply have been assessed to ensure that there is a deliverable supply of housing (with additional contingency to comply with the NPPF) relative to the targets for defined sub county areas, which are based on the housing market areas (HMAs) presented below. This is detailed in Appendix C - Housing Land Supply.'	For clarification and in line with the NPPF.
16.	Page 28, Para 4.28	<i>Replace paragraph to read:</i> 'These housing market areas (HMAs) form the appropriate scale for disaggregation across Wiltshire, as they define areas within which the majority of household moves take place. It is against these HMA requirements that housing land supply will be assessed. This is in accordance with the methodology identified in the NPPF. However, in order to ensure an appropriate distribution of housing across Wiltshire that supports the most sustainable pattern of growth, requirements are also provided at a community area and settlement level within the Core Strategy. These more localised requirements as set out within the Area Strategy Core Policies are intended to prevent settlements receiving an unbalanced level of growth justified by under or over delivery elsewhere. Neighbourhood Plans should not be constrained by the specific housing requirements within the Core Strategy and additional growth may be appropriate consistent with the Settlement Strategy (Core Policies 1 and 2). In addition, sustainable development within limits of development or at Small Villages should not be constrained just because requirements have been reached. For these reasons the housing requirement is shown as "at least".'	Adds clarification to approach with regards to disaggregation and housing requirement.
17.	Page 29, Para 4.29	<i>Amend paragraph to read:</i> '...infill is defined as the filling of a small gap with the village that is only large enough for not more than a few dwellings, generally only one dwelling. Exceptions to this approach will only be considered through the	For clarification and flexibility (previously approved by Wiltshire Cabinet).

Ref'	DPD Ref'	Change	Reason
		neighbourhood plan process.'	
18.	Page 30/31/32, Core Policy 2	<p><i>Amend first paragraph to read:</i></p> <p>'Development outside of the limits of development, as defined on the <u>Proposals Map</u>, will only be permitted where it has been identified through community-led planning...'</p> <p><i>Amend second sentence of fifth paragraph to read:</i></p> <p>'Proposals for development <u>at the small villages</u> will be supported where they seek to meet local housing needs of <u>settlements</u> and/or employment...'</p> <p><i>Amend sentence beneath 'Strategic development' to read:</i></p> <p>'Development will be supported at the following sites in accordance with the area strategies and that meet the requirements of <u>the development plan including those set out in the development templates at appendix A.</u></p> <p><i>Last paragraph under 'Within the defined limits of development' should be moved to the end of the section on 'Outside of the defined limits of development'.</i></p> <p><i>Amend list of strategic development sites to include:</i></p> <p><u>'Local Plan allocations'</u> and <u>'Vision Sites'</u></p> <p><i>Change reference to 'East Chippenham' to:</i></p> <p><u>'Rawlings Green, East Chippenham'</u></p> <p><i>Amend the strategic development site from:</i></p> <p>'South East Trowbridge' to <u>'Ashton Park, South East Trowbridge'</u>.</p>	<p>Adds clarity.</p> <p>Adds clarity and consistency with Core Policy 1.</p> <p>Adds clarity.</p> <p>Will give clarity to the sites which have been identified as sources of supply.</p> <p>Adds clarity.</p>
19.	Page 35, Core Policy 3, Para 3	<p><i>Amend paragraph to read:</i></p> <p>'All proposals for new development should be supported by an independent viability assessment. A viability assessment, undertaken by an independent third party but on terms agreed by the council and funded by</p>	<p>In response to representations.</p> <p>Not appropriate to request independent viability assessment</p>

Ref'	DPD Ref'	Change	Reason
		the developer, will be required in the event of <u>concerns that infrastructure requirements may render the development unviable. This will involve an 'open book' approach.</u> If the viability assessment adequately demonstrates...'	for all development proposals.
Chapter 5 - Area Strategies (General comments)			
20.	Pages 36-157, Community Area Strategy Core Policies 4 to 33, Delivery responsibility	<i>Add wording to 'Delivery responsibility' in each Core Policy to read:</i> '...and town and parish councils through <u>community-led planning processes such as neighbourhood planning.</u> '	In response to representations received to recognise the role of neighbourhood planning in delivering the requirements set within the community area strategies.
21.	Pages 36-157, Community Area Strategies which include AONB	<i>Amend 'The Strategy for the xxx Area' text to include the following:</i> 'The strategy will respond to the <u>Community Area's location (in full or part) within a nationally designated landscape. It will deliver, within the overall objective of conserving the designated landscape, a modest and sustainable level of development.</u> '	In response to representations. Strengthens the objective to conserve the AONB.
Amesbury Area Strategy			
22.	Page 39, Para 5.15	<i>Amend second sentence of paragraph to read:</i> 'The town is surrounded by an ancient landscape: it is close to the Neolithic site of World Heritage Site of Stonehenge <u>a World Heritage Site (WHS)</u> , which attracts over a million visitors a year.'	Clarity.
23.	Page 39, Para 5.19	<i>Amend final sentence of bullet 5 to read:</i> 'Wiltshire Council will work collaboratively with agencies, such as the Highways Agency and, the Department of Transport <u>and English Heritage</u> to try and achieve an acceptable solution to the dualling of the A303 <u>that does not adversely affect the Stonehenge World Heritage Site and its setting.</u> ' <i>Reword bullet point 11 as:</i> 'An acceptable solution to the need for dualling the A303 is needed which must	Minor amendments will bring clarity to the para. Minor amendments will bring clarity to the para.

Ref'	DPD Ref'	Change	Reason			
		<p>incorporate environmental measures to mitigate <u>avoid</u> adverse impacts on the Stonehenge World Heritage Site and other outstanding landscapes. In 2007 the Government identified a bored tunnel as the <u>only acceptable solution to this.</u></p> <p><i>Reword bullet point 14 add as:</i></p> <p>'Development around Amesbury should be carefully designed so as not to <u>adversely</u> affect the Stonehenge World Heritage Site or its setting'</p>	<p>Minor amendments will bring clarity to the para.</p>			
24.	Page 43, Core Policy 4	<p><i>Amend small villages to include:</i></p> <p>'Gomeldon/<u>East Gomeldon</u>/<u>West Gomeldon</u>'</p>	<p>Core Policy 4 identifies Gomeldon as a small village when in fact that 'The Gomeldons' comprise three settlements of Gomeldon, East Gomeldon and West Gomeldon.</p> <p>This clarification will ensure the distinction between settlements.</p>			
Calne Area Strategy						
25.	Page 55, Core policy 8	<p><i>Reinsert paragraph on the amount of employment to be identified and saved LP allocations as follows:</i></p> <p>Over the plan period, 6 hectares of employment will be provided, including:</p> <table border="1" style="margin-left: auto; margin-right: auto;"> <tr> <td style="padding: 5px;">Land East of Beversbrook Farm and Porte Marsh Industrial Estate</td> <td style="padding: 5px;">Saved North Wiltshire District Plan Allocation</td> <td style="padding: 5px;">3.2 hectares</td> </tr> </table>	Land East of Beversbrook Farm and Porte Marsh Industrial Estate	Saved North Wiltshire District Plan Allocation	3.2 hectares	<p>Drafting error, omitted from the Pre-Submission Document.</p>
Land East of Beversbrook Farm and Porte Marsh Industrial Estate	Saved North Wiltshire District Plan Allocation	3.2 hectares				
Chippenham Area Strategy						
26.	Page 56, Para 5.47	<p><i>Add sentence to end of paragraph to read:</i></p> <p><u>'Proposed strategic housing and employment allocations to the south of Chippenham are to support the spatial strategy for Chippenham but are located within the Corsham community area.'</u></p>	<p>For clarity No strategic sites at Corsham but there are strategic sites in the Corsham community area i.e. Chippenham sites.</p>			

Ref'	DPD Ref'	Change	Reason
27.	Page 57, Para 5.48, Bullet Point 12	<p><i>Add following sentence to end of bullet point:</i></p> <p><u>'Contributions towards enhanced health and emergency services provision will be sought, where appropriate, from any proposed development at Chippenham, subject to viability and timing.'</u></p> <p>Amend second sentence of bullet point to read:</p> <p><u>'A shared site and/or contributions...'</u></p>	<p>There are three strategic sites at Chippenham. It is not the case that each site will be expected to provide a site for new GP, Fire, Police and ambulance facilities.</p> <p>Adds clarity.</p>
28.	Page 60, Para 5.53	<p><i>Amend second sentence to read:</i></p> <p>The council will work with is working with developers to ensure viable and comprehensive site solutions are delivered, which will secure investment in Chippenham.</p>	<p>To reflect on the work already taking place in Chippenham.</p>
29.	Page 62, Figure 5.5, Chippenham Central Area of Opportunity	<p><i>Expand area of opportunity to include:</i></p> <p>Wiltshire College Cocklebury Road Campus</p>	<p>To reflect the potential for college site to be developed through rationalisation of Cocklebury Road site and potential release of land for development. College has an important role in driving the economy.</p>
30.	Page 63, Core Policy 11	<p>Include '<u>Grittleton</u>' within list of Small Villages.</p>	<p>Facilities and employment opportunities at the village support its designation as a small village.</p>
31.	Page 64, Table 5.4	<p><i>Provide footnote to Table 5.4 (against 2,400 on strategic sites) to read:</i></p> <p><u>'Includes Land South West of Abbeyfield School (Landers Field).'</u></p>	<p>Provides clarity.</p> <p>The numbers on strategic sites at Chippenham are inconsistent between Core Policy 2 and Table 5.4. This is due to the exclusion of Landers Field from the Strategic development list in</p>

Ref'	DPD Ref'	Change	Reason
			Core Policy 2.
Corsham Area Strategy			
32.	Page 65, Para 5.58	<i>Add sentence to end of paragraph to read:</i> <u>'Proposed strategic housing and employment allocations to the south of Chippenham are to support the spatial strategy for Chippenham but are located within the Corsham community area.'</u>	For clarity. No strategic sites at Corsham but there are strategic sites in the Corsham community area i.e. Chippenham sites.
33.	Page 67, Fig 5.6	<i>The indicative green spaces of the Chippenham strategic sites are missing and need to be added to be consistent with the other community area figures.</i>	For consistency and clarity.
Melksham Area Strategy			
34.	Page 85, Para 5.77	<i>Amend fourth sentence of paragraph to read:</i> 'Community and health facilities in Melksham are under pressure, with most GP surgeries at capacity, particularly to the west of the town. '	To correct inaccuracy. There are no GP surgeries to the west of the town.
35.	Page 85, Para 5.79	<i>Amend paragraph as follows:</i> A high level of residential development is already proposed in Melksham, including a planned urban extension to the east of the town, <u>on land identified in the West Wiltshire District Plan (2004) and</u> . This planned development will go some way towards addressing the future affordable housing need in the town...	To clarify that the reference to the planned development to the east is referring to a site which has already been identified, and is not implying that new greenfield sites to the east would be given preference.
36.	Page 86, Para 5.80, Bullet 9	<i>Amend bullet point to read:</i> 'a need to improve public transport provision in the area has been identified including improving bus services, improving the railway station and examining whether the frequency of rail services could be increased, <u>and improving the railway station if more frequent services can be established'</u>	Improvement of the railway station is conditional upon an improved frequency of rail services. If there is no increase in frequency (currently two trains each way per day), then no improvement of the station could be justified.
37.	Page 88, Core Policy 15	Include the village of <u>Great Hinton</u> in the list of Small Villages.	Local support, facilities and employment opportunities at the village support its designation as a small village.

Ref'	DPD Ref'	Change	Reason
38.	Page 89, Para 5.82	<i>Amend third sentence of paragraph to read:</i> 'It also offers an opportunity to promote sustainable transport through the provision of walking and cycling routes, <u>including providing linkages between Semington and Berryfield and Melksham town centre.</u> '	To emphasise the particular opportunity for the canal to provide links between these villages and Melksham town centre.
Mere Area Strategy			
39.	Page 93, Figure 5.11	Amend map to remove the Principal Employment Area of 'woodlands Industrial Estate'.	An error in the draft evidence was identified and this site is not a 'Principal Employment Area'.
40.	Page 94, Core Policy 17	<i>Amend text to read:</i> ' The following Principal Employment Area will be supported in accordance with CP35: Woodlands Industrial Estate ' 'There are no <u>Principal Employment Areas in the Mere Community Area.</u> '	An error in the draft evidence was identified and this site is not a 'Principal Employment Area'.
Royal Wootton Bassett and Cricklade Area Strategy			
41.	Page 99, Para 5.99, Bullet point 2	<i>Amend first sentence of bullet point to read:</i> '...deliver infrastructure necessary in the town <u>community area</u> . In particular, improved pedestrian and cycle linkages are needed between the town centres of <u>Royal Wootton Bassett and Cricklade</u> and local community facilities; to include enhancements to the Cricklade Country Way and a cycle way between Royal Wootton Bassett and Windmill Hill Business Park. Other infrastructure priorities include the completion of a Wessex Water scheme to reduce flood risk to areas in Royal Wootton Bassett, the expansion or re-location of one or both of the existing GP surgeries in the town <u>Royal Wotton Bassett</u> , and additional...'	To make it clear what towns the text is referring to.
42.	Page 100, Para 5.99, Bullet point 10	<i>Amend last sentence to read:</i> 'These include Ballards' Ash Sports Hub, Cricklade Country Way and the restoration of the Wilts and Berks <u>Canal</u> and <u>Thames and Severn canals.</u> '	Recognises the need to identify how improvements to the Thames and Severn canal can be delivered.
43.	Page 102, Fig 5.13	<i>Change marked route of Wilts and Berks canal:</i> The canal does not stop at Royal Wootton Bassett as shown but goes on eastwards on	To improve accuracy of plan.

Ref'	DPD Ref'	Change	Reason
		its historic route to the boundary with Swindon Borough.	
44.	Page 102, Figure 5.13	Improve clarity of map by making it clearer that the status of Bradenstoke is a 'Small village'.	To improve clarity of map.
45.	Page 104, Para 5.101	<i>Amend paragraph to read:</i> '...future growth in Swindon should be considered holistically and with appropriate co-operation between neighbouring authorities and involve <u>collaborative working with the Wiltshire and Swindon Local Enterprise Partnership and the Wiltshire and Swindon Local Nature Partnership.</u> '	To acknowledge collaborative working and the Wiltshire and Swindon Local Nature Partnership.
Salisbury Area Strategy			
46.	Page 106, Para 5.109	Add bullet to list at paragraph 5.109 to read: <u>'transport solutions will be delivered in accordance with the emerging Salisbury Transport Strategy, and will support growth, as concluded through the Options Assessment Report, based on the radical option identified which would best enable Salisbury to meet the challenges of addressing future growth in travel demand in a sustainable manner'</u>	In response to representations. For consistency with the adopted South Wiltshire Core Strategy.
47.	Page 106, Para 5.109, Bullet point 8	<i>Amend second sentence of bullet point to read:</i> '...These will include <u>expansion of the fire station alterations to the Wiltshire Fire and Rescue Service infrastructure</u> to serve new development, and improvements to green infrastructure in the city.'	To add flexibility to the outcome.
48.	Page 110, Key projects map 5.115	<i>Amend annotation on first map as follows:</i> ' Longhedge 450 dwellings 8ha employment 'Hampton Park 500 dwellings 0 ha employment'	To correct incorrect reference on map.
Southern Wiltshire Area Strategy			
49.	Page 118, Fig 5.16 and Page 119, Core Policy 24	<i>Amend figure and core policy:</i> Add <u>Laverstock and Ford</u> to map and recognise in Core Policy 24 within list of Small Villages.	To recognise the existence of the settlements of Laverstock and Ford.
Tidworth Area Strategy			
50.	Page 122, Para 5.137, Bullet 4	<i>Amend third sentence of bullet point to read:</i> 'In addition the fire and rescue service <u>would consider relocating the fire station within</u> are considering relocating Ludgershall fire station	No reason to limit relocation.

Ref'	DPD Ref'	Change	Reason
		to Tidworth and additional facilities may be required.'	
Trowbridge Area Strategy			
51.	Page 130, Para 4.147, Bullet 5	<i>Amend first sentence of bullet point to read:</i> 'there is a requirement to provide a <u>site for a secondary school to the south east of Trowbridge...</u> '	Clarification.
52.	Page 131, Para 5.147, Bullet point 8	<i>Add sentence at end of bullet to read:</i> ' <u>The Assessment and relevant applications should optimise linkages providing permeable road, cycle and footpath connections between Ashton Park and the existing and committed improvements to the strategic road system at East Trowbridge.</u> '	Clarification.
53.	Page 132, Para 5.147 Bullet point 16	<i>Add sentence at end of bullet to read:</i> ' <u>Flood mitigation should relate to development impact only.</u> '	Clarification.
54.	Page 133, Fig 5.19 and Page 262, Appendix A map, Ashton Park Urban Extension, South East of Trowbridge	<i>Amend maps to:</i> Depict a slightly larger strategic site by the addition of an area of land between West Ashton Road and the River Biss within Ashton Park.	The incorporation of this area will allow optimal improvements to the River Biss Corridor and linkages to West Ashton Road and the new eastern distributor road system at Trowbridge.
55.	Page 133, Fig 5.19	<i>Amend map to show:</i> Significant permissions at Green and East of Paxcroft Mead. Show Hilperton Gap relief road which will be completed during the first part of the plan period.	Up to date position and clarification.
56.	Page 135, Fig 5.20	Remove areas 7, 12 and 17 and their descriptions, the part of area 11 south east of road, and the River Biss corridor (marked green). Renumber accordingly.	To reflect up-to-date situation / clarity.
57.	Page 134, Para 5.150	<i>Insert new wording at the end of paragraph to read:</i> ' <u>Where it is clearly demonstrated, through an open book approach, and agreed by the local planning authority that the uses proposed in the Masterplan are not viable, alternative uses may be supported where they are consistent with the objective of securing a sustainable</u>	In response to representations received and to add flexibility to approach.

Ref'	DPD Ref'	Change	Reason
		<u>mix of uses for the Regeneration Area as a whole and would not be to the detriment of the delivery of other sites.'</u>	
Warminster Area Strategy			
58.	Page 142, Para 5.153	<i>Insert new sentence in paragraph as follows:</i> '...Cardiff to Portsmouth railway line. <u>The town has strong functional linkages for employment and shopping with Frome.</u> Warminster has been identified...'	Recognises the relationship of Frome to the west Wiltshire towns.
Westbury Area Strategy			
59.	Page 148, Para 5.162	<i>Amend paragraph to read:</i> 'Overall, the town should not seek to compete with the larger nearby centres, <u>including Frome</u> , but rather consolidate...'	Recognises the relationship of Frome to the west Wiltshire towns.
60.	Page 149, Para 5.163, Bullet point 9	<i>Amend bullet to read:</i> '...pressure upon the Special Protection Area will not be permitted unless proportionate <u>developer contributions</u> are made to offset impacts through the Wessex Stone Curlew Project.'	To add clarity.
61.	Page 149, Para 5.163, Bullet point 10	<i>Add a 5th point to list to read:</i> ' <u>V. The rail connection to the former Lafarge site should be retained.</u> '	Consistent with policy Core Policy 65 Movement of Goods. Rail sidings at former Imerys Quarry, Salisbury are being retained.
Chapter 6 - Core Policies			
Core Policy 34 - Additional employment land			
62.	Page 161, Core Policy 34	<i>Amend i. to read:</i> ' <u>are on the edge of these settlements that seek to retain or expand businesses currently located within or adjacent to the settlements identified in Core Policy 1'</u>	Improve clarification and consistency with Core Policy 2 as defined in Para 6.13.
Core Policy 35 – Existing employment sites			
63.	Page 163, Core Policy 35, Para 1	<i>Amend paragraph to read:</i> 'Wiltshire's Principal Employment Areas (as listed in the Area Strategies) will <u>should</u> be retained for employment purposes within use classes B1, B2 and B8 to safeguard their contribution to the Wiltshire economy and the role and function of individual towns. Proposals for renewal and intensification of the above employment uses within these	In order to make the policy more flexible with respect to the Principal Employment Areas.

Ref'	DPD Ref'	Change	Reason
		areas will be supported.	
64.	Page 163, Core Policy 35, Para 2	<p><i>Amend paragraph to read:</i></p> <p>'Elsewhere <u>Within</u> the principal settlements, market towns and, local service centres and <u>Principal Employment Area's</u> proposals for the redevelopment of land or buildings previously or currently used for activities falling within use classes B1, B2 and B8 must demonstrate that they meet <u>and will be assessed against</u> s <u>at least one of</u> the following criteria.'</p>	In order to make the policy more flexible with respect to the Principal Employment Areas and for clarity.
Core Policy 38 - Retail and leisure			
65.	Page 166, Para 6.27	<p><i>Amend sentence of paragraph to read:</i></p> <p>'... assessment of impacts on centres. However, there is concern within Wiltshire <u>evidence has identified</u> that a succession of planning applications.....'.</p> <p>Footnote to be added after 'evidence' to read:</p> <p><u>'Wiltshire Council, Town Centre and Retail Study, GVA Grimley, page 201, para 9.3 and 9.4'</u></p>	To ensure it is clear that the requirement is based on comprehensive qualitative and quantitative evidence.
Core Policy 40 - Hotels			
66.	Page 169, Core Policy 40, Para 1	<p><i>Amend paragraph to read:</i></p> <p>'Proposals for new hotels, bed and breakfasts, guesthouses or conference facilities, <u>together with the sensitive extension, upgrading and intensification of existing tourism accommodation facilities</u> within the Principal Settlements and Market Towns will be supported'.</p>	To make it clear that the policy also relates to extension / upgrading and intensification in the principal settlements and market towns.
Core Policy 41 - Climate change			
67.	Page 170, Core Policy 41, Para 6.33	<p><i>Amend second sentence of paragraph to read:</i></p> <p>'The government has pledged to reduce the UK's total carbon emissions by <u>at least 34%</u> by 2020, and <u>by at least 80% by 2050, relative to 1990 levels.</u> <u>The government has also pledged</u> for 15% of energy to be derived from renewable sources by 2020'.</p> <p>[Keep footnote as presented within pre-submission draft].</p>	Plan period goes beyond 2020 so reference to 2050 target is considered appropriate.
Core Policy 42: Standalone renewable energy installations			
68.	Page 174, Para 6.37	<p><i>Add following sentence at end of paragraph:</i></p> <p><u>'It should also be noted that some renewable</u></p>	For clarification. Supporting text is considered more

Ref'	DPD Ref'	Change	Reason
		<u>energy technologies require additional permissions over and above planning, such as abstraction licenses, flood defence consents and environmental permits</u> '.	appropriate place for this text, rather than policy.
69.	Page 175, Core Policy 42	<i>Add new criterion viii:</i> <u>'best and most versatile agricultural land.'</u> <i>Remove 'and' from end of criterion vi and remove full stop and insert 'and' at end of criterion vii.</i>	To ensure that potential impacts on best and most versatile agricultural land are taken into account.
Core Policy 43 - Affordable Housing			
70.	Page 175, Para 6.39	<i>Amend third sentence of paragraph to read:</i> 'Core Policy 2 identifies the requirement for <u>at least 37,000 new homes to be provided over the plan period including affordable homes.</u> '	Consistency with Core Policy 2.
Core Policy 47 - Gypsies and travellers			
71.	Page 183, Para 6.57	<i>Amend paragraph to read:</i> <u>'In March 2012 the government published the National Planning Policy Framework and 'Planning Policy for Travellers'. These documents</u> In 2011, the government published a draft Planning Policy Statement on planning for traveller sites which includes the general principle of aligning planning policy for travellers more closely with other forms of housing. It also requires the council to demonstrate a five year supply of pitches against a long term target based on clear evidence (See Appendix C). Core policy 47 reflects this approach by introducing a set of criteria <u>which define broad locations where sites would be appropriate and</u> against which potential sites will be tested. The policy identifies a specific requirement for new pitches to 2021. The criteria...' <i>Add footnote to signpost new guidance to replace footnote 60.</i>	Update to reflect publication of the NPPF and Planning Policy for Travellers.
72.	Page 185, Core Policy 47	<i>Split criterion iii by dividing into two points to read:</i> <u>iii the site can be properly serviced and is supplied with essential services, such as water, power, sewerage and drainage, and waste disposal.</u> <u>iv The site must also be large enough to provide adequate vehicle parking, including</u>	For consistency with adopted S Wilts Core Strategy and for better consistency with new national policy. General point of consistency with SWCS raised by a

Ref'	DPD Ref'	Change	Reason
		<p><u>circulation space, along with residential amenity and play areas</u></p> <p><i>Amend criteria iv to read:</i></p> <p>'...schools and essential health services. This will be defined in detail in the methodology outlined in the Site Allocations DPD, and...</p> <p>Change criterion iv to <u>v</u>. Change criterion v to <u>vi</u>.</p> <p><i>Add additional criterion to bottom of criteria as follows:</i></p> <p><u>'vii adequate levels of privacy should be provided for occupiers.'</u></p> <p><u>'viii development of the site should be appropriate to the scale and character of its surroundings and existing nearby settlement.</u></p> <p><u>'ix The site should not compromise a nationally or internationally recognised designation nor have the potential for adverse effects on river quality, biodiversity or archaeology.'</u></p>	<p>number of respondents</p> <p>Implementation of policy should not be left to a subsequent document.</p>
73.	Page 186, Core Policy 47, monitoring and review section of policy	<p><i>Amend so sentence reads:</i></p> <p>'Number of approved permanent and transit Gypsy and Traveller pitches and Travelling show people plots to be monitored through the Wiltshire Monitoring Framework.'</p>	For clarity.
Core Policy 48 - Supporting rural life			
74.	Page 186, Para 6.60	<p><i>Add to bulleted list:</i></p> <p><u>'provision of meeting halls and places of worship'</u></p>	Provision of meeting halls and places of worship will help build resilient communities.
75.	Page 187, Para 6.63	<p><i>Amend first sentence of paragraph to read:</i></p> <p>'Proposals to convert redundant buildings for employment, tourism or residential uses, <u>community uses, meeting rooms or places of worship</u> will need to fulfil the requirements set out in Core Policy 48.'</p>	To recognise community uses, meeting rooms and places of worship as conversion opportunities.
76.	Page 188, Core Policy 48, Para 1	<p><i>Add additional sentence at the end of Para 1 as follows:</i></p> <p><u>'Proposals for accommodation to meet the</u></p>	Provides a mechanism to ensure that development

Ref'	DPD Ref'	Change	Reason
		<u>needs of employment essential to the countryside should be supported by functional and financial evidence to support the application.'</u>	delivered through this policy is essential.
77.	Page 188, Core Policy 48	<i>Amend sentence after heading 'Reuse of redundant agricultural buildings' to read:</i> 'Proposals to convert redundant agricultural buildings for employment, and tourism, <u>cultural and community uses</u> will be supported where it satisfies the following criteria...' <i>Amend heading in policy to refer to 'redundant buildings' only.</i>	Widens the opportunity to utilise the appropriate use of redundant buildings to accord with national planning policy framework provisions.
Core Policy 50 - Biodiversity			
78.	Page 191, Para 6.71	<i>Amend third sentence of paragraph to read:</i> '...particularly valuable where it contributes towards landscape scale projects <u>Nature Improvement Areas or other landscape scale projects identified by Local Nature Partnerships.</u> '	Nature Improvement Areas and Local Nature Partnerships have recently been given status in planning through the NPPF. Also provides useful clarity on the term 'landscape scale projects'.
Core Policy 51 - Landscape			
79.	Page 195, Para 6.77	<i>Add to last sentence of Para 6.77 to read:</i> 'Development affecting Stonehenge and Avebury World Heritage Site and its setting should be considered in light of Core Policy 59, <u>while any development in the setting of the Bath World Heritage Site should have regard to the findings of the Bath World Heritage Site Setting Study (2009) and any associated Supplementary Planning Document as a material planning consideration.'</u>	The cross-boundary effects of development in Wiltshire on the setting of the Bath World Heritage Site have only recently come to light through discussions.
80.	Page 196, Core Policy 51, Para 1	<i>Amend last sentence to read:</i> 'In particular, proposals will need to demonstrate that the following aspects of landscape character have been considered <u>conserved and where possible enhanced.'</u>	The term 'considered does not require the applicant to do anything.
Core Policy 52 - Green Infrastructure			
81.	Page 199, Core Policy 52, Para 1, Bullet point 5	<i>Amend bullet point to read:</i> 'identify <u>and provide</u> opportunities to enhance and improve linkages between the natural and historic landscapes of Wiltshire'	Previous wording did not require the applicant to do anything.

Ref'	DPD Ref'	Change	Reason
Core Policy 53 - Wilts and Berks and Thames and Severn canals			
82.	Page 200, Para 6.96	<i>Add sentence at end of paragraph to read:</i> <u>'The use of SUDS should be encouraged wherever possible, unless this could risk groundwater resources through infiltration.'</u>	Possible risk to groundwater from canals due to poor water quality.
83.	Page 200, Para 6.98	<i>Amend first sentence of paragraph to read:</i> 'The Kennet and Avon Canal is a significant asset within Wiltshire's <u>sustainable transport and green infrastructure network...</u> '	Need to recognise the K&A's function as a sustainable transport route.
84.	Page 201, Core Policy 53	<i>Amend Core Policy 53, fourth paragraph to read:</i> 'Proposals for the reinstatement of canal along these historic alignments <u>or any alternative alignments</u> will need to demonstrate that the cultural, historical and natural environment will be protected...'	Alternative alignments could also have environmental impacts which will need to be considered.
Core Policy 55 - Air Quality			
85.	Page 204, Core Policy 55	<i>Add criteria to policy:</i> <u>'Where appropriate contributions will be sought toward the mitigation of the impact a development may have on levels of air pollutants.'</u>	This should be a tool highlighted in the policy.
Core Policy 57 - Design and place shaping			
86.	Page 207, Para 6.126	<i>Add following text to end of Para 6.126:</i> <u>'... this includes Village Design Statements that are up to date and approved by the local authority as providing guidance on the implementation of policy CP57 for a local area.'</u>	Responds to issues raised in rural workshops. Recognises status of Village Design Statements.
87.	Page 208, Core Policy 57, Criteria ix	<i>Amend criterion ix to read:</i> '...are designed to create places of character which are legible, <u>safe</u> and accessible.'	Road safety for small scale developments not included elsewhere in the plan.
88.	Page 209, Core Policy 57, Criterion xii	<i>Amend criterion xii to read:</i> 'the use of high standards of building materials, finishes and landscaping, including the provision of street furniture and public art <u>where appropriate the integration of art and design in the public realm.'</u>	Minor amendments will bring clarity to the policy.
Core Policy 58 - Conservation of the built Environment			
89.	Page 209, Para 6.130	<i>Add footnote to 'World Heritage Site' in 6.130 to read:</i> <u>'The policy recognises that the setting of the</u>	Core strategy needs to recognise that the Council will work with Bath and

Ref'	DPD Ref'	Change	Reason
		Bath World Heritage site may include <u>elements within Wiltshire. Wiltshire Council will work with Bath and North East Somerset Council to develop guidance on how the outstanding universal value of this world heritage site should be protected.</u>	North East Somerset to protect this international heritage asset.
90.	Page 211, Core Policy 58, Para 2	<i>Amend criteria to read:</i> i. archaeological remains and their setting ii. the World Heritage Sites <u>within and adjacent to Wiltshire</u> iii. buildings and structures of special architectural or historic interest and their settings iv. the special character or appearance of conservation areas and their settings v. historic parks and gardens and their setting vi. important landscapes, <u>including registered battlefields</u> and townscapes	Minor amendments will bring clarity to the policy; to recognise importance of registered battlefields; and recognise Bath WHS setting includes parts of Wiltshire.
91.	Page 211, Core Policy 58, Para 4	<i>Amend paragraph to read:</i> '...benefits will be exploited, <u>where appropriate and in a sensitive manner, including...</u> '	Minor amendments will bring clarity to the paragraph.
92.	Page 211, Core Policy 58	<i>Add following text to 'monitoring and review':</i> ' <u>Where appropriate at risk surveys will be carried undertaken to ensure there is an understanding of what is at risk.</u> '	Response to statutory response.
Core Policy 59 - World Heritage Site			
93.	Page 212, Para 6.137	<i>Amend Para 6.1.37 to read:</i> 'Wiltshire's World Heritage Site (WHS)... <u>present and transmit to future generations its WHS which, because of their exceptional qualities are considered to be of Outstanding Universal Value (OUV).....decisions concerning development management in the WHS.sensitive management in order to protect the OUV of the Site and sustain its OUV.</u> '	Minor amendments more closely reflect the obligations under the UNESCO World Heritage Convention (1972)
94.	Page 212, Para 6.138	<i>Amend paragraph to read:</i> "... comprising its significance, authenticity and integrity. <u>Since that time, a Statement of Significance (see Stonehenge Management Plan, 2009, pp. 26-27) and a Draft Statement of OUV for the WHS have been drawn up. The OUV of The World Heritage Site requires protection and where appropriate enhancement in order to preserve its OUV.</u>	Adds clarity and accuracy

Ref'	DPD Ref'	Change	Reason
		The UNESCO Statement of <u>Significance and Draft Statement of OUV ...for identification of the attributes of OUV, as well as other important aspects of the WHS, and for reaching decisions on the effective protection and management of the Site."</u>	
95.	Page 212, Para 6.139	<i>Amend second sentence of paragraph to read:</i> '...mortuary practices from around <u>through</u> 2,000 years...Their careful <u>design</u> in relation...'	Minor amendments for accuracy
96.	Page 212, Para 6.140	<i>Amend paragraph to read:</i> Sentence 1: ' <u>...impact on the Site and its attributes of OUV.</u> ' Sentence 5: ' <u>...impact on the WHS and its attributes of OUV.</u> '	For clarity
97.	Page 212, Para 6.141	<i>Amend paragraph to read:</i> 4th sentence ' <u>... management of the site in order to sustain its OUV, taking into account...</u> '	For consistency
98.	Page 213, Para 6.142	<i>Amend paragraph to read:</i> Second sentence: ' <u>...no adverse effect upon the Site and its attributes of OUV.</u> '	For consistency
99.	Page 213, Para 6.143	<i>Amend paragraph to read:</i> Last sentence: ' <u>...to assess impact on the WHS and its attributes of OUV.</u> '	For consistency
100.	Page 213, Para 6.144	<i>Amend paragraph to read:</i> '...protecting and <u>enhancing the World Heritage Site and its setting in order to sustain its OUV...</u> This will include considering the use of <u>further Article 4 Directions</u> <u>adverse effect on the WHS and its attributes of OUV.</u> '	For consistency
101.	Page 214, Core Policy 59	<i>Amend policy to read:</i> The Stonehenge, Avebury and Associated Sites World Heritage Site The Outstanding Universal Value (OUV) of the World Heritage Site and its setting will be protected and enhanced by: i. giving precedence to the protection of the OUV of the World Heritage Site and its setting	Minor amendments to the policy will clarify that the setting contributes to OUV but is not of OUV itself.

Ref'	DPD Ref'	Change	Reason
		<p>ii. development not adversely affecting the OUV of the World Heritage Site and its attributes of OUV significance, authenticity, or integrity, or its setting. This includes the physical fabric, character and appearance, setting or views into or out of the World Heritage Site</p> <p>iii. seeking opportunities to support and sustain-maintain the positive management of the OUV of the World Heritage Site through development that delivers improved conservation, presentation and interpretation and reduces the negative impacts of <u>roads</u>, traffic and visitor pressure</p> <p>iv. requiring developments to demonstrate that full account has been taken of their impact upon the OUV of the World Heritage Site and its setting. Proposals will need to demonstrate that the development will have no individual, cumulative or consequential adverse effect upon the <u>Site and its OUV</u>. This will include proposals for climate change mitigation and renewable energy schemes.</p> <p>Consideration of opportunities for enhancing the <u>OUV World Heritage Site and its attributes of OUV</u> should also be demonstrated.</p>	<p>It will add clarity by removal of specialised UNESCO terminology</p> <p>It is not only the traffic which causes the negative impact but the roads and associated clutter. This reflects the World Heritage Site Management Plans and SOUV.</p> <p>Order of final two sentences in response to representations has changed to clarify meaning. As drafted, it could be interpreted to mean that the enhancement issue is referring to renewable energy only.</p>
Core Policy 60 - Sustainable transport			
102.	Page 215, Core Policy 60, Para 1 and final paragraph	<p><i>Amend paragraph to read:</i></p> <p>'...to help reduce the need to travel <u>particularly by private car</u>'</p> <p><i>Delete final paragraph from Core Policy 60 and insert as supporting text at the end of Paragraph 6.146.</i></p>	To clarify meaning and correct drafting error.
Core Policy 61 - Transport and development			
103.	Page 216, Core Policy 61, Para 1	<p><i>Amend paragraph to read:</i></p> <p>'...to help reduce the need to travel, <u>particularly by private car.</u>'</p>	To clarify meaning.
Core Policy 63 - Transport strategies			
104.	Page 218, Core Policy 63	<p><i>Amend criterion (vi), as follows:</i></p> <p>'interchange enhancements that are <u>safe</u> and accessible by all'</p>	To correct drafting error.

Ref'	DPD Ref'	Change	Reason
Core Policy 65 - Movement of goods			
105.	Page 221, Paragraph 6.163	<p><i>Insert wording at the end of paragraph as follows:</i></p> <p><u>'Further details on the council's approach to freight management are contained in the Wiltshire Local Transport Plan 2011-2016 Freight Strategy.'</u></p>	In the interests of clarification.
Core Policy 66 - Strategic transport network			
106.	Page 222, Paragraph 6.168	<p><i>Insert new paragraph after Paragraph 6.168, as follows:</i></p> <p><u>'The strategic transport network is made up of the following:</u></p> <p><u>(1) The national primary route network (including the strategic road network): Strategic Road Network - M4, A303, A36, A419</u> <u>Primary Route Network - A4 (west of Chippenham), A30 (St. Thomas's Bridge to Salisbury), A338 (south of Burbage), A346 (M4 junction to Burbage), A350, A354, A361 (west of Semington), A429.</u></p> <p><u>(2) The strategic advisory freight route network – M4, A303, A350, A36, A419, A34 (east of Wiltshire).</u></p> <p><u>(3) The strategic bus network: services linking the towns and larger villages with each other and with higher order centres, or providing them with access to the rail network if they do not have a rail station.</u></p> <p><u>(4) The rail network:</u> <u>Berks & Hants Line (London - South West England via Westbury)</u> <u>Greater Western Main Line (London - Bristol/South Wales)</u> <u>Heart of Wessex Line (Bristol - Weymouth)</u> <u>Waterloo-Exeter Line</u> <u>Wessex Main Line (Cardiff - Portsmouth)</u> <u>Westbury-Swindon Line (via Melksham)'</u></p>	In the interests of clarification.
107.	Page 223, Core Policy 66	<p><i>Make the following changes to policy:</i></p> <p><i>Insert footnote to clarify that the bus network is not shown on the key diagram.</i></p> <p><i>Insert 'neighbouring authorities' before other agencies in first sentence of policy.</i></p> <p><i>Insert '(including the strategic road network)' after 'the national primary route network' in</i></p>	In the interests of clarification.

Ref'	DPD Ref'	Change	Reason
		<p><i>point (1).</i></p> <p><i>Reword point (3) as follows:</i></p> <p>'The <u>strategic key bus network route</u>.'</p> <p>Amend first paragraph:</p> <p>Replace 'assist employment' with '<u>support development</u>'.</p> <p><i>Insert paragraph at end of policy to read:</i></p> <p><u>'The land required for these and other realistic proposals on the strategic transport network which support the objectives and policies in the core strategy and local transport plan will be protected from inappropriate development.'</u></p>	
Core Policy 68 - Water Resources			
108.	Page 224, Para 6.173	<p><i>Amend Para. 6.173 Second sentence to read:</i></p> <p>'Three River Basin Management Plans have been prepared to meet the requirements of the Water Framework Directive for Wiltshire and surrounding areas; <u>namely the Severn, South West and Thames River Basin Management Plans. In addition, a number of Catchment Management Plans are currently in preparation and will provide relevant targets and actions at a local level</u>'.</p>	<p>Environment Agency has recently announced the development of River Catchment Management Plans, which will provide greater levels of detailed action for delivery of Water Framework Directive (WFD) targets at a local level.</p>
109.	Page 225, Core Policy 68, Para 1	<p><i>Amend first paragraph to read:</i></p> <p>'Development must not prejudice the delivery of the actions and targets of the relevant River Basin <u>or Catchment Management Plan</u>, and should contribute to their plan where possible'.</p>	<p>Environment Agency has recently announced the development of River Catchment Management Plans, which will provide greater levels of detailed action for delivery of WFD targets at a local level.</p>
110.	Page 225, Para 6.176	<p><i>Amend third sentence of paragraph to read:</i></p> <p>'Development within the catchment in close proximity to the river has the potential to have a detrimental effect upon its qualifying</p>	<p>To appropriately reference the fact that development within the River Avon Catchment</p>

Ref'	DPD Ref'	Change	Reason
		features...'	has the potential to present adverse impacts.
Chapter 8 - Glossary			
111.	Page 229, Glossary and common acronyms	Add definition of 'Brownfield site' to glossary.	Technical term; clear definition would add value and benefit the reader.
112.	Page 229, Glossary and common acronyms	Add definition of 'Environment Agency' to glossary.	Definition of the roles and responsibilities of this organisation would be to the benefit of the reader.
113.	Page 229, Glossary and common acronyms	Add definition of 'Green Infrastructure' to Glossary:	Definition of GI required for clarity.
Development templates for strategic allocations			
Land at Kingston Farm, Bradford-on-Avon			
114.	Page 236, Heading	Add generic text under heading 'Appendix A: Development templates for strategic allocations' 'The requirements in these development templates are sought to serve the proposed development and mitigate any associated impact of the development.'	
115.	Page 236, Land at Kingston Farm, Bradford on Avon development template	Under 'Key Objectives' amend 4 th bullet to read: 'To facilitate the retention and expansion of an existing two local employers, already located in close proximity to the site'	For accuracy
116.	Page 237, Land at Kingston Farm, Bradford on Avon development template	Under 'Transport', amend bullet 1 to: 'Appropriate public transport, walking and cycling links should be provided to the town centre. This should include provision of a safe pedestrian/cycling route avoiding the B3107 (from the Cemetery through to the Springfield/Holt Road junction followed by an upgraded pedestrian link to the town centre).'	For clarity
117.	Page 237, Land at Kingston Farm, Bradford on Avon development template	Under 'Social and Community' amend fifth bullet to read: 'Financial contributions required towards the extension of the existing cemetery, or additional land in the masterplan will be provided considered for an expansion to of the	For clarity

Ref'	DPD Ref'	Change	Reason
		existing cemetery, either as a conventional cemetery, or as a possible 'green/woodland' cemetery. A footpath link to the cemetery should be considered.'	
118.	Page 237, 'Physical Requirements' section within Bradford on Avon development template	<p><i>Make changes to 'Physical Requirements' section as follows:</i></p> <p>Physical Requirements</p> <ul style="list-style-type: none"> • Development will require up-sizing of sewers through the town, construction of on-site sewers and improvements will be required to the downstream network. • Dedicated pumping stations and rail and river crossings to the sewage treatment works (which is to the west of the site) would be required. • <u>Foul and surface water drainage from the site will need to be adequately addressed. The developer is investigating the possibility of a 'living water' sustainable drainage system which could address both foul and/or surface water drainage from the site as an alternative to a conventional system.</u> • <u>Wessex Water in conjunction with Wiltshire Highways have investigated and modelled the adjacent foul and surface water systems in pursuit of a more conventional solution. The modelling confirms what route and associated amendments to their systems these require. The results of the study show that it is possible to mitigate some downstream issues by removing surface water from the foul system and redirecting back into a surface water system that has adequate capacity. Following this a conclusion will be made about which option will be pursued. This provides for a more sustainable solution over disruptive and extensive upsizing options for downstream sewers.</u> • <u>Improvements to the Springfield pump station are required and an option study is required to agree these improvements.</u> • A financial contribution will be required for off-site works to mitigate against the impact of this development to reduce the risk of downstream sewer flooding, and increased risk of overflow spills. • The developer is investigating the possibility of a 'living water' sustainable drainage system which 	To reflect updated information from Wessex Water and the promoters of the site.

Ref'	DPD Ref'	Change	Reason
		<p>could address both foul and surface water drainage from the site. They have also indicated that it has been agreed that Wessex Water will model two foul systems as a more conventional solution. The modelling will confirm what route and associated amendments to their systems these may require.</p> <ul style="list-style-type: none"> Following this a conclusion will be made about which option will be pursued. 	
119.	Page 238, Land at Kingston Farm, Bradford on Avon, development template	<p><i>Under 'Green Infrastructure' add an additional bullet:</i></p> <p><u>'There are a number of large trees on the site that should be maintained and masterplanned into the proposed development'</u>.</p>	This is considered to be a valid point, and reference to the large trees would be appropriate in the development template.
North Chippenham Strategic Site			
120.	Page 240, North Chippenham strategic site development template	<p><i>Amend map to show extent of the strategic site that reflects the site which is the subject of a current planning application.</i></p>	Clarification of site boundaries.
121.	Page 242, North Chippenham Strategic Site development template.	<p><i>Under 'Landscape' amend as follows:</i></p> <p><i>Amend first bullet to read:</i></p> <p>'Employment provision on the west of the site will form a gateway to the town and should be of <u>outstanding high quality design</u>, incorporating...'</p> <p><i>Amend fourth bullet to read:</i></p> <p>'The required road link between the proposed development and Bird's Marsh Wood shall be appropriately mitigated in landscape and visual terms'.</p>	Clarification. Current wording is unquantifiable.
Rawlings Green, East Chippenham Strategic Site			
122.	Page 244, Rawlings Green, East Chippenham development template	<p><i>Amend 'Use' to read:</i></p> <p>'6 hectares of employment land, 700 houses, and community facilities <u>and open space</u>'.</p> <p><i>Amend bullet 1 under 'Key Objectives' to read:</i></p> <p>'To deliver a sustainable urban extension containing 6 ha of employment land, 700 dwellings and, community facilities <u>and open space</u> which will contribute to improving</p>	To better reflect the emerging development proposals.

Ref'	DPD Ref'	Change	Reason
		the critical mass of the town thereby supporting improved services and helping to deliver enhanced infrastructure.'	
123.	Page 245, Rawlings Green, East Chippenham development template	<p><i>Under 'Physical Requirements':</i></p> <p><i>Amend bullet 1 to read:</i></p> <p>'A drainage strategy is required, to be agreed with Wessex Water <u>or the appropriate drainage body</u>. Where network modelling is required, financial contributions will be sought to cover additional appraisal and survey costs. The developer will be responsible for the construction of the on-site sewers drainage infrastructure to an adoptable the <u>appropriate standard</u>.'</p> <p><i>Amend bullet 2 to read:</i></p> <p>'Financial contribution required for off-site works to mitigate against the effect of this <u>proposed</u> development and reduce the risk of <u>off-site or downstream sewer flooding</u>. Development should not precede necessary off-site works, <u>unless it can be satisfactorily demonstrated that phase will not result in off-site or downstream sewer flooding</u>.'</p> <p><i>Amend bullet 3 to read:</i></p> <p>'Wessex Water advises the developer to provide on-site mains <u>water</u> under Section 41 requisition arrangements. It is predicted that a local connection will not be available and network modelling will <u>be required to confirm the extent of any off-site reinforcement necessary to serve the development</u>. Development <u>of a particular phase</u> should not proceed <u>unless that phase can be adequately supplied with mains water</u>. A sustainable <u>drainage scheme will be provided to an appropriate standard and arrangements for its long term operation will be agreed</u>.'</p> <p><i>Amend bullet 5 to read:</i></p> <p>'A SFRA Level 2 assessment will be required to ensure that <u>the proposed development including associated infrastructure does not unacceptably is not encroaching</u> within the flood zone and to inform the sequential test'.</p> <p><i>Amend Bullet 6 as follows:</i></p>	To provide more clarification to improve effectiveness of requirements. To give greater precision and to include policy test in terms of viability, technical and practical considerations.

Ref'	DPD Ref'	Change	Reason
		<p>'Proposed Ddevelopment types will need to recognise <u>and address</u> the development vulnerability of the area i.e. Groundwater Source Protection Zone 2.'</p> <p><i>Amend bullet 7 as follows:</i></p> <p>'Overhead <u>power</u> lines cross the site. <u>These should be placed underground subject to viability, technical and practical considerations.</u> <u>Alternatively,</u> in order to minimise costs, wherever possible, existing overhead <u>power</u> lines can remain in place with uses, such as open space, parking, garages or public highways generally being permitted in proximity to the overhead lines. Where this is not practical, or where developers choose to lay out their proposals otherwise, then agreement will be needed as to how these <u>the power cables</u> will be dealt with, including agreeing costs and identifying suitable alternative routing for the circuits.'</p>	
124.	Page 245, Rawlings Green, East Chippenham development template	<p><i>Under 'Transport':</i></p> <p><i>Amend bullet point 1 to read:</i></p> <p>'Provision of <u>and/ or contributions towards the transport infrastructure, required to serve the development</u> in line with the Chippenham Transport Strategy, <u>where relevant.</u>'</p> <p><i>Amend bullet point 2 to read:</i></p> <p>'Development is required to deliver a the road link/<u>connection</u> across the railway in conjunction with North Chippenham <u>and enhancements to Cocklebury Road, necessary to serve the development.</u>'</p> <p><i>Amend bullet point 3 to read:</i></p> <p>'<u>The proposed development will provide and/or contribute towards,</u> 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. Improvements to the <u>local</u> Rights of Way network <u>will be included within the proposed development and/ or off-site contributions towards relevant improvements will be required as identified in the IDP.</u>'</p>	To provide more clarification to improve effectiveness of requirements.

Ref'	DPD Ref'	Change	Reason
125.	Page 245, Rawlings Green, East Chippenham development template	<p><i>Under 'social and community':</i></p> <p><i>Amend bullet 3 to read:</i></p> <p><u>'The proposed development will include new facilities and/ or an off-site financial contributions, necessary to serve the development and subject to overall viability and timing, for police, fire, ambulance and GP uses are required. A shared site should be considered.'</u></p> <p><i>Amend bullet 6 to read:</i></p> <p><u>'Provision of and/or financial contributions, subject to overall viability and timing, for children's play, accessible natural green space, allotments, a community orchard, and a skate park is required.'</u></p>	To provide more clarification to improve effectiveness of requirements.
126.	Page 246, Rawlings Green, East Chippenham development template	<p><i>Under 'Green Infrastructure':</i></p> <p><i>Amend bullet 1 to read:</i></p> <p>Public footpath CHIP43 should be carefully incorporated into the scheme, <u>or suitably diverted if necessary</u>, to ensure that this green link between the town and countryside is maintained.'</p> <p><i>Amend bullet 2 to read:</i></p> <p><u>'A Riverside Park is to be provided at Rawlings Green. Riverside access will to be extended alongside the site from Monkton Park (Riverside Drive) linking with LBUR1 and link to the wider countryside to the north.'</u></p> <p><i>Amend bullet 3 to read:</i></p> <p>'Provision for children's play, accessible natural green space, sports and allotments to be made to <u>relevant national or Wiltshire standards</u>.'</p> <p><i>Amend bullet 4 to read:</i></p> <p><u>'Development of the Riverside Park and other structural public open space a country park will require a long term management plan and an appropriate funding mechanism to implement a long term management plan.'</u></p>	To provide more clarification to improve effectiveness of requirements.
127.	Page 246, Rawlings Green, East	<p><i>Under 'Ecology':</i></p>	Clarification of requirements for

Ref'	DPD Ref'	Change	Reason
	Chippenham development template	<i>Amend bullet 1 as follows:</i> 'Surveys <u>will be</u> required for habitats, bats, reptiles, breeding/ wintering birds, invertebrates, Great Crested Newts and Dormouse. <u>The Rawlings Green development should include suitable ecological with</u> mitigation, as necessary.'	site.
128.	Page 246, Rawlings Green, East Chippenham development template	<i>Under 'Archaeology and Historical Interest' add bullet:</i> 'Further archaeological investigations should <u>be carried out to inform any planning application</u> '.	To ensure that undiscovered archaeology has been recorded.
South West Chippenham Strategic Site			
129.	Page 248, Appendix A, South West Chippenham Strategic Site Map	<i>Amend map to show land within the Rowden Conservation Area currently shown as indicative housing to be green space instead (south west corner).</i>	In response to representations received. The strategic sites process had regard to the Rowden Conservation area and considered that proposed housing could be appropriate along the edges, but not within the Conservation Area. The map earlier at page 59, which shows the strategic site coloured blue and indicative green space is correct.
130.	Page 248, Appendix A, South West Chippenham Strategic Site South West Strategic Site key Objectives	<i>Amend Key Objectives Bullet Point 5 as follows:</i> 'Development to enhance <u>and protect the landscape quality and biodiversity of the River Avon Corridor, promoting its recreational use, and the sites its</u> connectivity to the town and wider countryside <u>through enhanced pedestrian and cycle access along the corridor.</u> '	In response to representations received. This is the wording included for the Rawlings Green East Chippenham Site, which is also appropriate for the South West Strategic Site because the site also includes land within the River

Ref'	DPD Ref'	Change	Reason
			Corridor.
131.	Page 248, South West Chippenham development template.	<i>South West Chippenham strategic site map amend map as follows:</i> To indicate that all of land within Rowden Conservation Area is indicative greenspace.	Error on map. Development would substantially harm that character and is therefore contrary to the National Planning Policy Framework.
132.	Page 249, South West Chippenham Proforma	<i>Under 'physical requirements' add bullet:</i> 'Provide recognition that the extraction of <u>minerals is likely to be problematic due to high water table and poor quality of minerals.</u> '	Advice to date indicates that it would be uneconomic to extract the minerals due to the amount, quality and high water table.
Land at Horton Road, Devizes			
133.	Page 254, Land at Horton Road, Devizes development template.	<i>Under 'Green Infrastructure and Biodiversity': amend bullet 2 to read:</i> Development should not impinge on the <u>function of footpath BCAN6.</u> <i>Under 'Landscape' amend bullet 1 to read:</i> The development should provide an appropriate and enhanced entrance to Devizes in keeping with the local landscape and townscape character. Large and Visually intrusive buildings should be avoided, particularly facing the AONB or entrances to the town.	To increase flexibility. To provide more clarification to improve effectiveness of requirements.
Ashton Park Urban Extension, South East of Trowbridge			
134.	Page 262, Ashton Park Urban Extension development template.	<i>Ashton Park Urban Extension, South East of Trowbridge strategic site map</i> <i>Amend map as follows:</i> To show the consented employment area at West Ashton Road, the consented East Trowbridge Strategic Site, the North of Green Lane consented site and the Southview Farm development. Also include land south of West Ashton Road, currently omitted from the strategic site in light of the latest land control at South East Trowbridge.	To ensure a consistent approach to all maps. To ensure the site adjoins the continuous built edge of Trowbridge
135.	Page 263, Appendix A. Ashton Park Urban Extension, South East of Trowbridge	<i>Under 'Green infrastructure' amend second bullet point to read:</i> 'Provision of a multifunctional green	To improve clarity.

Ref'	DPD Ref'	Change	Reason
	development template	infrastructure corridor along the length of the adjacent River Biss, linking the development with the town; to provide sustainable transport <u>links</u> , informal recreation, flood mitigation, enhanced biodiversity and strengthened landscape character.'	
136.	Page 263, Ashton Park Urban Extension development template.	<p><i>Under 'Physical Requirements' amend bullet 6 to read:</i></p> <p>'Capacity improvements to water supply and waste networks <u>to serve the development</u>'.</p> <p><i>Amend bullet 8 to read:</i></p> <p>'Reinforcement of the electricity network and primary sub-station <u>to serve the development</u>'.</p> <p><i>Amend bullet 9 to read:</i></p> <p>'Connection to existing low or medium pressure gas mains <u>to serve the development</u>'.</p>	To clarify that the requirements are sought to serve the proposed development.
137.	Page 263, Ashton Park Urban Extension development template	<p><i>Under 'Social and community' amend bullet 4 to read:</i></p> <p>'Financial contributions towards childcare provision facilities or on site provision <u>to serve the development</u>'.</p> <p><i>Amend bullet 5 as follows:</i></p> <p>'Financial contributions towards a new surgery and dental provision or on-site provision <u>to serve the development</u>'.</p>	To clarify that the requirements are sought to serve the proposed development.
138.	Page 263, Ashton Park Urban Extension development template.	<p><i>Under 'Ecology' amend bullet 1 to read:</i></p> <p>'100m woodland/ parkland buffer between <u>all ancient woodland, including Biss Wood and Green Lane Wood</u>, and built development'.</p>	For clarity
West Warminster Urban Extension			
139.	Page 265, West Warminster Urban Extension development template.	<p><i>Under 'Use' add a paragraph:</i></p> <p>'<u>Note: the area identified as 'indicative mixed use' represents an area of land that is much larger than that required to deliver 900 homes, 6 ha employment and associated facilities. The final development area is yet to be identified through a comprehensive masterplanning process with the local community. The masterplanning process will need to consider all aspects of this</u></p>	Representations have highlighted that the area is much larger than that that could accommodate 900 dwellings and 6 ha of employment land. It is felt that a note is needed to ensure that this is the level

Ref'	DPD Ref'	Change	Reason
		development template and the larger area of land provides space for further mitigation if required to cover areas such as landscape and the impact on the Warminster Conservation Area. It does not provide for additional development and the development quanta will remain set at 900 homes and 6 ha employment.'	of development delivered.
Land at Station Road, Westbury			
140.	Page 273, Land at Station Road, Westbury, development template	<i>Under 'Transport' amend bullet 2 to read:</i> 'Provision of a link road connecting Station Road and Mane Way, via a new railway bridge crossing, <u>part of the cost of this is already held in a bond.</u> '	For clarification.
141.	Page 273, Land at Station Road, Westbury, development template	<i>Under 'Social and Community' remove bullet 1:</i> Contribution to development of childcare provision at Leigh Park.	Wiltshire Council's intention is to offer the nursery site for development in partnership with a commercial operator.
142.	Page 273, Land at Station Road, Westbury, development template	<i>Under 'Physical Requirements' remove bullet 9:</i> Re-instate former platform at Westbury Station.	Consistency of approach because this is an operational matter for the relevant franchise operator and any perceived need for this does not clearly relate to the site.
Appendix C - Housing Trajectory			
143.	Page 311, Appendix C: Housing Trajectory	<i>Delete text and diagram in relation to:</i> Previously developed land trajectory, (previously required by PPS 3 and no longer required by the NPPF).	Previously developed land trajectory previously required by PPS 3 and no longer required by the NPPF
144.	Page 311, Appendix C: Housing Trajectory	<i>Add text and diagrams in relation to:</i> <ol style="list-style-type: none"> 1. Housing five year land supply statement 2. Gypsy and Travellers five year land supply statement 3. Housing trajectory 4. Affordable housing trajectory 	Update to reflect NPPF requirements, and planning policy for traveller sites in response to consultation comments received to demonstrate the strategy plans for a 5 year supply

Ref'	DPD Ref'	Change	Reason
			including contingency.
145.	Page 311, Appendix C: Housing Trajectory	<i>Add:</i> Detailed summary of land supply (from the Annual Monitoring Report)	To provide clear and up to date evidence base and greater transparency.
146.	Page 312, Appendix C: Housing Trajectory	<i>Figure C.1 replace with correct diagram</i>	Drafting error. The wrong trajectory has been included at Figure C.1.
Appendix D - Saved Policy			
147.	Page 315, Appendix D: Saved Policies and policies replaced	<i>Remove Policy HC2 Devizes Hospital from list of saved policies</i>	Policy to be removed as PCT ownership is expected to continue.
148.	Page 315, Appendix D: Saved Policies and policies replaced	<i>Remove policies HC10 and HC11 from list of saved policies</i>	Policies to be removed as PCT ownership is expected to continue.
149.	Page 318, Appendix D: Saved Policies and policies replaced	<i>Save HH10</i>	Drafting error
150.	Page 329, Appendix D: Saved Policies and policies replaced	<i>Save H18</i>	Drafting error
151.	Pages 334, 335 and 336, Appendix D: Saved Policies and policies replaced	<i>Remove policies H16, 19, 20, 21 and E18 from list of saved policies</i>	To provide consistent policy approach across Wiltshire.
Appendix E - List of settlement boundaries retained			
152.	Page 345, Appendix E: List of settlement boundaries retained	<i>Sort Appendix E: List of settlement boundaries retained by 'Large Village' and 'Small Village' and refer to this list within Core Policy 1, page 24.</i>	Will simplify the use of the plan.
153.	Page 345, Appendix E: List of settlement boundaries retained	<i>Add 'Durrington', 'Bulford' and 'Marlborough' to list of settlement boundaries retained.</i>	Drafting error.

Other minor changes

Ref'	Ref'	Change
154.	Page 17, Para 3.6, Bullet point 5	<i>Change paragraph to read:</i> 'Land will have been used efficiently and for all developments to be low-carbon or zerocarbon will have been maximised optimised.'
155.	Page 18, Para 3.7, Bullet point 1	<i>Amend to read:</i>

		End of first line reads 'lans' replace with ' <u>plans</u> '
156.	Page 27, Para 4.23	<i>Amend to read:</i> Remove the word 'be' from the last sentence.
157.	Page 30, Core Policy 2	<i>Change:</i> 'within the Proposals Map' to ' <u>on the Proposals Map</u> '
158.	Page 65, Para. 5.59, Bullet points 2 and 3	Amend bullet point 2 to reflect the fact that 'Corsham Media Park' is now called ' <u>Spring Park</u> '. Amend bullet point 3 to state ' <u>MOD</u> ' and not 'MD'.
159.	Page 68, Core Policy 11	<i>Change text to read:</i> 'There will be no strategic housing or employment allocations <u>at</u> in Corsham.'
160.	Page 121, Para. 5.137, Bullet point 3	<i>Amend bullet point 3 to read:</i> 'the use of brownfield land will may also enable the protection of sensitive areas...'
161.	Page 142, Warminster Area Strategy	<i>Under 'Issues and considerations', paragraph 5.155:</i> <i>Amend second sentence of bullet 1 to read:</i> '...These may include expansion <u>or alterations</u> of the fire station and ambulance service centre, which are either at capacity or in need of major refurbishment...'
162.	Page 155, Wilton Area Strategy	<i>Under 'Issues and considerations', paragraph 5.171:</i> Amend bullet 6 to replace 'Perscombe Down' with ' <u>Prescombe Down</u> '.
163.	Page 195, Para 6.76	<i>Amend third sentence of paragraph to read:</i> 'However Core Policy 40 <u>51</u> also addresses development outside these areas which could affect the setting of these highly valued landscapes.'
164.	Page 206, Core Policy 57	<i>Under 'Ensuring high quality design and place shaping':</i> Amend first paragraph to replace 'complimentary' with ' <u>complementary</u> ': Amend (ii) to replace 'exiting' with ' <u>existing</u> '. Amend (ii) to replace 'landscaping' with ' <u>landscape</u> '.
165.	Page 226, Para 6.178	In paragraph 6.178 (second sentence), replace the word 'preclude' with ' <u>prejudice</u> '.
166.	Page 272, Land at Station Road, Westbury development template	<i>Under 'Key Objectives' amend bullet 4 to read:</i> 'To minimise the realignment of the lake in securing a link road connecting Station Road and Main Mane Way, and make alternative

		suitable provision for the sailing club if required.’
167.	Pages 276 to 309, South Wiltshire development templates (general)	Replace references to policy numbers within the South Wiltshire Core Strategy with references to the relevant policy numbers within the Wiltshire Core Strategy.

Replacement Appendix C : Housing Trajectory of Wiltshire Core Strategy Consultation Document

Housing land supply

A housing land supply statement is presented annually within the Annual Monitoring Report. The National Planning Policy Framework (March 2012, DCLG) has changed the way in which this is assessed and so a revised assessment is presented in this appendix for the purposes of demonstrating that there is an adequate supply of housing land subject to current guidance. The revised assessment also takes account of additional evidence that has been received since the publication of the 2010/11 Annual Monitoring Report. The supply is represented graphically in the housing trajectories.

The housing supply and trajectories are obtained by working with site representatives to establish site specific delivery timetables for all large sites² (including permissions, local plan allocations, strategic site allocations, and sites identified within the Vision exercises). A standard delivery rate is applied to all small permitted sites.

The framework permits Local Planning Authorities to make an allowance for windfall development across the plan period, where there is compelling evidence that such sites have become available and will continue to provide a reliable source of supply. In Wiltshire, from 2006 to 2011, some 35% of all development was on windfall sites. The delivery strategy supports the delivery of such sites by prioritising brownfield development within the settlement framework. However, the level of windfall permissions has declined in the current housing market and in order to be conservative this reduced level is assumed to come forward over the plan period. It is expected that windfall delivery will pick up with the economy, and this will reduce the requirement to deliver through neighbourhood plans and/or a Site Allocations DPD.

Following the five year period (2011-16) an additional allowance is made for sites delivered through neighbourhood plans and/or a Site Allocations DPD in accordance with the delivery strategy. This conforms to the framework which allows the supply for years 6-10 and 11-15 to be identified at broad locations.

The respective contributions from these sources of supply are represented in the housing trajectories and is summarised in table C1. The contribution from windfall and from neighbourhood plans and/or a Site Allocations DPD are combined in recognition of complementary delivery from these sources.

² A large sites consists of 10 or more dwellings.

Table C1: Sources of supply

Housing Market Area	Requirement 2006-26	Housing already provided for		Housing to be identified		
		Completions 2006-11	Specific committed sites	Strategic sites	Conservative windfall allowance	Remainder to be identified ³
East Wiltshire	5,500	2,020	1,410	695	380	995
North and West Wiltshire	21,400	6,155	5,760	6,300	1,375	1,810
South Wiltshire	9,900	2,200	1,465	5,100	650	485

The above table demonstrates that of the total housing requirement for 37,000 homes, some 31,100⁴ are identified on specific sites. At the very least a further 2,410 are expected to be delivered on unidentified windfall sites. This leaves at most 3,290 homes to be identified through neighbourhood plans and/or a Site Allocations DPD.

The framework requires that an additional contingency of 5% is demonstrated relative to the five year requirement, and where there has been a record of persistent under-delivery a contingency of 20% is required. This equates to a requirement to demonstrate 5.25 years supply, or with persistent under-delivery 6 years supply.

The current assessment of five year land supply with a base date of April 2011 is presented in table C2.

Table C2: Five year land supply

Housing Market Area	Requirement 2006-26	Completions 2006-11	Five year requirement 2011-16	Deliverable supply at 2011	Years supply 2011-16
East Wiltshire	5,500	2,020	1,160	1,416	6.1
North and West Wiltshire	21,400	6,156	5,081	5,976	5.9

³ This will be delivered through neighbourhood plans and/or a Site Allocations DPD as well as through additional windfall delivery in excess of the conservative allowance.

⁴ Excluding the permission for 200 dwellings at Moredon Bridge, West of Swindon.

South Wiltshire	9,900	2,199	2,567	3,098	6.0
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It is evident that there is a sufficient level of supply for all Housing Market Areas compared to the requirement including contingency of 5%. There is also a sufficient level of supply in both East and South Wiltshire even if there was a record of persistent under-delivery in these areas. In North and West Wiltshire, there is no record of persistent under-delivery with the annualised requirement being exceeded in four of the five years to date, and so a sufficient supply is demonstrated.

The current trajectory demonstrates that there will be a five year land supply including contingency for all housing market areas through to at least April 2014. This provides sufficient time to develop neighbourhood plans or a Site Allocations DPD, thereby ensuring continuous delivery across the plan period.

Gypsy and Traveller land supply

Planning Policy for Traveller Sites (March 2012, DCLG) requires that a sufficient supply of sites are identified for five and ten years and where possible for 15 years.

A number of specific deliverable Gypsy and Traveller sites are known, consisting of those that have achieved permission since April 2011, those that have permission but have not yet been developed. Considering these alone, the land supply assessment in table C3 is achieved.

Table C3: Gypsy and Traveller land supply⁵

Housing Market Area	Requirement 2011-16	Deliverable supply at 2011	Years supply 2011-16
East Wiltshire	2	0	0
North and West Wiltshire	9	9	5
South Wiltshire	33	0	0

Wiltshire Council is committed to bringing forward a Gypsy and Traveller Site Allocations DPD which will address the existing deficit in supply. Until such time as this is developed, Gypsy and Traveller applications in East and South Wiltshire will be considered in the context of the framework.

⁵ The methodology for calculating the 5 year supply of Gypsy and Traveller pitches is currently under review which may result in minor alterations to these figures.

Housing trajectory for the Wiltshire Core Strategy

The housing trajectory for Wiltshire illustrates the expected delivery rate of net dwellings. It demonstrates how the proposed housing requirement could be achieved.

From 2006 to 2011, a total of 10,393 net dwellings (including gypsy and traveller pitches) have been constructed, leaving a remainder of 26,607 to be delivered across the remainder of the plan period.

Figure C1 below shows the housing trajectory for Wiltshire as a whole for the period 2011 to 2026, as well as those completions that have taken place between 2006 and 2011.

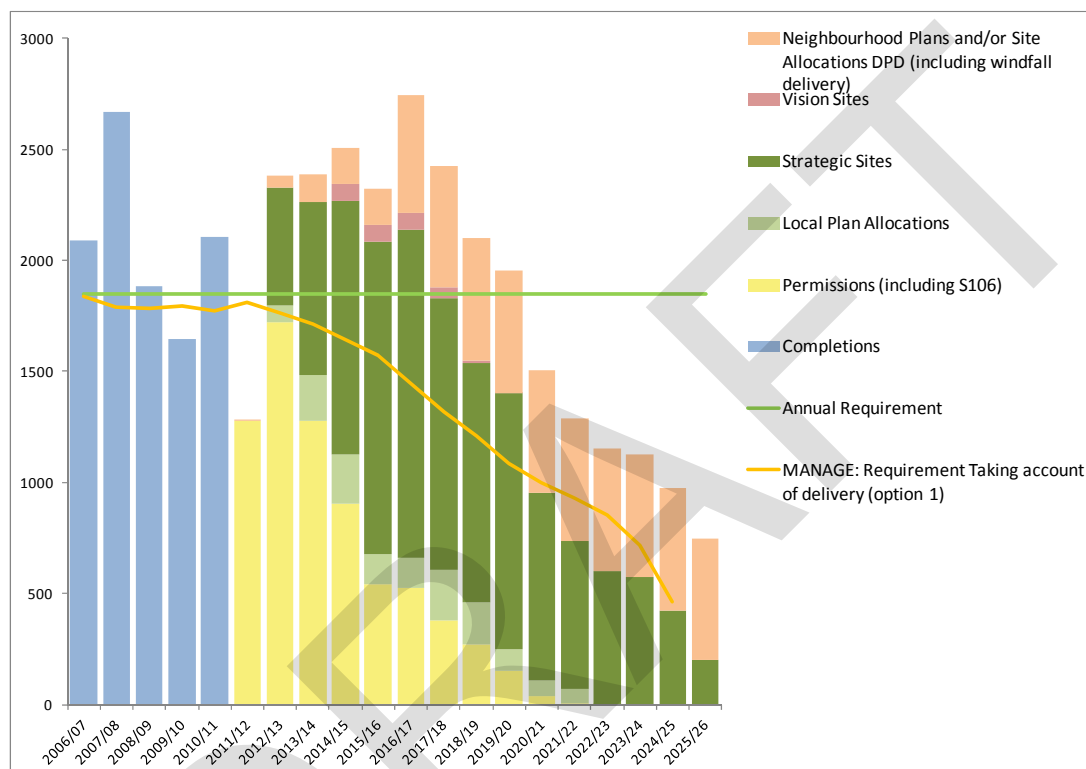


Figure C1 – Wiltshire Housing Trajectory

The ‘Annual Requirement’ line represents the annualised housing requirement for Wiltshire from 2006 to 2026. The expected delivery from specific sites is broken down into:

- permitted sites including those subject to a S106 agreement
- saved former Local Plan allocations
- proposed strategic sites and
- an allowance for the sites included as part of the Chippenham Vision.

The ‘Neighbourhood plans and/or site allocations DPD’ bar represents the projected delivery from sites which are not formally identified including delivery on windfall sites. These sites will be progressed through either the neighbourhood planning process (as detailed within the Localism Act) or a site allocations DPD, in order to ensure that appropriate sustainable development occurs. They will primarily comprise of sites that are identified in the SHLAA for Wiltshire which identifies approximately 61,000 dwellings (beyond those included above and excluding those to the west of Swindon) that could be delivered by 2026.

In addition to the housing trajectory for Wiltshire as a whole below are a number of trajectories that have been produced in accordance with the Housing Market Areas (HMA) as identified in the Strategic Housing Market Assessment report. These trajectories include sites that are committed (permissions and allocations), those sites that are planned to be delivered through the Core Strategy, as well as a conservative allowance for delivery through neighbourhood plans or a subsequent Site Allocations DPD as well as delivery on windfall or unidentified small scale greenfield sites.

East Housing Market Area

Figure C2 below identifies the housing trajectory for the East Housing Market Area.

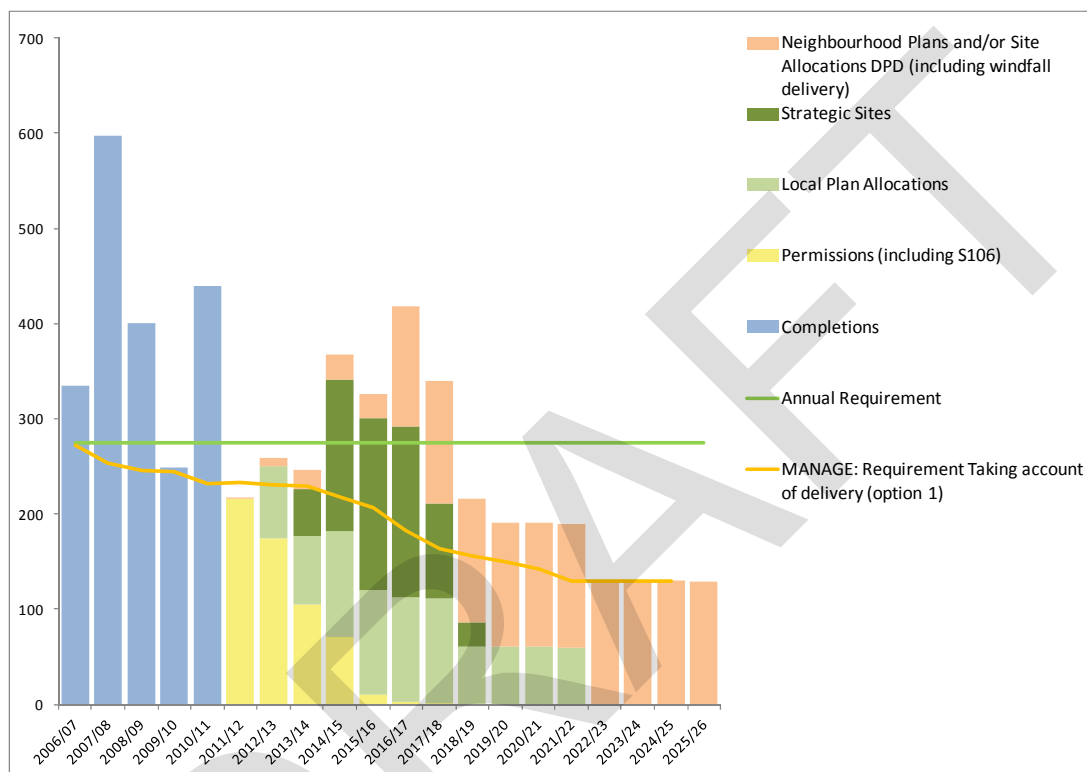


Figure C2 – East HMA Housing Trajectory

The contribution from these sources of supply total 2,020, which reduces the remainder to be identified to 3,480.

For East Wiltshire HMA, the latest SHLAA identified capacity for approximately 8,055 dwellings to be developed in the first five years and for 4,345 in the subsequent 10 years on unpermitted and unallocated sites. This suggests that East Wiltshire easily has capacity to meet the shortfall of dwellings through the development of neighbourhood plans.

North and West Housing Market Area (excluding West of Swindon)

Figure C3 below identifies the housing trajectory for the North and West Housing Market Area.

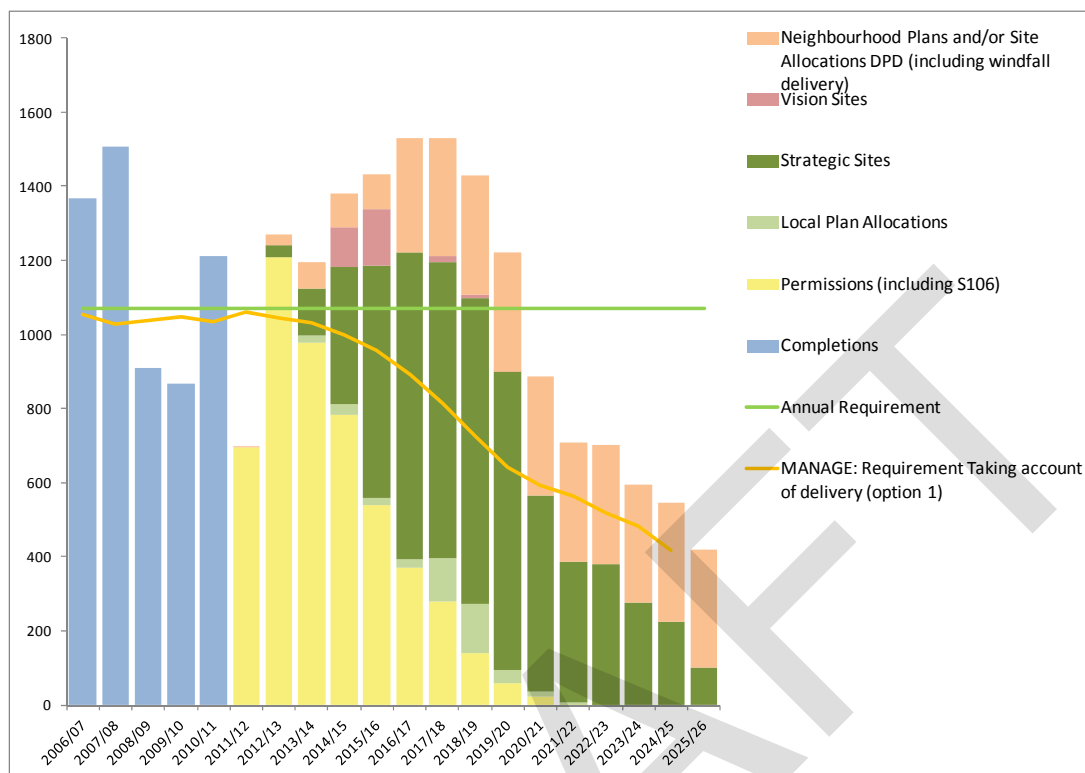


Figure C3 – North and West HMA Housing Trajectory

The contribution from these sources of supply total 6,091, which reduces the remainder to be identified to 15,309.

For North and West Wiltshire HMA, the latest SHLAA identified capacity for a further 15,945 dwellings to be delivered in the first five years and for 15,365 in the following 10 years on unpermitted and unallocated sites. This suggests that the district area has capacity to meet the shortfall of 3,146 dwellings through the development of neighbourhood plans. This will be further supplemented by delivery through windfall and a potential Site Allocations DPD.

South Housing Market Area

Figure C4 below identifies the housing trajectory for the South Housing Market Area.

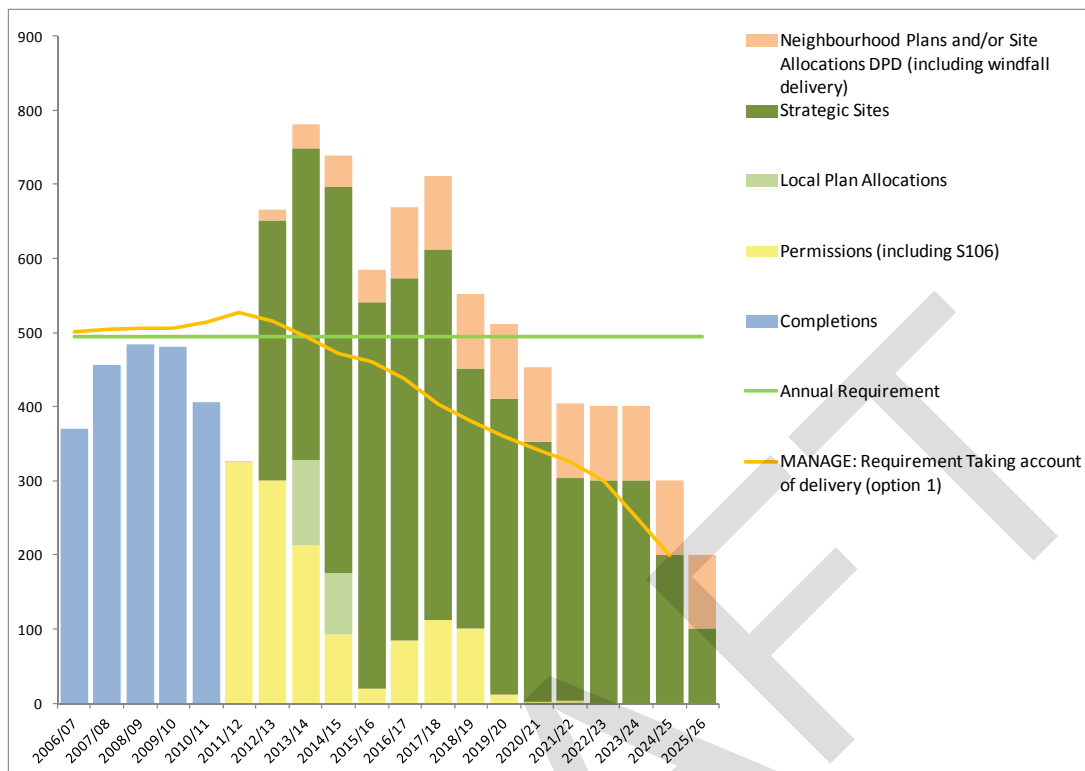


Figure C4 – South HMA Housing Trajectory

The contribution from these sources of supply total 2,198, which reduces the remainder to be identified to 7702.

For Wiltshire’s south HMA, the latest SHLAA identified capacity for 7,725 dwellings to be delivered in the first five years and for 9,785 in the following 10 years on unpermitted and unallocated sites. It suggests that the HMA has capacity to meet the shortfall of 365 dwellings through the development of neighbourhood plans. This will be further supplemented by delivery through windfall and a potential Site Allocations DPD.

Affordable housing trajectory for the Wiltshire Core Strategy

The National Planning Policy Framework published in March 2012 requires Local Planning Authorities to illustrate the expected rate of affordable housing delivery through an affordable housing trajectory.

From 2006 to 2011 a total of 2,819 affordable houses have been constructed across Wiltshire. Figure C5 below shows the affordable housing trajectory for Wiltshire whilst Figures C6 to C9 show affordable housing trajectories for each of the specific housing market areas as defined in the latest Strategic Housing Market Assessment report.

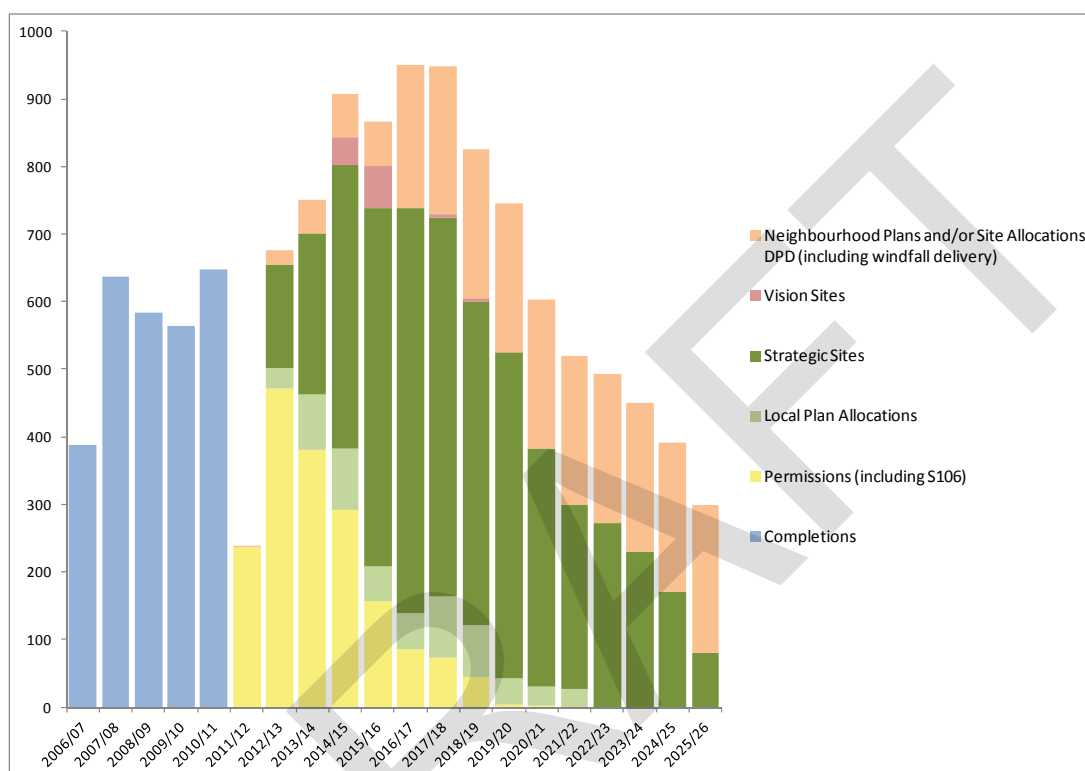


Figure C6 – Wiltshire Affordable Housing Trajectory

Completion figures included in the trajectory above include the following:

- Sites delivered through Section 106 agreements.
- 100% affordable homes completed by Housing Associations on their land
- Additional affordable homes negotiated with developers outside of the Section 106 requirements.
- Low cost home ownership units that would otherwise have been open market but through use of grant funding, have been purchased and later sold on at a discount to first time buyers.

East HMA Affordable Housing Trajectory

Figure C7 below identifies the affordable housing trajectory for the East Housing Market Area.

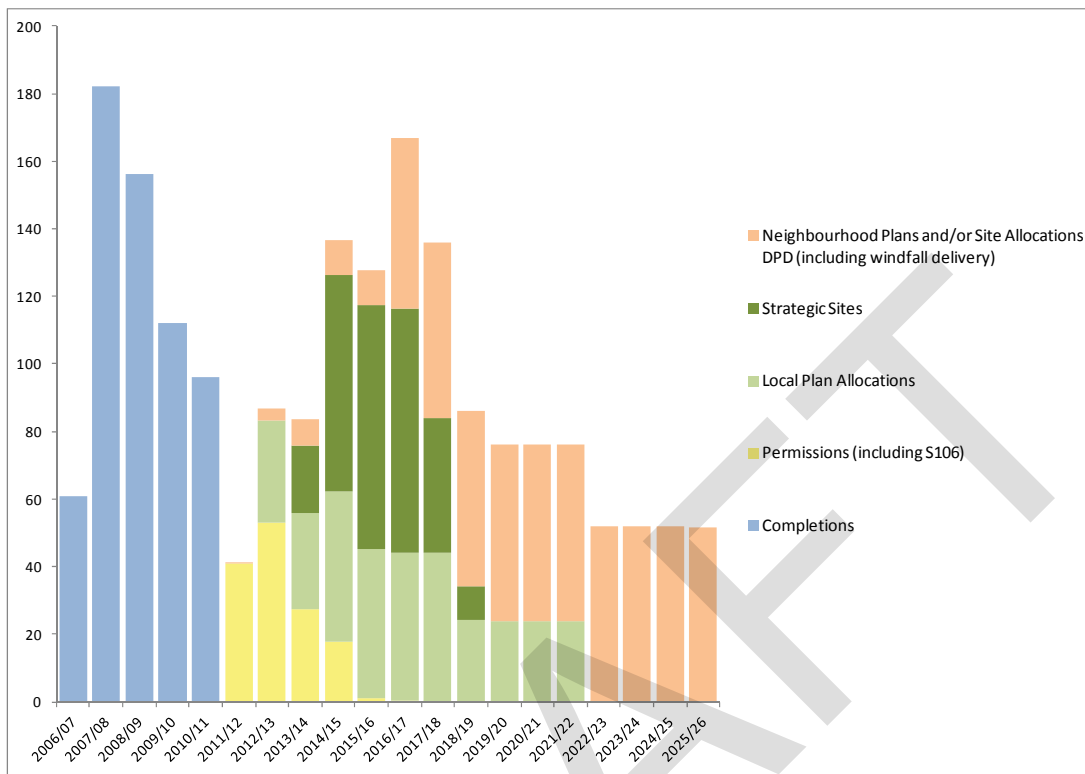


Figure C7 – East HMA Affordable Housing Trajectory

The total number of affordable completions for the East HMA between 2006 and 2011 total 681 dwellings. This is equivalent to 32% of all completions within the East HMA during this period.

North and West HMA Affordable Housing Trajectory

Figure C8 below identifies the affordable housing trajectory for the North and West Housing Market Area.

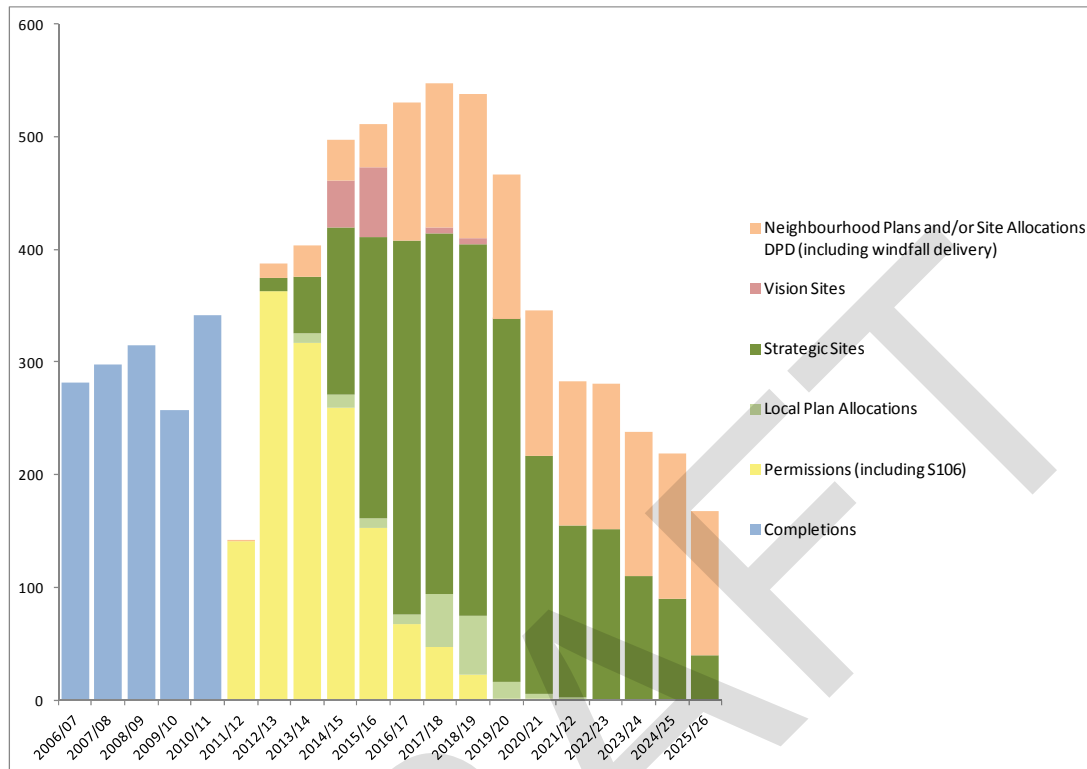


Figure C8 – North and West HMA Affordable Housing Trajectory

The total number of affordable completions for the North and West HMA between 2006 and 2011 total 1,494 dwellings. This is equivalent to 12% of all completions within the North and West HMA during this period.

South HMA Affordable Housing Trajectory

Figure C9 below identifies the affordable housing trajectory for the South Housing Market Area.

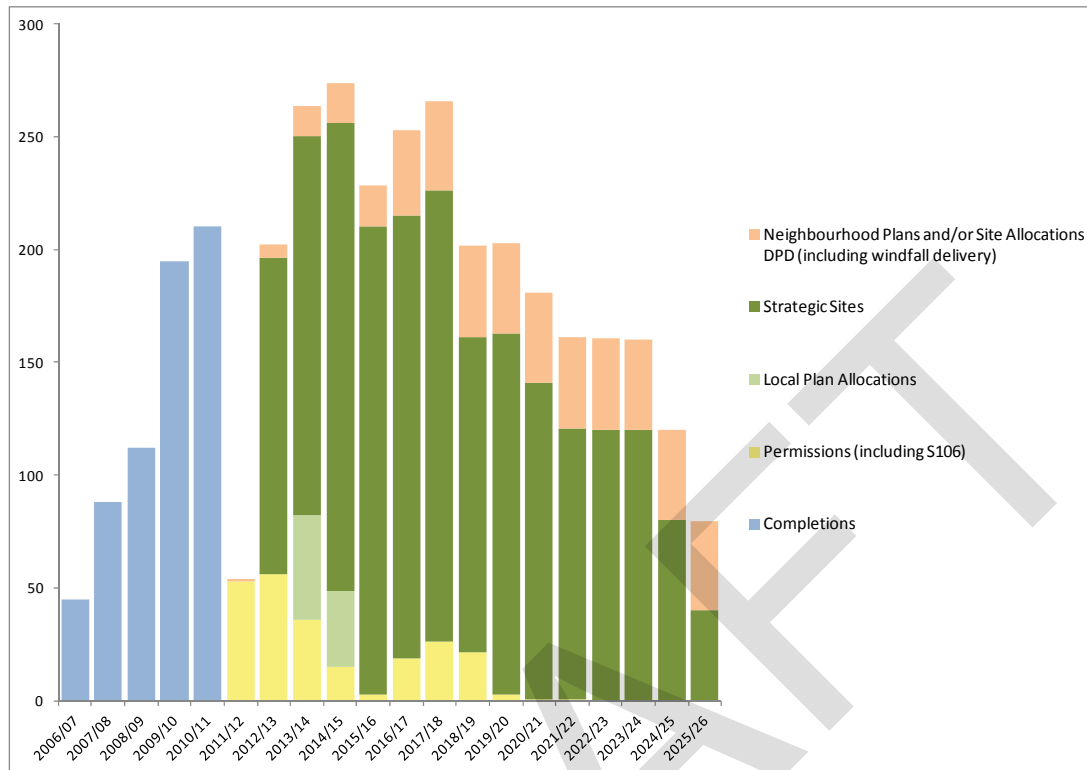


Figure C9 – South HMA Affordable Housing Trajectory

The total number of affordable completions for the South HMA between 2006 and 2011 total 650 dwellings. This is equivalent to 10% of all completions within the North and West HMA during this period.

No trajectories are presented for the West of Swindon, as this is an allowance rather than a requirement and consists of a single site.

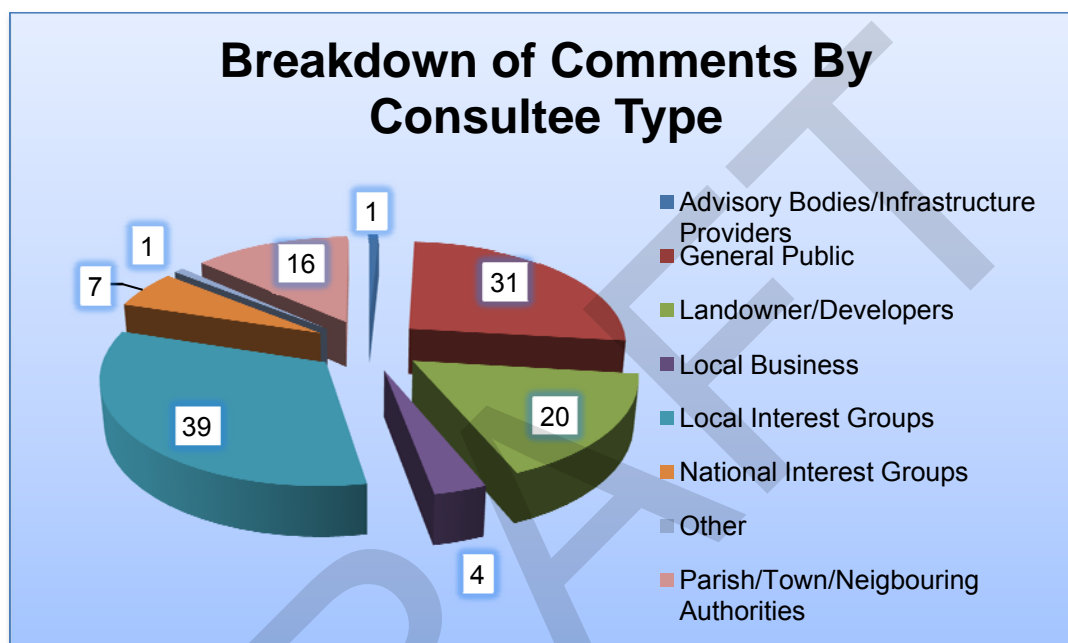
Appendix 12 i)

Pre-Submission Consultation Summary of Issues : Chapter 1 - Introduction

Statistics

Total Comments: 103

Total Consultees: 69



* Please note that some consultees have more than one categorisation which will affect the total number of comments shown in the graphic.

Summary of Main Issues Raised

Consultation process

- More weight should be given to comments made during consultation. Comment responses published on the web site are often too simplistic or miss the point.
- Advice on how to comment misleading and non compliant with SCI.
- Overly complex and uses too much jargon especially 'soundness', 'robustness'.
- Objective not easy to use and expects comments to be submitted on single issues.
- Availability of documents at library and complexity of evidence.
- Complexity of the consultation process.

National policy

- Inconsistencies between WCS and NPPF.
- Consistency with NPPF.
- Re-consult to take into account the NPPF.
- Need for a map to show town and parish boundaries and other designations.

Sustainable development

- Definition of sustainable development. Constant expansion through urbanisation is not sustainable. Unambiguous definition of sustainability needed throughout the document.
- Cannot force a more sustainable society on people by simply providing jobs and homes in the same location and assume people in the new houses will work at the new employment sites.

Housing

- Seek a referendum at Chippenham to properly reflect resident's wishes. Continued promotion of Rawlings Farm, Chippenham.
- Document in relation to Trowbridge doesn't properly reflect public opinion ie support central regeneration but not peripheral strategic site.
- If development at West Ashton goes ahead S106/CIL from the site should be used for town centre regeneration.
- Strategy focuses on road corridors rather than urban regeneration.
- Targets for additional housing should be based on statistics and trends and use a bottom up approach to assessment of local needs.

Other

- How the SWCS has been merged into the WCS.
- Support for the approach to landscape scale conservation.
- Diminishing water resources have not been taken into account.
- Role of other SPD, DPD, VDS and Village Plans.
- No recognition of the needs of faith groups.
- Support from Oxfordshire County Council, Vale of White Horse DC, Salisbury TC.
- Need for additional evidence in relation to tourism, traffic congestion and air quality.
- Overly ambitious.

Changes Proposed to Core Strategy

a) Table of proposed changes

Extract relating to the Introduction from the list of proposed changes at Appendix 11 to be inserted when finalised.

b) Overview of Proposed Changes Not Made

Extract relating to the Introduction from the summary of key issues raised that have not resulted in a proposed change identified in Appendix 13 to be inserted when finalised.

List of Consultees

Person ID	Full Name	Organisation Details
375804	Mr Kim Stuckey	
378031	Diane Teare	
378089	Mrs Nicola Harris	
382551	Mollie Groom	NORTHERN COMMUNITY AREA PARTNERSHIP
382797		Persimmon Homes
383127	Mrs Carol Hackett	Market Lavington Parish Council
389494	Mrs Carol Hackett	Clerk West Ashton Parish Council
389605	Dr Richard Pagett	Chair Ps and Qs
390060	Mr Graham Ewer	Chairman Swallowcliffe Parish Council
390915	Mrs Jenny MacDougall	Clerk Chilmark Parish Council
391359	Mrs V Osborne	North Wraxall Parish Council
391582	Mr R B Hicklin	Campaign to Protect Rural England
392322	Mr Frank Ellis	Hon Secretary/ Treasurer CPRE South Wiltshire
392504	Sir / Madam	Chippenham and District Chamber of Commerce & Industry
394763	Mr M Woods	Etchilhampton Parish Council
396050	Peter Willis	Lydiard Tregoz Parish Council
397796		Bourne Leisure Ltd
397882	Mr Edward East	Chairman The Trust for Devizes
398006	Mr Nick Dowdeswell	Ashton Park, Trowbridge Ltd
399539	Jane Browning	Corsham Civic Society
401432	Lt Cdr J Blake	Branch Secretary CPRE Wiltshire
402192		Hannick Homes
404474		Primegate Properties (Hooksouth) Ltd
406262	Margaret Willmot	Hon Secretary Salisbury Campaign for Better Transport
448786	Mr Jonathan Moffat	Trustee Salisbury Gospel Hall Trust
448984	Mr Cliff Whitley	Amesbury Property Company
449059	Mr C Walley	Resident Agent The Longford Estate
449363	Mr George McDonic	Chairman Campaign to Protect Rural England - Wiltshire Branch
463125	Dr Chris Gillham	
466498	Campaign for Better Transport JD Raggett	Cooordinator Campaign for Better Transport, Bristol and Bath Travel to Work Area
480631	Mr Duncan Hames	MP Member of Parliament
541025	Mr Stephen Hannath	Clerk Laverstock & Ford PC
541659	Ms Amanda Jacobs	Planning Officer Oxfordshire County Council
545197	Mr Simon Coombe	Chairman Limpley Stoke Parish Council

Person ID	Full Name	Organisation Details
548810	Mr. Michael SPRULES	Chairperson R.A.D.A.R. - Residents Against Development Affecting Recreational Land
549066	CSJ Planning Consultants Ltd Unknown	Chippenham 2020
549769	Dr Kate Fielden	Vice-Chairman The Avebury Society
549935	Kate Nottage	
555757	Mrs Anna Greenwood	The No2waste Campaign Group
556371	Mr C Cornell	
556438	MacTaggart & Mickel	Mactaggart & Mickel
556596		Taylor Wimpey
557876		Persimmon Homes & BRB (Residuary) Ltd
557906	Mr & Mrs P Archer	
558007	John McLean	Barratt Development Plc
630951	Mrs Paula Amorelli	West Berkshire Council
632170	Mr Scott Taylor	Station Manager Wiltshire Fire & Rescue Service
633568	Mr Andrew Maxted	Senior Planning Policy Officer Vale of White Horse District Council
640219	Mr Dominic Verschoyle	
640231	Mr Peter Humphrey	Chairman Chippenham Community Voice
640252	mr keith coates	
640322	Mr Nigel Noyle	Member Tisbury Parish Council
640562	Mr Tom Jacques	Jacques Partnership
640601	Mrs Olivia Hough	
642787	Dr Stuart McGuigan	
642925	Mrs Sally Thomson	
643030	Lady Davina Gibbs	
643710	Mrs Phillipa Morgan	
644492	Mr Tim Baker	Strategic Land Partnerships
644503	Mr Simon Coombe	Valley Parishes Alliance
644628	Stephen Davis	Head of Conservation Policy Wiltshire Wildlife Trust
645481	Derek G Savage	
645912	Mr Kevin Light	Committee Member Action for the River Kennet
646227	Mr Robert Shorney	
646767		Salisbury Site LLP
646820	Mr George McDonic	Network Against Wiltshire Sprawl
647966	Mrs Janet Briggs	
647972	Miss Margaret Hunter	
648432	Councillor Cheryl Hill	

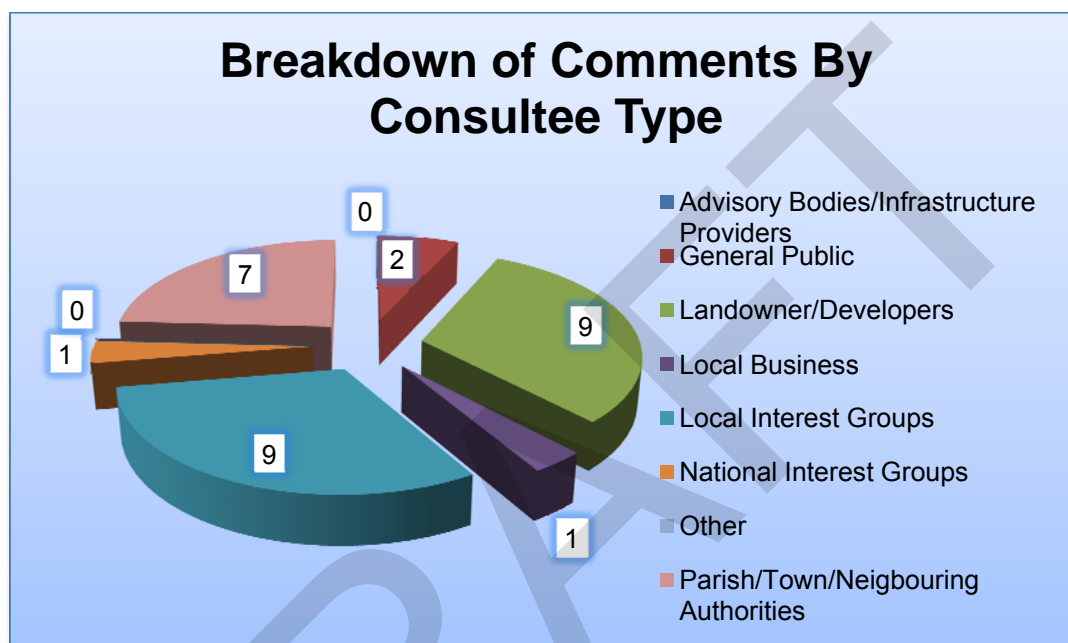
Appendix 12 ii)

Pre-Submission Consultation Summary of Issues : Chapter 2 – The spatial vision for Wiltshire

Statistics

Total Comments: 27

Total Consultees: 17



* Please note that some consultees have more than one categorisation which will affect the total number of comments shown in the graphic.

Summary of Main Issues Raised

Chapter 2 – Spatial Portrait

- One drafting error, first part of Challenge 4, 'Planning for resilient communities', omitted and to be reinstated.

Changes Proposed to Core Strategy

a) Table of proposed changes

Extract relating to Chapter 2 from the list of proposed changes at Appendix 11 to be inserted when finalised

b) Overview of Proposed Changes Not Made

Extract relating to Chapter 2 from the summary of key issues raised that have not resulted in a proposed change identified in Appendix 13 to be inserted when finalised.

List of Consultees

Person ID	Full Name	Organisation Details
383127	Mrs Carol Hackett	Market Lavington Parish Council
391073	Mr Lance Allan	Town Clerk Trowbridge Town Council
392322	Mr Frank Ellis	Hon Secretary/ Treasurer CPRE South Wiltshire
399539	Jane Browning	Corsham Civic Society
448786	Mr Jonathan Moffat	Trustee Salisbury Gospel Hall Trust
449363	Mr George McDonic	Chairman Campaign to Protect Rural England - Wiltshire Branch
463125	Dr Chris Gillham	
545197	Mr Simon Coombe	Chairman Limpley Stoke Parish Council
549435	Mr Bob Lunn	Parish Clerk Urchfont Parish Council
549769	Dr Kate Fielden	Vice-Chairman The Avebury Society
550903	Georgina Fairbrass	Corsham Chamber of Commerce
556401	Robert Niblett	Planning Officer Gloucestershire County Council
556438	MacTaggart & Mickel	Mactaggart & Mickel
556544	Mr John Owen	GreenSquare Group
630951	Mrs Paula Amorelli	West Berkshire Council
644503	Mr Simon Coombe	Valley Parishes Alliance
646820	Mr George McDonic	Network Against Wiltshire Sprawl

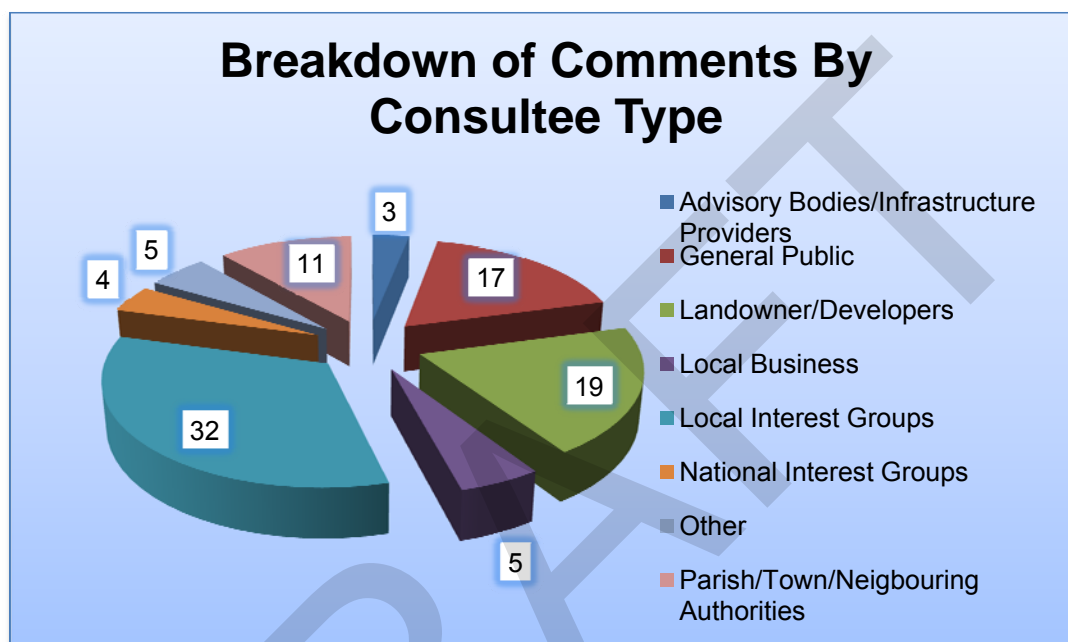
Appendix 12 iii)

Pre-Submission Consultation Summary of Issues - Chapter 3 – The spatial vision for Wiltshire

Statistics

Total Comments: 83

Total Consultees: 50



* Please note that some consultees have more than one categorisation which will affect the total number of comments shown in the graphic.

Summary of Main Issues Raised

Chapter 3 – The Spatial Vision

- Support for the spatial vision which should also refer to the important historic environment
- Support for the employment land quanta with added footnote to explain how the figure of 27,500 new jobs and 178ha of employment land is arrived at.
- The area of the provision of 16+ had been omitted from the pre-submission draft. It is however fully supported by the evidence as summarised in the economy TP, and therefore the following added as a new key outcome: 'The provision of 16 + education including higher education will have been enhanced especially to provide trained employees necessary to deliver economic growth from our target sectors'.
- Support for place making infrastructure but needs to include meeting places and places of worship.

Changes Proposed to Core Strategy

a) Table of proposed changes

Extract relating to Chapter 3 from the list of proposed changes at Appendix 11 to be inserted when finalised

b) Overview of Proposed Changes Not Made

Extract relating to Chapter 3 from the summary of key issues raised that have not resulted in a proposed change identified in Appendix 13 to be inserted when finalised.

List of Consultees

Person ID	Full Name	Organisation Details
378013	Mr Peter Barnett	
389494	Mrs Carol Hackett	Clerk West Ashton Parish Council
389761	Mr John Bowley	
392322	Mr Frank Ellis	Hon Secretary/ Treasurer CPRE South Wiltshire
392504	Sir / Madam	Chippenham and District Chamber of Commerce & Industry
394763	Mr M Woods	Etchilhampton Parish Council
397149	The Rt Hon. James Gray MP	
397796		Bourne Leisure Ltd
397882	Mr Edward East	Chairman The Trust for Devizes
399539	Jane Browning	Corsham Civic Society
402183	Jeffrey Thomas	Hartham Park
402713	Mrs C Spickernell	
403792	Rohan Torkildsen	English Heritage
403912	Mrs Kirsty Gilby	Administrative Assistant Corsham Town Council
406262	Margaret Willmot	Hon Secretary Salisbury Campaign for Better Transport
448786	Mr Jonathan Moffat	Trustee Salisbury Gospel Hall Trust
449363	Mr George McDonic	Chairman Campaign to Protect Rural England - Wiltshire Branch
449445		Property & Development Division WM Morrison Supermarkets PLC
456260	Ms A. J. Harrison-Allen	
463125	Dr Chris Gillham	
466498	Campaign for Better Transport JD Raggett	Coordinator Campaign for Better Transport, Bristol and Bath Travel to Work Area
472647	Mr Andrew Lord	Planning Advisor North Wessex Downs AONB
509230	Mr Harry Sedman	
538289	Mr Stephen Harness	Town Planner DIO (Ministry of

Person ID	Full Name	Organisation Details
		Defence)
545820	Mr M Cole	Putney Investments Ltd
547640	Mr Roger Budgen	Chairman Malmesbury & St Paul Without Residents' Association
548810	Mr. Michael SPRULES	Chairperson R.A.D.A.R. - Residents Against Development Affecting Recreational Land
549769	Dr Kate Fielden	Vice-Chairman The Avebury Society
549935	Kate Nottage	
550524	Ms Pamela Smith	Kennet and Avon Boating Community
550903	Georgina Fairbrass	Corsham Chamber of Commerce
556401	Robert Niblett	Planning Officer Gloucestershire County Council
556438	MacTaggart & Mickel	Mactaggart & Mickel
556544	Mr John Owen	GreenSquare Group
630951	Mrs Paula Amorelli	West Berkshire Council
634998	Mrs Gill Smith	Senior Planning Officer Dorset County Council
639452	Cllr Steve Oldrieve	
639841		The Sealy Farm Partnership
640322	Mr Nigel Noyle	Member Tisbury Parish Council
640562	Mr Tom Jacques	Jacques Partnership
640710	Mr and Mrs Philip and Christine Perkins	
644003	Mr Timothy Steedman	
644496		Hallam Land Management & Bloor Homes
645422	Dr Sam L J Page	
645626		Group West Ltd
645786	Mr Andrew Maxted	Senior Planning Policy Officer Vale of White Horse District Council
646177	Mr Brian Gregson	
646767		Salisbury Site LLP
646820	Mr George McDonic	Network Against Wiltshire Sprawl
647216	Mrs Hazel OHara	

Appendix 12 iv)

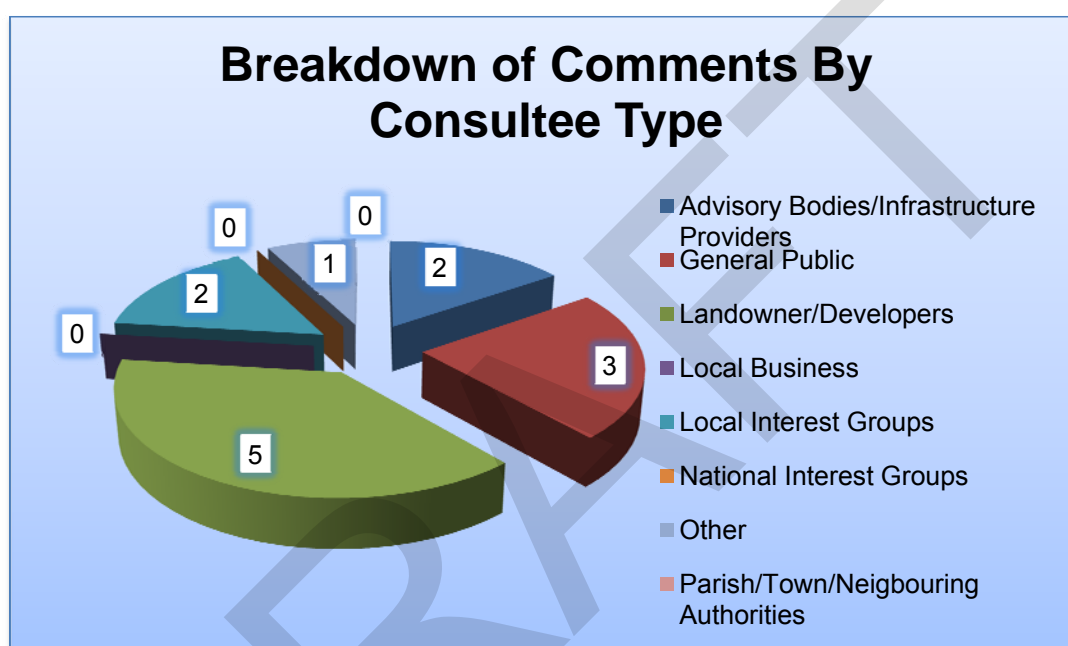
Pre-Submission Consultation Summary of Issues Chapter 4 – the spatial strategy

Overview

Statistics

Total Comments: 12

Total Consultees: 11



* Please note that some consultees have more than one categorisation which will affect the total number of comments shown in the graphic.

Summary of Main Issues Raised

General

- Support the strategy of delivering the most sustainable level of growth, which does not exacerbate commuting, encourages a greater level of self-containment and does not negatively impact on Wiltshire's exceptional environmental quality.
- DPD is unclear as to how the figure of 37,000 new dwellings has been arrived at, such a fundamental element of the strategy should be made explicit in the DPD itself.
- Entire strategy and evidence base flawed. Proposals are unsustainable and the process of arriving at them has been undemocratic. Need for development overstated and unsubstantiated.
- Population led approach to housing provision based on low economic growth and not flexible enough to respond to a different economic climate, especially higher levels of growth or respond to non delivery of sites. A contingency plan of reserve housing is needed to respond to any potential shortfall.

- Strategic relationship with Swindon contradictory, confused and lacking in substance. Cross boundary issues not properly considered. Statements regarding urban extension at west of Swindon is not justified or supported by robust or credible evidence. Rationale seems to be based on reduction in Swindon housing numbers which may be found to be unsustainable and not deliverable in Swindon itself.
- What type of industry is Wiltshire supporting to create 27,000 jobs. 178ha is not new land it is reallocation of land use.
- There is an undue bias on the concept of a "jobs first" approach. The Core Strategy and spatial strategy for Chippenham is therefore skewed in favour of residential allocations which include areas for employment, at the expense of other strategic priorities. This approach of linking residential and employment areas to try to bring forward jobs is artificial and naive.
- No evidence to suggest that a sequential flood risk review has been undertaken to justify the stated capacities for the proposed sites.

Changes Proposed to Core Strategy

a) Table of proposed changes

Extract relating to Chapter 4 from the list of proposed changes at Appendix 11 to be inserted when finalised

b) Overview of Proposed Changes Not Made

Extract relating to Chapter 4 from the summary of key issues raised that have not resulted in a proposed change identified in Appendix 13 to be inserted when finalised.

List of Consultees

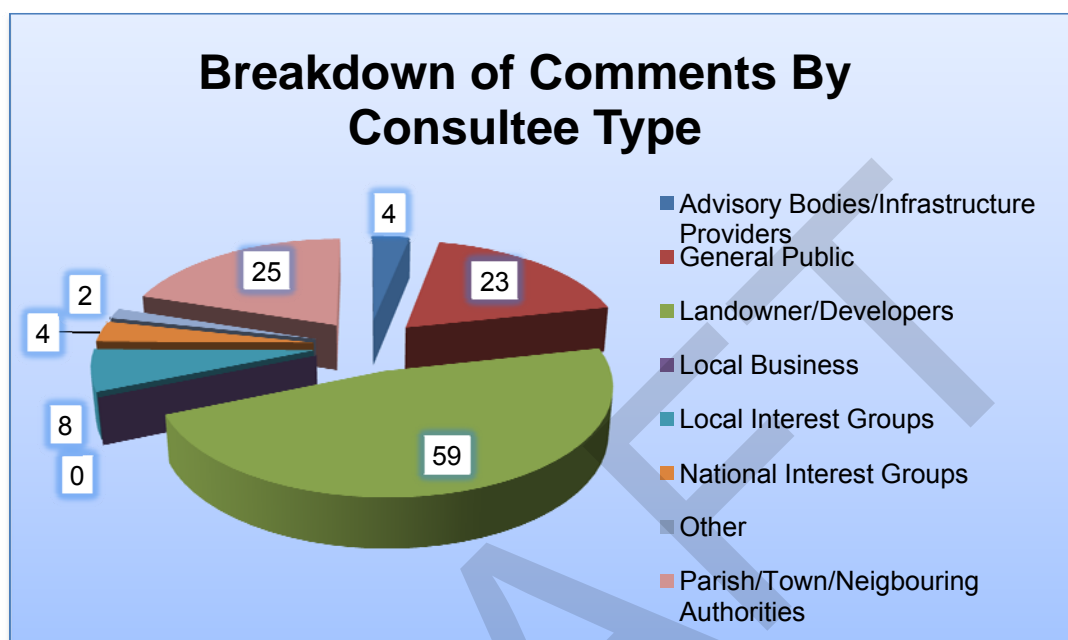
Person ID	Full Name	Organisation Details
198565	Mr Malcolm Watt	Planning Officer Cotswolds Conservation Board
391829	Mr T Sedgwick	Chair - Transport Thematic Group Devizes Community Area Partnership
396181	Doug Ross	Trowbridge Community Area Future (TCAF)
402192	Unknown	Hannick Homes
402907	Mr K J McCall	
404474	Unknown	Primegate Properties (Hooksouth) Ltd
556438	MacTaggart & Mickel	Mactaggart & Mickel
556573	Unknown	Bloor Homes
637160	Mr Dave Pring	Planning Liason Technical Specialist Environment Agency
640231	Mr Peter Humphrey	Chairman Chippenham Community Voice
640322	Mr Nigel Noyle	Member Tisbury Parish Council

Core Policy 1: Settlement Strategy

Statistics

Total Comments: 103

Total Consultees: 87



* Please note that some consultees have more than one categorisation which will affect the total number of comments shown in the graphic.

Summary of Main Issues Raised

General Comments

- Widespread support from a number of consultees including Neighbouring Authorities, Town and Parish Councils and developers. Large number however expressed preferences for minor changes in policy wording and/or approach.
- Core Policy 1 is inflexible and unable to deal with changing circumstances and therefore contrary to NPPF.
- Core Policy 1 constrains and stifles sustainable development across the settlements and will reduce the overall quantum of development across Wiltshire. Economic growth will not be delivered by the principles of this policy and therefore contrary to the NPPF.
- A fundamental rethinking of spatial strategy would be needed to bring this draft plan into compliance with European law.
- The strategy makes no reference to Conservation Areas and it should not be assumed that the provisions of Conservation Areas are a given. Neighbourhood Plans are likely to prove too expensive and the Core Strategy should set out that VDSs or Conservation Area Statements qualify as a legal means for Small Villages to protect their interests.

Policy for Villages/Small Settlements

- Settlement strategy fails to recognise that limiting development at rural settlements will impact their prosperity and resilience. The Core Strategy needs to plan proactively for growth at rural settlements in compliance with the NPPF.
- Limiting all development opportunities in small villages to "infill within the existing built area" is certainly too restrictive, and too simplistic a view. "Development" seems to be used in Core Policy 1, when perhaps "new build housing" or "built development" would be more appropriate. This creates a problem for Core Policy 2 which is not robust enough to "carefully manage" development in Wiltshire's small settlements.
- Policy is overly constrained and too negative. There is no evidence to suggest why development should predominantly comprise small sites involving less than 10 dwellings and this restriction should be removed. CS needs to be flexible to allow development to come forward through other routes apart from neighbourhood planning otherwise it is not consistent with NPPF.
- Supporting text to core policy 1 and core policy 1 is not sufficiently specific and should be amended to make it clear that development at large or small villages should be related to housing needs and to improve employment opportunities, services and facilities.
- The use of the term 'predominantly' suggests there may be occasions where larger development sites would be allowed within large villages without any criteria to control it and is open to interpretation. Use of the word modest is not appropriate and policy is not specific enough about when development at small villages is acceptable.
- Consideration needed to be given to the types of development that will be accommodated in some of the smaller towns and villages to help achieve self-containment. While employment sites should be protected, a realistic approach needs to be taken in respect of existing sites that are no longer suitable for employment purposes.
- It is difficult to gauge what exceptions and proportional mean in practice in the Strategy. Infill development can detract from local character and blocks views etc... not maintaining the rurality of settlements.
- Concern with how policy could be interpreted around settlement boundaries in relation to large villages. There seems little point of stipulating a settlement boundary and then suggesting one can build adjacent to it.
- Policy should be amended to allow sites adjacent to development boundaries as many villages will be content to provide little to no new houses. Allow sustainable development on sites that are "adjacent and well related to the physical built-up character of the existing settlement", which will support the NPPF by allowing flexibility to rapid change.
- Through the SHLAA it needs to be displayed whether capacity exists within the existing settlement boundaries for housing requirement.

Settlement Boundaries Retained

- Village policy limits protect small villages from unwanted development. Their abolition for Small Villages allows developers to ignore the wishes of local people. Only

removed with the prior agreement of the Parish Council after consultation with community.

- If there is a good reason for removal of boundaries from small villages, it should be stated in the Core Strategy.
- It is felt the policy could cause large areas of backgarden development. In the absence of a boundary, only a quantifiable amount of housing should be allowed and this should be included in the plan.
- Developers will challenge and undermine any perceived weakness within the Core Strategy. References must be more explicit about terms like limited development and proportionate, must use examples such as 5%. The removal of boundaries will encourage speculative applications as a restraint is removed.

Settlement Boundaries Expanded/Reviewed

- The boundaries are not an accurate indication of sustainability, and are based on outdated information. CS should not retain settlement boundaries of large villages and state that development beyond these boundaries will be strictly controlled.
- Question need to impose settlement limits on settlements of any size. Core Policy 1 is arbitrary in light of the NPPF and needs to be more aspirational, all sites should be assessed individually.
- Boundaries should be reviewed to bring them up to date or the Policy wording changed at to allow modest expansion outside the settlement boundary where it is well related to the existing physical character of the village.
- If boundary reviews are not carried out there may be no changes in the future or inappropriate changes meaning not enough land is available for housing to meet local needs.
- Neighbourhood plans should only be used to define settlement boundaries where the change is of a neighbourhood level. Settlement boundaries should be made in the Core Strategy to be consistent with the NPPF.

Principal Settlements

- Strong support for Trowbridge and Salisbury being identified as principal settlements.
- Some support for designation of Chippenham however a number of comments were opposed for reasons including:
 - Designation perpetuating artificially imposed policy by the Regional Spatial Strategy, in direct contradiction to Chippenham residents' expressed desire. Historically, Chippenham has been, and still is, marketed as a "Market Town". If the proposed development takes place, Chippenham will have to be marketed as a "Commuter Town".
 - Chippenham's saving grace is its beautiful, rural aspect which improves the quality of life and it is those areas targeted by the developers.
 - Chippenham cannot support more traffic congestion and further parking problems. Numerous traffic congestion problems exist and station car parking is inadequate, congestion towards the motorway will increase.
 - There are so many houses for sale at any one time. More houses will only compound the problem. Where will new residents go for specialised medical care and for serious medical problems, find employment.

Other Settlements

- The allocation of Devizes as a market town is not reflected in overall housing provision and lack of strategic sites. As currently drafted in that it fails to acknowledge the specific strategic significance of Devizes, and other market Towns where 'strategic development sites' are proposed.
- Identify Pewsey as a market town, as it is the major settlement in the Pewsey CA and has ample services and facilities.
- Purton should be classified as a Local Service Centre. Assessment is based on a feeling and not supported by documentary evidence.
- It is disappointing that there was no consultation over this designation of Market Lavington as a Local Service Centre. The relationship with the virtually attached settlements of West Lavington and Easterton could have been investigated further.
- Eastertons position in the Settlement Strategy to be reviewed in light of overlooked information as part of the evidence base. Easterton to be included as a Large Village.
- Etchilhampton should not be classified as a small village as information used is incorrect.
- The Settlement Strategy is unsound because the information upon which it is based is incorrect. This opens it up to manipulation, confusion and misunderstanding. Bowerhill has been excluded and should be included as a large village.
- Great Hinton should be classified as a small village. No evidence has been produced by to justify this charge of circumstances so far as the village is concerned.
- Grittleton has a large number the facilities and services and should be classified as a small village.
- Support for Mere, Chilton Foliat, Lydiard Tregoz & Hullavington classifications.

Relationship with Swindon

- Core Policy 1 downplays the influence of cross border relationships and the influence in particular that Swindon exerts on travel patterns. Recognition of other centres in effect means that without more employment land dormitory settlements such as Royal Wootton Bassett will not be able to achieve self-containment. Future growth levels should not deliver growth which reinforces existing unsustainable travel patterns.
- Core Policy 1 unjustified on the grounds that it is not the most appropriate strategy when considered against reasonable alternatives and it does not show that it has considered strategic cross boundary issues. Need to acknowledge the 'special' role that Swindon plays within the sub region and include a reference to Swindon within the list of Principal Settlements. Include a 'West of Swindon' category. This should explain the area's relationship to Swindon and the potential role it may have in accommodating Swindon's development.
- Addition of a 'West of Swindon' category. This should explain the area's relationship to Swindon (classified as major urban centre on the Core Strategy Key Diagram) and the potential role it may have in accommodating Swindon's development during the Core Strategy period and beyond. Supporting text should explain the consequences of not making such provision and refer to the (sought) SA of alternative policy approaches.

Changes Proposed to Core Strategy

a) Table of proposed changes

Extract relating to core policy 1 from the list of proposed changes at Appendix 11 to be inserted when finalised

b) Overview of Proposed Changes Not Made

Extract relating to core policy 1 from the summary of key issues raised that have not resulted in a proposed change identified in Appendix 13 to be inserted when finalised.

List of Consultees

Person ID	Full Name	Organisation Details
162663	Mr Ben Pearce	Consultant Land Development & Planning Consultants Ltd
378011	Mr James Woodhouse	
378124	Mr Christopher Wickham	Partner Christopher Wickham Associates
382284	Andy and Dawn Tiley	
382348		North Chippenham Consortium - (Barratt Strategic, Heron Land and Persimmon Homes)
382751	Tom Pepperall	Lydiard Millicent Parish Council
382797		Persimmon Homes
383127	Mrs Carol Hackett	Market Lavington Parish Council
383374	Mrs Mary Jarvis	Clerk Melksham Without Parish Council
387753	Sophia Thorpe	M J Gleeson Group plc
389544	Simon Dring	Knight Frank Agent Badminton Estate
389623	Mrs Shirley Bevington	Clerk Purton Parish Council
390454	Mr C Bell	
390590	Sir / Madam	Doric Developments (Bath) Ltd
390723	Mr George Goodwin	Keovil Parish Council
391449	Mrs Lana Steward	Clerk Lacock Parish Council
392725		Crest Strategic Projects Limited & Redcliffe Homes Ltd
394763	Mr M Woods	Etchilhampton Parish Council
396050	Peter Willis	Lydiard Tregoz Parish Council
397085	Phil Hardwick	Robert Hitchens Ltd
397159	Francis Morland	
397779		BOA Property Ltd.
398006	Mr Nick Dowdeswell	Ashton Park, Trowbridge Ltd
398114	Mrs J G Lenton	Clerk Minety Parish Council
398298	Mrs G Shell	Director Wiltshire Rural Housing Association
402183	Jeffrey Thomas	Hartham Park

Person ID	Full Name	Organisation Details
402192		Hannick Homes
403912	Mrs Kirsty Gilby	Administrative Assistant Corsham Town Council
404474		Primegate Properties (Hooksoth) Ltd
439132	Marilyn Mackay	
445333	Sir / Madam	Crown Estates
448786	Mr Jonathan Moffat	Trustee Salisbury Gospel Hall Trust
449059	Mr C Walley	Resident Agent The Longford Estate
449363	Mr George McDonic	Chairman Campaign to Protect Rural England - Wiltshire Branch
449445		Property & Development Division WM Morrison Supermarkets PLC
456260	Ms A. J. Harrison-Allen	
487991	Mr Patrick Kinnersly	White Horse Alliance
500702	Maria Pennington	Clerk Whiteparish Parish Council
509230	Mr Harry Sedman	
535856	Mrs C Henwood	Clerk Heywood Parish Council
548426	mrs sally (LH) bere	Landowner
548930		Gleeson Strategic Land Ltd
548988	Mr Roger Coleman	Secretary Trowbridge Community Area Future - Parish Councils Liaison Group
549156		Simul Consultants Ltd
549206	Joan Ryder	
549410	Ms Sheila Glass	Chairman Ramsbury & Axford Parish Council
549435	Mr Bob Lunn	Parish Clerk Urchfont Parish Council
550068	Mr I J Henderson	Chairman St Paul Malmesbury Without Parish Council
550098	Clive Rathband	
550594		Commercial Land
550870		Barratt Bristol
556098		HPH Ltd
556382		Redcliffe Homes
556400		Malaby Holdings Ltd
556424	Mr M Dodd	Chairman Great Hinton Parish Council
556438	MacTaggart & Mickel	Mactaggart & Mickel
556544	Mr John Owen	GreenSquare Group
556494		Holt Village Regeneration Ltd
556587		Gleeson Strategic Land
556596		Taylor Wimpey
557876		Persimmon Homes & BRB (Residuary) Ltd
557906	Mr & Mrs P Archer	

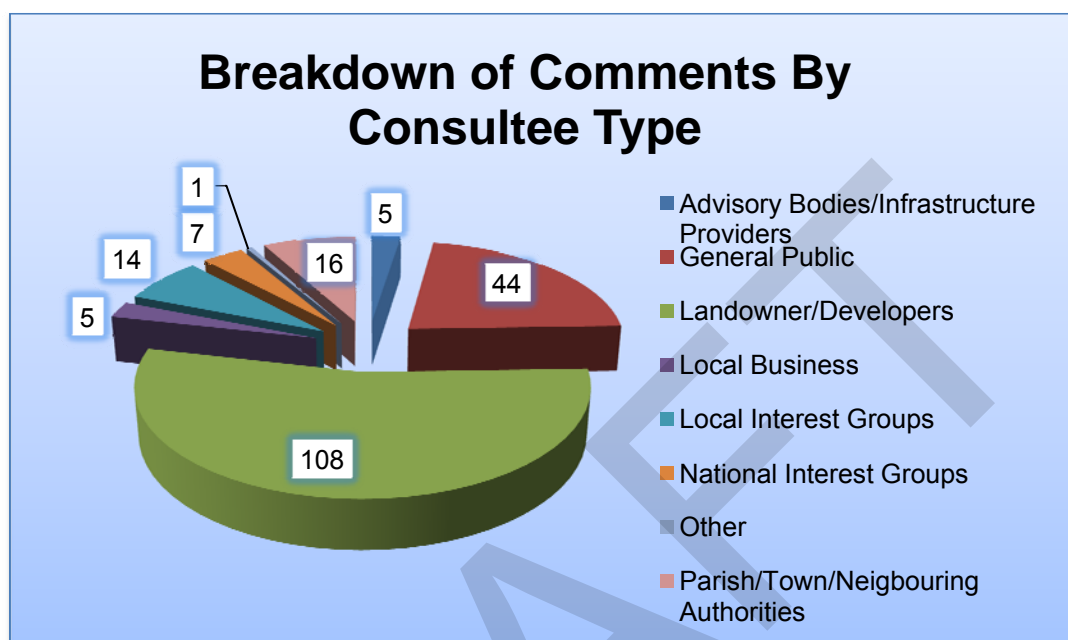
Person ID	Full Name	Organisation Details
558007	John McLean	Barratt Development Plc
629867	Mr Nic Coome	Chairman Chilton Foliat Parish Council
631546	Mr Graham Pattison	
638056	Mr Michael Ash	Clerk Bishopstone Parish Council
639687	Mrs Meghann Downing	Highways Agency
639928	Mr D Mahon	Sleivebane
640010		D J Raker Ltd and Cooper Estates
640701	Tess Atkin	
640703		Agent Hannick Homes and Developments Ltd
644137		The Paul Bowerman Discretionary Trust
644496		Hallam Land Management & Bloor Homes
644558	Mrs M Summers	
644942	Mrs Fleur Shanahan	Parish Clerk Nettleton Parish Council
645626		Group West Ltd
645882	Messrs A & P Weston	
646016	Monkton Park Residents Group	Monkton Park Residents Group
646181	Berkeley Strategic Land Ltd	Berkeley Strategic Land Ltd
646269	Ms Helen Barbrook	
646407		
646411	Mr Giles Brockbank	Hunter Page Planning Ltd
646561	Lesley Palmer	Grittleton Parish Council
646767		Salisbury Site LLP
646773	Miss Elisabeth McDonic	
647113	Mr and Mrs G Larkin	
647559		GreenSquare Group Ltd

Core Policy 2: Delivery Strategy

Statistics

Total Comments: 163

Total Consultees: 108



* Please note that some consultees have more than one categorisation which will affect the total number of comments shown in the graphic.

Summary of Main Issues Raised

Plan period

- The plan period should be extended to cover at least a 15 year timeframe to be in accordance with paragraph 157 of the NPPF. The housing and employment requirement should be increased accordingly.

Housing Requirement - increase

- The NPPF sets out the importance of providing flexibility on multiple occasions, in particular with regard to housing requirements (see paragraphs 14 and 21). The housing requirement set out within the pre-submission document does not provide flexibility to adapt to change, including economic recovery, and should be increased to reflect this.
- There are specific uncertainties that have not been planned for in a meaningful way. For example, the capacity of J16 on the M4 or the impact of the closure of RAF Lyneham has not been directly addressed with a reassessment of the housing requirement.
- The housing requirement is aligned to a set of economic projections that do not accord to the high economic growth scenario (of the South West Growth Scenarios)

and so is not considered to be positively prepared, and is therefore contrary to the NPPF tests of soundness.

- The housing requirement is not consistent with paragraph 47 of the NPPF as it does not significantly boost the supply of housing.
- The housing requirement should be increased to accord with the latest CLG household projections to be in line with paragraph 159 of the NPPF.
- The failure to meet the demographic requirement will not support economic growth, and will worsen the affordability of homes. The requirement should be increased to meet this level (43,200 homes) to meet the NPPF tests of soundness.
- The housing requirement does not accord with that presented in the SHMA and so is not in accordance with the NPPF. The SHMA sets out a requirement of 43,600 homes.
- The SHMA sets out that 77,240 affordable homes are required across the period. The shortfall must be accounted for in the Core Strategy.
- The Government are planning for economic growth and this should be reflected in the Core Strategy which would require a housing requirement of 57,800 homes.
- The SA identifies that the housing requirement should be in the middle of the range identified in TP15. However, 37,000 is towards the bottom of this range and so is unsound.
- The housing requirement has been reduced from the 44,400 identified in the RSS in response to the strategies of neighbouring authorities (who have also reduced their housing requirements). This will not meet the sub-regional requirement as required by the NPPF.
- The housing requirement is overly restrictive and does not encompass the presumption in favour of sustainable development.
- The housing requirements within the RSS are the most recent publically examined figures and should be maintained in order to significantly boost the supply of housing (as in the NPPF). To reduce the housing requirement would be contrary to the NPPF.
- The methodology behind the housing requirement is not transparent.
- The housing projection which seeks to align jobs and workers assumes a change in people's behaviour which is not supported by evidence.
- A housing projection has been undertaken on behalf of Strategic Land Partnerships which sets out an economically led requirement of 47,100 homes. This should be met in order to provide for economic growth.
- The housing requirement should consider the 58,000 dwellings required from 2011 to 2028 reflecting the proportional increase evidenced in the CLG household projections for the South West.
- Six neighbouring authorities have reduced their housing requirement by 61,210 dwellings. This means that Wiltshire cannot rely on neighbouring authorities to pick up any deficit in their housing numbers.
- The SHLAA identifies potential housing supply in excess of 50,000. TP15 unjustifiably sets a maximum requirement of 43,200. This needs to be reviewed and the housing requirement increased accordingly.
- Robert Hitchens have commissioned some alternative demographic projections which indicate a requirement of 44,350. This should be set as a minimum.

Housing Requirement – decrease

- The housing requirement should be reduced as it will increase the pressures on the already over-burdened infrastructure.
- The housing requirement should be decreased as there is no justification for this level of housing.
- The housing requirement has been maintained from the RSS, unlike in neighbouring authorities. It is based on out of date computer models and should be reduced.
- Population growth should be managed by the Government rather than digging up the countryside. The housing requirement should be decreased as a result.
- The housing requirement is based on shaky demographic and migration assumptions and should be reduced.
- There are insufficient water resources to provide for the proposed level of housing and this should be reduced accordingly.

Housing Requirement – support

- There is general support for the housing requirement from a number of parties (Zog Brownfield Ventures, Mr & Mrs Archer, Barratt Developments, B&NES, Persimmon Homes).

Distribution of housing

- No alternatives to the Housing Market Areas have been considered. These are arbitrary and do not conform to the NPPF requirement to be positively prepared. A robust assessment of the HMA and CA strategies is required.
- Community Area and settlement housing targets are too prescriptive. The area for disaggregation should be former district boundaries as this is the area at which information is available. If one community area does not deliver, then this should be able to be met within a neighbouring community area.
- HMA and Community Area requirements should be set out in Core Policy 2.
- The reduction from the RSS targets has not been applied consistently across Wiltshire. Some areas are delivering the same level of growth while others have had their requirement slashed.

Housing Requirement – phasing

- There should be a mechanism to ensure that housing and jobs are delivered in parallel and that housing does not come forward in advance of jobs.

Employment Requirement

- The employment requirement should be changed from 'around' to 'at least' to accord with the housing requirement.
- The strategy should ensure that the employment land is of the right type and is in the right location.
- Employment sites outside of the main settlements in highly accessible locations that will create a higher value economy should be supported.
- The strategy should ensure that the population have sufficient skills to support new employment delivery.

- The plan aspires to deliver employment early in the plan period alongside housing, but provides no mechanism for this. If a mechanism was introduced this would further constrain the housing market which would be contrary to the NPPF.
- The policy does not prioritise the release of strategic employment land. It does not restrict development outside of the Principal Settlements and Market Towns, and so it cannot be demonstrated that this would not undermine the delivery of strategic employment sites. The current policy fails the tests of soundness as it is not justified.
- The relationship between the housing requirement and the delivery of jobs needs to be clear.
- The strategy should plan for the effective phasing of homes and jobs, and not simply rely on the delivery of jobs by the provision of land.

Brownfield prioritisation

- The prioritisation of brownfield delivery is supported.
- There should be a mechanism within the strategy to ensure that brownfield development is prioritised and delivered before Greenfield sites.
- Brownfield development outside of the settlement framework should be permissible if it is more sustainable than Greenfield development in the settlement framework.
- There is no mechanism to prioritise brownfield development outside of the main centres.
- There is no justification for seeking to limit development on Greenfield sites. Brownfield development should be encouraged, but not prioritised.

Brownfield target

- The brownfield requirement should be increased to 60% as research shows that brownfield development continues to be delivered and this will support the economic regeneration of town centres.
- The 35% target is not justified. It should be justified and increased.
- Brownfield and Greenfield development are complimentary and should be supported equally. There is no need to set out a target for brownfield delivery.
- There should also be a mechanism detailed within the strategy to ensure that the 35% target is achieved.
- The brownfield target should be changed to approximately 35% rather than at least.

Location of development

- Community led plans should be able to identify development adjacent to Small Villages.
- The settlement boundaries of Small Villages should be maintained from former Local Plans to ensure that unwanted development is not forthcoming.
- Parish Plans, and Village Design Statements should be included as being sources of supply and should be afforded some weight.
- Small, sustainable developments outside of the limits of development should be allowed without the expense and complexity of a community led plan.
- Settlement boundaries are out of date (developed in the 1990's) and should be reviewed taking account of changes since this time.

- The development of community facilities should not have to accord to the settlement framework.
- The limits of development should be revised to include the identified strategic sites.
- The approach to development at small villages does not reflect the pro-growth agenda of the Government.
- There is no definition of sustainability, which is relied upon repeatedly throughout the document.

Delivery of development

- The strategy should be clear on how additional sites will be brought forward. The development of community led plans is supported but further detail is required on how and when a site allocations DPD will be brought forward.
- Further sites which are critical to delivery should be included as strategic sites.
- Community led plans should not be relied upon to deliver, owing to the uncertainty of the development of these.

Other issues

- The reference to maximising community benefit should be removed as this will limit the viability of development.
- Duty to co-operate should be evidenced.
- The contribution to infrastructure arising from development is supported.
- The Masterplans should provide sufficient flexibility to ensure that the strategic sites can deliver.
- There should be a requirement for places of worship set out within Core Policy 2 in line with NPPF paragraphs 28, 70 and 171.

Changes Proposed to Core Strategy

a) Table of proposed changes

Extract relating to core policy 2 from the list of proposed changes at Appendix 11 to be inserted when finalised

b) Overview of Proposed Changes Not Made

Extract relating to core policy 2 from the summary of key issues raised that have not resulted in a proposed change identified in Appendix 13 to be inserted when finalised.

List of Consultees

Person ID	Full Name	Organisation Details
162663	Mr Ben Pearce	Consultant Land Development & Planning Consultants Ltd
378124	Mr Christopher Wickham	Partner Christopher Wickham Associates

Person ID	Full Name	Organisation Details
382284	Andy and Dawn Tiley	
382348	unknown unknown	North Chippenham Consortium - (Barratt Strategic, Heron Land and Persimmon Homes)
382551	Mollie Groom	NORTHERN COMMUNITY AREA PARTNERSHIP
382751	Tom Pepperall	Lydiard Millicent Parish Council
382797	unknown unknown	Persimmon Homes
383374	Mrs Mary Jarvis	Clerk Melksham Without Parish Council
387753	Sophia Thorpe	M J Gleeson Group plc
389468	Unknown	White Lion Land LLP
389494	Mrs Carol Hackett	Clerk West Ashton Parish Council
389564	Unknown	Wainhomes (South West) Holdings Ltd
389623	Mrs Shirley Bevington	Clerk Purton Parish Council
390590	Sir / Madam Unknown	Doric Developments (Bath) Ltd
390723	Mr George Goodwin	Keevil Parish Council
391073	Mr Lance Allan	Town Clerk Trowbridge Town Council
391359	Mrs V Osborne	North Wraxall Parish Council
391685	Mr S de Beer	Planning Policy Bath and North East Somerset
391717	S Walls	
392725	Unknown	Crest Strategic Projects Limited & Redcliffe Homes Ltd
393673	Mr R Lynch	
394763	Mr M Woods	Etchilhampton Parish Council
395460	Mr Tony Peacock	Coordinator The Showell Protection Group
397085	Phil Hardwick	Robert Hitchens Ltd
397159	Francis Morland	
397779	Unknown	BOA Property Ltd.
397839	Joan Davies	Savernake Parish Council
398006	Mr Nick Dowdeswell	Ashton Park, Trowbridge Ltd
398298	Mrs G Shell	Director Wiltshire Rural Housing Association
401432	Lt Cdr J Blake	Branch Secretary CPRE Wiltshire
402183	Jeffrey Thomas	Hartham Park
402192	Unknown	Hannick Homes
402713	Mrs C Spickernell	
403792	Rohan Torkildsen	English Heritage
403912	Mrs Kirsty Gilby	Administrative Assistant Corsham Town Council
404453	Unknown	Hills UK Ltd
404474	Unknown	Primegate Properties (Hooksoth) Ltd

Person ID	Full Name	Organisation Details
439132	Marilyn Mackay	
445333	Sir / Madam	Crown Estates
448786	Mr Jonathan Moffat	Trustee Salisbury Gospel Hall Trust
448984	Mr Cliff Whitley	Amesbury Property Company
449059	Mr C Walley	Resident Agent The Longford Estate
487991	Mr Patrick Kinnersly	White Horse Alliance
509230	Mr Harry Sedman	
545820	Mr M Cole	Putney Investments Ltd
547640	Mr Roger Budgen	Chairman Malmesbury & St Paul Without Residents' Association
548624	Mr David Lohfink	C G Fry & Son
548930		Gleeson Strategic Land Ltd
549066	CSJ Planning Consultants Ltd Unknown	Chippenham 2020
549156	Unknown	Simul Consultants Ltd
549206	Joan Ryder	
549432	Councillor Chris Caswill	
549935	Kate Nottage	
550098	Clive Rathband	
550363	Karl & Myra Link	
550594	Unknown	Commercial Land
550870	Unknown	Barratt Bristol
550903	Georgina Fairbrass	Corsham Chamber of Commerce
556098		HPH Ltd
556144	Unknown	Bloor Homes Ltd
556183	Nick King	Hills UK Ltd
556371	Mr C Cornell	
556382	Unknown	Redcliffe Homes
556392	Unknown	South West Housing Association Registered Providers (SWHARPs)
556400	Unknown	Malaby Holdings Ltd
556438	MacTaggart & Mickel	Mactaggart & Mickel
556491	De Vernon Trustees	De Vernon Trustees
556494		Holt Village Regeneration Ltd
556544	Mr John Owen	GreenSquare Group
556563	Sir D S Wills	
556587		Gleeson Strategic Land
556596	Unknown	Taylor Wimpey
556922	Emma Jones	Redcliffe Homes Ltd
557126	Unknown	LEDA Properties Ltd
557876	Unknown	Persimmon Homes & BRB (Residuary) Ltd
557906	Mr & Mrs P Archer	
558007	John McLean	Barratt Development Plc

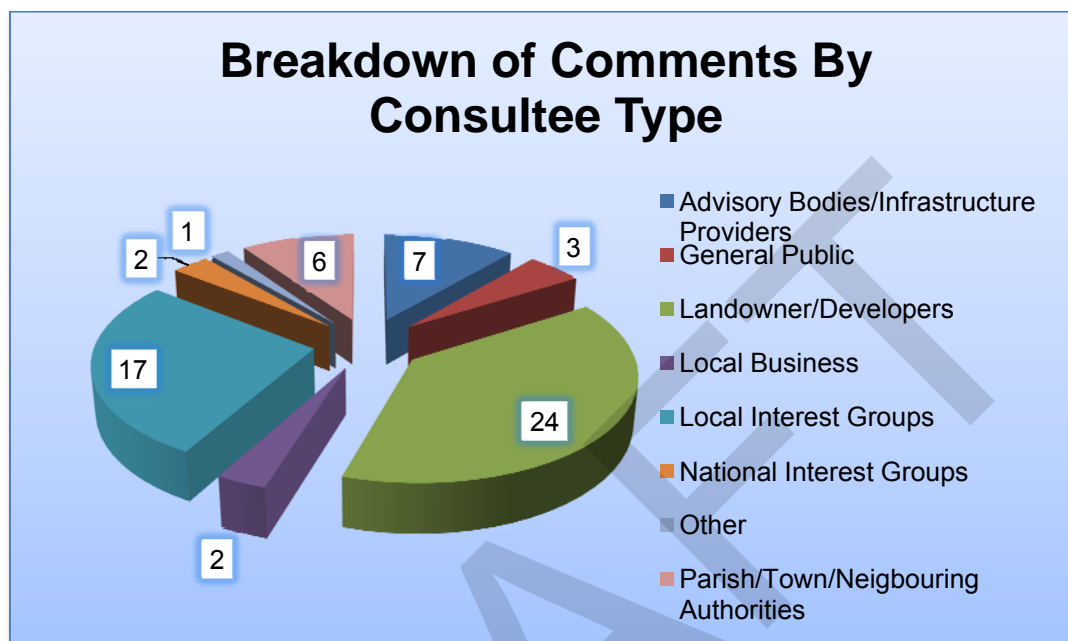
Person ID	Full Name	Organisation Details
638056	Mr Michael Ash	Clerk Bishopstone Parish Council
639687	Mrs Meghann Downing	Highways Agency
639841		The Sealy Farm Partnership
640010		D J Raker Ltd and Cooper Estates
640461		Zog Brownfield Ventures
640527	Mr Steven Perry	
640701	Tess Atkin	
640703		Agent Hannick Homes and Developments Ltd
642787	Dr Stuart McGuigan	
642979	Oxford University Endowment Management	Oxford University Endowment Management
644137	Unknown	The Paul Bowerman Discretionary Trust
644492	Mr Tim Baker	Strategic Land Partnerships
644496		Hallam Land Management & Bloor Homes
644558	Mrs M Summers	
644645	Dr Jonathan Williams	
644841	Adrian Field	
645443		Sovereign Housing Association
645626		Group West Ltd
645882	Messrs A & P Weston	
646016	Monkton Park Residents Group	Monkton Park Residents Group
646181	Berkeley Strategic Land Ltd	Berkeley Strategic Land Ltd
646269	Ms Helen Barbrook	
646289	Mr D Gibbons	
646329	Mr D Shephard	
646407	Unknown Unknown	
646767		Salisbury Site LLP
647131	Mr Dan Steedman	
647359	Mr Alex Saunt	
647559		GreenSquare Group Ltd
647600	Mr Jonathon Porter	Associate Planner Barton Wilmore Various Clients
650700	Mr A P Hemmings	

Core Policy 3: Infrastructure Delivery

Statistics

Total Comments: 55

Total Consultees: 45



* Please note that some consultees have more than one categorisation which will affect the total number of comments shown in the graphic.

Summary of Main Issues Raised

Viability Assessment

- Remove reference to “all” development proposals being subject to an independent viability assessment; only necessary if there is a dispute over viability.
- Undertake a thorough review of viability (of the Core Strategy), consistent with the requirements of the NPPF.

Prioritisation

- Open space and green infrastructure should be listed under essential infrastructure to establish healthy and sustainable travel choices at an early stage.
- The list of place-shaping infrastructure needs to include meeting halls and places of worship to comply with the NPPF.
- Leisure and recreation, street-scape, public realm, cultural and community facilities and natural and built environments should have greater prominence.
- Community safety in the public realm, leisure and recreation provision, open space and green infrastructure, and spiritual, cultural and community facilities should be added to the list of essential infrastructure.
- Review the prioritisation of 'essential' and 'place shaping' infrastructure. The current methodology is too generally applied across Wiltshire and does not reflect the social

and environmental roles that the NPPF describes in section 7, nor the needs of individual community areas. It follows that place shaping infrastructure will lose out.

- Full definition of 'essential' and 'place-shaping' infrastructure should be provided.

Payment of developer contributions

- Developer contributions should not be required prior to a development taking place, as stated in Core Policy 3, line 3 on page 35. In all cases, developer contributions should be scheduled so as to allow the provision of the necessary infrastructure in stages during the course of the construction works to implement the planning permission.
- Policy should be modified to make it clear that it does not involve a "claw back" principle whereby contribution or infrastructure would be secured against any future improvements in scheme viability.
- Recognise that in some cases payment cannot be deferred as the scheme is not viable. The policy should recognise that some payments may not be capable of being made but that the scheme's implementation is essential and so payments are not required.
- Planning permission should be deferred until the developer can afford to pay for the necessary infrastructure, not defer part of required developer contributions.

Community

- Where there is substantial development in a village, the community should decide how CIL is spent.
- The council should liaise directly with town and parish councils over CIL, rather than through the Community Area Boards.
- A firmer indication of the CIL to be set and for the IDP for each Community Area to be costed and delivery partners made aware of the implications in each area.

Planning Obligations

- There needs to be reference in the policy to the effect that planning obligations should be subject to the tests set out in the CIL Regulations 2010.
- The guidance note on planning obligations and the Community Infrastructure Levy charging schedule should be in place as part of the submitted Core Strategy.
- Clarify the position with regard to the Council's potential to seek planning obligations for infrastructure post-2014.

CIL

- The guidance note on planning obligations and the Community Infrastructure Levy charging schedule should be in place as part of the submitted Core Strategy.
- CIL should be used for site-specific infrastructure or within the local area of a development.
- The Council should state what types of contributions it expects to collect from CIL after it is adopted.

Specific types of infrastructure omitted/ insufficient information

- The Council should state what priority will be given to affordable housing when negotiating planning contributions.

- More detail on emergency fire and rescue service infrastructure to be provided at the expense of developers.
- Core Policy 3 should be amended, or a new policy added to the Core Strategy, to specifically refer to water and sewerage infrastructure.
- The policy should refer to the need for green infrastructure to include provision for off-setting and bio-diversity/ eco system loss compensation mechanisms.
- Clear definition of what is meant by 'sustainable transport' as listed under essential infrastructure.

Infrastructure Delivery

- Remove points under delivery responsibility (i-vi) from policy and put in the supporting text.
- A clearer delivery strategy on what and how infrastructure will be managed and delivered.

Existing infrastructure

- The (South Wiltshire) Core Strategy should be re-examined in terms of making the best use of existing infrastructure as this would be cheaper.
- The plan should make better use of existing infrastructure. This might involve a reduction in housing numbers. Smaller brownfield sites should also be used. An 'organic' growth model should be tested.
- Review strategic allocations in light of the provision of on- and off-site contributions to indoor and outdoor sport, including playing pitches, based on available evidence.

Changes Proposed to Core Strategy

a) Table of proposed changes

Extract relating to core policy 3 from the list of proposed changes at Appendix 11 to be inserted when finalised

b) Overview of Proposed Changes Not Made

Extract relating to core policy 3 from the summary of key issues raised that have not resulted in a proposed change identified in Appendix 13 to be inserted when finalised.

List of Consultees

Person ID	Full Name	Organisation Details
382216	Charles Routh	Planning and Local Government Natural England
382348		North Chippenham Consortium - (Barratt Strategic, Heron Land and Persimmon Homes)
382797		Persimmon Homes
383374	Mrs Mary Jarvis	Clerk Melksham Without Parish Council
390707	Mr Gary Parsons	Sport England - South West

Person ID	Full Name	Organisation Details
391685	Mr S de Beer	Planning Policy Bath and North East Somerset
392322	Mr Frank Ellis	Hon Secretary/ Treasurer CPRE South Wiltshire
392725		Crest Strategic Projects Limited & Redcliffe Homes Ltd
401427	Carmelle Bell	Planning Administrator Thames Water Utilities Ltd
401432	Lt Cdr J Blake	Branch Secretary CPRE Wiltshire
406262	Margaret Willmot	Hon Secretary Salisbury Campaign for Better Transport
448786	Mr Jonathan Moffat	Trustee Salisbury Gospel Hall Trust
466447	anlezark	Hon Membership Secretary Cycling Opportunities Group for Salisbury(COGS)
487991	Mr Patrick Kinnersly	White Horse Alliance
538289	Mr Stephen Harness	Town Planner DIO (Ministry of Defence)
547640	Mr Roger Budgen	Chairman Malmesbury & St Paul Without Residents' Association
549248	Mr Stephen Siddall	Councillor Holt Parish council
549410	Ms Sheila Glass	Chairman Ramsbury & Axford Parish Council
549435	Mr Bob Lunn	Parish Clerk Urchfont Parish Council
549769	Dr Kate Fielden	Vice-Chairman The Avebury Society
550870		Barratt Bristol
550903	Georgina Fairbrass	Corsham Chamber of Commerce
556098		HPH Ltd
556144		Bloor Homes Ltd
556392		South West Housing Association Registered Providers (SWHARPs)
556401	Robert Niblett	Planning Officer Gloucestershire County Council
556438	MacTaggart & Mickel	Mactaggart & Mickel
556491	De Vernon Trustees	De Vernon Trustees
556587		Gleeson Strategic Land
557876		Persimmon Homes & BRB (Residuary) Ltd
558007	John McLean	Barratt Development Plc
632170	Mr Scott Taylor	Station Manager Wiltshire Fire & Rescue Service
639687	Mrs Meghann Downing	Highways Agency
640188	Mrs Pamela Rouquette	South Wiltshire Agenda 21
640461		Zog Brownfield Ventures
640682	Mr. Robert Gillespie	Managing Director Environment Bank Ltd
642854	Ms Meril Morgan	Arts Development Officer
644496		Hallam Land Management & Bloor Homes

Person ID	Full Name	Organisation Details
645422	Dr Sam L J Page	
646016	Monkton Park Residents Group	Monkton Park Residents Group
646181	Berkeley Strategic Land Ltd	Berkeley Strategic Land Ltd
646407		
646767		Salisbury Site LLP
646820	Mr George McDonic	Network Against Wiltshire Sprawl
647559		GreenSquare Group Ltd

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Appendix 12 v)

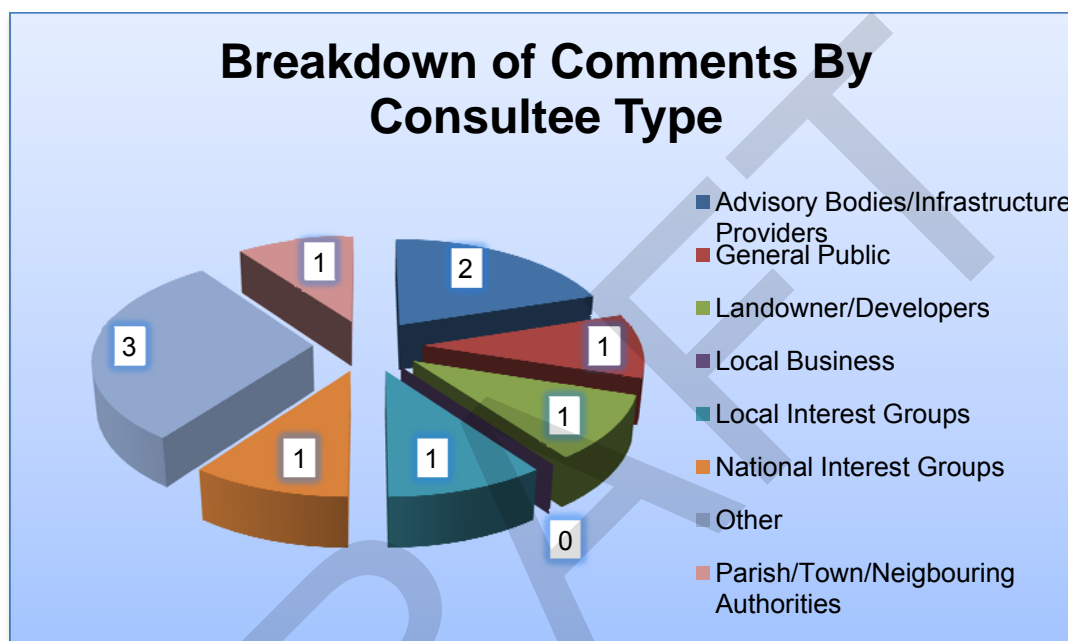
Pre-Submission Consultation Summary of Issues Chapter 5 – Area Strategies

Overarching Comments

Statistics

Total Comments: 8

Total Consultees: 7



* Please note that some consultees have more than one categorisation which will affect the total number of comments shown in the graphic.

Summary of Main Issues Raised

Overall Level of Growth

- The proposed housing and employment land quanta are too high and not supported by a robust and credible evidence base. The growth projections should be revised downwards.
- The evidence underpinning the Plan is based on projections from 2006. The Plan is scheduled for submission in 2012 and hence it is assumed that the period from 2006 to 2012 has already been accounted for in terms of new development. Contingency sites should be added to the Plan to address potential underperformance in the delivery of housing during the early plan period.

Specific Issues – Impact on Historic Assets

- The Plan must present a consistent and coherent approach to the management of development and protection of historic assets. The relationship between Core Policy 58

and the approach taken in the Area Strategies (e.g. Chippenham) needs to be consistently applied.

Specific Issues – Impact on Designated Landscapes

- Proposals for growth in towns like Marlborough as well as villages in east Kennet will lead unacceptable impacts on the North Wessex Downs AONB.
- To offset and / or address impacts on the AONB, Community Infrastructure Levy money should be directed towards ensuring the objectives of the relevant AONB Management Plan are delivered.

Changes Proposed to Core Strategy

a) Table of proposed changes

Extract relating to general comments on Chapter 5 from the list of proposed changes at Appendix 11 to be inserted when finalised

b) Overview of Proposed Changes Not Made

Extract relating to general comments on Chapter 5 from the summary of key issues raised that have not resulted in a proposed change identified in Appendix 13 to be inserted when finalised.

List of Consultees

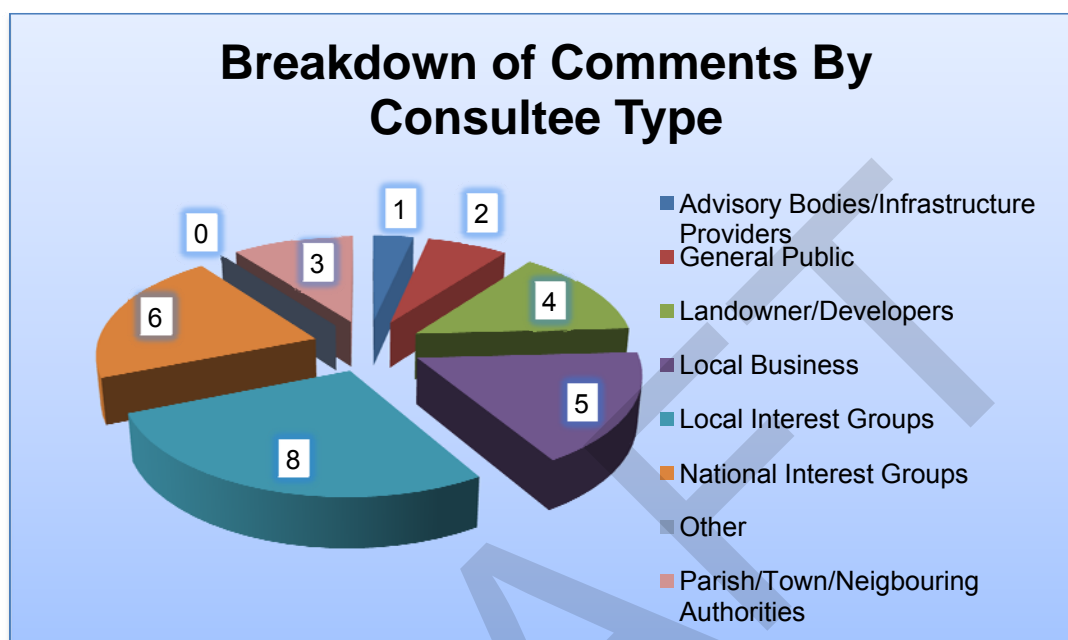
Person ID	Full Name	Organisation Details
403792	Rohan Torkildsen	English Heritage
403912	Mrs Kirsty Gilby	Administrative Assistant Corsham Town Council
538289	Mr Stephen Harness	Town Planner DIO (Ministry of Defence)
556113	Mr Richard Burden	Landscape and Planning Advisor Cranborne Chase & West Wiltshire Downs AONB
556438	MacTaggart & Mickel	Mactaggart & Mickel
640219	Mr Dominic Verschoyle	
644628	Stephen Davis	Head of Conservation Policy Wiltshire Wildlife Trust

Amesbury Community Area

Statistics

Total Comments: 20

Total Consultees: 8



* Please note that some consultees have more than one categorisation which will affect the total number of comments shown in the graphic.

Summary of Main Issues

Spatial Information and Context

- The Highways Agency recognises the concerns relating to the single carriageway sections of the A303, and supports the commitment by the council to work collaboratively with all parties to try to achieve a solution to these concerns.
- Amend to better reflect CP2 and NPPF. Table should cover period 2006-2028 to incorporate 15 years from adoption. Incorporate wording 'at least' to be consistent with CP2.

Core Policy 4

- This identifies Gomeldon as a small village when in fact that 'The Gomeldons' comprise three settlements of Gomeldon, East Gomeldon and West Gomeldon. The distinction is important because West Gomeldon is in rural area to which Core Policy 48 will apply. For the avoidance of doubt it would be helpful if in Core Policy 4, Gomeldon could be referred to as Gomeldon/East Gomeldon.
- Support the recognition of Amesbury as occupying a distinct tier in the settlement hierarchy. Concerned that the evidence base supporting the changes to Amesbury is limited through reliance on previous planning effort focused on Salisbury. The Housing now sought in the Kings Gate area may require balancing growth in retail, road, education and leisure facilities to a degree as yet unidentified.

- Support for inclusion of Solstice Park as a Principal Employment Area. The Principal Employment Areas should be shown on the Core Strategy proposals map and the previous local plan employment allocation at Solstice Park saved as some consents at Solstice Park have lapsed and others may potentially also lapse in future. The Core Strategy needs to clearly reaffirm Wiltshire Council's commitment to achieving further employment development at Solstice Park.
- Wording in Paragraph 4.23 should be changed to make it clear that while the Council wants to bring forward employment, the Core Strategy does not include a policy which links delivery of housing with employment.

Core Policy 5

- The wording of the paragraph and bullet points is not in line with the legal requirement of the Habitats Directive to protect all protected species and habitats; for this reason the DPD is also unsound. Increased recreational pressure should be avoided where it may impact adversely on all European protected habitats and species, including birds and plants. Benefits to one species should therefore not be balanced against adverse effects on others. Suggested changes "development which increases recreational pressure upon the Salisbury Plain Special Protection Area will be required not to impact adversely upon protected habitats and species and to provide proportionate contributions to offset any other negative impacts through the Wessex Stone Curlew Project."
- Bullet points is not in line with the Habitats Directive, which indicates that development must avoid damage to, and not adversely affect, Special Areas of Conservation and the habits, species and processes which maintain their integrity. Suggested re-wording: "development in the vicinity of the River Avon Special Area of Conservation (Hampshire) or Salisbury Plain must not adversely affect the habitats, species and processes which maintain the integrity of these Special Areas of Conservation."

Core Policy 6

- Third sentence of this paragraph which is both misleading and incorrect. The henge and its surrounding landscape comprise the WHS. WHS is not simply 'Neolithic': it was designated for its prehistoric archaeological remains of the Neolithic and Bronze Ages. para. 5.15 should be re-drafted to read: "The town is surrounded by an ancient landscape; it is close to the World Heritage Site (WHS) of Stonehenge, which attracts over a million visitors a year."
- The third sentence of para. 5.28 is unsound since it is incorrect and inaccurately interprets the international legal obligation to protect the WHS (by which means it is inferred that the OUV will be preserved). The primary purpose of the Management Plan is to preserve the OUV of the WHS through protection of the Site. We suggest that, for strict accuracy and clarity of understanding, the wording of the third sentence of para. 5.28 should be altered to read: The primary aim of the Plan is to preserve the outstanding universal value of the World Heritage Site by protection, conservation and presentation of the archaeological landscape.
- OUV, an abstract concept, cannot be 'protected': it may, however, be maintained, sustained or preserved. We suggest that, for strict accuracy and clarity of understanding, the wording of the third sentence of para. 5.28 should be altered to read: "The primary aim of the Plan is to preserve the outstanding universal value of the World Heritage Site by protection, conservation and presentation of the archaeological landscape."
- The 4th sentence of paragraph 5.15 is both misleading and incorrect in relation to the World Heritage Site. It should be re-drafted to read: 'The town is surrounded by an ancient landscape; it is close to the World Heritage Site (WHS) of Stonehenge, which attracts over a million visitors a year.'

- Bullet points 5, 11 and 14 of para 5.19 do not underline that the Councils intention in respect of the WHS is that development should not adversely affect the WHS or its setting. Specific changes to the text of the bullet points are suggested, to clarify the Council's own intentions stated elsewhere in the DPD and to bring these 'issues and considerations' into line with the NPPF and advice given by HMG and UNESCO.
- Bullet points listed do not underline that the Council's intention in respect of the WHS is that development should not adversely affect the WHS or its setting.1. Para. 5.19, bullet pt.S should have added to it, at the end: "that does not adversely affect the Stonehenge WHS and its setting" 2. Para. 5.19, bullet pt.11 should be changed to read: "an acceptable solution to the need for dualling the A303 is needed, which must incorporate environmental measures to avoid adverse impacts upon the Stonehenge WHS and avoid or mitigate impacts on other outstanding landscapes" 3. Para.5.19, bullet pt.14 should be changed to read: "development around Amesbury should be carefully designed so as not to adversely affect the Stonehenge World Heritage Site or its setting."

Changes Proposed to Core Strategy

a) Table of proposed changes

Extract relating to Amesbury from the list of proposed changes at Appendix 11 to be inserted when finalised

b) Overview of Proposed Changes Not Made

Extract relating to Amesbury from the summary of key issues raised that have not resulted in a proposed change identified in Appendix 13 to be inserted when finalised.

List of Consultees

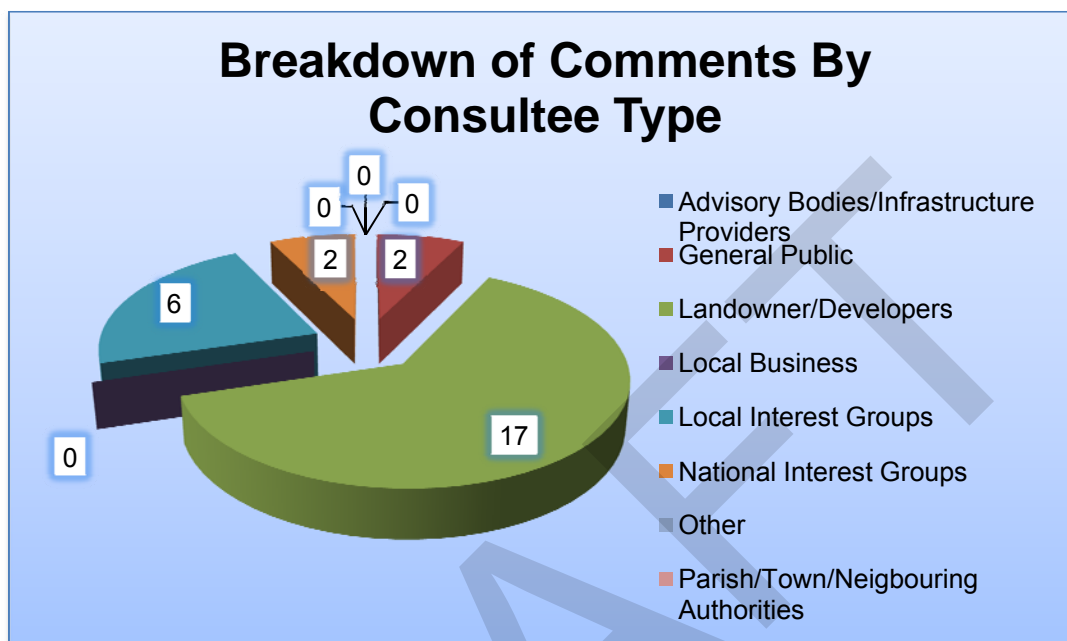
Person ID	Full Name	Organisation Details
382797		Persimmon Homes
390227	Mrs W Bown	Amesbury Town Council
448984	Mr Cliff Whitley	Amesbury Property Company
449363	Mr George McDonic	Chairman Campaign to Protect Rural England - Wiltshire Branch
468168	Idmiston Parish Council	Idmiston Parish Council
549769	Dr Kate Fielden	Vice-Chairman The Avebury Society
639687	Mrs Meghann Downing	Highways Agency
644492	Mr Tim Baker	Strategic Land Partnerships

Bradford on Avon Community Area

Statistics

Total Comments: 20

Total Consultees: 13



* Please note that some consultees have more than one categorisation which will affect the total number of comments shown in the graphic.

Summary of Main Issues Raised

Bradford on Avon Area Strategy – general comments

- DPD fails to recognise the importance of maintaining the status of the AONB.
- Reference to the Kingston Farm development exaggerates the employment element in relation to the substantial housing provision much of which is likely to be taken up by out-commuters.
- Support for overall strategy. Level of growth is the most that Bradford can withstand. Agree that more jobs needs to be brought to the town. Agree that the location strategy is the most sustainable.
- Request inclusion of the following statement: “the design of all new development should respect and enhance the particular character of Bradford on Avon’s distinctive neighbourhoods, and should protect the delicate balance between the built environment and green space and landscape features”.
- Support for identification of Bradford on Avon as a Market Town.
- Support for proposed Principal Employment areas.
- Final paragraph of CP7 should be deleted as it is not policy as such and would be better suited to be included in the supporting text.

Air quality, transport and the Historic Core Zone

- Agreement with requirement for transport assessment for major applications. Specific reference should be made to the need for a transport assessment to accompany any planning application for Kingston Farm.
- More serious consideration to the AQMA needs to be given.
- How will congestion have been reduced through the promotion and improvement of sustainable transport? What is the plan?
- We do not see developer contributions allocated in the IDP to the historic Core Zone improvement in Bradford. How sure can we be that this will be delivered during the course of the plan? When? How much will it cost?
- Bradford-on-Avon is threatened by the Bath HGV ban at Cleveland bridge, as is Staverton in the same Community Area. We would like to see some definite plan to deal with the onslaught of large HGVs over these two bridges over the Avon.

Phasing of development

- Regret at loss of the proposed requirement for development to be phased towards the end of the plan period [as proposed in earlier consultation document]. This will make it all the harder to resist the loss of employment land and to ensure provision of essential measures / infrastructure to deal with traffic problems.
- Object that Wiltshire Council has gone against the recommendation of its own Highways Department in phasing development during the whole plan period rather than at the end in the Core Strategy Submission Document.
- Strategic development in Bradford on Avon should be at the end of the plan period.
- The Historic Core Zone needs delivery before any more development is built.

Housing and employment numbers and plan period

- Table 5.2 should cover 2006-2028 to incorporate 15 years from adoption. Housing numbers should be increased accordingly.
- Table 5.2 and Core Policy 7 should incorporate 'at least' wording to be consistent with CP2.
- Support recognition of Bradford accommodating the highest level of residential growth in the community area.
- Consider that basis for housing projections is unsound and that CP7 is therefore proposing insufficient residential growth to meet housing need across the plan period.
- The words 'at least' should be inserted before the figure for new employment land and before the number of new houses at Bradford on Avon.
- Flowing from response to CP2 consider consequential uplift in housing requirements (extra 5,000) should be captured by the Community Areas of Bradford on Avon, Calne, Chippenham, Malmesbury and Pewsey, these areas currently deliver insufficient housing for their area.
- It would be appropriate for a proportion of the residual requirement for the remainder of the Community Area to be provided for within Bradford on Avon.
- The strategic housing and employment allocations for the town should be increased:

- Housing requirement for BoA town should be increased at the very least by 50 dwellings.
- There is a need for 4.3ha employment land within Bradford on Avon: a proportion of this need should not be 're-allocated' to higher order settlements.
- New premises for an existing company should not be viewed as additional to the identified requirement for new employment.
- Proposed level of housing in Bradford on Avon town (150 dwellings) is not sufficient to meet future housing (in particular affordable housing needs) and employment needs.

Bath and Bradford on Avon SAC

- The core strategy is not sound because assessments required under the Habitats Directive have not been carried out in such a way that adverse impacts on European species and sites have been identified and prevented.
- An Appropriate Assessment of the Kingston Farm site is needed prior to adoption of the Core Strategy.

Kingston Farm Strategic Site

- Greater reference should be made to the potential benefits of the various large trees that occupy the area associated with the Kingston Farm development.
- Concerned that the Holt side of Bradford on Avon will be urbanised by the proposed development adding pressure to allow further development.
- If the development is truly to be 'low carbon' or even zero carbon' that it should have very little parking provision.
- The requirement for 2-3ha of employment land is not likely to be delivered because the developable site area is less than originally envisaged. Employment requirement should be expressed as minimum floor space requirement.
- The emerging proposals will facilitate the re-use of the existing Moulton Bicycle and ABD factories in addition to the employment to be created in the new build development comprising a workhub and replacement factory for ABD.
- The indicative green space shown adjacent to the Kingston Farm strategic site allocation is not available for development as it will remain in agricultural use.
- Concerns about the statement about the master planning process: unclear as to how, and who, in the community will be able to agree the master plan.
- As currently proposed, the strategic allocation of 150 dwellings and 3 ha employment at Bradford on Avon is not the most appropriate or deliverable strategy when considered objectively against reasonable alternatives.
- The Kingston Farm site does not have the capacity to accommodate the entire strategic allocation proposed at a development density in keeping with the local area, whilst also incorporating appropriate mitigation measures.
- Constraints which could affect the capacity of, and in some cases also threaten the delivery of, the Kingston Farm site include:
 - Ecology – Bath and Bradford on Avon SAC and Combe Mine County Wildlife Site

- Archaeology/cultural heritage – high risk of ‘unknown archaeology’ at the Kingston Farm site
- Landscape – adverse impact on the setting of the Hall (grade I listed), associated Registered Park and Garden (grade II listed) and the Bradford-on-Avon Conservation Area.
- The updated Sustainability Appraisal does not fully take account of the true level of significance when assessing likely negative impacts of the Kingston Farm site on biodiversity, heritage and landscape. Request for reassessment of previous representations on this subject. The SA should also recognise further negative impacts identified in the Historic Landscape Assessment.

Alternative sites

- The residual requirement for Bradford on Avon should be identified in the form of a housing allocation rather than relying on windfall sites. This allocation should be in the form of a strategic allocation to provide certainty.
- Land North of Holt Road represents the most appropriate location to accommodate the additional requirement. It has capacity to accommodate 150 dwellings and up to 3 ha employment land, and should be allocated for mixed-use development. The Sustainability Appraisal recognises that there are no overriding constraints to development on this site.
- Response from Friends of Woolley notes recent damage to greenhouses and wildlife habitats on land north of Holt Road, and trusts that this will be disregarded in any representations by promoters of the site.
- Land at Bradford on Avon Golf Course is eminently suitable for residential development and a new golf course. The site could provide up to 200 dwellings of which 40% would be affordable.

Infrastructure

- A cycle path linking Bradford on Avon and Holt (with the rowing club en route) is proposed.

Changes Proposed to Core Strategy

a) Table of proposed changes

Extract relating to Bradford on Avon from the list of proposed changes at Appendix 11 to be inserted when finalised

b) Overview of Proposed Changes Not Made

Extract relating to Bradford on Avon from the summary of key issues raised that have not resulted in a proposed change identified in Appendix 13 to be inserted when finalised.

List of Consultees

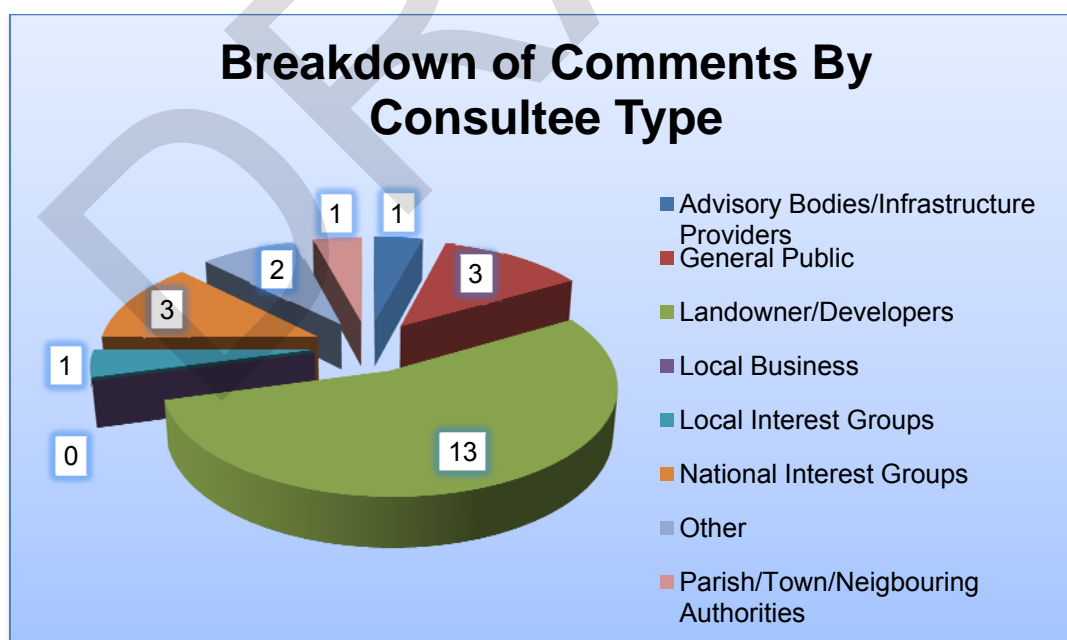
Person ID	Full Name	Organisation Details
382797		Persimmon Homes
387753	Sophia Thorpe	M J Gleeson Group plc
397779		BOA Property Ltd.
466498	Campaign for Better Transport JD Raggett	Coordinator Campaign for Better Transport, Bristol and Bath Travel to Work Area
469672	Mr Donal Casey	Chairman Wiltshire Scullers School
487991	Mr Patrick Kinnersly	White Horse Alliance
548930		Gleeson Strategic Land Ltd
556494		Holt Village Regeneration Ltd
549275	J B Wilson	Bradford on Avon Preservation Trust
550556	Mr Kevin Burnside	Friends of Woolley
550870		Barratt Bristol
556922	Emma Jones	Redcliffe Homes Ltd
640267	Capt Stephen Quinn	

Calne Community Area

Statistics

Total Comments: 16

Total Consultees: 14



* Please note that some consultees have more than one categorisation which will affect the total number of comments shown in the graphic.

Summary of Main Issues Raised

General

- Calne Town Council support the strategy for the area.

Housing

- The housing requirement for Calne should be increased.
- Calne has a lower housing requirement than comparable towns of Tidworth and Warminster. Calne should have a housing requirement that reflects its range of services and role. 100 dwellings from both Wootton Bassett and Corsham should be redistributed to Calne.
- The settlement boundary of Calne should be redefined to include Castle Walk.
- A site for care and older people's accommodation should be identified in line with need.
- Plan period should run until 2028 (15 years from adoption).
- A strategic land allocation on the north eastern edge of the town should be identified in the Core Strategy, including land at High Penn.
- Revise housing target to allow for additional development where there is an identified shortfall elsewhere.
- The direction of future growth should be identified for Calne. By deferring the allocation as what are seen as non strategic sites the strategy fails to adopt flexibility required under the NPPF.
- Land at Oxford Road should be allocated for development.
- Land off Castle Walk should be included within the settlement boundary.
- Support omission of land east of Chippenham as a strategic site. The area should become a rural buffer to prevent urban sprawl.

Employment and Retail

- Definition of jobs – it should be recognised that developments outside of B1/B2/B8 can provide a significant number of jobs, including care homes.
- There is qualitative need for convenience floorspace in Calne. A qualitative assessment of retail needs should be undertaken for the town in line with paragraph 23 of the NPPF.

Other Issues

- The North Wessex AONB unit supports the references in the background text.
- There is no mention in Core Policy 8 of aspirations in Calne Area Strategy to create entertainment and recreational facilities.
- New development should be of high quality design.
- Support not bringing forward an eastern distributor road.

Changes Proposed to Core Strategy

a) Table of proposed changes

Extract relating to Calne from the list of proposed changes at Appendix 11 to be inserted when finalised

b) Overview of Proposed Changes Not Made

Extract relating to Calne from the summary of key issues raised that have not resulted in a proposed change identified in Appendix 13 to be inserted when finalised.

List of Consultees

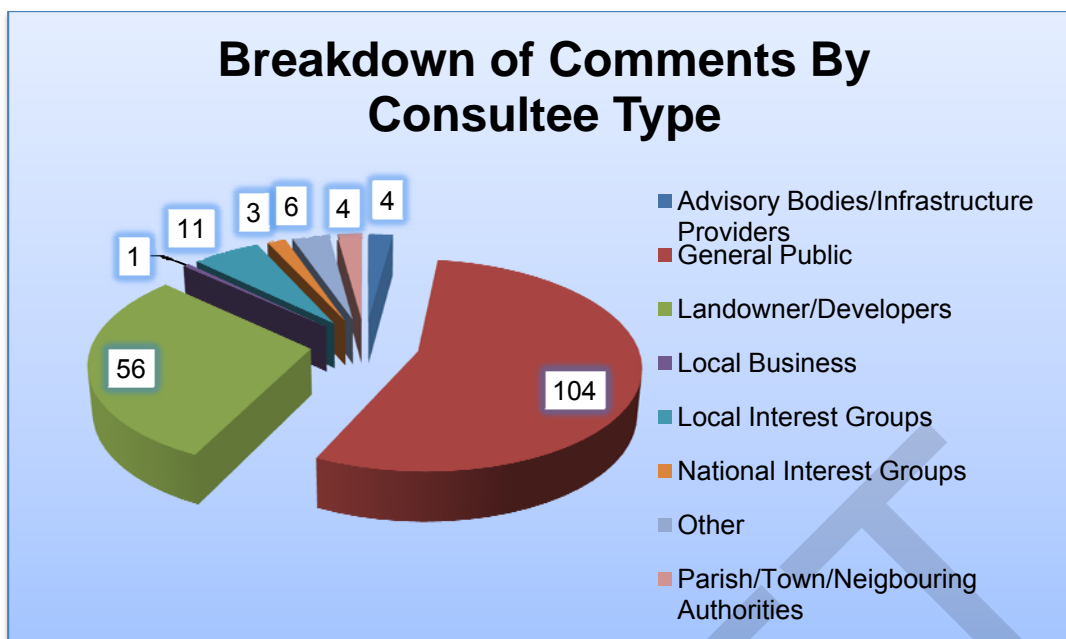
Person ID	Full Name	Organisation Details
382240	Rose Freeman	Planning Policy Officer The Theatres Trust
382797		Persimmon Homes
390350	Mrs Linda Roberts	Calne Town Council
393877	Mrs King	
397085	Phil Hardwick	Robert Hitchens Ltd
404453		Hills UK Ltd
439132	Marilyn Mackay	
449355	Mrs Jane King	
449445		Property & Development Division WM Morrison Supermarkets PLC
456260	Ms A. J. Harrison-Allen	
472647	Mr Andrew Lord	Planning Advisor North Wessex Downs AONB
548624	Mr David Lohfink	C G Fry & Son
548930		Gleeson Strategic Land Ltd
556544	Mr John Owen	GreenSquare Group

Chippenham Community Area

Statistics

Total Comments: 163

Total Consultees: 112



* Please note that some consultees have more than one categorisation which will affect the total number of comments shown in the graphic.

** One of the respondents for Chippenham includes a petition signed by 94 residents of the South Chippenham/Rowde area.

Summary of Main Issues Raised

Plan Period

- The plan period should be extended to cover at least a 15 year timeframe in accordance with the NPPF. The housing and employment requirement should be increased accordingly.
- Table 5.4 should use the word 'at least' consistent with Core Policy 2 and to incorporate greater flexibility.

Housing Requirement

- The maximum housing requirement should be 1500. Government expects 14% growth in population which equates to an additional 4,800 people in Chippenham. 2.4 people per home equals 2000 homes. Immigration is set to fall, so more appropriate figure is 1500.
- Given the level of opposition residents no longer trust the Council and feel a referendum on levels of development should be taken.
- The Core Strategy should make it clear that the need to deliver 500 houses outside Chippenham will involve the release of greenfield land.
- Insufficient housing requirement in Chippenham Community Area within which Hullavington is located.

Spatial Strategy

- Too much emphasis is being given to employment delivery early in the plan period.
- The sentence regarding enabling employment development to come forward in advance of further residential development should be deleted. It is unreasonable, inflexible, unjustified and impractical to seek to impede the delivery of the proposed strategic sites, particularly at the Principal settlements as this would undermine the success of the strategy.
- The Spatial Strategy is unjustified and not ambitious enough to attract inward investment and it does not provide a flexible supply of strategic employment sites. Allocating land within or adjoining the built up area is overly simplistic and flawed. The current approach is insufficient to enable Chippenham to compete with Swindon, Bath or Bristol.
- Support for identification of Chippenham as a principal settlement. Key issues reflect those identified in the draft RSS.
- Support the specific issues for the Chippenham Community Area. However, limited minor word changes are required to clarify the Core Strategy.
- Fails to make reference to Lacock and how major development and Melksham and Chippenham will affect the village. Lacock is already suffering from lack of road infrastructure with increased development elsewhere having an impact on tranquillity, safety and character of Lacock.
- Grittleton Parish Council request Grittleton be identified as a small settlement. Considers it has the range of facilities to justify this.

Sites

- Showell Farm Employment Site isn't viable. The business interested in relocating there hasn't reached an agreement with the developers and have chosen to relocate to Melksham instead. Therefore there is no certainty that the Showell Farm site will be developed as an employment site by the developers.
- East Chippenham Site (Hardens Farm and Leazes Farm) is a better alternative to the identified South Site. There are fundamental flaws in the evidence base upon which key decisions were formed. The Core Strategy is unsound. To revert to the previously preferred option need have little impact upon the timing of the adoption of the Core Strategy. The East Site Chippenham should be allocated to provide 800 dwellings and employment land.
- Object to the inclusion of 18ha employment land at Showell Farm and 800 dwellings at Patterdown/Rowden. The evidence leading to the identification of Showell Farm is outdated, incomplete and contradictory. Evidence has been selectively chosen. There are far more suitable strategic sites for employment.
- Alternative sites (e.g. J17) have been dismissed too easily without detailed consideration.
- Support the allocation of North Chippenham Site and Rawlings Green Site. These will provide the necessary housing requirement for a 5 year housing supply +5/20% as required by the NPPF. However, the location of the remaining 800 dwellings should be decided either through a Neighbourhood Plan or as part of the Chippenham masterplan work which is already underway.
- Object to allocation of North Chippenham and impact upon Birds Marsh Wood.

- Support the non-identification of East Chippenham Site (Hardens Farm/Leazes Farm). Request that the Council should consider designating the land as a Local Green Space.
- Proposals for Rawlings Green are not supported by the local community, lack of consideration of the impact of an exit from the site to the south, environmental loss and damage and the existence of Hunters Moon. Replace Rawlings Green with an allocation to Hunters Moon.
- Reinstate Hunters Moon site as an allocation. Site can accommodate some employment as well as 650 houses. It is a site that was previously considered as part of the North Wiltshire Local Plan 2011, when the Inspector concluded it was suitable for development. Site should be allocated to come forward first. The site has fallen foul of the Council's bias towards delivering employment land and the 'formula' that it has invented to do so.
- Reinstate Saltersford Lane. Along with the wider Hunters Moon area it has previously been recognised as a suitable site and should now be recognised by the Core Strategy as providing important housing able to be delivered in the short term.
- Allocate Barrow Farm for mixed use development.
- Suitable alternatives for the provision of employment sites have not been suitably considered and therefore the spatial strategy is not justified or effective. Allocate Forest Farm to provide 2.5ha employment land and 700 houses.
- Support Rawlings Green allocation. Suggested changes to proforma. Rawlings Green will complement the regeneration proposals at Chippenham. A number of detailed documents have been prepared to supplement the evidence base and elaborate on the emerging Rawlings Green proposals. However, Barratts wish to emphasise that the Rawlings Green proposals remain indicative and that the masterplan for the Rawlings Green development will be subject full and effective to public consultation at an appropriate time.
- Support North Chippenham allocation. Suggested changes to preformed. The strategic site at North Chippenham is a key part of the Council's development strategy for Chippenham, providing economic, community and environmental benefits in its own right as well as helping to facilitate further growth in other locations through the provision of highways infrastructure (both the Link Road and the ability to facilitate improvements at the A350 roundabout junction). Development at North Chippenham has consistently featured within development options previously consulted on as part of the evolution of the Core Strategy and there is a significant body of site specific evidence to support this. The site forms the most logical 'first phase' to future strategic development at Chippenham and the site is available now and supported by a current planning application.
- Support South Chippenham allocation. Suggested changes to proforma. The site is available, achievable and deliverable in line with the NPPF. Substantial components of the land have high landscape capacity making the area suitable to support a major urban expansion without offending the principle of good planning. Development can take place outside the floodplain. Can be accommodated with a relatively low ecological impact; Without infringing archaeological interest. Can take place within the Conservation Area ensuring it preserves and enhances the character. The development would not sterilise any area which contains minerals of high quality. Minerals could be extracted as part of the development; The development could deal

with the existing traffic constraints and problems whilst providing a number of potential improvements e.g. to public transport, infrastructure and the redirection of through and local traffic from the town urban area; The development would release a prestige employment site at an early stage which would assist the needs of firms looking to relocate in Chippenham.

- Core Policy 10 does not comply with NPPF requirement to be positive and promote a competitive town centre environment. Need more jobs around the town centre/railway station, rather than nearer the A350 which will not achieve self-containment. If there is further housing in the South West, this will lead to residents shopping out-of-town and development will also exacerbate rather than alleviate town centre traffic.
- Rawlings Green –Make changes to the indicative greenspace areas shown.
- South West Strategic Site – Change land identified by Natural England as being more visually prominent to indicative greenspace.
- There has been a lack of consultation with Lacock Parish Council regarding the proposals for Chippenham.
- Land at SW Abbeyfield School is a non-strategic site. It is not appropriate to allocate this site in the Core Strategy. More appropriate to be brought forward through an SPD. Address shortfall of 150 houses through the Core Strategy.
- Constraints to development of Rawlings Green currently unknown. Implications as to whether 700 dwellings can be delivered are unknown. Could harm the significance of heritage assets and would be contrary to NPPF.
- There continues to be development allocated within the Rowden Conservation Area, an open rural landscape designated for its historic character and significance.

Brownfield Opportunities

- There has been a lack of consideration of brownfield opportunities in the town. Site Selection does not meet the NPPF criteria of brownfield first.
- Paragraph 5.47 states there is limited opportunities for the development of brownfield sites in Chippenham. However, Langley Park which is close to the town centre is not being used it is full potential. SHLAA notes potential for 545 houses. To accord with the NPPF, the Council should work with the landowner/developer so that less houses are needed on greenfield sites.
- Development would substantially harm that character and is therefore contrary to the National Planning Policy Framework.

Chippenham Central Area of Opportunity

- Support the inclusion of Langley Park/Hathaway Park in CP9. However, minor changes should be made to delete the suggested uses 'to provide supermarket and comparison goods' against Bath Road Car Park/Bridge Centre Site in CP9. Also suggest minor change to supporting text from 'will work with landowners' to 'is already working with landowners.'
- Ashtenne Ltd supports the Chippenham Central Area Masterplan and emphasis upon importance of getting it underway quickly for development in Chippenham.
- Identify Wiltshire College Site on Cocklebury Road in CP9 as part of the Chippenham Central Area of Opportunity. Wiltshire College have reviewed their

operation. In light of the financial downturn they wish to consider redevelopment at the site in order to finance improvements to the college.

- Support the inclusion of Bath Road Car Park/Bridge Centre site. Ask the council to consider other uses such as A3 within the development of the site to support the retail-led regeneration scheme. There is also no mention of car parking.

Transport Strategy

- Concern over lack of Transport Strategy to inform the emerging Core Strategy January 2012 falls short in terms of briefing, content and timing and the test options are sub-optimal. It cannot be relied upon for making allocations. Undertake a more detailed transport strategy for Chippenham.

Changes Proposed to Core Strategy

a) Table of proposed changes

Extract relating to Chippenham from the list of proposed changes at Appendix 11 to be inserted when finalised

b) Overview of Proposed Changes Not Made

Extract relating to Chippenham from the summary of key issues raised that have not resulted in a proposed change identified in Appendix 13 to be inserted when finalised.

List of Consultees

Person ID	Full Name	Organisation Details
162663	Mr Ben Pearce	Consultant Land Development & Planning Consultants Ltd
366918	Councillor Judy Rooke	
375804	Mr Kim Stuckey	
377949	Dr. Christopher Kent	
378096	Mrs Helen Stuckey	
382240	Rose Freeman	Planning Policy Officer The Theatres Trust
382284	Andy and Dawn Tiley	
382348		North Chippenham Consortium - (Barratt Strategic, Heron Land and Persimmon Homes)
389433		Ashtenne Industrial Fund Limited
390456	Mr C Bunker	
391352	Mr N Hartnell	
391449	Mrs Lana Steward	Clerk Lacock Parish Council
392504	Sir / Madam	Chippenham and District Chamber of Commerce & Industry
392725		Crest Strategic Projects Limited & Redcliffe Homes Ltd
394275	Mrs D Dale	Wiltshire College

Person ID	Full Name	Organisation Details
394902	Mr and Mrs G Tennant	
394998	R Hames	
395039	J & A Sutton	
395460	Mr Tony Peacock	Coordinator The Showell Protection Group
396099	Rosalind Robinson	
397085	Phil Hardwick	Robert Hitchens Ltd
398443	David Rowlands	
403912	Mrs Kirsty Gilby	Administrative Assistant Corsham Town Council
404126	Tom Cunningham	
439132	Marilyn Mackay	
449056	Mrs Karin Taylor	Land Use Planning Adviser National Trust
457336	Ms AM Brown Ms AV Holmes, Ms C Mann	
461978	Mrs Dawn Tiley	
469540	Mr Tim Martienssen	
478307	Mr Jonathan Hough	
480631	Mr Duncan Hames	MP Member of Parliament
481046	Mrs Olivia Hough	
487991	Mr Patrick Kinnersly	White Horse Alliance
541582	Mr Michael Bryant	Development Manager Eagle One Limited
544367	Mrs Clare Ward	
544734	Dr Nicholas Murry	
548493	Karen Adams	
548810	Mr. Michael SPRULES	Chairperson R.A.D.A.R. - Residents Against Development Affecting Recreational Land
548930		Gleeson Strategic Land Ltd
549066	CSJ Planning Consultants Ltd	Chippenham 2020
549176	Mr Colin Mawdesley	
549206	Joan Ryder	
549233	Mrs Emma Sweet	
549334	Mrs M Bos & family	
549432	Councillor Chris Caswill	
549466	Mr Bryant Vincent	
549573	Mrs Hambridge	
550098	Clive Rathband	
550180	Diana Green	
550308	R Hawker	
555474	Patricia Freeman	
555783	Mr Barry Rogers	
555811	Mr Kenneth Harrison	
556044	Susan Hartnell	
556224		Aberdeen Asset Management
556382		Redcliffe Homes
556509		ING Real Estate

Person ID	Full Name	Organisation Details
556517	Matthew Sparks	
556573		Bloor Homes
556587		Gleeson Strategic Land
558007	John McLean	Barratt Development Plc
618415	Mr Duncan Hames	
630000	Mrs Ann Chard	Office Manager Chippenham Town Council
631546	Mr Graham Pattison	
639580	Pearce Family as landowners	
639687	Mrs Meghann Downing	Highways Agency
639841		The Sealy Farm Partnership
639984	Mr and Mrs Haze and Roger Sumner	
640219	Mr Dominic Verschoyle	
640231	Mr Peter Humphrey	Chairman Chippenham Community Voice
640252	mr keith coates	
640416	Mrs Adele Holmes	The Brownscombe Trust
640466	Mrs Suzanne MacDonald	
640527	Mr Steven Perry	
640562	Mr Tom Jacques	Jacques Partnership
640701	Tess Atkin	
642667	Mrs ME Griffin	
642709	Mr & Mrs J Willoughby	
642784	Emma Stuckey	
643466	Mr Andy Funnell	
643469	K Funnell	
643918	Graham and Hazel Bowden	
644090	Mrs Joan Ryder	
644492	Mr Tim Baker	Strategic Land Partnerships
644501	Mrs Sandra Hames	
644533	Mark Hedges	
644558	Mrs M Summers	
644634	Alan Elsbury & family	
644808	Richard James	
644836	Ms Laura Stuckey	
645202	Mr and Mrs John Sutton	
645232	Mr and Mrs A Flesher	
645431	Dorothy & Barry Timberlake	
645437	Mrs Jenny O'Nions	
645639	Ms Avril Markham	
645655	Ms Den Champs	
646016	Monkton Park Residents Group	Monkton Park Residents Group
646186	Maurice Johnson	
646216	Mr C A Green	
646269	Ms Helen Barbrook	

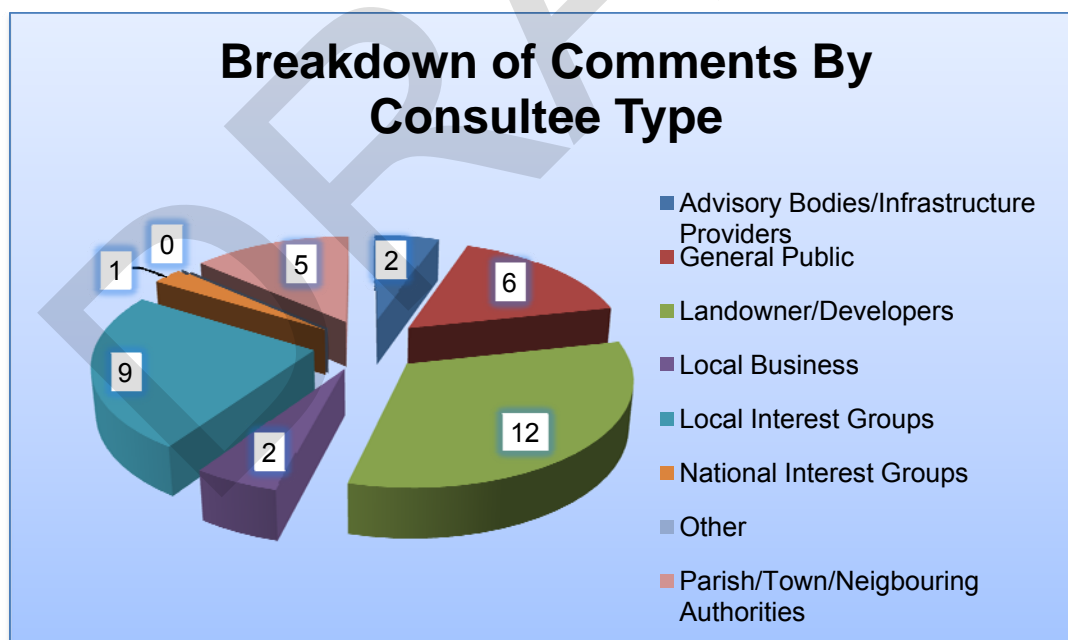
Person ID	Full Name	Organisation Details
646353	Mr Francombe	
646374	Mr Tayler	
646561	Lesley Palmer	Grittleton Parish Council
646594	Mrs J O'nions	
646821	Jeff Harris	
647212	Mrs Sandie Webb	Spokesperson ITA Chippenham Independent Traders Association (representing 80 independent traders)
647225	Mrs Audrey Greenaway	
647236	Mr Peter Greenaway	
647378	Mr P G Sweet	
647925	Various Various	Chippenham Petition
648002	Telling	
648076		East Chippenham Open Space Group

Corsham Community Area

Statistics

Total Comments: 30

Total Consultees: 18



* Please note that some consultees have more than one categorisation which will affect the total number of comments shown in the graphic.

Summary of Main Issues Raised

General

- Chippenham South East Site is not properly referenced in the text and only shown on the map. Numbers and text for the Corsham Community Area is therefore misleading.
- Open countryside between Corsham and Chippenham needs to be maintained. West Wilts Greenbelt is an inadequate safeguard for eastern part of Corsham.
- Policy wording to provide greater scope for permitting sustainable development outside of settlement boundaries within the Corsham Community Area, particularly where these can demonstrate additional benefits. There is clear potential for innovation, progress and sustainable development around the town (and not just within it) and this should be reflected in the strategy for the area.

MoD Land & Alternative sites

- Sites should be allocated should be identified for the remaining 475 houses or 6 ha employment land. Believe approach to provision of 6ha employment and housing is unsound. Policy and supporting text should provide greater control over redevelopment of existing employment sites, including MOD land.
- Support for policies in respect of the redevelopment of Copenacre. The Town Council would support a larger footprint on Copenacre and Rudloe Site in order to maximise their potential value to the community. They may not be commercially viable for development if the developable land is too restricted. This could result in derelict sites.
- Question deletion of strategic site on land west of Corsham. No evidence to of deliverability of future employment provision risks existing employment sites redeveloped into housing.
- The strategy fails to identify sufficient specific employment sites for allocation and fails to deliver development on redundant MoD land. The 10ha Sands Quarry site should be allocated for employment, a green buffer and recreation.
- Land to the north and east of Leafield Industrial Estate, Corsham should be allocated in the plan. If allocated it can provide an urban extension to Corsham, support the viability and vitality of the town, and deliver infrastructure improvements for the town identified in the IDP.

Transport

- Support re-opening the station; however it should be listed as a 'top' priority.
- Recognise the acknowledgement of the high level of out-commuting from Corsham and support the strategy to improve worker retention and the emphasis on providing improved facilities and services within the area.
- Stating that transport is generally poor is incorrect. The A4 gives good access to Chippenham, the M4 and Bath and should be included as a positive feature.
- Provisions for the Corsham Cycle network and a greencorridor between Chippenham and Corsham are not likely to be delivered by the Core Strategy in the current IDP.

Other

- Additional convenience retail floorspace need is based solely on quantitative factors. Consider there is a qualitative need for additional convenience floorspace in Corsham in line with NPPF requirements.
- Infrastructure Delivery Plan does not provide a breakdown of costs or who will pay for infrastructure improvements. Topic Paper 8 lacks coherence and no discussion has taken place with local community on provisions within the paper. The paper will not provide the basis to negotiate with developers.
- Support inclusion to take into account potential effects on the BBSAC.

Changes Proposed to Core Strategy

a) Table of proposed changes

Extract relating to Corsham from the list of proposed changes at Appendix 11 to be inserted when finalised

b) Overview of Proposed Changes Not Made

Extract relating to Corsham from the summary of key issues raised that have not resulted in a proposed change identified in Appendix 13 to be inserted when finalised.

List of Consultees

Person ID	Full Name	Organisation Details
162663	Mr Ben Pearce	Consultant Land Development & Planning Consultants Ltd
382797		Persimmon Homes
395460	Mr Tony Peacock	Coordinator The Showell Protection Group
399539	Jane Browning	Corsham Civic Society
402183	Jeffrey Thomas	Hartham Park
402716	Councillor Richard Gamble	
403912	Mrs Kirsty Gilby	Administrative Assistant Corsham Town Council
449445		Property & Development Division WM Morrison Supermarkets PLC
478307	Mr Jonathan Hough	
487991	Mr Patrick Kinnersly	White Horse Alliance
545820	Mr M Cole	Putney Investments Ltd
550324		Copenacre Developments LLP
550903	Georgina Fairbrass	Corsham Chamber of Commerce
556491	De Vernon Trustees	De Vernon Trustees
639687	Mrs Meghann Downing	Highways Agency
640175	Mr. Nigel Bray	Branch Secretary Railfuture Severnside

Person ID	Full Name	Organisation Details
640703		Agent Hannick Homes and Developments Ltd
646289	Mr D Gibbons	

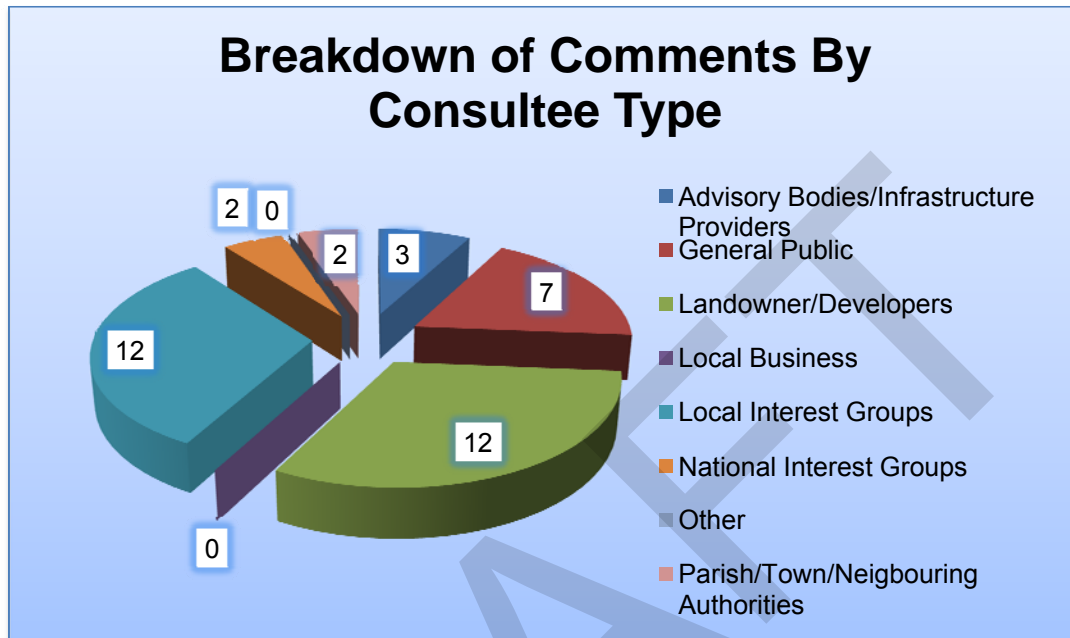
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Devizes Community Area

Statistics

Total Comments: 32

Total Consultees: 23



* Please note that some consultees have more than one categorisation which will affect the total number of comments shown in the graphic.

** One of the respondents for Devizes includes a petition signed by 250 residents of the Devizes area against development at Coate Bridge, Devizes.

Summary of Main Issues Raised

Support

- Support for identification of aspiration for a railway station.
- Support for the production of a Devizes Town Transport Strategy.
- Support for retention of existing development boundaries which protect the countryside.

Housing

- Housing target should be increased to 2365 for the community area as a whole with 1903 provided in Devizes and 462 elsewhere.
- Allocate land at Coate Bridge as a mixed use development including about 350 homes.
- Objection to land along Coate Road adjacent to Windsor Drive, Devizes being approved for development.

- Allocate land at Lay Wood/Horton Road for 350 homes.
- Increase the housing requirement in the Devizes rural area to support the continued prosperity and resilience of the rural communities.
- Lack of a 5 year housing land supply in Eastern HMA.
- Housing figures should be expressed as 'at least' in the same way CP2 is now expressed.
- Extend the time period of the plan and housing requirement accordingly.

Other

- There are wider heritage assets in Devizes than the Wharf and Assize courts.
- Plans for the future of Devizes Hospital have changed and should no longer be viewed as a potential housing site.
- Status of Worton.
- Objection to the Horton Road employment allocation.
- Prioritise addressing traffic congestion, reducing air pollution and need for improved health care.
- Description of Devizes is overly optimistic.
- Concerns about the amount of consultation with villages and traffic impact through Potterne.

Changes Proposed to Core Strategy

a) Table of proposed changes

Extract relating to Devizes from the list of proposed changes at Appendix 11 to be inserted when finalised

b) Overview of Proposed Changes Not Made

Extract relating to Devizes from the summary of key issues raised that have not resulted in a proposed change identified in Appendix 13 to be inserted when finalised.

List of Consultees

Person ID	Full Name	Organisation Details
378026	Mr Declan McSweeney	
382797		Persimmon Homes
391520	Mr T Sedgewick	Chairman Devizes Community Area Partnership
392322	Mr Frank Ellis	Hon Secretary/ Treasurer CPRE South Wiltshire
394412	Dr A H D Graham	
394752	Mr M T Hucker	
397882	Mr Edward East	Chairman The Trust for Devizes
402716	Councillor Richard Gamble	
445333	Sir / Madam	Crown Estates

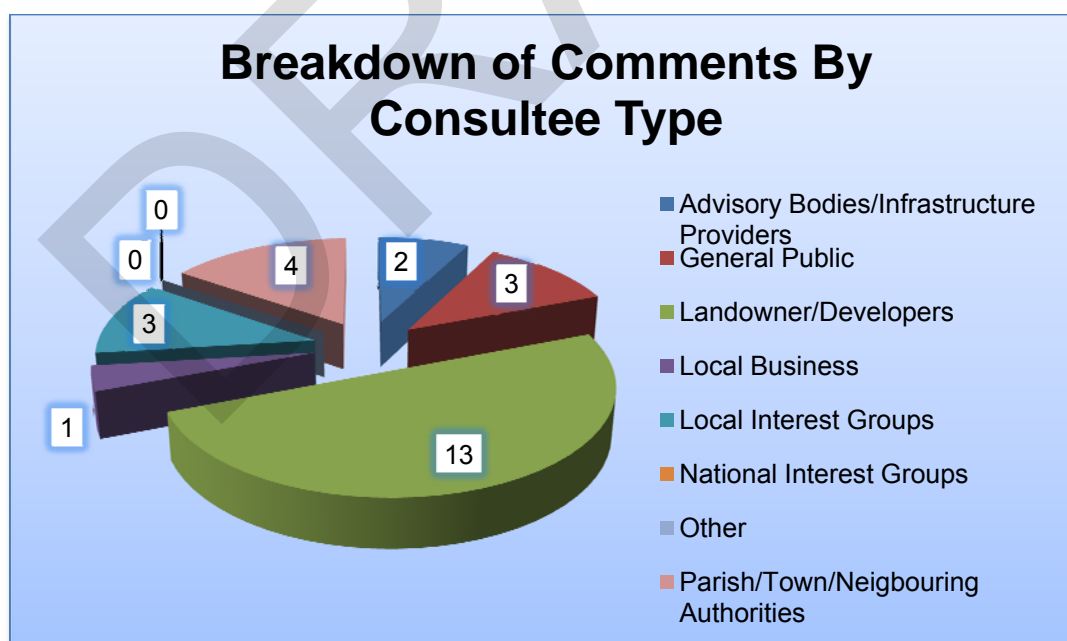
Person ID	Full Name	Organisation Details
449363	Mr George McDonic	Chairman Campaign to Protect Rural England - Wiltshire Branch
472647	Mr Andrew Lord	Planning Advisor North Wessex Downs AONB
509230	Mr Harry Sedman	
543227	Mrs P W St John Osland	
550018	Major William Naesmyth	
550257	Mr Simon Fisher	Devizes Town Council
556438	MacTaggart & Mickel	Mactaggart & Mickel
557906	Mr & Mrs P Archer	
638848	Councillor Nigel Carter	Group Leader Devizes Guardians
639889	Mr Tim Coomer	St Mary's Future Group
640165	Mrs Judy Rose	
640175	Mr. Nigel Bray	Branch Secretary Railfuture Severnside
645882	Messrs A & P Weston	
646181	Berkeley Strategic Land Ltd	Berkeley Strategic Land Ltd

Malmesbury Community Area

Statistics

Total Comments: 20

Total Consultees: 16



* Please note that some consultees have more than one categorisation which will affect the total number of comments shown in the graphic.

Summary of Main Issues Raised

General

- A definition of the Malmesbury Community Area is required. This is because the current settlement boundaries from the North Wiltshire Local Plan show separate boundaries for Malmesbury, Burton Hill and Cowbridge and Foxley Road.

Housing

- Housing numbers should not be set or delivered until the provision of school places has been addressed.
- Plan period should run until 2028 (15 years from adoption).
- The housing targets within the policy must be demonstrated to meet housing need – housing numbers should be increased. Without a significant level of growth at Malmesbury existing employers may not have adequate employees to meet their needs.
- CP13 is proposing insufficient residential growth to meet housing need across the plan period.
- Other centres have a lower percentage increase in housing.
- No evidence to support the increased amount of housing for Malmesbury.
- There is no clear evidence as to how the allocation of housing in Malmesbury has been derived.
- Core Policy 13 should make it clear that the delivery of housing in Malmesbury Community Area, outside the main town, will involve the release of greenfield sites.
- Core Policy 13 should make it clear that the delivery of the 440 homes in the Malmesbury Community Area, outside the main town, will involve the release of greenfield sites.
- Comments on previous consultations have not been taken into account.
- Land at Park Road, Malmesbury should be allocated for development.

Employment and Retail

- The extant employment Local Plan allocation for 4ha of employment land at the Garden Centre should be removed. A small site for employment should be identified through the Neighbourhood Plan.
- Planning permission for one or more out-of-town supermarkets in advance of a town centre study would make planning to re-vitalise and conserve Malmesbury town centre extremely difficult. Core Policy 13 should refer to the need for a town centre study, as part of a Neighbourhood Plan, to determine the appropriate scale of supermarket development in Malmesbury.

Transport

- By 2026 M4 J17 will be under increased pressure. Due consideration must be given to the transport impacts of all such development.
- No mention of public transport in Malmesbury or how it might be improved. As a centre of tourism improved bus links to Chippenham rail station or long term a new station at Hullavington is required.
- Malmesbury does not need another supermarket.

Villages

- Amend wording to allow small sustainable sites of up to 1ha on the edge of Oaksey/ Large Villages.
- Support designation of Oaksey as a Large Village which allows modest growth.

- Support designation of Great Somerford as a Large Village.

Changes Proposed to Core Strategy

a) Table of proposed changes

Extract relating to Malmesbury from the list of proposed changes at Appendix 11 to be inserted when finalised

b) Overview of Proposed Changes Not Made

Extract relating to Malmesbury from the summary of key issues raised that have not resulted in a proposed change identified in Appendix 13 to be inserted when finalised.

List of Consultees

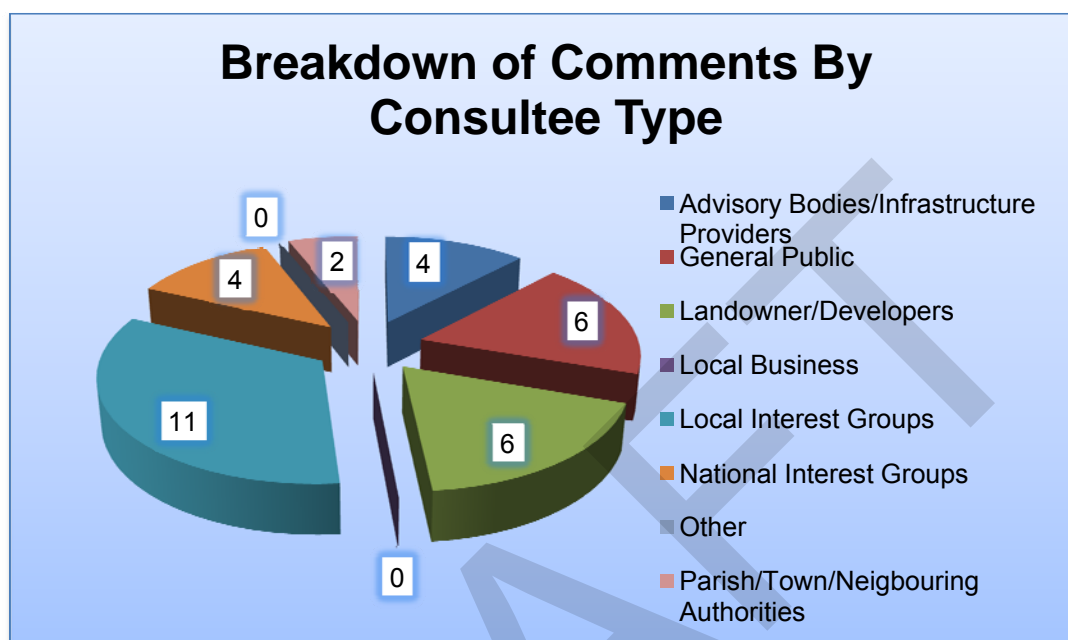
Person ID	Full Name	Organisation Details
378011	Mr James Woodhouse	
382797		Persimmon Homes
383296	Phil Rice	Malmesbury Town Council
387753	Sophia Thorpe	M J Gleeson Group plc
389468		White Lion Land LLP
390069	Mr Barry Dent	Chairman Malmesbury Civic Trust
547640	Mr Roger Budgen	Chairman Malmesbury & St Paul Without Residents' Association
548930		Gleeson Strategic Land Ltd
549156		Simul Consultants Ltd
638895	Mr Bryn Rowlands	
639687	Mrs Meghann Downing	Highways Agency
640175	Mr. Nigel Bray	Branch Secretary Railfuture Severnside
640558	Mrs Helen Garry	Regional Planning Manager (South West & Wales) The Co-operative Group Limited
640703		Agent Hannick Homes and Developments Ltd
646361	Mr Layton	
647682	Jeff Penfold	Malmesbury Town Council

Marlborough Community Area

Statistics

Total Comments: 25

Total Consultees: 15



* Please note that some consultees have more than one categorisation which will affect the total number of comments shown in the graphic.

Summary of Main Issues Raised

AONB

- Strategy should make clear that the Area of Outstanding Natural Beauty (AONB) is the starting point of any strategy in the community area.
- Concerns that the AONB has not influenced the level and location of development proposed within the community area.

River network

- The importance of the River Kennet should be stated within the community area text.
- The term sustainability should be given a definition in relation to the River Kennet and Og Rivers.
- Serious concerns over the environmental capacity of the Marlborough environment, particularly the upper River Kennet.

Salisbury Road strategic site allocation

- Support development at Salisbury road (strategic site allocation).
- Development template is deemed to be overly prescriptive and premature in advance of an EIA, technical work, master planning process and community consultation.

- The number of houses allocated should be reduced and the proposed strategic site should make provision for a hotel.
- Object to the strategic allocation because:
 - it doesn't include a hotel
 - it will affect ground water supply
 - there is a lack of school places
 - there will be increased traffic and air pollution
 - there will be impact on nearby Savernake Forest SSSI and ecology within the site.

Other comments

- Air pollution is a problem in Marlborough and this should be added to the supporting text within the community area section.
- Housing should be phased to enable infrastructure and employment opportunities to come forward ahead of residential development.
- Tourism industry should be referenced within the text given the importance of tourism to the Marlborough Community Area, and the Government's objectives for the tourism industry.
- The term OUV is confusing and should be amended to reflect the importance of protecting the site and its setting.
- Community area strategy period should be extended to 2028 to reflect the National Planning Policy Framework (NPPF).
- Development should be promoted in sustainable locations with consideration given to the impacts upon the M4.
- The policy should acknowledge the presence of an important underground roost for a diverse population of bats, including Annex II species, in a disused rail tunnel to the south of the town.

Changes Proposed to Core Strategy

a) Table of proposed changes

Extract relating to Marlborough from the list of proposed changes at Appendix 11 to be inserted when finalised

b) Overview of Proposed Changes Not Made

Extract relating to Marlborough from the summary of key issues raised that have not resulted in a proposed change identified in Appendix 13 to be inserted when finalised.

List of Consultees

Person ID	Full Name	Organisation Details
382797		Persimmon Homes
392322	Mr Frank Ellis	Hon Secretary/ Treasurer CPRE South Wiltshire
397796		Bourne Leisure Ltd
397839	Joan Davies	Savernake Parish Council

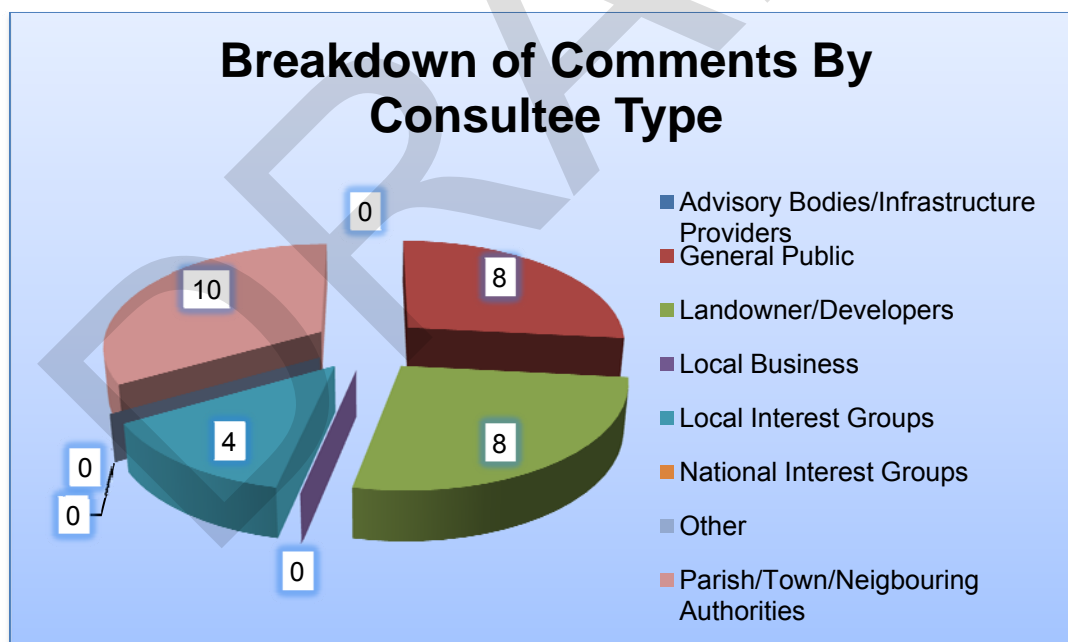
Person ID	Full Name	Organisation Details
445333	Sir / Madam	Crown Estates
449363	Mr George McDonic	Chairman Campaign to Protect Rural England - Wiltshire Branch
472647	Mr Andrew Lord	Planning Advisor North Wessex Downs AONB
487991	Mr Patrick Kinnersly	White Horse Alliance
549769	Dr Kate Fielden	Vice-Chairman The Avebury Society
629867	Mr Nic Coome	Chairman Chilton Foliat Parish Council
630937	Dr Anthony Millett	
630951	Mrs Paula Amorelli	West Berkshire Council
639687	Mrs Meghann Downing	Highways Agency
640175	Mr. Nigel Bray	Branch Secretary Railfuture Severnside
645912	Mr Kevin Light	Committee Member Action for the River Kennet

Melksham Community Area

Statistics

Total Comments: 29

Total Consultees: 25



* Please note that some consultees have more than one categorisation which will affect the total number of comments shown in the graphic.

Summary of Main Issues Raised

General Comments

- Concern at the scale of development planned on Greenfield sites outside Trowbridge and Melksham: the infrastructure will be overwhelmed.
- Supporting text appears to give preference to green field sites to the east of Melksham for residential development, whereas sites to the immediate south appear not to have received the same degree of consideration.
- The rural buffer on each side of Pathfinder Way and current settlement boundaries should stay as they are. The rural buffer should be protected.
- The land either side of Pathfinder Way should be made available as a Community Park.
- The last paragraph of Core Policy 15 is better suited to supporting text.
- Major development in Melksham will affect Lacock and this should be recognised. Major development to the east of Melksham and the new ASDA store have already had impacts on traffic levels through Lacock: this could be exacerbated by future development.
- Policy should specify that non-strategic development will consist of 2 – 3 sites of no more than 30-35 housing units.
- Delivery responsibility for Core Policy 15 will also fall to local town and parish councils, as well as Wiltshire Council and developers, due to the new neighbourhood planning powers.
- Improvement of the railway station is conditional upon an improved frequency of rail services. If there is no increase in frequency, then no improvement of the station could be justified. The Council has already examined the possibilities for increasing the frequency of train services, and the issue now rests with the train operating company and Great Western.
- Bowerhill Residents Association believes that no further large scale building should happen in the Bowerhill area.
- Bowerhill Residents Association supports the retention of the Bowerhill Sports Fields and the transfer of these fields to Melksham Without Parish Council.
- Core Policy 15 does not cover the economic and social needs of the whole Community Area, particularly the villages.
- Rural industry in the villages should be encouraged. The villages need more employment as well as affordable housing.
- Melksham Without Parish Council considers that several important issues have been omitted from paragraph 5.80.
- There is a need for cycle linkages between the town centre and surrounding villages.
- The need to protect the historic environment of the Spa from development is welcomed. There should be no development behind or in front of it.
- The Spa should be designated as a Conservation Area.
- The need to conserve Grade II Listed Buildings in Melksham is welcomed. However please do remember the villages too have many Listed Buildings which need to be protected and enhanced.
- Wiltshire Council need to pro-actively secure a better rail service.

- Melksham Without Parish Council is in agreement that some town centre regeneration is needed, however building more houses or allocating more employment land will not in itself improve the retail area.
- The paragraph heading for paragraph 5.81 refers to the community area but the text itself only mentions the town. Melksham Without Parish Council would like to see mention of how the villages to thrive too through more opportunities for sustainable employment and affordable housing.
- Melksham Without Parish Council supports the ambition to make full use of Melksham's canal and riverside location. Core Strategy should protect riverside amenity from any more tree-felling and focus on the environmental aspects and advantages of the canal and riverside amenity, not just its business advantages.

Settlement hierarchy and villages

- Persimmon support the settlement hierarchy set out in Core Policy 15, including the identification of Melksham as a Market Town.
- Seend, Seend Cleeve, Inmarsh and Sells Green should be treated as one settlement.
- Seend Cleeve should remain within the settlement of Seend.
- There was no notice and consultation on the decision to identify Seend and Seend Cleeve as separate settlements. The parish of Seend is considered by the parishioners to be one settlement.
- Bowerhill should be classified as a separate settlement and not as part of Melksham.
- Bowerhill should be identified as a Large Village or Local Strategic Centre.
- Seend Cleeve has no place of worship or village hall. There is no daily bus service. Number of jobs and residents who live and work in the village (as presented in topic paper 3: settlement strategy) are queried.
- Great Hinton should be identified as a small village. The selection of small villages to be included in their Area Strategy is inconsistent and not understood. For example Marston is included but Great Hinton is excluded.
- Seend Parish Council seeks assurances that their understanding of the planning policy position in relation to villages in the area is correct, and will be reflected in Core Policy 15.
- Seend Parish Council will seek to formulate a Village Plan and/or a Neighbourhood Plan.
- Land north of Shaw and Whitley, west of Corsham Road, presents an important opportunity to deliver a fully integrated development comprising housing and community facilities.
- Remainder sites for the villages should be agreed with local councils through the Neighbourhood Plans, not just windfall sites. Local councils should be involved in selecting these sites even if they decline to do a full Neighbourhood Plan.
- Core Strategy should allow for more retail in Bowerhill village with outlets and policy for new Post Office.

Employment

- Persimmon supports the proposed Principal Employment areas.
- Bowerhill Residents Association supports regeneration of Bowerhill Industrial Estate and building of new modern industrial premises. This should lead to completion of the link road from the Bowerhill Industrial Estate to the Semington bypass.
- Bowerhill Residents Association and Melksham Without Parish Council do not support the re-use of the old running track and rugby field for a waste transfer station.
- This land should be used for high quality smaller business premises instead.
- A Business Development Brief should be prepared in consultation with local councils and the community to determine the type and extent of employment required: this should be referred to in the 'monitoring and review' section of Core Policy 15.
- Upside Park should be excluded from the list of Principal Employment Areas. It is unsuitable for development solely for employment purposes due to viability issues and the optimum use for the site will be mixed-use development.
- Bowerhill is being considered as the employment area that serves Melksham town, but it serves the wider community area and other towns. Melksham Without Parish Council supports the need for improvements to employment at Bowerhill, but not exclusively in relation to Melksham town.
- Need to plan for an additional car/lorry park at the Bowerhill Industrial Estate.
- Encourage provision of Heritage Centre on Employment land at Bowerhill, with section on RAF Melksham.
- New mixed use employment site should be allocated at land at Western Way, Melksham.

Lack of strategic site

- Melksham Town Council regrets that the Core Strategy does not include strategic sites in Melksham. Concern that this will leave the town vulnerable to developers until such time as an approved Neighbourhood Plan is available.
- Melksham Town Council wishes to work with Melksham Without Parish Council and Wiltshire Council to develop a Neighbourhood Plan for the area.
- Melksham Without Parish Council suggest that two strategic sites should be identified in Melksham to avoid housing becoming a 'free for all' for developers: north of the A3102 for 100 homes and south of the existing development East of Melksham for 200 homes.
- Strong objection to the failure of Core Policy 15 to put in place a clear delivery strategy to meet the significant residual housing requirement. A strategic urban extension is required. Arguments put forward by Hallam Land Management in favour of the identification of a site include:
 - There is considerable uncertainty around neighbourhood plans, and the council does not have any plans to prepare a Site Allocations DPD.
 - The broad thrust of the NPPF clearly supports the production of a single Local Plan document which allocates all sites required to promote development, not just those which are considered 'strategic' in nature.
 - The identification of strategic sites for development is a fundamental aspect of the progrowth strategy of Government.

- Another party promoting a specific site raised a concern that the lack of strategic site would result in undelivered housing for the plan period. It was suggested that there is currently too much uncertainty about which areas will be covered by neighbourhood/community plans and when they will be produced, leaving a policy vacuum. It was suggested that this approach is inconsistent with the NPPF.
- Land at 541 Outmarsh should be allocated for 5 to 10 houses.
- The council has taken an inconsistent approach in selecting strategic allocations.
- The removal of the allocation at Melksham should have been tested through the SA/SEA process.
- Land to the east of Melksham should be identified as a strategic site for 400-450 dwellings. The site was identified in the Wiltshire 2026 consultation document, with good grounds, and these grounds have not changed. The site has previously been tested through the SA/SEA process. The site will deliver the continuation of the link road round the eastern periphery of the town.
- There is no realistic alternative location for strategic growth at Melksham which would have either the same benefits or would compare favourably to the east of Melksham in terms of its sustainability.

Development in Trowbridge Community Area

- Biss Wood and Green Lane Wood are under considerable threat due to the housing proposed. If some of the Trowbridge new housing is needed then the area of farmland between Biss and Green lane woods should be purchased so that there is a formal continuum of this site. Joined-up thinking is needed between Melksham and Trowbridge community areas.

Melksham community area map

- Label for Seend Cleeve should be repositioned.
- Map appears to identify Seend Cleeve village as Green Belt.
- Area marked as 'large village' for Seend incorporates little more than the High Street. Should include Sells Green, Inmarsh and Seend Cleeve, with the latter to be shown to be the logical greenbelt buffer.
- Steeple Ashton Parish boundary has been redrawn and is currently incorrectly shown on the maps.
- Green Lane Wood is currently shown as having permission for building: this appears to be an error and should be deleted.
- Bowerhill should be marked on the map.

Housing and employment numbers and plan period

- Plan period should be extended to 2028, and scale of housing should be increased accordingly.
- Incorporate wording 'at least' in table 5.9 and CP15 to be consistent with CP2.
- The words 'at least' should be inserted before the proposed level of employment land.
- Housing numbers for the rural settlements (such as Shaw and Whitley) are too low and should be increased.

- The Core Strategy identifies a remainder of just 25 dwellings to be distributed to the remaining 12 settlements in the Melksham Community Area. This will lead to many villages experiencing population loss, continued out-commuting, decline in local services and businesses and problems of housing affordability.
- The proportionate distribution of housing to Melksham town appears to be entirely logical. However, the housing numbers for Melksham Community Area as a whole should be increased by 470 dwellings.
- Melksham Without Parish Council considers that too many houses are allocated for the Melksham Community Area. There has been a huge amount of new development in recent years and a period of consolidation is needed.
- The number of houses for Melksham should be decreased, and the number for the villages increased. The majority of the homes in the villages should be affordable homes.
- The housing figures for Bowerhill should not be included with Melksham town, but instead should be included in the remainder figures.

Core policy 16: Melksham link canal project

- Melksham Without Parish Council generally fully support this policy and supporting text, but request reference to walking and cycling routes linking the villages with the town centre.

Infrastructure

- More large-scale expansion of Melksham should not take place without the re-opening of an Accident and Emergency Department in Melksham.
- Enhance Footpath 42 to enable this to be cycle route/ pedestrian link between town and Bowerhill and Community Park.

Melksham Area Strategy – points of accuracy in the supporting text

- There are no GP surgeries to the west of the town.
- The A350 does not go through the town but around the edge of it.

Changes Proposed to Core Strategy

a) Table of proposed changes

Extract relating to Melksham from the list of proposed changes at Appendix 11 to be inserted when finalised

b) Overview of Proposed Changes Not Made

Extract relating to Melksham from the summary of key issues raised that have not resulted in a proposed change identified in Appendix 13 to be inserted when finalised.

List of Consultees

Person ID	Full Name	Organisation Details
382315	Mrs J Buxton Dean	Steeple Ashton Parish Council
382797		Persimmon Homes
383374	Mrs Mary Jarvis	Clerk Melksham Without Parish Council
390590	Sir / Madam	Doric Developments (Bath) Ltd
391261	Mr Mills	Bowerhill Residents' Association
391449	Mrs Lana Steward	Clerk Lacock Parish Council
402716	Councillor Richard Gamble	
549123	Mr Steve Gray	Clerk Melksham Town Council
549642	Martin Valatin	
556424	Mr M Dodd	Chairman Great Hinton Parish Council
636691	Mr Steven Vaux	
636865	Mrs Pauline Helps	
639980	Mr and Mrs Richard and Marion Whitehead	
640649	dr penelope aeberhard	chairman Steeple Ashton Natural History club
640690	Cllr Jonathon Seed	
645345	Sir / Madam Hall Land Management	C/O Agent Hallam Land Mangement
645465	Steve Diffey	Seend Parish Council
645626		Group West Ltd
647186	Mr Mark Chard	Mark Chard & Associates
650700	Mr A P Hemmings	

Mere Community Area

Statistics

Total Comments: 3

Total Consultees: 2

Summary of Main Issues Raised

Core Policy 17

- General support for Core Policy 17. Information on land south of Castle Street is provided that could support part of the allocation.
- Persimmon seek minor changes prior to submission to improve consistency relative to the NPPF eg extend plan period to 2028 to allow 15 years post adoption, insert the words 'at least' before the proposed level of employment land and to be consistent with CP2.

Changes Proposed to Core Strategy

a) Table of proposed changes

Extract relating to Mere from the list of proposed changes at Appendix 11 to be inserted when finalised

b) Overview of Proposed Changes Not Made

Extract relating to Mere from the summary of key issues raised that have not resulted in a proposed change identified in Appendix 13 to be inserted when finalised.

List of Consultees

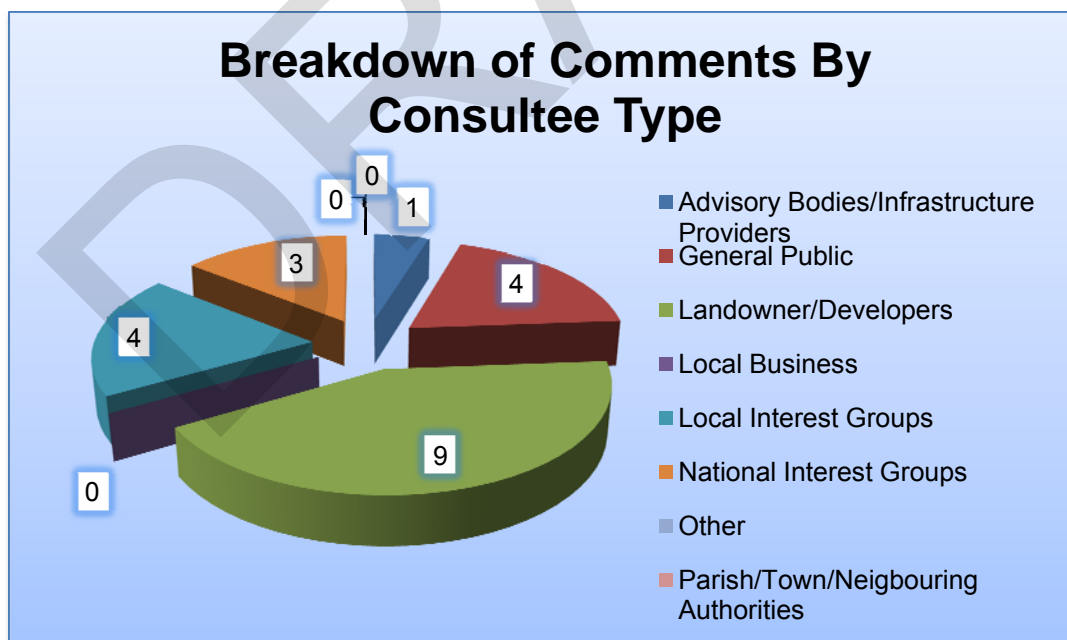
Person ID	Full Name	Organisation Details
382797		Persimmon Homes
639928	Mr D Mahon	Sleivebane

Pewsey Community Area

Statistics

Total Comments: 15

Total Consultees: 12



* Please note that some consultees have more than one categorisation which will affect the total number of comments shown in the graphic.

Summary of Main Issues Raised

AONB

- No alternative approach has been suggested within the Core Strategy for land inside the AONB.
- Outstanding questions remain as to how the level of housing (285 dwellings and 2ha of employment land) will be achieved without harm to the North Wessex Downs AONB through greenfield development and countryside loss.
- The strategy of justifying the level of housing and employment growth within an AONB location needs to be explained in more detail.
- Within the AONB development should be prioritised on brownfield land first within the settlement boundary.

Other comments

- Increased recreational pressure should be avoided where it may impact adversely on all European protected habitats and species, including birds and plants.
- Support the settlement strategy but the housing allocation for Pewsey Community Area is insufficient.
- Strategy period should be extended to 2028. As a consequence housing and employment levels within the community area should be increased.

Housing

- Housing numbers are too high. Largest landowner frequently puts forward large scale development that should be resisted in the interests of tourism.
- Core Policy 18 (Spatial Strategy Pewsey Community Area) should make it clear that the delivery of housing in Pewsey will involve the release of greenfield sites and provide guidance on the level of growth expected in Pewsey. The wording should be changed to say 'At least 500 homes'. Otherwise, it will be difficult for neighbourhood plans or a site allocation DPD to plan for the remainder.
- Do not support Wiltshire reduced figures since 2026, albeit Pewsey CA numbers have increased. In Pewsey Community Area, despite lack of market town, same principles should apply and majority of dwellings should be focused on Pewsey. Historic development rate equates is at 54 per annum, leaving only 318 to be identified which equates to 20 per annum. The justification for adopting a lower range is not supported.
- Housing development in Pewsey should be phased for delivery throughout the plan period, to enable development of employment opportunities and infrastructure to come forward in advance of further residential development.
- Core Policy 18 should allocate a strategic mixed use site at Pewsey.
- Pewsey currently delivers insufficient housing for their area.

Settlement hierarchy

- Support identification of Burbage as a large village and suitable for some growth.

Changes Proposed to Core Strategy

a) Table of proposed changes

Extract relating to Pewsey from the list of proposed changes at Appendix 11 to be inserted when finalised

b) Overview of Proposed Changes Not Made

Extract relating to Pewsey from the summary of key issues raised that have not resulted in a proposed change identified in Appendix 13 to be inserted when finalised.

List of Consultees

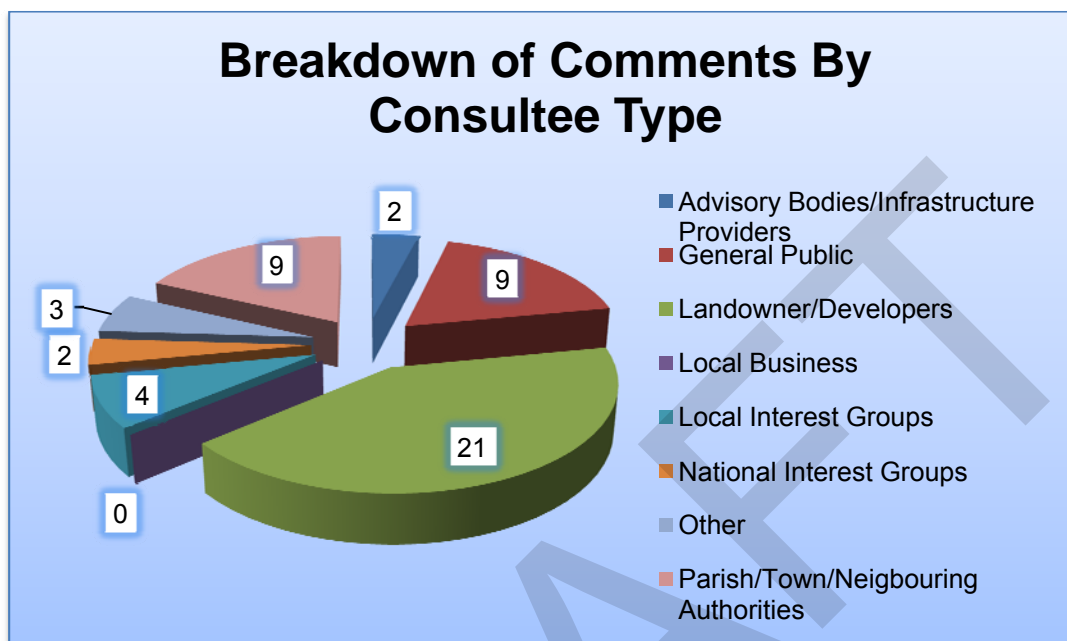
Person ID	Full Name	Organisation Details
382797		Persimmon Homes
387753	Sophia Thorpe	M J Gleeson Group plc
392322	Mr Frank Ellis	Hon Secretary/ Treasurer CPRE South Wiltshire
402713	Mrs C Spickernell	
449363	Mr George McDonic	Chairman Campaign to Protect Rural England - Wiltshire Branch
472647	Mr Andrew Lord	Planning Advisor North Wessex Downs AONB
548930		Gleeson Strategic Land Ltd
556121	Mrs Giulietta Horner	
640732	Mr Paul Pockett	
642966	Messrs Mrs Foster Atwell, Cowan, Breach, Martin	
644137		The Paul Bowerman Discretionary Trust
646324	Mr Chivers	

Royal Wootton Bassett & Cricklade Community Area

Statistics

Total Comments: 46

Total Consultees: 27



* Please note that some consultees have more than one categorisation which will affect the total number of comments shown in the graphic.

Summary of Main Issues Raised

Development West of Swindon

- Promotion of alternative strategic sites (Washpool, Ridgeway Farm, Marsh Farm)
- Changes to the CS policy in respect of permitting development West of Swindon were required because:
 - Need for Swindon to expand
 - Failure of Wiltshire and Swindon to work together on this issue
 - Need for a joint EIP for Wilts and Swindon
 - RSS is still part of development plan and allocation West of Swindon should be retained.
- The two opposing comments to West of Swindon development concerned: Desirability of bringing back the 'rural buffer' & Need to preserve the identity of settlements.

Other Strategic Sites

- Other strategic sites were promoted at Brynard's Hill and an undefined area 'south of Wootton Bassett'.

Development Quantum

- Need to increase the quantum of housing.
 - Quantum inadequate for need
 - Should use RSS
 - CS does not adequately account for likely delivery problems
 - Lyneham will create need
 - Need for contingency / flexibility
 - The Moredon Bridge development reflects Swindon's need and should not come out of the Wiltshire housing figures.

Transport

- Junction 16 Congestion problems, should developers pay for improvements? Will improvements impact adversely on local roads?
- HGVs and Traffic (Cricklade, Purton – major issue for local people).
- Sustainable Transport (need to promote).

RAF Lyneham

- Will village boundary review be separate from any masterplan for the base?
- Future housing needs (Lyneham will create these and they should be planned for).
- Impact on roads (development there could have negative impact).

Employment / Housing Balance

- The Council should create / require jobs before more houses are built.
- Not enough houses for likely jobs.

Spatial Strategy / Settlement Hierarchy

- Status of Cricklade, Purton and Lyneham and Lydiard Millicent (all should change so as to be more receptive to development – i.e. from small village to large village, from large village to local service centre etc.).

Sustainability / Environment

- Sustainability not clearly defined.
- Prioritise brownfield over Greenfield.

Retail

- Need for more but basis for assessment wrong (Morrison's) Should be qualitative as well as Quantitative.

Other Comments:

- Minor Errors / improvements for clarity - Map and text errors and clarifications.
- Affordable housing - should be more than 30%.
- Infrastructure - why should major development support changes?

- How will development fund infrastructure when it has failed to do so in the past?
- Support for policy: Highways Agency (J16), Swindon Council (Overall Strategy, W of Swindon), format of CS, approve of no strategic housing allocation in RWB Community Area.

Changes Proposed to Core Strategy

a) Table of proposed changes

Extract relating to Royal Wootton Bassett and Cricklade from the list of proposed changes at Appendix 11 to be inserted when finalised

b) Overview of Proposed Changes Not Made

Extract relating to Royal Wootton Bassett and Cricklade from the summary of key issues raised that have not resulted in a proposed change identified in Appendix 13 to be inserted when finalised.

List of Consultees

Person ID	Full Name	Organisation Details
382751	Tom Pepperall	Lydiard Millicent Parish Council
382797		Persimmon Homes
389564		Wainhomes (South West) Holdings Ltd
389623	Mrs Shirley Bevington	Clerk Purton Parish Council
391717	S Walls	
392322	Mr Frank Ellis	Hon Secretary/ Treasurer CPRE South Wiltshire
401539	Bob Hillman	Senior Planner (LDF) Swindon Borough Council
401821	Geoff Yates	
402192		Hannick Homes
402713	Mrs C Spickernell	
402716	Councillor Richard Gamble	
404474		Primegate Properties (Hooksoth) Ltd
449363	Mr George McDonic	Chairman Campaign to Protect Rural England - Wiltshire Branch
449445		Property & Development Division WM Morrison Supermarkets PLC
463097	Neville Nelder	
466990	Mrs Shelley Parker	Town Clerk Cricklade Town Council
472647	Mr Andrew Lord	Planning Advisor North Wessex Downs AONB
538289	Mr Stephen Harness	Town Planner DIO (Ministry of Defence)
549180	Mr Roy Davey	Clerk Broad Town Parish Council
556371	Mr C Cornell	
556438	MacTaggart & Mickel	Mactaggart & Mickel

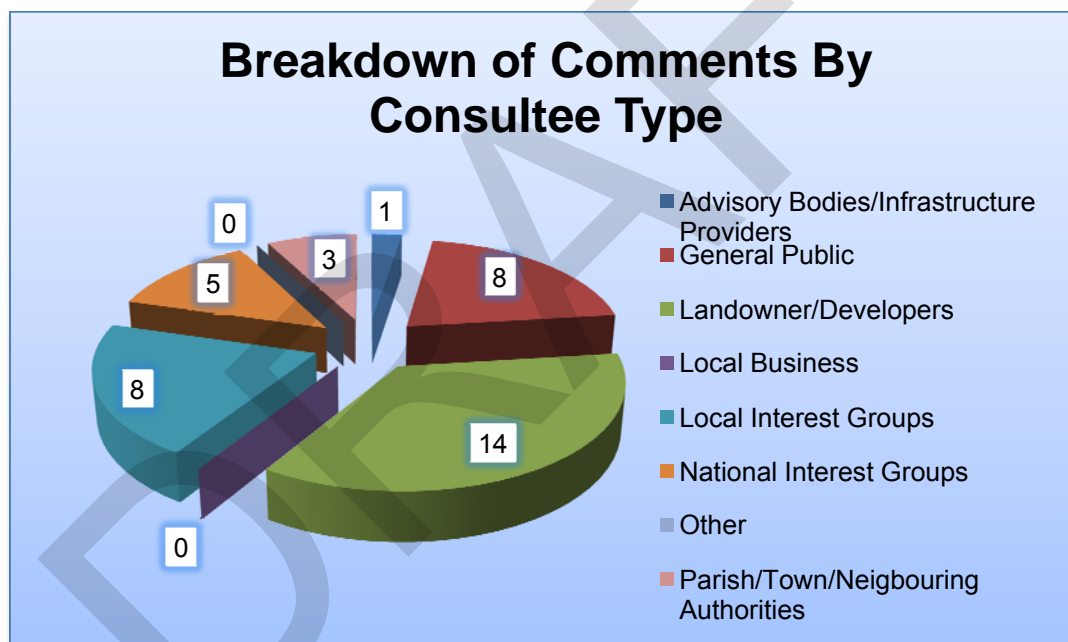
Person ID	Full Name	Organisation Details
556596		Taylor Wimpey
557126		LEDA Properties Ltd
639687	Mrs Meghann Downing	Highways Agency
640010		D J Raker Ltd and Cooper Estates
640208	Mr Timothy Russell	
642979	Oxford University Endowment Management	Oxford University Endowment Management

Salisbury Community Area

Statistics

Total Comments: 36

Total Consultees: 18



* Please note that some consultees have more than one categorisation which will affect the total number of comments shown in the graphic.

Summary of Main Issues Raised

General comment

- The amalgamation of the South Wiltshire Core Strategy into the Wiltshire Core Strategy is flawed. The south Wiltshire section of the Core Strategy should be returned to the format that was passed by the Inspector, or re-open the south Wiltshire section to public scrutiny for further comment.

Salisbury Area Strategy Text

- Statement in Bullet Point 9 incorrect. Insert "Increased secondary school provision will be provided primarily by a major project at Sarum Academy."
- Change references to fire stations to 'alterations to Wiltshire FRS infrastructure'.
- Outcome of the SWCS EiP was the need for a 'radical' transport policy. Must incorporate the Inspector's stipulation on a radical transport policy for Salisbury.
- No evidence is presented or referenced to support some of the claims in the Salisbury Area Strategy. The DPD needs to focus more fundamentally on a strategy for business investment bringing high-value employment, in order to minimise out-commuting and meet the DPD's sustainability goals.
- The policy should then show how the housing needs (if any) resulting from this business growth could be accommodated, and the need for low-cost housing should be addressed separately. A more bottom-up process for building consensus on the vision for Salisbury should be identified in the DPD.
- 5.109 Bullet points is not in line with the Habitats Directive, which indicates that development must avoid damage to, and not adversely affect, Special Areas of Conservation and the habits, species and processes which maintain their integrity.
- The wording represents a weakening of emphasis in relevant section. Salisbury status as a planned medieval town needs specific acknowledgement in DPD.
- Add ' Steps to be taken to ensure that Salisbury can conserve and enhance the unique built environment' should be added from the South Wilts Core Strategy into paragraphs 5.105-5.112.
- Lack of vision in Salisbury transport planning. Reopen Wilton Station, perhaps near London Road park and ride site, and improve connections between park and ride and Salisbury station and District Hospital.

Core Policy 20

- Incorporation of the rural parish of Laverstock and Ford into its allocation for Salisbury Community Area is unwelcome. Laverstock and Ford is located in the Southern Community Area, not Salisbury.
- Amend to better reflect CP2 and NPPF. Table should cover period 2006-2028 to incorporate 15 years from adoption. Incorporate wording 'at least' to be consistent with CP2. Other community area tables would also require amendment if plan period extended to 2028.
- Laverstock also has Old Sarum which carries an allocation of 674 dwellings and several more hectares of employment land. Council is over-burdening one rural parish in terms of planning. Hampton Park and Longhedge are also in Laverstock and Ford Parish.
- Minor changes required prior to submission to improve consistency relative to the NPPF. Consequential changes should be made to CP20 to extend plan period to 2028 to allow 15 years post adoption including amendments to housing and employment land numbers.
- Insert the words 'at least' before the proposed level of employment land.
- There are some policy differences between the adopted South Wiltshire Core Strategy and the WCS pre-submission document which could affect the application of planning policies at Salisbury. Wording should be the same as the SWCS.

Salisbury Central area regeneration

- Give further support to Salisbury Vision project Southampton Road along with the Salisbury Gateway site, which facilitates improvements should be identified and protected in the Core Strategy.
- Concern is raised over some of the detail of the Vision set out in the SWCS that has been lost (para 6.6), this wording should be re-instated.
- With no evidence as to the extent of the site, the relocation implications the viability or deliverability 750 dwellings on the site, the identification of a site at Southampton Road is neither justified nor effective and therefore all references to the scheme are proposed as deletions.

Core Policy 21

- Tourism visitor spending is limited by the current range of shopping facilities within Salisbury.
- Delivery of the mixed use strategic sites alone will not deliver the development needs of the Salisbury Vision, for example MCCP site cannot meet retail needs. Add 'and other appropriate schemes' after 'strategic sites' in first line.
- The text from the South Wiltshire Core Strategy clearly clarified the rationale for the Malting scheme. Some of the text and thus the justification for the Maltings scheme has been lost and should be reinstated.
- Support the strategy for MCCP and the development template, MCCP is a sequentially preferably site for kind of development proposed and this should be clarified in the text. Site alone cannot meet all the retail needs of Salisbury.
- Housing requirement for the MCCP site should be 'up to 200 dwellings' as there are physical, environmental and viability constraints that have not been fully resolved.
- Maltings site should not be wasted on retail. There should be a strategy for Wiltshire to acquire a university; the ideal site is the Maltings. Consider the retail evidence base to not be up to date.
- Support the mixed-use retail led development on the Maltings and Central Car park sites, especially given that it is a sequentially preferable site within the town centre.

Core Policy 22

- We consider that it is not necessary to place an arbitrary restriction on the height of development which should be assessed in the context of scale, mass, the winder design context, visual impact and environmental considerations.

Core Policy 23

- Housing development as shown will not in any way diminish the effect of the industrial park. The general effect will be to seriously compromise a heritage site and setting for Old Sarum. High quality housing is incompatible with an active runway in close proximity. Any existing problems of noise will only be exacerbated.
- Policy for Old Sarum airfield is based on inaccurate information especially views about local complaints and evidence that local opinion wishes to prevent flying. Development will be inconsistent with conservation interests.

- 5.121 Totally refute the words 'Sympathetic new development on the Airfield Perimeter' including high quality residential use.
- Core Policy 23 i. Supported (Visitor centre) Oppose figure ii. Borne out of entirely false premise iii - borne out of entirely false premise iv - totally oppose this view v - support this as long as it provides positive facilities for local residents.
- Removal of Core Policy 23 as it is totally unsound.

Changes Proposed to Core Strategy

a) Table of proposed changes

Extract relating to Salsibury from the list of proposed changes at Appendix 11 to be inserted when finalised

b) Overview of Proposed Changes Not Made

Extract relating to Salsibury from the summary of key issues raised that have not resulted in a proposed change identified in Appendix 13 to be inserted when finalised.

List of Consultees

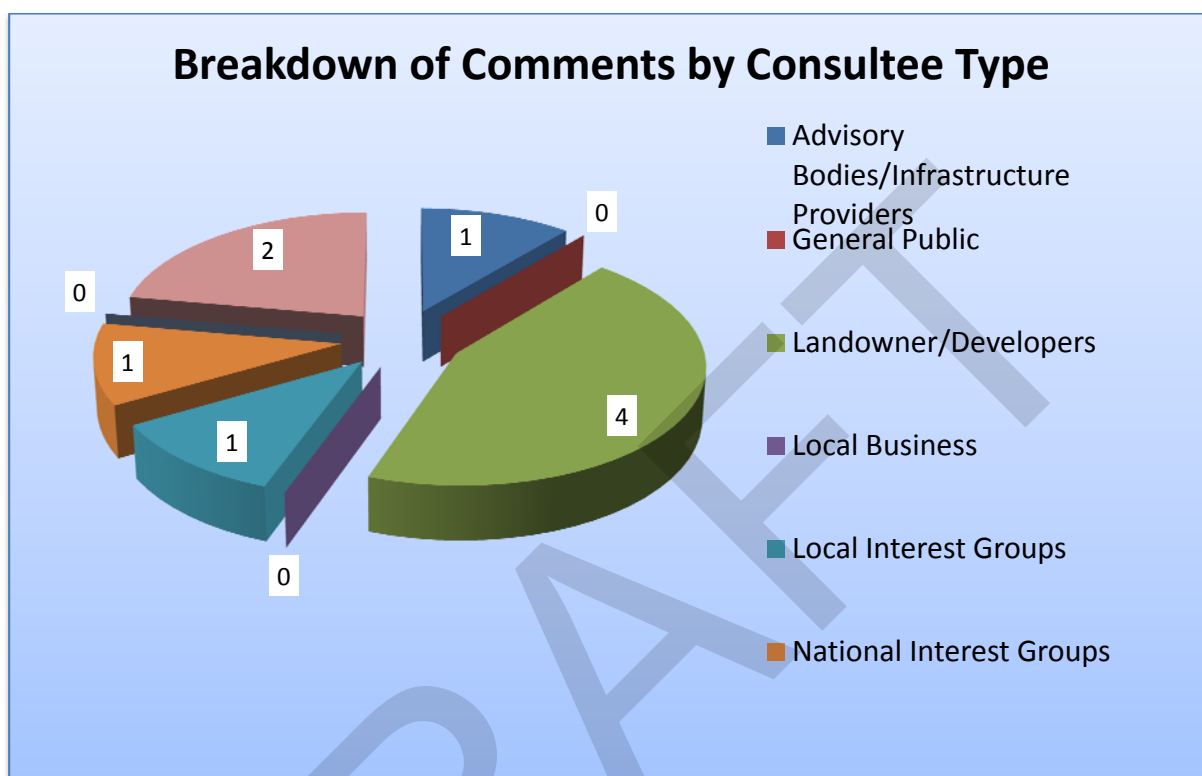
Person ID	Full Name	Organisation Details
382797		Persimmon Homes
392322	Mr Frank Ellis	Hon Secretary/ Treasurer CPRE South Wiltshire
392686	Mr S Hannath & Mr R Champion	Laverstock and Ford Parish Council
448770	Mr R Deane	Salisbury Civic Society
449363	Mr George McDonic	Chairman Campaign to Protect Rural England - Wiltshire Branch
455828	Mrs Caren Clarke	
463125	Dr Chris Gillham	
466447	anlezark	Hon Membership Secretary Cycling Opportunities Group for Salisbury(COGS)
541025	Mr Stephen Hannath	Clerk Laverstock & Ford PC
631556	Dr Christopher Cochrane	
632170	Mr Scott Taylor	Station Manager Wiltshire Fire & Rescue Service
637085	Mr Edward Ripper	
640365	Mr Alan Clarke	
640587	Councillor Ian McLennan	Laverstock, Ford and Old Sarum Division
643010	Messrs Goss	
644645	Dr Jonathan Williams	
646407		
646767		Salisbury Site LLP

Southern Wiltshire Community Area

Statistics

Total Comments: 8

Total Consultees: 5



Summary of Main Issues Raised

- Developers proposing to connect to a Waste Water Treatment Works will need to check with the utilities provider that there is adequate capacity.
- Core Policy 24. Seek minor changes prior to submission to improve consistency relative to the NPPF. Consequential changes should be made to CP24 to extend plan period to 2028 to allow 15 years post adoption including amendments to housing and employment land numbers. Insert the words 'at least' before the proposed level of employment land. Last para is better suited to supporting text.
- Bullet points not in line with the Habitats Directive, which indicates that development must avoid damage to, and not adversely affect, Special Areas of Conservation and the habits, species and processes which maintain their integrity. Suggested re-wording: "development in the vicinity of the River Avon Special Area of Conservation (Hampshire) or Salisbury Plain must not adversely affect the habitats, species and processes which maintain the integrity of these Special Areas of Conservation."

- Core Policy 24 and 25. Concerned at change of policy number between Core Strategies and would like to know if new policies can be amended during this consultation.

Changes Proposed to Core Strategy

a) Table of proposed changes

Extract relating to Southern Wiltshire from the list of proposed changes at Appendix 11 to be inserted when finalised

b) Overview of Proposed Changes Not Made

Extract relating to Southern Wiltshire from the summary of key issues raised that have not resulted in a proposed change identified in Appendix 13 to be inserted when finalised.

List of Consultees

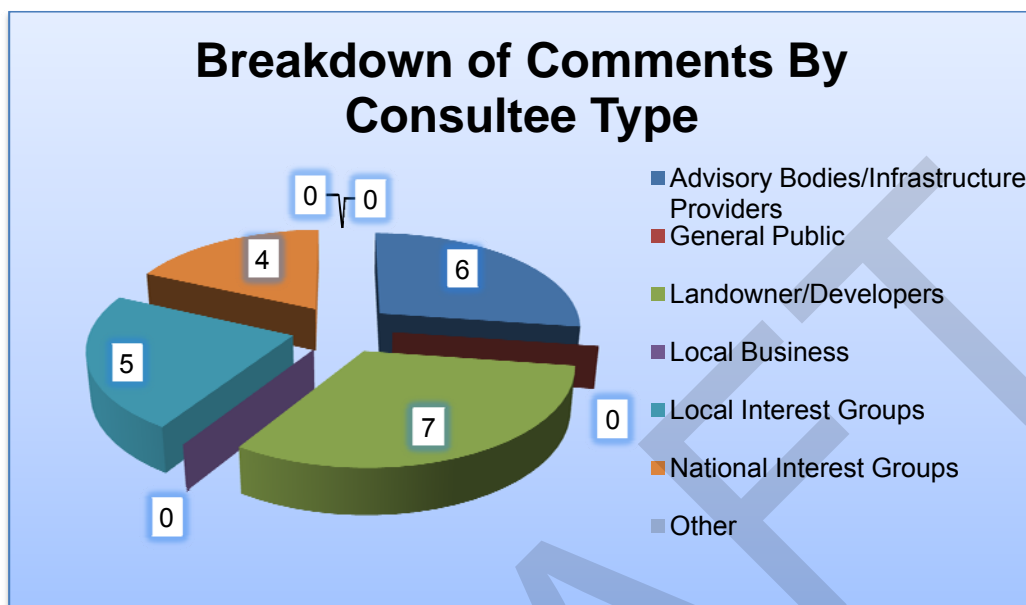
Person ID	Full Name	Organisation Details
382797		Persimmon Homes
449059	Mr C Walley	Resident Agent The Longford Estate
449363	Mr George McDonic	Chairman Campaign to Protect Rural England - Wiltshire Branch
545844	Mrs Beverley Cornish	Clerk Downton Parish Council
637160	Mr Dave Pring	Planning Liason Technical Specialist Environment Agency

Tidworth Community Area

Statistics

Total Comments: 16

Total Consultees: 11



* Please note that some consultees have more than one categorisation which will affect the total number of comments shown in the graphic.

Summary of Main Issues Raised

General

- Housing development in Tidworth/Ludgershall should be phased for delivery throughout the plan period, to enable development of employment opportunities and infrastructure to come forward in advance of further residential development.
- Amend Plan period to 2028 (15 years from adoption).
- Housing requirement does not appear commensurate with the settlement size or function. Services, facilities and employment opportunities at Tidworth and Ludgershall are extremely limited. Growth in armed services is not a sound basis to distribute strategic housing.
- Development at Zouch Manor farm for new dwellings be included as part of the housing supply.

Brownfield

- Support for allocation of Drummond Park. However there should be a development template in appendix A.
- Proposals do not strictly follow the requirement of the Habitats Directive, because there cannot be certainty that use of brownfield land will enable the protection of SACs and other sensitive nature conservation areas.

- Development of Brownfield should consider risks from historic contamination to ground and surface waters and remove any established risk by carrying out appropriate remediation.

Other Comments

- Support for references to AONB and solutions to limit impact of development on A303.
- Issues and consideration are not in line with the legal requirement of the Habitats Directive. Increased recreational pressure should be avoided where it may impact adversely on all European protected habitats and species, including birds and plants particularly on the River Avon SAC.
- No reference to the need to consider foul and surface water disposal and a water cycle study as part of infrastructure requirements.

Changes Proposed to Core Strategy

a) Table of proposed changes

Extract relating to Tidworth and Ludgershall from the list of proposed changes at Appendix 11 to be inserted when finalised

b) Overview of Proposed Changes Not Made

Extract relating to Tidworth and Ludgershall from the summary of key issues raised that have not resulted in a proposed change identified in Appendix 13 to be inserted when finalised.

List of Consultees

Person ID	Full Name	Organisation Details
382216	Charles Routh	Planning and Local Government Natural England
382797		Persimmon Homes
392322	Mr Frank Ellis	Hon Secretary/ Treasurer CPRE South Wiltshire
397085	Phil Hardwick	Robert Hitchens Ltd
449363	Mr George McDonic	Chairman Campaign to Protect Rural England - Wiltshire Branch
472647	Mr Andrew Lord	Planning Advisor North Wessex Downs AONB
632170	Mr Scott Taylor	Station Manager Wiltshire Fire & Rescue Service
637160	Mr Dave Pring	Planning Liason Technical Specialist Environment Agency
639687	Mrs Meghann Downing	Highways Agency
640461		Zog Brownfield Ventures
644496		Hallam Land Management & Bloor Homes

Tisbury Community Area Strategy

Statistics

Total Comments: 3

Total Consultees: 2 (Developer and general public)

Summary of Main Issues Raised

Core Policy 27

- Support for the balance of housing directed towards the Tisbury Community Area, and would resist most strongly any further reduction to the level of planned growth. Hindon is a sustainable and accessible location that could potentially accommodate a higher level of planned housing growth than either Fovant or Ludwell. The identification of a new strategic housing allocation at Hindon would be appropriate, and could include land adjacent to East Street. Whilst it is not considered that the Core Strategy is unsound, the text in CP1 and CP27 should be amended to reflect the strategic role that should be given to Hindon.
- Minor changes sought prior to submission to improve consistency relative to the NPPF. Consequential changes should be made to CP27 to extend plan period to 2028 to allow 15 years post adoption including amendments to housing and employment land numbers. Insert the words 'at least' before the proposed level of employment land. Last para is better suited to supporting text.

Table 5.16

- Amend to better reflect CP2 and NPPF. Table should cover period 2006-2028 to incorporate 15 years from adoption. Incorporate wording 'at least' to be consistent with CP2. Other community area tables would also require amendment if plan period extended to 2028.

Changes Proposed to Core Strategy

a) Table of proposed changes

Extract relating to Tisbury from the list of proposed changes at Appendix 11 to be inserted when finalised

b) Overview of Proposed Changes Not Made

Extract relating to Tisbury from the summary of key issues raised that have not resulted in a proposed change identified in Appendix 13 to be inserted when finalised.

List of Consultees

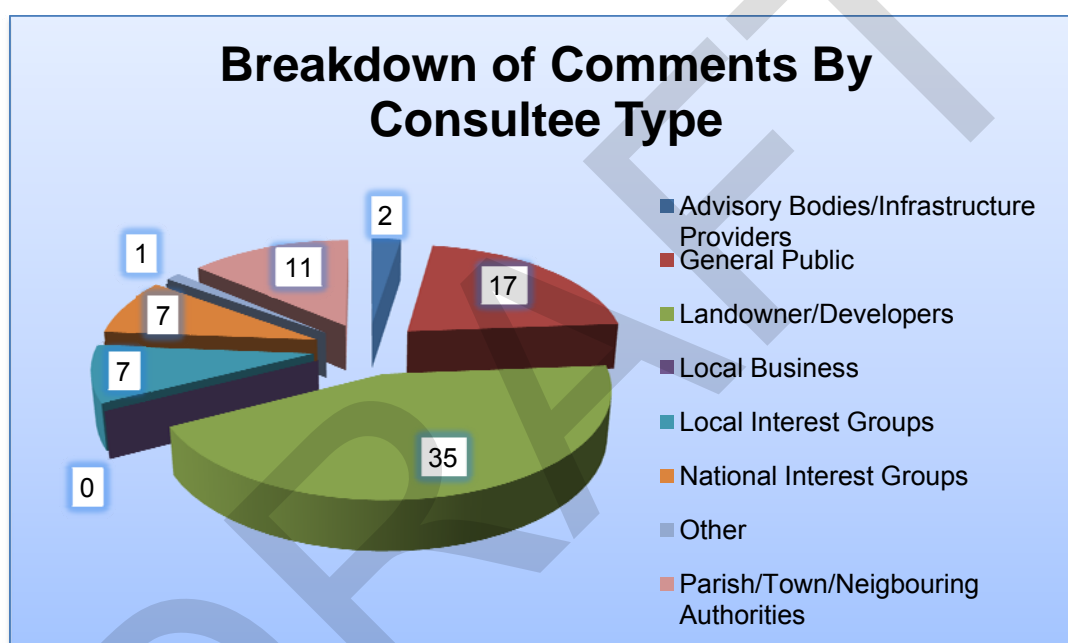
Person ID	Full Name	Organisation Details
382797		Persimmon Homes
645495	Mr & Mrs Stephen White	

Trowbridge Community Area

Statistics

Total Comments: 57

Total Consultees: 36



* Please note that some consultees have more than one categorisation which will affect the total number of comments shown in the graphic.

Summary of Main Issues Raised

Trowbridge

- Town centre better suited to community starter housing not another supermarket.
- Does not sufficiently prioritise Trowbridge Town Centre. No assurance Trowbridge central area will be delivered before Ashton Park.
- Support objective to ensure that the proposed urban extension will be fully integrated with the town centre.
- Plan is not consistent with NPPF - proposing specific residential and office uses for Bowyers site could prevent development coming forward. Retail and leisure led development is the most appropriate on the site.
- Area described as the "Town Centre" needs to be properly defined. Taking the Old Town Hall as the inner centre, one should form a circle encompassing the Railway

Station, along Bythesea Road, County Way (north) to the Halve, embracing the new Sainsbury Store and back around to the Railway Station.

- No long term vision for Canal Road Estate. Need to improve B3105 to allow companies to plan for the future.

Other comments

- Too much development planned on greenfield land. Brownfield land should be developed first for housing not for commercial uses.
- Housing and employment figures are excessive and out of balance.
- Some concerns with traffic on B3105 and overall level of development. Welcomes identification of Hilperton.
- Community area strategy period should be extended to 2028. As a consequence the housing and employment requirements should be increased.
- More proactive approach needed to stop heavy goods vehicle using Trowbridge as a route to M4.
- The vision statement within the community area strategy should include terms such as a vibrant principle settlement of choice, providing a beacon for sustainable living.
- Core policy 28 should include reference to the aspirations to create leisure, entertainment and cultural facilities.
- Concerned as believe additional convenience retail floor space need is based solely on quantitative factors. Consider there is a qualitative need for additional convenience floor space in Trowbridge in line with NPPF requirements.

Strategic site

- The strategic development site should consider impact upon the strategic road network particularly the A36.
- Change strategic site area, shown within community area map, to reflect the correct site area.
- The Transport Strategy (Appendix D) appears to indicate that it is impossible to increase the capacity of the Ashton Park junctions satisfactorily without creating fresh capacity problems at junctions immediately beyond them. Proposals are therefore unsound in their present form and need to be reduced in scale to reflect what the existing and proposed highways infrastructure capacity.
- The identification of a single strategic allocation, in an area of high flood risk and constrained by other environmental designations, is not the most appropriate spatial strategy for the community area. There is insufficient flexibility to deliver a continuous supply of housing land in Trowbridge. It would be better to identify a number of smaller strategic sites on the edge of the urban area, such as land at Church Lane.

Development considerations

- Bowyers site presents the best opportunity for a district heating system with heat and power provided by a waste/water partnership off Bradley Road. Site is ideally located for retail and leisure due to rail and pedestrian links and ability to drive even more footfall into town centre.

- There is insufficient emphasis on giving priority to brown field sites, which leaves vulnerable to a redundant and crumbling town centre.

Ecology

- Important Wood South East of Trowbridge to be preserved to protect species living there.
- Trowbridge needs trees. The core strategy should support this objective.

Settlement hierarchy

- Yarnbrook should not be re-classed as a small village but remain 'A Settlement in the Countryside'.
- Identification of Southwick as a large village is supported.
- North Bradley Parish Councillors deem that Yarnbrook should not be re-classed as small village but remain as 'As Settlement in the Countryside'.
- The fact that Hilperton is now classed as a Large Village, thereby reinstating its Village Policy Limit, is very much welcomed.
- West Ashton would like to remain a small village however would like to retain its existing policy limit.
- The strategic role given to Trowbridge, together with the amount of housing growth and improvements to strengthen it as a strategic service centre are supported.

Changes Proposed to Core Strategy

a) Table of proposed changes

Extract relating to Tidworth from the list of proposed changes at Appendix 11 to be inserted when finalised

b) Overview of Proposed Changes Not Made

Extract relating to Tidworth from the summary of key issues raised that have not resulted in a proposed change identified in Appendix 13 to be inserted when finalised.

List of Consultees

Person ID	Full Name	Organisation Details
162663	Mr Ben Pearce	Consultant Land Development & Planning Consultants Ltd
378013	Mr Peter Barnett	
382240	Rose Freeman	Planning Policy Officer The Theatres Trust
382731	Mrs Judith Parry	Fiona Jury Planning
382797		Persimmon Homes
389494	Mrs Carol Hackett	Clerk West Ashton Parish Council
389564		Wainhomes (South West) Holdings Ltd
391073	Mr Lance Allan	Town Clerk Trowbridge Town Council
391306	Mrs J Lane	Clerk North Bradley Parish Council

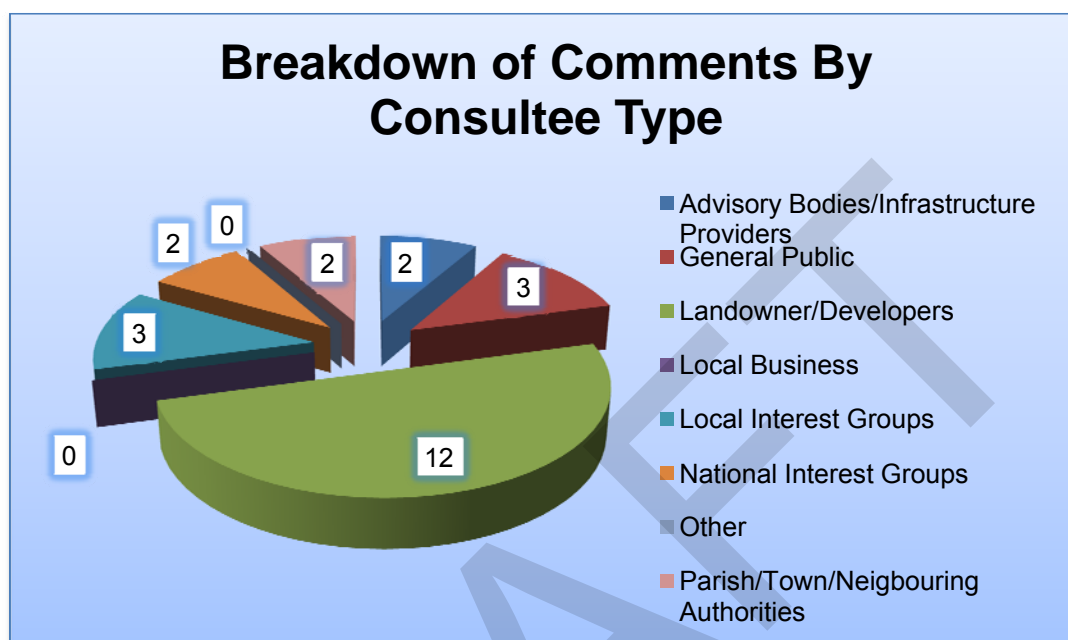
Person ID	Full Name	Organisation Details
397159	Francis Morland	
398006	Mr Nick Dowdeswell	Ashton Park, Trowbridge Ltd
399816	Mr Ross Kavenagh	
402907	Mr K J McCall	
447685	Cllr J Knight	
449363	Mr George McDonic	Chairman Campaign to Protect Rural England - Wiltshire Branch
449445		Property & Development Division WM Morrison Supermarkets PLC
449608	Mr Joe Caddell	Business Support Director The Consortium
466498	Campaign for Better Transport JD Raggett	Cooordinator Campaign for Better Transport, Bristol and Bath Travel to Work Area
487991	Mr Patrick Kinnersly	White Horse Alliance
547867	Mrs. Marylyn Timms	Clerk Hilperton Parish Council
548988	Mr Roger Coleman	Secretary Trowbridge Community Area Future - Parish Councils Liaison Group
549642	Martin Valatin	
550310	A Lee	
556091		Legal and General UK Property Trust
639331	Mr Andre Sestini	Mendip District Council
639452	Cllr Steve Oldrieve	
639687	Mrs Meghann Downing	Highways Agency
640175	Mr. Nigel Bray	Branch Secretary Railfuture Severnside
640340	Mr Paul Williams	
640527	Mr Steven Perry	
640649	Dr Penelope Aeberhard	chairman Steeple Ashton Natural History club
644628	Stephen Davis	Head of Conservation Policy Wiltshire Wildlife Trust
644841	Adrian Field	
645850	Miss Sarah Carleton	
647237	Judy Lane	Clerk North Bradley Parish Council
647649	Gilbert Green	

Warminster Community Area

Statistics

Total Comments: 20

Total Consultees: 17



* Please note that some consultees have more than one categorisation which will affect the total number of comments shown in the graphic.

Summary of Main Issues Raised

Para 5.155

- Change reference to fire services to 'These may include alterations to the fire station and ambulance service centre in order to cover future risks'.
- Bullet 7 - The wording of the paragraph and bullet points is not in line with the legal requirement of the Habitats Directive to protect all protected species and habitats; for this reason the DPD is also unsound. Increased recreational pressure should be avoided where it may impact adversely on all European protected habitats and species, including birds and plants. Benefits to one species should therefore not be balanced against adverse effects on others. Suggested changes "development which increases recreational pressure upon the Salisbury Plain Special Protection Area will be required not to impact adversely upon protected habitats and species and to provide proportionate contributions to offset any other negative impacts through the Wessex Stone Curlew Project "
- Bullet 8 is not in line with the Habitats Directive, which indicates that development must avoid damage to, and not adversely affect, Special Areas of Conservation and the habits, species and processes which maintain their integrity. Suggested re-wording: "development in the vicinity of the River Avon Special Area of Conservation (Hampshire)

or Salisbury Plain must not adversely affect the habitats, species and processes which maintain the integrity of these Special Areas of Conservation."

Para 5.154

- Support. Welcome the proposed mix of development which should promote the self containment of the town. Development will need to consider traffic impacts on the A36.

Figure 5.22

- Querying why land at 44-48 Bath Road, Warminster is not included in the strategic site area, despite being considered in the Strategic Sites background paper to Wiltshire 2026. PDF of previous response to the Wiltshire 2026 consultation is attached.

Core Policy 31

- Alarmed by proposed development.
- Not enough jobs to support people moving into new housing.
- Not enough School spaces and amenities for influx of people.
- Infrastructure will struggle.
- Chapmanslade Parish Council resolved to object to the classification of Chapmanslade as a Large Village in Core Policy 31 as unsound, and to support a modification to restore it to the status of Small Village in that Core Policy.
- Land at 44-48 Bath Road should be included in boundary changes of the strategic site. Changes since 2009, which included the site, have not been sufficiently explained. Revert to preferred option as per strategic sites paper 2009.
- Any development is likely to add to overall heat emission and to adverse climate change.
- In respect of both objections it should perhaps also be noted that Chapmanslade Parish Council feels significantly under threat from the large scale of residential development being promoted by developers around the village, as set out for the Warminster Community Area in Appendix 3 of Wiltshire Council's Strategic Housing Land Availability Assessment for Wiltshire (December 2011) (see Sites 316 and 1022).
- There should be more specific criteria associated with the development. The Strategic Site should not have 'Urban' in its name, and heat and power schemes should be considered in its development.
- Support the location of the strategic site and the flexible approach to meeting the Phosphates Management Plan. A master planning process agreed between the community, local planning authority and the developer will build in delay. A Flexible approach to affordable housing should be taken as the template requires 40% affordable housing. A direct relationship between employment and housing needs to be built into CP31.
- Increase housing allocation Include suggested site Amend / re-visit SA. Include suggested site, namely: Land to east of Dene for extension of 320 dwellings.
- Persimmon seek minor changes prior to submission to improve consistency relative to the NPPF. Consequential changes should be made to CP31 to extend plan period to 2028 to allow 15 years post adoption including amendments to housing and employment land numbers. Insert the words 'at least' before the proposed level of employment land. Last para is better suited to supporting text.

- Act on behalf of owner of Land off Church Street, Warminster. Support general focus of growth towards Warminster. However, object to strategic site on western side of town because of a lack of detailed appraisal work, the inability to deliver houses in the short term (contrary to the NPPF), and the existence of more sustainable locations, closer to Warminster town centre. Ideally remove strategic site and leave entire housing allocation to neighbourhood plan or site allocations DPD. Otherwise, lower the number of houses, 700-900 plus the 6ha employment, and adjust the remainder to 180-300 dwellings.
- Overall level of housing for Warminster is insufficient. Therefore, more will need to be identified.
- It appears that all the development is in the west area of Warminster ie Victoria Road. Due to allowing all the proposed housing developments there seems to be a lot of problems with drainage. Has land that was in the white belt until it became green belt in 1974-1975 (attached to fanshaw way Warminster). This land has good drainage, sewage pipes and surface water pipes already there.
- The suggestion that the Land north of Grovelands Way site is a County Wildlife Site is not sufficient to merit its exclusion from the West Warminster Urban Extension. WWT has confirmed that it may be appropriate to reconsider the boundary of the CWS. The site should be included as part of the urban extension; it is adjacent to the built up area and in a sustainable location.
- Analysis of Wiltshire's Housing Requirement under Draft Policy CP2 at Appendix A indicates that the overall housing requirement for Wiltshire is in sufficient and it follows that there is insufficient housing requirement for Warminster. Accordingly, it follows that it will be necessary to identify more housing within the Warminster Community Area.
- Persimmon control the majority of the West Warminster Urban Extension, Given the area identified for mixed use development in appendix A the site is capable of accommodating a much higher number. Precise capacity will not be determined until after the master plan public consultation has been undertaken.
- Land south of Bugley Barton Farm is not essential to the delivery of the majority of the site.
- Persimmon seeks the overall requirement at the West Warminster Strategic Site to be reassessed, having regard to the viability of the urban extension and the various infrastructure items sought by the council.

Table 5.18

- Amend to better reflect CP2 and NPPF. Table should cover period 2006-2028 to incorporate 15 years from adoption. Incorporate wording 'at least' to be consistent with CP2. Other community area tables would also require amendment if plan period extended to 2028.

Changes Proposed to Core Strategy

a) Table of proposed changes

Extract relating to Warminster from the list of proposed changes at Appendix 11 to be inserted when finalised

b) Overview of Proposed Changes Not Made

Extract relating to Warminster from the summary of key issues raised that have not resulted in a proposed change identified in Appendix 13 to be inserted when finalised.

List of Consultees

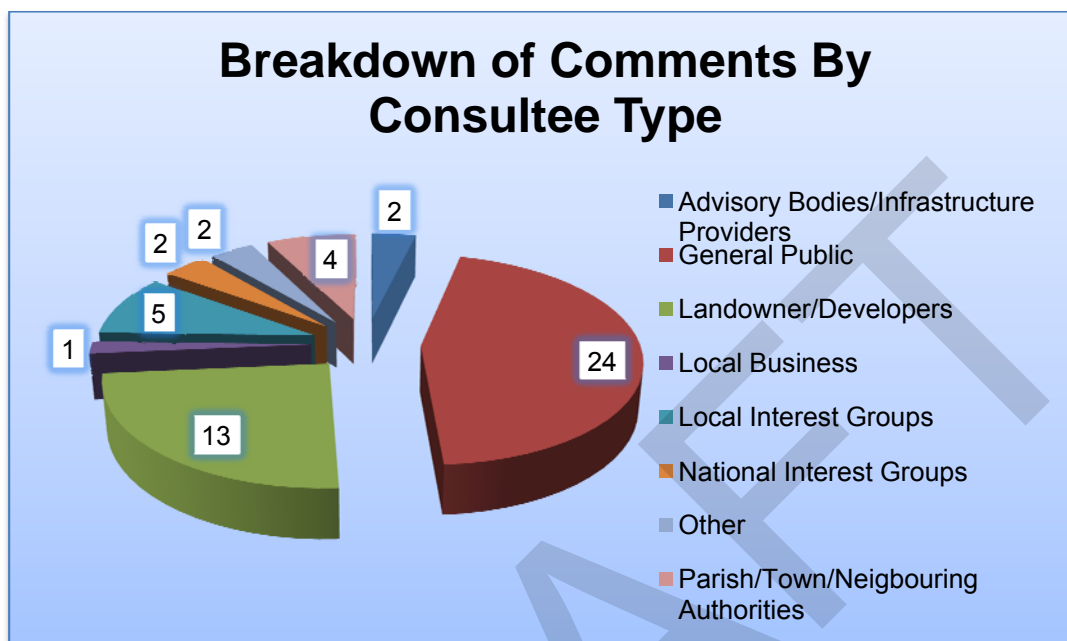
Person ID	Full Name	Organisation Details
382797		Persimmon Homes
389761	Mr John Bowley	
391246	Mrs M M House	Chapmanslade Parish Council
391994	E A Lush	E A Lush
449245	Mr N Matthews	Senior Planner Savills
449363	Mr George McDonic	Chairman Campaign to Protect Rural England - Wiltshire Branch
461885	Mr Jon Ellis	
556098		HPH Ltd
556113	Mr Richard Burden	Landscape and Planning Advisor Cranborne Chase & West Wiltshire Downs AONB
556400		Malaby Holdings Ltd
632170	Mr Scott Taylor	Station Manager Wiltshire Fire & Rescue Service
639687	Mrs Meghann Downing	Highways Agency
639915	mr richard kaskow	partner rk architecture
640703		Agent Hannick Homes and Developments Ltd
646231	Mrs Linda Holbrow	
646329	Mr D Shephard	
647559		GreenSquare Group Ltd

Westbury Community Area

Statistics

Total Comments: 44

Total Consultees: 37



* Please note that some consultees have more than one categorisation which will affect the total number of comments shown in the graphic.

Summary of Main Issues Raised

Housing

- Identified housing requirement for Westbury is too low to deliver infrastructure requirements.
- Scale of housing growth should not be determined by historic trends (i.e. the need to balance the high level of housing in the past) but derived from Core Policies 1 and 2.
- Other sites promoted for strategic allocation, e.g. Land to the East of Newtown for residential development and a mixed-use development to the north of Westbury.

Land at Station Road, Westbury strategic site

- Land at Station Road strategic housing site will impact negatively on the use of the lake by West Wilts Youth Sailing and Eden Vale angling association.
- Land at Station Road is capable of delivering 500 homes, not 250; this higher number is necessary to deliver infrastructure requirements and public realm improvements (site developer).
- Figure 5.23 should be amended to show an enlarged area to include associated land to the Land at Station Road site, which is necessary to deliver the extra number of houses and, thus, address viability concerns (site developer).

- A minor change should be made to the development proforma to seek “up to 40% affordable” and include reference to market demand (site developer).
- Access to the station for buses is an issue; could be dealt with through the strategic site process.

Employment

- Employment in Westbury should be considered in line with Trowbridge.

Land at Mill Lane, Hawkeridge strategic site

- Methodology to calculate employment land should be in relative proportion to the amount of housing, as elsewhere (e.g. Melksham, Warminster) and, therefore, the requirement for Westbury should be lower, i.e. 2.7ha, and, thus, the Mill Lane, Hawkeridge site is unnecessary.
- Enough employment land in Westbury, road network cannot accommodate additional traffic from employment from proposed site at Mill Lane, Hawkeridge.
- Support inclusion of Mill Lane, Hawkeridge, as a strategic employment site, essential to delivering required employment growth, serving a wider area than Westbury and allocation in accordance with the NPPF (site developer).

Landscape/ Environment

- There should be firm and robust protection for Wellhead Valley.
- All species and habitats, not just Stone Curlews, should be protected in the vicinity of the Salisbury Plain Special Protection Area and/ or River Avon Special Area of Conservation (Hampshire), to be in conformity with the Habitats Directive.
- Area unsuitable for development because of water supply and natural history concerns.
- Areas of Green Belt should be identified around Westbury to avoid urban sprawl and traffic issues.

Lafarge Cement Site

- Lafarge site should retain rail sidings, as has Former Imerys Quarry, Salisbury, in conformity with Core Policy 65.
- Lafarge site should be designated as a Principal Employment Area, since a large part of the site is available for redevelopment (Lafarge Cement UK).
- Only suitable use for Lafarge cement works is agricultural.

Westbury Bypass

- Remove saved Policy T1a, Westbury Bypass.
- Reason why eastern bypass scheme rejected should be explained and the council's intentions regarding the bypass should be made clear.

Other

- HGVs are a problem in Westbury.

Changes Proposed to Core Strategy

a) Table of proposed changes

Extract relating to Westbury from the list of proposed changes at Appendix 11 to be inserted when finalised

b) Overview of Proposed Changes Not Made

Extract relating to Westbury from the summary of key issues raised that have not resulted in a proposed change identified in Appendix 13 to be inserted when finalised.

List of Consultees

Person ID	Full Name	Organisation Details
382315	Mrs J Buxton Dean	Steeple Ashton Parish Council
389714	Mr Keith Harvey	Clerk Westbury Town Council
389761	Mr John Bowley	
392148	Sir / Madam	c/o Rob Jenkins British Rail Board
397085	Phil Hardwick	Robert Hitchens Ltd
397159	Francis Morland	
449363	Mr George McDonic	Chairman Campaign to Protect Rural England - Wiltshire Branch
466498	Campaign for Better Transport JD Raggett	Coordinator Campaign for Better Transport, Bristol and Bath Travel to Work Area
487991	Mr Patrick Kinnersly	White Horse Alliance
535856	Mrs C Henwood	Clerk Heywood Parish Council
547775	C. Little	
547910	Mrs Joyce Field	
550861	Penny Stirling	
555916	T A Frost	
556098		HPH Ltd
557733	Mr Michael Walter	
557876		Persimmon Homes & BRB (Residuary) Ltd
630821	mr mulholland mulholland	Chief Instructor West Wilts Youth Sailing
639357	Miss Evelyn Farr	
639687	Mrs Meghann Downing	Highways Agency
640175	Mr. Nigel Bray	Branch Secretary Railfuture Severnside
640277	Mr Gordon King	
640278	Mrs. Carolyn King	
640549		Lafarge Cement UK
642518	Mrs Janet Poole	
642561	Mr Geoffrey Poole	
645824	Mr Richard Violet	

Person ID	Full Name	Organisation Details
646571	Mr Christopher Hatcher	
646597	Joan Elizabeth Bond	Retired Nurse/Midwife
646603	Mr Jeff Wells	Eden Vale Angling Association
646667	Warren Harding	
646820	Mr George McDonic	Network Against Wiltshire Sprawl
647164	Mr T Cummins	
647234	Mr Michael Pearce	
647242	Ms Susan Dent	
647251	Mrs Dorothy Ann Wheeler	
647273	Dr Peter Ager	

Wilton Community Area

Statistics

Total Comments: 5

Total Consultees: 4 (Developer, national interest group, general public (2))

Summary of Main Issues Raised

Para 5.1.171

- Provide employment to cater for Wilton dwellers rather than placing it in Salisbury, roads are already extremely busy.
- Bullet points is not in line with the Habitats Directive, which indicates that development must avoid damage to, and not adversely affect, Special Areas of Conservation and the habits, species and processes which maintain their integrity. Suggested re-wording: "development in the vicinity of the River Avon Special Area of Conservation (Hampshire) or Salisbury Plain must not adversely affect the habitats, species and processes which maintain the integrity of these Special Areas of Conservation."

Core Policy 33

- Amend to better reflect CP2 and NPPF. Table should cover period 2006-2028 to incorporate 15 years from adoption. Incorporate wording 'at least' to be consistent with CP2. Other community area tables would also require amendment if plan period extended to 2028. Last para is better suited to supporting text.

Changes Proposed to Core Strategy

a) Table of proposed changes

Extract relating to Wilton from the list of proposed changes at Appendix 11 to be inserted when finalised

b) Overview of Proposed Changes Not Made

Extract relating to Wilton from the summary of key issues raised that have not resulted in a proposed change identified in Appendix 13 to be inserted when finalised.

List of Consultees

Person ID	Full Name	Organisation Details
381627	Tim Robertson	
382797		Persimmon Homes
402716	Councillor Richard Gamble	
449363	Mr George McDonic	Chairman Campaign to Protect Rural England - Wiltshire Branch

Appendix 12 vi)

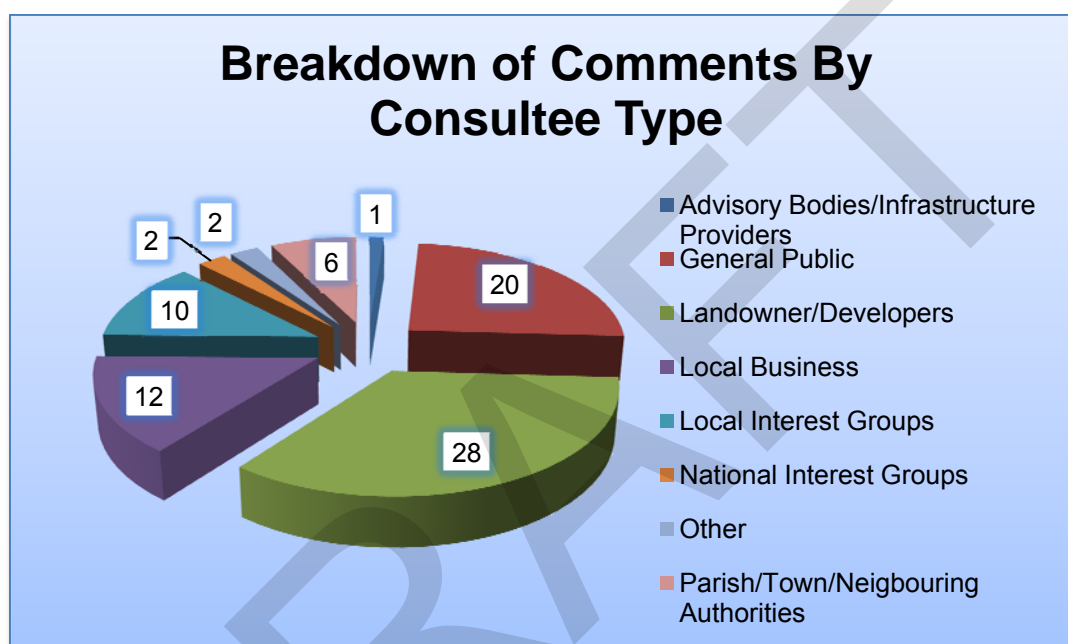
Pre-Submission Consultation Summary of Issues Chapter 6 – delivering the spatial objectives: core policies

Strategic Objective 1 – delivering a thriving economy

Statistics

Total Comments: 71

Total Consultees: 38



* Please note that some consultees have more than one categorisation which will affect the total number of comments shown in the graphic.

Summary of Main Issues Raised

Paragraph 3.4 Spatial Objective 1: Delivering a thriving economy

- Does not emphasise the need for higher education provision including the 16+ age group and the need to provide higher education to match target sectors. Propose the following wording should be added to the key outcome under Strategic objective 1: Delivering a thriving economy (para 3.4) which would make the WCS sound as it would take account more fully of the evidence. 'The provision of 16 + education including higher education will have been enhanced especially to provide trained employees necessary to deliver economic growth from our target sectors'.
- Support SO1 although concerned that approach is not carried through the strategy, particularly by CP2, 34 and community strategies.
- Location of Chippenham strategic sites does not agree with strategic objective 1.
- There is not always scope to town centres to accommodate substantial amounts of retail floorspace. Not practical to suggest that retail development will only come forward in

town centres. It is appropriate for edge-of-centre and out-of centre sites to be considered. Inconsistent with NPPF.

- Support for strategic objective 1 and particularly the key outcome in relation to growth of the tourism industry. Subsequent policies within the Core Strategy should support measures which promote tourism throughout the County. Paragraph 28 of the National Planning Policy Framework should be fully reflected in the supporting text to strategic objective 1.
- The fifth bullet point relating to redundant MOD land is warmly welcomed.
- As per our representations on 'Core Policy 48: Supporting rural life', the removal of 'Core Policy 25: Rural Diversification and Enterprise' as found in the Consultation document creates a policy void for rural development opportunities, including those with the potential to deliver positive employment and economic gains. This policy recognised the benefits of proposals which would add value to the economy and its removal makes the Pre-submission document much less clear on what the Council will and will not support. This leaves it at odds with the NPPF, particularly with respect to Paragraph 28 which provides explicit support for economic growth an enterprise in rural areas. It should be noted that, although well intentioned, 'Core Policy 48: Supporting rural life' of the Pre-submission document is not an equivalent replacement. It does not cover the many forms of diversification and enterprise that can take place in large parts of Wiltshire that might be outside of provides no encouragement and does not specifically address the principle of diversification and enterprise.
- It should be recognised that Swindon is the nearest largest town in the area, and is located immediately to the east of Wiltshire. It is an important regional centre and has the ability to offer residents in Wiltshire opportunities for jobs, facilities and retail choice, which is considered to be convenient and sustainable.
- The approach to prevent out commuting could have a detrimental effect on economic growth as the required number of new homes may not be provided to complement the new jobs, which could restrict growth or that insufficient new homes will be provided resulting in a disparity between demand and supply, and will result in availability and affordability issues.
- New retail provision should seek not only to safeguard town centres but provide more effective choice and competition. Add to bullet one , 'bring customers choice, competition and high quality and accessible shopping provision'.
- The jobs/employment land forecasts are neither sound or evidence-based. It is suggested that the evidence is not adequate and requires further work - further economic modelling and justification for the different numbers is required.
- Lack of clarity over how the figure of 27,500 new jobs and 178ha of employment land is arrived at. Topic Paper 7 recommends 132ha of employment land. The discrepancy may be due to the addition of south Wiltshire but, the question becomes, how did the figure of 132ha come to be? The Core Strategy employment forecasts are unsound and not based on evidence. There needs to be more thorough economic modelling, taking account of the effects of the recession and examining discrepancies between employment land forecasts from outside experts and the targets adopted by the council.

Core Policy 34 – Additional Employment Land

Paragraph 6.2

- Support the reference 'targeting growth in the tourism sector' as a priority to delivering a thriving economy (Strategic Objective 1), however the Company consider this should be expanded. Specific changes to text are suggested.

Paragraph 6.3

- Salisbury Plain should be specified as a tourist attraction.

Paragraph 6.4

- New policy that promotes brownfield sites in town centres as priority places for development. This is sufficiently important that it should also be a Key Outcome. The section on Town Centre Vitality in the NPPF needs to be expressed in the Wiltshire CS. We want to see the Core Strategy promote Trowbridge town sites very much more strongly.

Paragraph 6.5

- Support recognition that not all employment land identified and that sites may come forward which do not strictly meet policy but are of strategic significance. This approach conforms with paragraphs 20 & 21 of the NPPF and will help deliver strategic objective 1 and a number of the key principles of the core strategy.

Paragraph 6.13

- Wording 'but adjacent to' is unjustified and does accord with paragraph 6.5 of WCS and should be removed. The criteria 'where such proposals are considered to be essential to the economic development of Wiltshire' is considered too ambiguous' and also should be removed. Policy should recognise that sites not adjacent to current boundaries may be needed as they can attract types of businesses that require premises in highly accessible locations in terms of strategic road and/or rail networks which may not be present current sites. This will help Wiltshire achieve shift to higher value economy and reduce commuting.
- Policy does not allow for land adjacent to Market towns and thus potential Greenfield employment site would be excluded. Given that much of the county do not have strategic allocations it is important that other policies allow for economic growth. No clear guidance on how other DPD's will address employment opportunities and thus CS needs to provide this guidance. Para 6.13 attempts flexibility but is so heavily caveated that it will not encourage employers. Para 6.13 is inconsistent with tone of much of the CS and the NPPF. Paragraph 6.13 should be deleted.

Core policy 34 – Additional Employment land

- Wording 'but adjacent to' is unjustified and does accord with paragraph 6.5 of WCS. The criteria 'where such proposals are considered to be essential to the economic

development of Wiltshire' is considered too ambiguous. Policy should recognise that sites not adjacent to current boundaries may be needed as they can attract types of businesses that require premises in highly accessible locations in terms of strategic road and/or rail networks which may not be present current sites. This will help Wiltshire achieve shift to higher value economy and reduce commuting. It is therefore proposed that criterion iv should be reworded as follows: "are able to demonstrate that they would promote the move towards a higher-value economy". It is proposed that criterion v should be reworded as follows: "represent sustainable forms of development as defined by the National Planning Policy Framework."

- It is strongly recommended that criterion viii is removed from Core Policy 34.
- v - sustainable development should be judged against NPPF criteria of sustainability (economy, society and environment) should be 'sought jointly and simultaneously through the planning system' viii - additional sites will always be in competition with current strategic sites and therefore could never be delivered, this is at odds with paragraph 20 of the NPPF. See proposed changes.
- Core Policy 34 (additional employment land) should make reference to AONB policy that seeks to "conserve and enhance" to ensure the Core Policy is effective and consistent with national policy.
- Demonstrating that new sites would not undermine the delivery of strategic employment allocations puts a complex task on the development management. The requirement should be qualified only on sites of more than 1HA.
- Policy lacks clarity; No definition of what 'within principal settlements' means as settlement boundaries reflect residential development and not economic development.
- Does not define 'rural based business' in relation to criterion (iii). Need to clarify whether rural employment refers to type or location.
- Criterion vii is unnecessary and adds a significant restriction to rural businesses. It will also be unenforceable and is contrary to the NPPF and principles of the Core Strategy.
- Core policy 34 represents a 'get out of jail free' card for developers. Wording should be changed to stop developers putting forward repeated planning applications on land that has already been assessed and could undermine the deliverability of strategic sites.
- Policy does not allow for land adjacent to Market towns and thus potential Greenfield employment site would be excluded.
- Given that much of the county do not have strategic allocations it is important that other policies allow for economic growth.
- No clear guidance on how other DPD's will address employment opportunities and thus CS needs to provide this guidance.
- Para 6.13 attempts flexibility but is so heavily caveated that it will not encourage employers. Para 6.13 is inconsistent with tone of much of the CS and the NPPF. Paragraph 6.13 should be deleted.
- There remains a need to support small businesses within the Rural areas and this note seems somewhat reluctant and negative about the principle of this.
- iv. "are considered essential" is too narrow. How about "are considered beneficial" How can any small business in itself be considered essential?
- iv. "are considered essential" is too narrow. How about "are considered beneficial" How can any small business in itself be considered essential?
- The intention of Core Policy 34 is broadly supported as it will assist the effectiveness of the plan in directing employment development to allocated sites in the first instance.

However, it is considered that the wording of the policy is not effective as currently drafted and therefore objection is raised to the policy on this basis.

- Representations were submitted to the previous (August 2011) consultation suggesting that revisions be made to policy wording to confirm that: i, additional, unidentified land will not be released unless it is demonstrated that an existing employment or allocated site cannot meet the proposed need for employment land; ii, priority will be given to the delivery of the sites specifically identified in Core Area Strategies which have emerged following a detailed review of employment land needs and opportunities in each community area and an assessment of the suitability of the various sites which are available.
- The amendments are also considered to be consistent with the Wiltshire Workspace and Employment Land Review (December 2011) which recommends that Wiltshire Council should " prioritise the best sites in terms of commercial attractiveness and achievability " (paragraph 7.20) and should " monitor the take up of allocations in order to make allocation adjustments or implement intervention tools as necessary " (paragraph 7.21).
- The current drafting of Core Policy 34 represents an improvement on earlier drafting.
- With regard to development outside settlements, the identification of five criteria which must be satisfied before development will be supported and in particular Criterion (viii) which requires that such proposals " would not undermine the delivery of strategic employment allocations" is supported .
- The intentions of Policy 34 are also supported as it will assist the effectiveness of the plan in directing employment development to allocated sites in the first instance but provide an element of flexibility for additional sites to come forward, as required by paragraph 21 of the NPPF where such proposals are considered to be essential to the economic development of Wiltshire.
- The effectiveness of the policy would be improved by minor rewording as set out below. The changes proposed aid the clarity of the policy by differentiating the types of development which will be permitted (currently numbered bullets i - iv) from the circumstances in which they will be supported (currently numbered bullets (v - ix). The change also proposes that the word "exceptionally" be introduced to clarify that the development of additional employment land outside the Principal Settlements, Market Towns and Local Service Centres will be supported only in exceptional circumstances.
- The plan needs to recognise that employment opportunities extend in uses well beyond those defined by Use Classes B1, B2 and B8. This applies generally to the strategy of the Pre-submission document and specifically to the wording and supporting text of Core Policy 34 and Core Policy 35: Without this recognition the Pre-submission document could undermine the governments strategy for economic growth. The NPPF identifies economic development as including, but not limited to, those within the B Use Classes and the same position should be taken in the Core Strategy. This is particularly relevant in the current difficult and uncertain economic climate.
- Wiltshire Council should consult with other bodies e.g. local Chambers of Commerce, Town Councils etc as to what they consider to be the wider strategic interest of Wiltshire and where they should be sited.
- "Adequate infrastructure" does not go far enough and needs to be expanded. In towns with a railway station for example, this needs to include measures to encourage public rail transport of both employees and freight, especially in A350 corridor.

- There needs to be more emphasis on the need to develop existing brownfield sites before considering development on open rural green fields. Wiltshire Council needs to maintain a list of all the suitable brown field sites for development.

Core Policy 35 – Existing Employment Sites

- Support Core Policy 35 in respect of existing employment sites.
- Continued blanket protection of existing employment sites cannot be justified. This approach will result in large sites remaining un-developed and/ or units vacant. Remove reference to overall protection from Core Policy 35 (and linked Core Policy 8) and a more flexible approach adopted. The wording in the supporting text to Core Policy 35, setting out tests to determine whether the loss of employment can be justified, is sufficient to protect existing employment sites.
- Some concern about flexibility, but it seems to allow for relocating employment sites where existing areas are possibly not well connected.
- As in urban areas, the significance of employment sites and their value for both economic and social roles is just as important within a rural community where allowance should be made for suitable expansion of employment sites that may serve individual or groups of villages in the local area.
- The plan needs to recognise that employment opportunities extend in uses well beyond those defined by Use Classes B1, B2 and B8. This applies generally to the strategy of the Pre-submission document and specifically to the wording and supporting text of CP34 or CP35. There are clearly many more forms of activity and development that generate employment or which support it. Without this recognition the Pre-submission document could undermine the government's strategy for economic growth. (The NPPF identifies economic development as including, but not limited to, those within the B Use Classes and the same position should be taken in the Core Strategy. This is particularly relevant in the current difficult and uncertain economic climate.
- General support for this policy. However suggested new para 6.18: Where there is a change of use of existing employment sites or re-adjustment to modern business needs, any change of use planning application must have regard to improving the green infrastructure of the site and location. See comments for explanation.

CP36 – Economic Regeneration

- There is no mechanism for promoting brownfield sites outside the main settlements. Development on greenfield sites on the edge of settlements is inefficient and ineffective use of land. The core strategy does not encourage the effective use of land. Re-wording of core policy 36 suggested.
- Policy does not go far enough: greenfield sites should not be developed when there are brownfield sites available to accommodate appropriate development.
- Last sentence not clear, regeneration can be within town centres, in which case competition is good. Neighbourhood plans are mentioned. Should there be reference to SPD/DPD options.
- Of the three policy options identified, the identification of regeneration sites should not be limited just to urban areas if there are suitable opportunities within rural communities for regeneration activity.

- CPRE believes the Core Strategy does not sufficiently direct development to brownfield sites and town centres, lacking proactive policies, doing nothing to promote town centres in line with the NPPF, no focus on prioritising town centres over large green field extensions, no policies promoting offices in town centres, weak words such as 'support' instead of 'promote' or 'prioritise' not reflect NPPF requirement to plan positively, and no policy on more high density office space in town centres, especially on brownfield sites. CPRE requests the following; a policy promoting brownfield sites in town centres; explicit expression of the NPPF emphasis on town centre vitality; stronger words such as 'promote' and 'prioritise' instead of 'support'; much stronger promotion of Trowbridge town sites; policy promoting new offices and small scale employment in town centres; more emphasis upon revitalising existing trading estates and redeveloping MOD sites.
- New policy that promotes brownfield sites in town centres as priority places for development. This is sufficiently important that it should also be a Key Outcome. The section on Town Centre Vitality in the NPPF needs to be expressed in the Wiltshire CS. We want to see the Core Strategy promote Trowbridge town sites very much more strongly.
- Amend policy to allow development of brownfield sites outside of the Principal Settlements, Market Towns and Local Service Centres.

Core Policy 37 – Military establishments

- Policy must not constrain sites on edge of settlements particularly so consideration is given to future linkages to existing town centres.
- Core Policy 37 is not considered justified or consistent with national policy, i.e. NPPF. The requirement for all development to 'enhance the overall character of the site' appears unrealistic and almost an impossible standard to attain, except for major developments. Planning applications for non-military development on MOD sites should be considered on their merits with consideration to other policies of the plan and national policies and initiatives.
- MOD sites should have been assessed in the same way all other potential sites were. Insufficient weight given to sustainability issues, redundant MOD sites should only be redeveloped into housing when they meet criteria set out in NPPF.

Core Policy 38 – Retail and Leisure

Paragraph 6.25

- CS should define a Trowbridge Town Centre Boundary in line with NPPF requirements. The LPA should ensure that suitable sites are allocated to meet the full needs for retail and leisure uses.
- Identify secondary frontages and primary shopping areas on the Proposals map to be in line with the NPPF (para 23).
- Requiring a retail impact assessment for all schemes is unjustified and inconsistent with inspectors conclusions on the SWCS. It is over regulation. Rephrase CP38 to make it consistent with the threshold in the SWCS - 200 sqm gross.

Paragraph 6.27

- No justification for retail impact assessment for all new retail. Wording of 6.27 confirms that it deviates from NPPF guidance. Policy will also negatively impact on delivery of Core Policy 48.

CP38 – Retail and Leisure

- No evidence for requirement for RIA which conflicts with CP48 and does not accord with NPPF.
- Recently approved supermarket extensions show that council will not enforce this policy.
- Document is inconsistent, too long, obscured by detail and objectives/ aspirations not reflected in policies, e.g. no guidance in Core Policy 38 for enhancement of vitality or viability of town centres, despite sub-heading.
- The Council should reference the retail evidence base, the GVA report (March 2011), within the retail policies in the Core Strategy document.
- Although this proposed policy is to be welcomed, it is a bit like shutting the barn door after the horse has bolted.
- Good.
- Show primary and retail frontages on maps for clarity and insert reference to them in the policy text.
- Requiring a retail impact assessment for all schemes is unjustified and inconsistent with inspectors conclusions on the SWCS. It is over regulation. Rephrase CP38 to make it consistent with the threshold in the SWCS - 200 sqm gross.
- The Parish Council agrees with the general strategic objective to regenerate the town centre shopping areas but there is no explanation as to how these objectives will be realised. More attention is required to the approaches to the smaller Market Town centres and car parks. See comments for suggested new wording.

Core Policy 39 – Tourist Development

- Support for recognition of the importance of the tourism industry to Wiltshire's economy, for the inclusion of a specific policy in relation to tourist development, and for the Council's 'target' which seeks to "increase and improve facilities for sustainable tourism". Suggestions for specific changes to the text of core policy 39.
- Query whether a sequential assessment is necessary for all proposals for tourist development, of whether it would be better only to require such an assessment for major proposals.
- Good

CP 40 – hotels, bed and breakfasts, guest houses and conference facilities

- Criteria i is not justified and against competition policy.
- Core policy 40 should be expanded to state: 'Proposals for new hotels, bed and breakfasts, guesthouses or conference facilities within the Principal Settlements and Market Towns will be supported through the sensitive extension, upgrading and intensification of existing tourism accommodation facilities'.
- Unsure about the question of restricting competition in this policy, is this allowed if new proposals are just as well located as existing.

Changes Proposed to Core Strategy

a) Table of proposed changes

Extract relating to strategic objective 1 from the list of proposed changes at Appendix 11 to be inserted when finalised

b) Overview of Proposed Changes Not Made

Extract relating to strategic objective 1 from the summary of key issues raised that have not resulted in a proposed change identified in Appendix 13 to be inserted when finalised.

List of Consultees

Person ID	Full Name	Organisation Details
162663	Mr Ben Pearce	Consultant Land Development & Planning Consultants Ltd
382240	Rose Freeman	Planning Policy Officer The Theatres Trust
383127	Mrs Carol Hackett	Market Lavington Parish Council
383374	Mrs Mary Jarvis	Clerk Melksham Without Parish Council
389544	Simon Dring	Knight Frank Agent Badminton Estate
390145	Mr A Birch	Hallam Land Management
392322	Mr Frank Ellis	Hon Secretary/ Treasurer CPRE South Wiltshire
392504	Sir / Madam	Chippenham and District Chamber of Commerce & Industry
393877	Mrs King	
395460	Mr Tony Peacock	Coordinator The Showell Protection Group
397796		Bourne Leisure Ltd
399539	Jane Browning	Corsham Civic Society
402183	Jeffrey Thomas	Hartham Park
403912	Mrs Kirsty Gilby	Administrative Assistant Corsham Town Council
448984	Mr Cliff Whitley	Amesbury Property Company
449355	Mrs Jane King	
472647	Mr Andrew Lord	Planning Advisor North Wessex Downs AONB
538289	Mr Stephen Harness	Town Planner DIO (Ministry of Defence)
545820	Mr M Cole	Putney Investments Ltd
548988	Mr Roger Coleman	Secretary Trowbridge Community Area Future - Parish Councils Liaison Group
549156		Simul Consultants Ltd
550324		Copenacre Developments LLP
550903	Georgina Fairbrass	Corsham Chamber of Commerce
556091		Legal and General UK Property Trust
556491	De Vernon Trustees	De Vernon Trustees
556509		ING Real Estate
639841		The Sealy Farm Partnership

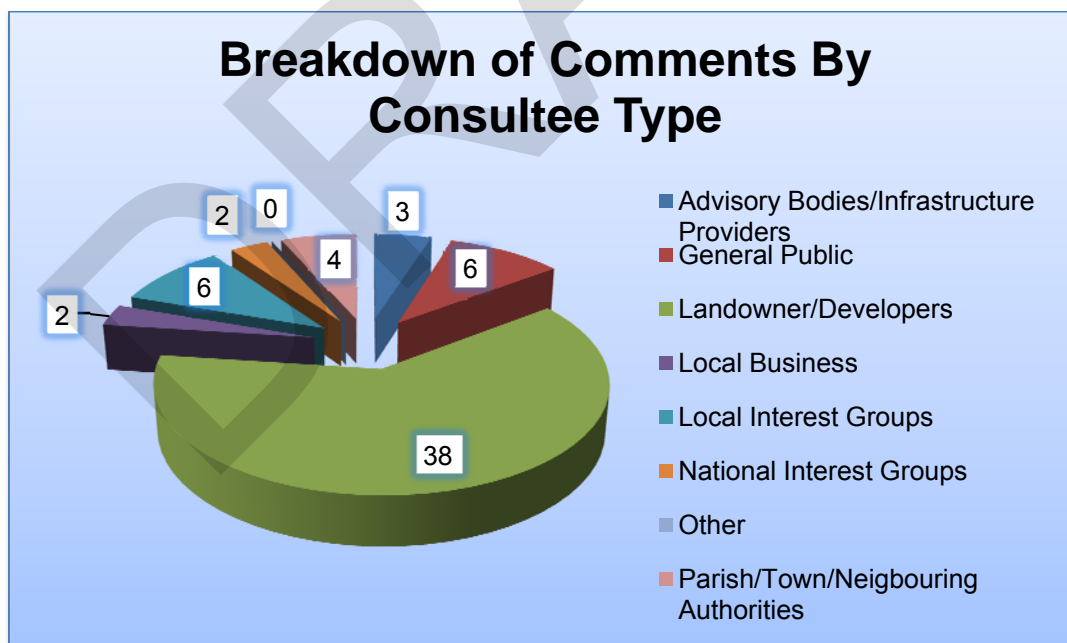
Person ID	Full Name	Organisation Details
640461		Zog Brownfield Ventures
640562	Mr Tom Jacques	Jacques Partnership
643744	Mr John Parry	Lovell Partnerships Ltd
646181	Berkeley Strategic Land Ltd	Berkeley Strategic Land Ltd
646289	Mr D Gibbons	
646406	Ms Christine Ide	Senior Town Planner Defence Infrastructure Organisation
646411	Mr Giles Brockbank	Hunter Page Planning Ltd
646767		Salisbury Site LLP
646820	Mr George McDonic	Network Against Wiltshire Sprawl
647880	Tony Wallace	
650700	Mr A P Hemmings	

Strategic Objective 2 - to address climate change

Statistics

Total Comments: 48

Total Consultees: 33



* Please note that some consultees have more than one categorisation which will affect the total number of comments shown in the graphic.

Summary of Main Issues Raised

Core Policy 41: Sustainable construction and low-carbon energy – general comments

- Some comments expressed support for the principle of Core Policy 41 (Urchfont Parish Council, Jacques Partnership, Chippenham and District Chamber of Commerce and Industry).
- Welcome that impact on viability of development will be taken into account.
- No mention in policy of the use of rainwater recycling or re-use of grey-water: SA includes management of water resources and flood risk and the use of these technologies will help fulfil the objectives.
- What system will be in place for evaluation and monitoring, and how will conditions be dealt with? Is there likely to be a requirement for preliminary assessments as to the likelihood of achieving these standards at planning application stage? Will officers be adequately skilled to make judgements on applications?
- Policy is more appropriate as part of a Development Management DPD: should be removed or simplified.
- Policy should be redrafted in accordance with the NPPF, and there should not be a deviation from the national policy position.
- The policy should be re-worded to make it firmer – at present it is too flexible and leaves loop holes. The statement about viability is too much of a get out clause for developers.
- Combined heat and power is not a low cost solution.
- The draft NPPF states that climate change is a key priority, but this does not come across in Core Policy 41.
- Supporting off-site renewable energy does not address the needs of specific sites. What does "allowable solutions" mean?
- The draft policy to be unsound: it fails to be justified in terms of an evidence base and whether it is appropriate when considered against the reasonable alternatives (i.e. reliance on Building Regulations) and presents a build cost burden which threatens the delivery of affordable housing.

CP41: first section - climate change adaptation

- Recognition of deciduous or broadleaf trees is welcome, but they have additional benefits for climate change (reducing the Urban Heat Island, improving air quality, and reducing the likelihood of surface water flooding) which should also be recognised.
- 'Encourage' is too weak and needs to be strengthened.
- The words 'as practicable' should be removed, and the policy should instead state 'This should be achieved by use of most if not all of the following means...'

CP41: second section - sustainable construction

- Urchfont Parish Council indicates that the commitment to require new homes to achieve certain levels of the Code for Sustainable Homes is welcome.
- Requirements to meet certain levels of the Code for Sustainable Homes would be strengthened if they were incorporated into the Building Regulations.
- Low carbon energy requirements will lead to developers panic building to meet the 2016 deadline.
- Need to remember that 80% of our 2050 housing need is already built.

- Inclusion of specific levels of the Code for Sustainable Homes is overly prescriptive and not flexible, and will undermine a 'fabric first' philosophy. Remove specific levels and target dates and replace with general wording that seeks the best level of sustainability on a site specific basis.
- Energy and sustainability are more appropriately controlled by the Building Regulations. Once established in a Core Strategy, there is little flexibility to deviate from the policy should the timetable change at the national level.
- No technical assessment has been undertaken by the council to demonstrate that the policy is deliverable or viable.
- Question the need to exceed forthcoming Building Regulations standards in terms of energy reduction.
- Amend to require sustainable design and construction in accordance with the future introduction of changes to the Building Regulations.
- Code for Sustainable Homes is voluntary and the Core Strategy should not impose mandatory requirements for new homes to meet code levels in set timeframes.
- Policy gives insufficient regard to the ability of smaller sites to achieve such code requirements.
- A Core Strategy policy containing locally specific carbon targets is not consistent with the NPPF.

CP41: third section - existing buildings

- Unclear whether retrofitting at whole street or neighbourhood level will be the responsibility of the developer or the council.
- Not sure why building integrated renewable or low carbon technologies are below remote low carbon across the board, the right solutions should consist of a balance according to circumstances and opportunities for building integrated systems should be taken where appropriate.

CP41: fourth section - renewable and low-carbon energy

- Persimmon and Ashton Park support that evidence will be required from developers in the form of a Sustainable Energy Strategy.
- Sustainable Energy Strategies will be provided for Rawlings Green Development at Chippenham, and the Ashton Park Urban Extension.
- Policy needs to be flexible rather than imposing zero-carbon standards from 2013 for developments of over 500 homes.
- Basis for assuming that developments over 500 units will be viable to meet zero carbon standards from 2013 is unclear. This is an extremely ambitious target.
- No evidence as to why higher standard of zero carbon by 2013 (for 500+ dwellings) is required and justified in Wiltshire.
- Zero-carbon target for developments of 500+ dwellings from 2013 should be reconsidered in the context of the NPPF.
- No justification for requirement to submit a Sustainable Energy Strategy.
- Viability of development should be considered.
- Policy will impact on viability of sites and delivery of affordable housing.
- Where a development cannot meet zero carbon standards, a 'low carbon' strategy should be proposed to set out the alternative.

- The threshold for major development to meet zero-carbon standards is too high: it should be much lower at 200-250 units. It is too easy with such a high threshold for developers to sell off or split up the sites into lower denominators to avoid the zero-carbon standards.
- Objection to proposed local standard which is much more onerous than the national approach set out in the NPPF.

Core Policy 42: Standalone renewable energy installations

- A number of comments specifically expressed support for Core Policy 42 (Urchfont Parish Council, BOA Property Ltd, Jacques Partnership, Chippenham and District Chamber of Commerce and Industry, Malaby Holdings Ltd).
- Support for specific consideration to care over AONB locations and settings. Wind turbine development can particularly be harmful to the landscapes and setting of the North Wessex Downs AONB.
- Current policies for renewable energy provision have failed: e.g. recent installations are private investments (not through ESCo's) and fail the Community payback opportunity.
- Policy does not cover energy from waste [mistaken understanding: energy from waste is covered by the policy].
- Policy should include a requirement that any wind turbine cannot be installed within 2,000 meters of a dwelling. It is essential that clear planning guidelines for the installation of onshore wind turbines are included in the policy.
- A criterion should be added to protect Best and Most Versatile Land (BVL) for food production: loss of agricultural land to energy crops has not been considered.
- Need to clarify that some renewable energy technologies require additional permissions over and above planning permission.
- Performance measure should equal 376 MW.
- Progress in Wiltshire to deliver renewable energy needs to be speeded up.

General comments on the way in which the Core Strategy addresses climate change

- Need to define 'sustainability'.
- Support for flexible mechanisms to address climate change, in line with the definition published by Central Government.
- The Core Strategy is unsound because the IDP does not mention the current and projected situation in regard to water resources in Wiltshire. Information on water resources is an essential pre-requisite for sound judgments on proposed housing figures and locations in the Core Strategy and for other significant development in the county.
- The sections in the Core Strategy on climate change should make reference to water shortage, which is frequently a direct result of climate change. There should be mention of the conflict between overburdened water resources and new homes and other development, notably in relation to abstraction from the River Kennet. There should also be a commitment to 'sustainable' water abstraction as a fundamental principle.
- Existing policy has failed to achieve a 'step change': but what is being proposed in its place?

- Emerging policy should reflect the findings of the Sir John Harmen commission, due to report back to Grant Shapps in the coming months.
- Core Strategy should refer to government's target to reduce emissions by at least 80% by 2050, and should clarify that the target for 2020 is 'at least' 34%.
- Agree that it is 'essential that large renewable decentralised energy technologies are developed', but the Council has no idea how and it leaving it totally to others.
- The Council should be taking a pro-active lead on community energy, not just seeing itself as a potential user 'anchor customer' and encouraging and supporting.
- The Council should be pro-active in terms of low-carbon development solutions, telling developers what is possible at a specific site.
- Renewable Energy Strategy has failed miserably despite its multi-agency background, simply because there was no real ownership and no road map that would trigger interventions.
- Council is liable to be fined due to poor emissions and low renewable activities.
- There should be a clear mandate that no development takes place in areas of any flood risk.
- Would like to see Wiltshire Council involving the community more in measures required to alleviate climate change - encouraging home food growing for example, to make older properties more sustainable, protecting existing allotment sites and making available new sites where possible, for use by local councils as allotments, not allowing development on high grade agricultural land.
- There should be proactive measures to reduce carbon emissions by using rail to move freight rather than congested roads.
- Deeply concerned that the further assessment required to find out if ground conditions in Wiltshire may be vulnerable to climate change has not yet been done.
- Comparatively few comments received in earlier rounds of consultation suggest that not enough consultation has been done on this important subject.

Changes Proposed to Core Strategy

a) Table of proposed changes

Extract relating to strategic objective 2 from the list of proposed changes at Appendix 11 to be inserted when finalised

b) Overview of Proposed Changes Not Made

Extract relating to strategic objective 2 from the summary of key issues raised that have not resulted in a proposed change identified in Appendix 13 to be inserted when finalised.

List of Consultees

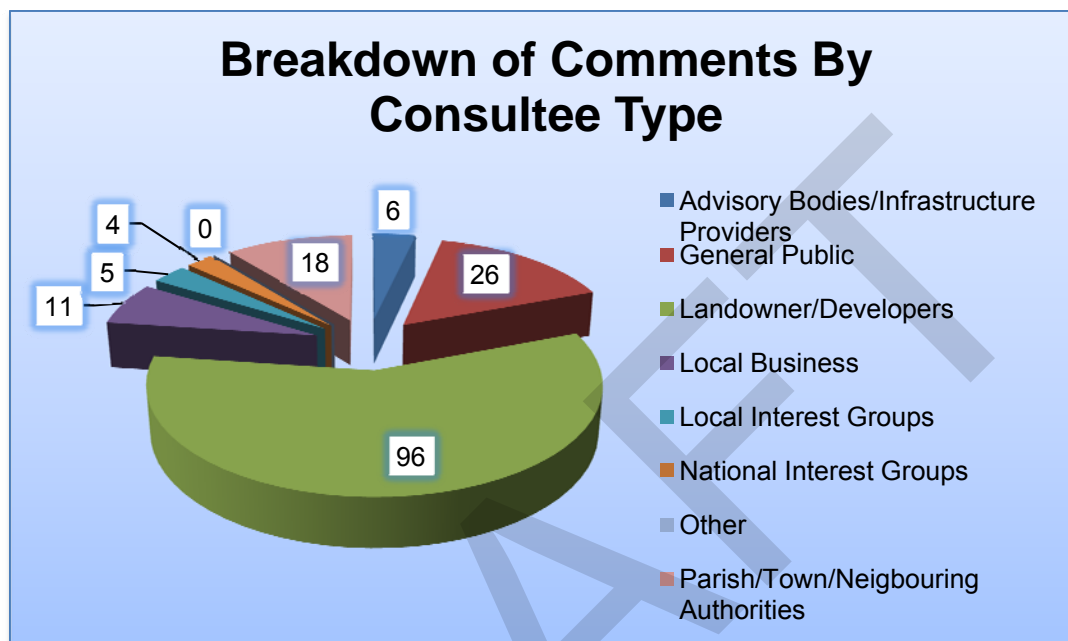
Person ID	Full Name	Organisation Details
378013	Mr Peter Barnett	
382348		North Chippenham Consortium - (Barratt Strategic, Heron Land and Persimmon Homes)
382797		Persimmon Homes
383374	Mrs Mary Jarvis	Clerk Melksham Without Parish Council
390590	Sir / Madam	Doric Developments (Bath) Ltd
390723	Mr George Goodwin	Keevil Parish Council
392322	Mr Frank Ellis	Hon Secretary/ Treasurer CPRE South Wiltshire
392504	Sir / Madam	Chippenham and District Chamber of Commerce & Industry
397779		BOA Property Ltd.
398006	Mr Nick Dowdeswell	Ashton Park, Trowbridge Ltd
399539	Jane Browning	Corsham Civic Society
402713	Mrs C Spickernell	
449363	Mr George McDonic	Chairman Campaign to Protect Rural England - Wiltshire Branch
472647	Mr Andrew Lord	Planning Advisor North Wessex Downs AONB
548624	Mr David Lohfink	C G Fry & Son
549174	Mr Justin Milward	Regional & Local Government Officer QWoodland Trust
549435	Mr Bob Lunn	Parish Clerk Urchfont Parish Council
550363	Karl & Myra Link	
556144		Bloor Homes Ltd
556382		Redcliffe Homes
556392		South West Housing Association Registered Providers (SWHARPs)
556400		Malaby Holdings Ltd
556438	MacTaggart & Mickel	Mactaggart & Mickel
556494		Holt Village Regeneration Ltd
558007	John McLean	Barratt Development Plc
637160	Mr Dave Pring	Planning Liason Technical Specialist Environment Agency
639452	Cllr Steve Oldrieve	
640461		Zog Brownfield Ventures
640562	Mr Tom Jacques	Jacques Partnership
640690	Cllr Jonathon Seed	
644496		Hallam Land Management & Bloor Homes
645443		Sovereign Housing Association
646767		Salisbury Site LLP

Strategic Objective 3 - to provide everyone with access to a decent affordable home

Statistics

Total Comments: 137

Total Consultees: 66



* Please note that some consultees have more than one categorisation which will affect the total number of comments shown in the graphic.

Summary of Main Issues Raised

Housing requirement

- Housing requirement does not adequately consider the supporting evidence. An alternative model should be employed which draws upon other variables.
- The plan period should be extended to 2031 resulting in the need to raise the overall housing requirement presented.
- The 'population led' approach will mean the number of new houses proposed is restricted in order to address the concern of out commuting, this will not only reduce the number of new homes but also the supply of affordable homes in the area. If the supply of new affordable homes does not keep in step with the intended economic growth it will fuel commuting contrary to objectives of the core strategy.
- Policy approach will stifle delivery and as a consequence put market housing prices up. The delivery of more homes will help make homes more affordable.
- Identify west of Swindon as a reserve site to introduce flexibility.

Viability

- Core Policy 45 should allow greater flexibility for viability.

- The policy should also consider market demand.
- More information is required on any approach to open book exercises. This should include information on acceptable profit margins.
- Strategy should seek to secure the maximum level of affordable housing (utilising 40% as a target), whilst taking into account individual site costs, the availability of public subsidy, S.106 requirements and other scheme costs.
- Approach in 2011 document more reasonable (25% for site over 5 dwelling and 40% for over 15).
- Open book viability assessments are most appropriate mechanism to decide affordable housing level.
- Affordable Housing Viability assessment is flawed not least due to lack of developer involvement and no true examples. 40% relates to numbers but means area in the study, thus even assuming all of site is developable land it should be nearer 30%.
- The amount of affordable housing required on smaller sites should be reduced due to viability concerns.
- The council should produce further guidance and information to assist in determining the viability of development proposals.
- Agree with the inclusion of flexibility in relation to viability within Core Policy 45.

Affordable housing

- Restricting supply will increase the need for subsidised housing.
- Support for CP43 but UPC suggest rather than imposing general policy the level of affordable housing should be a matter for consideration in the preparation of Neighbourhood Plans and be based on a local housing needs survey.
- Private landlords, Parish Councils and any other groups should be able to provide affordable housing. Limiting it to registered providers means local people lose out due to regulations and bureaucracy and does accord with localism.
- The affordable housing target should be 50%, not 40%, on sites of 5 or more dwellings.
- Policy should include a broad overview of affordable rent.

On site distribution of affordable housing

- Generally accept dispersal but this can be achieved by the inclusion of groups of affordable units within the overall layout. Total 'pepper potting' may not be desirable. Alternative Core Policy 43 Providing Affordable Homes (See Comments for wording).

Type and mix

- The type and mix of accommodation should be determined by the development industry.
- Details and specific requirements with regards to the type and mix should be detailed within a subsequent SPD.

Rural exceptions sites

- Restriction to 10 dwellings on exception sites appears unnecessary.
- Cross subsidy should be removed.

- Cross subsidy should be boosted.
- Greater account of viability needs to be considered.
- AONB unit consider that although this is a well meaning policy it is likely to be abused to raise land prices, expectation and even achieve house building in locations like sensitive parts of the AONB, where planning permission would never normally be granted. The removal of this policy is therefore recommended as it is already regarded as contrary to national policy.
- Concern is expressed cross subsidy will become the norm, rather than the exception, and increase landowners' expectations of the value of such sites, resulting in cross subsidy being required. However it is recognised that paragraph 54 of the NPPF supports this provision.

Meeting the needs of Wiltshire's vulnerable and older people

- Tenure mix should be provided within an affordable housing SPD.
- Extra care homes should not need to provide affordable homes.
- Viability assessment of C2 uses is required.

CP47 Traveller sites

Basis of targets

- Temporary permissions should be taken into account.
- Use of the Housing Market Area as a basis for targets is unclear. West and north Wiltshire should remain as separate areas as merging the two could lead to north Wiltshire's need being met in west Wiltshire.
- Target should be expressed as part of the overall housing figure and not identified separately.
- Basis of targets should not be the caravan count as this can be misleading.
- Policy should plan for years 11-16 as well to accord with new national policy.

Delivery

- Provision should be sought on strategic sites (1% of total suggested).
- Support for the extension to Thingley provided pressure on infrastructure taken into account.
- Sites should contribute to local infrastructure and services through Section 106.
- Criteria considered broadly consistent with new national policy.
- Clarify the role of the DPD – should not defer policy on location to this document.

Other

- Two reps of support.
- Changes between CP31 of consultation draft and CP47 of pre-submission draft impossible to follow.
- There is no essential need to locate Travellers in the countryside therefore should be located close to possible places of work and local facilities.
- Policy fails to define who qualifies as a Gypsy or Traveller.

- No new provision for Travelling showpeople needed in west Wiltshire since approval of a new site in 2007.
- Supporting text should be updated to refer to the latest guidance.

Changes Proposed to Core Strategy

a) Table of proposed changes

Extract relating to strategic objective 3 from the list of proposed changes at Appendix 11 to be inserted when finalised

b) Overview of Proposed Changes Not Made

Extract relating to strategic objective 3 from the summary of key issues raised that have not resulted in a proposed change identified in Appendix 13 to be inserted when finalised.

List of Consultees

Person ID	Full Name	Organisation Details
198565	Mr Malcolm Watt	Planning Officer Cotswolds Conservation Board
382348		North Chippenham Consortium - (Barratt Strategic, Heron Land and Persimmon Homes)
382751	Tom Pepperall	Lydiard Millicent Parish Council
382797		Persimmon Homes
383374	Mrs Mary Jarvis	Clerk Melksham Without Parish Council
387753	Sophia Thorpe	M J Gleeson Group plc
389494	Mrs Carol Hackett	Clerk West Ashton Parish Council
389544	Simon Dring	Knight Frank Agent Badminton Estate
389564		Wainhomes (South West) Holdings Ltd
390590	Sir / Madam	Doric Developments (Bath) Ltd
390996	Mrs J Jones	Staverton Parish Council
391246	Mrs M M House	Chapmanslade Parish Council
391685	Mr S de Beer	Planning Policy Bath and North East Somerset
392322	Mr Frank Ellis	Hon Secretary/ Treasurer CPRE South Wiltshire
392504	Sir / Madam	Chippenham and District Chamber of Commerce & Industry
392725		Crest Strategic Projects Limited & Redcliffe Homes Ltd
397085	Phil Hardwick	Robert Hitchens Ltd
397159	Francis Morland	
397779		BOA Property Ltd.
398006	Mr Nick Dowdeswell	Ashton Park, Trowbridge Ltd
402713	Mrs C Spickernell	
403912	Mrs Kirsty Gilby	Administrative Assistant Corsham Town Council
404453		Hills UK Ltd

Person ID	Full Name	Organisation Details
404474		Primegate Properties (Hooksouth) Ltd
448945	Mr Christopher Thorne	
449059	Mr C Walley	Resident Agent The Longford Estate
449363	Mr George McDonic	Chairman Campaign to Protect Rural England - Wiltshire Branch
466990	Mrs Shelley Parker	Town Clerk Cricklade Town Council
468168	Idmiston Parish Council	Idmiston Parish Council
472647	Mr Andrew Lord	Planning Advisor North Wessex Downs AONB
509230	Mr Harry Sedman	
535856	Mrs C Henwood	Clerk Heywood Parish Council
548930		Gleeson Strategic Land Ltd
548988	Mr Roger Coleman	Secretary Trowbridge Community Area Future - Parish Councils Liaison Group
549248	Mr Stephen Siddall	Councillor Holt Parish council
549435	Mr Bob Lunn	Parish Clerk Urchfont Parish Council
550263	Sarah Foster	
550870		Barratt Bristol
549066	CSJ Planning Consultants Ltd Unknown	Chippenham 2020
556098		HPH Ltd
556371	Mr C Cornell	
556382		Redcliffe Homes
556392		South West Housing Association Registered Providers (SWHARPs)
556400		Malaby Holdings Ltd
556438	MacTaggart & Mickel	Mactaggart & Mickel
556544	Mr John Owen	GreenSquare Group
556563	Sir D S Wills	
556596		Taylor Wimpey
556922	Emma Jones	Redcliffe Homes Ltd
557906	Mr & Mrs P Archer	
558007	John McLean	Barratt Development Plc
638848	Councillor Nigel Carter	Group Leader Devizes Guardians
640162	Mr Jamie Denman	
640461		Zog Brownfield Ventures
640562	Mr Tom Jacques	Jacques Partnership
640674		McCarthy and Stone Retirement Lifestyles Ltd
640703		Agent Hannick Homes and Developments Ltd
644492	Mr Tim Baker	Strategic Land Partnerships
644496		Hallam Land Management & Bloor Homes
645462	Tony Free	
645882	Messrs A & P Weston	
646214	Mr Justin Gardner	Justin Gardner Consulting

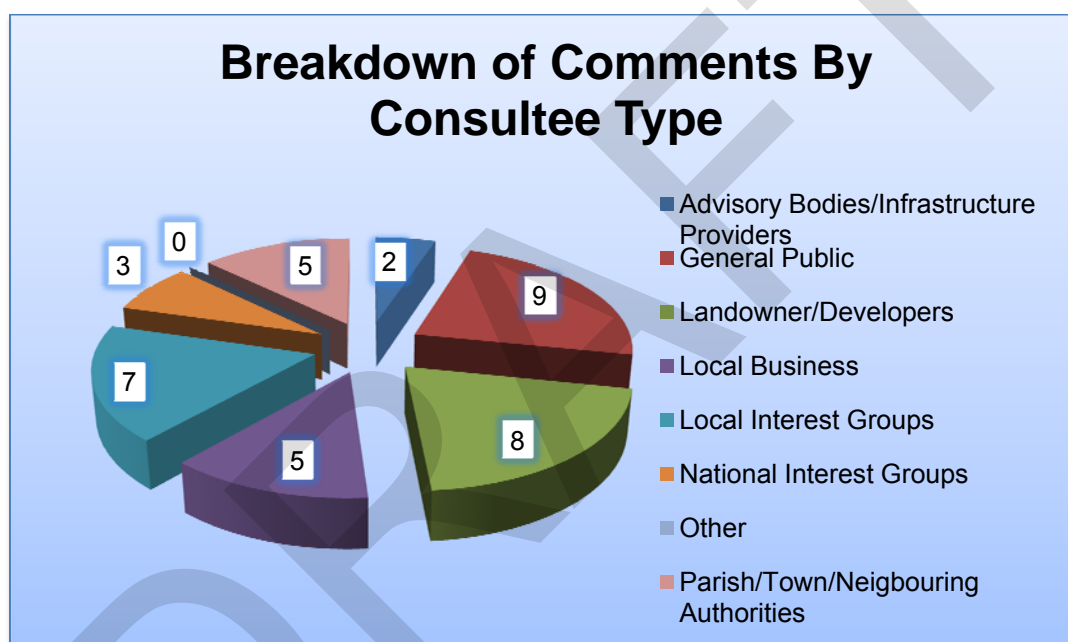
Person ID	Full Name	Organisation Details
646369	Mr Frenny Doe	
647394	Mr R P Coleman	Clerk Semington Parish Council
647559		GreenSquare Group Ltd
647975		Northcote Ryder Ltd

Strategic Objective 4: Strategic Objective 4: Helping to Build Resilient Communities

Statistics

Total Comments: 33

Total Consultees: 22



* Please note that some consultees have more than one categorisation which will affect the total number of comments shown in the graphic.

Summary of Main Issues Raised

General

- Provision of emergency service facility and infrastructure, and meeting halls and places of worship should be added to the list in paragraph 6.60.
- The need for further gospel halls and the increasing needs within the wider Christian population and other faith groups should be reflected in the policies.
- The need for suitable meeting halls and places of worship for genuine Faith groups and Churches in South Wiltshire should be included as important community facilities.
- By allocating only limited development in rural areas, many villages will experience population loss, continued out-commuting, loss of local services and businesses and lack of affordable housing. A reference should be included to the ability of new

development to facilitate the protection and enhancement of services and community facilities in rural settlements.

Core Policy 48: Supporting Rural Life

- Policy CP48 should not be restricted to agricultural or redundant buildings, all rural buildings should be considered in the policy.
- Amend wording to embrace all rural buildings without reference to 'redundant' or 'architectural merit'. Insertion of 'OR' between criteria (i) and (ii) and 'AND' between (ii), (iii), (iv) (v) and (vi).
- CP48 policy wording is not consistent with the policies contained within the NPPF section 3 'Supporting a prosperous rural economy'. The current wording is unsound and should refer to existing rural buildings without restricting the policy application to either redundant buildings or just agricultural buildings.
- NPPF demands a comprehensive and suitably flexible regime for the preference for re-use of existing rural buildings and previously developed land. Policy should be re-drafted and provide for redevelopment of previously developed land and existing buildings, including acknowledgement of residential reuse potential.
- Conversion of redundant buildings for meeting rooms and places of worship should be included.
- Buildings often need significant re-building particularly as part of conversion works to meet building regs. Re-word to 'the buildings contribute to their setting and will continue to do so with the modest extension or modification required'.
- Core Policy 48 should clearly state that where a redundant building is subject to a proposal for conversion, adaptation or replacement by a community building, it should be considered without causing it then to be used for residential or commercial development.
- There is a case for farm shops to be able, in some cases, to be in the form of new build rather than solely supported where they utilise existing buildings.
- The wording of the first section of this policy is inadequate to protect the countryside from inappropriate development. While the justification for dwellings for agricultural workers is well-known, there should be a similar set of criteria in respect of accommodation in the open countryside for other types of worker.
- CP48 omits any mention of an abuse of the concession being grounds for refusing permission when re-using rural buildings permitted via PD rights - this should be included.
- Include a reference to the ability of new development to facilitate the protection and enhancement of services and community facilities in rural settlements.
- Support is given to the policy seeks to support rural way of life through the promotion of modern agricultural practices, appropriate diversification of the rural economy, provision of local services and the sustainable growth of tourism sector.
- In rural areas exceptional quality or innovative dwellings should be allowed if justified for live work or to support existing community services.

Core Policy 49: Protection of Services and Community Facilities

- Support the policy but would like to see greater support for village shops and post offices and community ownership-led enterprise.
- The community ownership section of the policy needs to make clear local councils will be encouraged to set up local shops.
- No mention in Core Policy 49 of protecting community facilities in urban areas, only rural areas.
- Need to ensure policies cater for the need for further gospel halls and the increasing needs within the wider Christian population and other faith groups.

- Buildings which become vacant as a result of relocation should be treated as any other building for which planning permission is sought for conversion to a non-community use, such as employment or retail or any other appropriate use.
- The policy is unsound because it fails to involve or mention local councils as elected community leaders.
- The provision of community facilities in rural settlements is supported. However, a necessary condition for achieving this is provision for adequate development at these settlements. By allocating only a limited amount of new housing and jobs at the rural settlements in the Devizes Community Area, villages are likely to experience population loss, continued out-commuting, decline in local services and businesses and problems of housing affordability. The provision of adequate development at the rural settlements will allow the above issues to be addressed by means of planning obligations which can increase provision of, or ensure financial contributions towards, needed infrastructure, community facilities and services, educational facilities and affordable housing.
- Simply having a policy to resist market forces will not benefit the remaining facilities and will cause them to dilapidate; many pubs face closure unless they can significantly increase their trade. There is no chance that pub trade will return to previous levels and in the long term it is better to have fewer quality facilities. In settlements with multiple pubs a reduction in the number will cause minor inconvenience in terms of increased travel, but that is both a sustainable and natural solution to over capacity.
- Sport England encourages the shared use of sports facilities provided at school sites with the wider community.

Changes Proposed to Core Strategy

a) Table of proposed changes

Extract relating to strategic objective 4 from the list of proposed changes at Appendix 11 to be inserted when finalised

b) Overview of Proposed Changes Not Made

Extract relating to strategic objective 4 from the summary of key issues raised that have not resulted in a proposed change identified in Appendix 13 to be inserted when finalised.

List of Consultees

Person ID	Full Name	Organisation Details
162663	Mr Ben Pearce	Consultant Land Development & Planning Consultants Ltd
382240	Rose Freeman	Planning Policy Officer The Theatres Trust
383374	Mrs Mary Jarvis	Clerk Melksham Without Parish Council
389544	Simon Dring	Knight Frank Agent Badminton Estate
390707	Mr Gary Parsons	Sport England - South West
391131	Mr Tony Doyle	LPC (Trull) Ltd
392504	Sir / Madam	Chippenham and District Chamber of Commerce & Industry
395738	Mr P Pocock	The Down Gospel Trust
448786	Mr Jonathan Moffat	Trustee Salisbury Gospel Hall Trust
509230	Mr Harry Sedman	

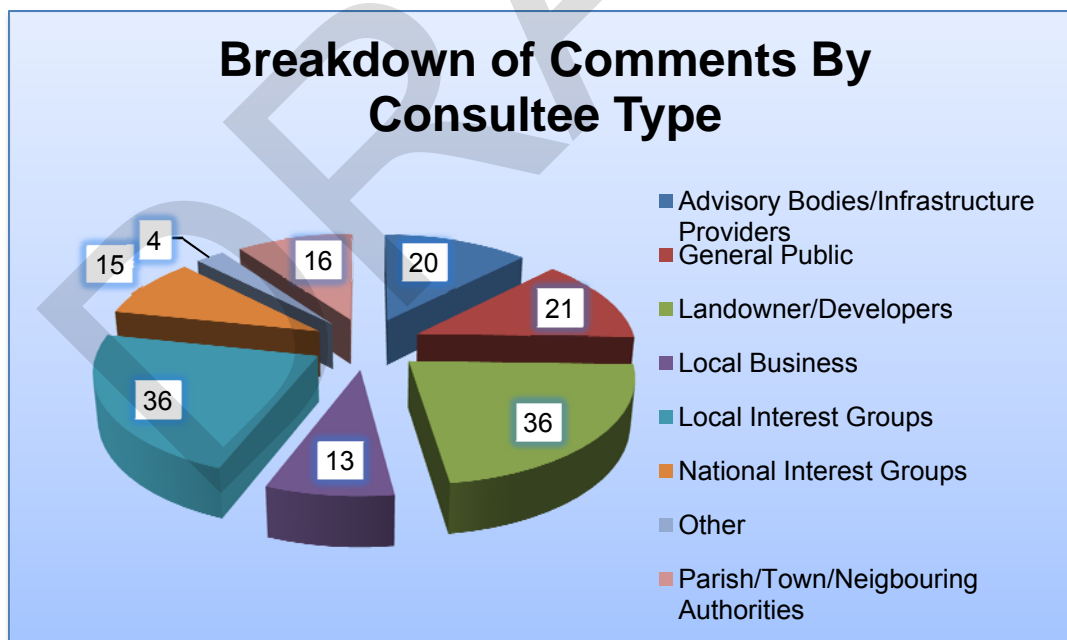
543400	Mr Alistair Caie	
549156		Simul Consultants Ltd
549435	Mr Bob Lunn	Parish Clerk Urchfont Parish Council
550903	Georgina Fairbrass	Corsham Chamber of Commerce
632170	Mr Scott Taylor	Station Manager Wiltshire Fire & Rescue Service
635979	Mr Simon Chambers	
640162	Mr Jamie Denman	
640562	Mr Tom Jacques	Jacques Partnership
644003	Mr Timothy Steedman	
645476	Michael Bromley Gardner	Charlton Parish Council
645626		Group West Ltd
647228	Harnham Gospel Trust	Harnham Gospel Trust

Strategic Objective 5 – protecting and enhancing the natural, historic and built environment.

Statistics

Total Comments: 127

Total Consultees: 51



* Please note that some consultees have more than one categorisation which will affect the total number of comments shown in the graphic.

Summary of Main Issues Raised

Overarching Comments

Water Framework Directive

- No mention of the WFD. Key outcomes need to be included to protect and improve the quality and quantity of water within the water sources.

River Avon

- The River Avon at Chippenham is a sustainable asset for the area and should be protected through a landscape scale approach.

CP50 – Biodiversity and Geodiversity

General Support

- Support for national and Wiltshire Biodiversity Action Plans.
- Welcome the opportunity to enhance biodiversity and deliver biodiversity gain through planning and development.

Statutory Sites

- Policy does not refer to Sites of Special Scientific Interest.
- Policy only refers to protection of certain European sites, but not all sites.
- Suggested amendment to policy wording in relation to Salisbury Plain and New Forest National Park SPAs.

Conservation Credits

- Policy needs expansion in relation to biodiversity off-setting and provision of green infrastructure on and off-site, and the creation of "receptor sites".

Policy is Too Detailed

- Policy is more appropriate as part of a Development Management DPD, policy does not meet the strategic objectives of a core strategy, therefore remove policy or simplify.

Developer Contributions Should be Reasonable and Proportionate

- The contribution must be proportionate to the impact and, if secured through a planning obligation / agreement, it must meet the tests of the CIL Regulations 2010.

Strengthen the Requirement for Ecological Enhancement

- Policy must address the need to preserve, restore or re-create priority habitats and the necessity of cross local authority working to be sufficiently robust.

CP51 – Landscape

General Support

- Support references to AONBs, their management plans and their setting.

- Agree that landscape plans have an important role to play in planning.

Protection of Agricultural Land

- There should be protection of agricultural land for food production.

Need to protect against coalescence

- Criteria iii of core policy 51 landscape is weak as it offers no protection against coalescence. Wording recommended to strengthen criteria iii.

Policy is Too Detailed

- Policy is more appropriate as part of a Development Management DPD, policy does not meet the strategic objectives of a core strategy, therefore remove policy or simplify.

Need to Strengthen Wording

- Suggest additional point is added - 'landscapes, green spaces and landscape features that make a valuable contribution to the character and amenity of a settlement'.
- Only requires aspects of landscape character to be 'considered'. This will not require a developer to deliver anything. Suggest replacing it with 'conserved and enhanced.'
- Concerned that target for landscape to 'minimise impact' is negative outcome, implying damage is acceptable. Suggest target is changed to 'conservation and enhancement of landscape character'.
- The first paragraph is too weak as a policy statement. It says development should not have an unacceptable impact upon the landscape and then says negative impacts must be mitigated as far as possible, thus in effect accepting detrimental landscape effects.

The Wording is Too Imprecise

- The reference to 'and any other relevant assessments and studies' is too imprecise and does not relate to the evidence base. It should be deleted.

Not in Conformity with NPPF

- It does not set out criteria against which proposals for any development can be judged and, instead, acts simply as a checklist setting out a number of different considerations.

Protection of AONBs

- Natural England is very concerned that the council has not demonstrated that it has adequately considered the impacts on designated landscapes in writing its policies, in line with the Countryside and Rights of Way Act 2000 and the NPPF, paragraph 115.
- How is Wiltshire Council going to protect the AONBs?

CP52 – Green Infrastructure

General Support

- B&NES supports the approach that Wiltshire is taking to Green Infrastructure which is complementary to Policy CP7 of the B&NES Core Strategy and the emerging B&NES Green Infrastructure Strategy.
- Agree that Green Infrastructure plays an important role in ensuring that development proposals on previously undeveloped sites, provide a sufficient links to connect the site with existing green spaces and provide linear spaces which assist in leisure and

recreation opportunities as well as facilitate the safe movement of wildlife through the development.

- The Ashton Park Urban extension will include extensive green infrastructure provision.
- Crest and Redcliffe support this policy which seeks to utilise and build upon green infrastructure in the area.
- The Parish Council generally supports this Policy but we would like to see stronger protection for existing hedgerows.
- Support as opportunity to deliver the preservation, restoration and re-creation of priority habitats and ecological networks, with particular reference to native woodland protection, restoration and expansion.

Strengthen wording

- Developers should need to do more than identify opportunities. Should be amended to read 'identify and provide opportunities to enhance and improve...'
- The Parish Council objects to the word "unavoidable" in Policy 52, paragraph 3 as this is too subjective.

Assessment / enhancement of offsite GI

- Assessment of existing GI should be limited to 'on site' GI and not 'around the site'.
- The policy should not seek to require the developer to retain and enhance off-site land, around the site. There are practical and financial problems to deliver this aspiration (NPPF para39) and policy should be amended accordingly.
- Whilst there is no dispute that an audit of green infrastructure should be undertaken for a site, the policy should not seek to require the developer to retain and enhance off-site land, around the site. There are practical and financial problems to deliver this aspiration which is inconsistent with national policy (NPPF).

Policy is Too Detailed

- Policy is more appropriate as part of a Development Management DPD, policy does not meet the strategic objectives of a core strategy, therefore remove policy or simplify.

Evidence base

- The NPPF requires planning policies to be based on up-to-date assessment of the need for open space, sport and recreation facilities and opportunities for new provision.
- Natural England urge the council to develop Wiltshire Open Space Standards as a matter of priority.
- Natural England urges the council to develop the Wiltshire Green Infrastructure Strategy as a matter of priority.

Coalescence

- A green belt should be identified to prevent the coalescence of Swindon and villages to the west of Swindon.

Definition of Green Infrastructure

- Full explanation of the term 'green infrastructure' is needed at the beginning of this section and in the glossary to the DPD in order to justify use of the term and to make it understandable.

CP53 – Wilts and Berks and Thames and Severn Canals

General Support

- Support CP53 and restoration of the Wilts & Berks Canal and safeguarding of the historic route.

Recognition of Canals for Sustainable Transport

- Role of canal towpath as a sustainable transport route should be recognised.

Saved Policies for K&A Canal Are Out of Date

- Development on K&A Canal is scheduled to be managed by ineffectual out-of-date policies and documents.
- New policy should be based on TCPA guidance on Inland Waterways.

Loss of Community Facilities

- Concerned to ensure that where the alignment results in the loss of an existing community facility or a site for a planned new facility, there will be a guarantee that this facility will be replaced elsewhere and the community will not be worse off financially as a result.

Need to Balance Users' Needs

- Significant concerns exist over conflicts between the different users of the K&A canal. Mention should be made to balance the needs of the different users (ie live-aboards, tourism and recreational users) and to coordinate this policy with other authorities through which the canal travels.

CP53 – Wilts and Berks and Thames and Severn Canals

General Support

- Support CP53 and restoration of the Wilts & Berks Canal and safeguarding of the historic route.

Recognition of Canals for Sustainable Transport

- Role of canal towpath as a sustainable transport route should be recognised.

Saved Policies for K&A Canal Are Out of Date

- Development on K&A Canal is scheduled to be managed by ineffectual out-of-date policies and documents.
- New policy should be based on TCPA guidance on Inland Waterways.

Loss of Community Facilities

- Concerned to ensure that where the alignment results in the loss of an existing community facility or a site for a planned new facility, there will be a guarantee that this facility will be replaced elsewhere and the community will not be worse off financially as a result.

Need to Balance Users' Needs

- Significant concerns exist over conflicts between the different users of the K&A canal. Mention should be made to balance the needs of the different users (ie live-aboards, tourism and recreational users) and to coordinate this policy with other authorities through which the canal travels.

CP54 – Cotswold Water Park

General Support

- Good

Core Policy 57: Ensuring high quality design and place shaping

- The specific detail contained within the policy should be considered within a subsequent SPD / DPD rather than within the core strategy.
- Policy is considered more appropriate as part of a development management development plan document (or SPD) as the policy will not help meet the strategic objectives of the core strategy. Therefore policy should be removed or simplified.
- Core Policy 57 is too detailed which will make it difficult to apply. The subsections of the policy should therefore be simplified and consolidated.
- Support the objectives and approach of Core Policy 57. However, it would be helpful for certain terms to be clarified such as 'sustainability' and 'exceptional/high quality design'.
- Policy approach is excellent along with all supporting sections. However, concern over how a number of specific terms will be interpreted including 'complementary to the locality' may be interpreted, and 'effectively integrate the building into its setting'.
- Agree that in order to ensure the proper planning and phasing of a major site (particularly previously undeveloped areas), these proposals should be based upon a design brief / master plan which should be agreed prior to the submission of the planning application.

Core Policy 58: Ensuring the conservation of the historic environment

- Core Policy 58 should be extended to include reference to the alteration and extension where appropriate of redundant and under-used historic buildings and areas.
- Paragraph 4 of Core Policy 58 is misleading and therefore unjustified in that there is no caveat as to whether or not exploitation of benefits would be both appropriate and sensitive in nature.
- The Plan fails to positively address Wiltshire's heritage assets at risk. There is no indication of an intention to continue to carry out at risk surveys in future to ensure there is an understanding of what is 'at risk' nor a clear strategy in response to those assets at risk.
- Core Policy 58 requires the inclusion of a reference to registered battlefields. Also the reference to setting at i, iii, iv, v appears to be superfluous.
- Clarity needs to be provided regarding the scope, purpose and timing of the additional guidance to aid the application of Core Policy 58 otherwise it may not come to fruition.
- Reference to the protection of the World Heritage Site within Core Policy 58 should include reference to the protection of setting.

Core Policy 59: The Stonehenge, Avebury and Associated Sites World Heritage Site

- Core Policy 59, as it stands, is incomprehensible. The wording of the Policy also indicates that the obligation under the World Heritage Convention is either misunderstood or inconsistently expressed.
- Core Policy 59 does not clearly express an understanding of Outstanding Universal Value (OUV). OUV is an abstract concept that cannot be managed. The policy emphasis should be upon the protection of the site and its setting rather than OUV.

Changes Proposed to Core Strategy

a) Table of proposed changes

Extract relating to strategic objective 5 from the list of proposed changes at Appendix 11 to be inserted when finalised

b) Overview of Proposed Changes Not Made

Extract relating to strategic objective 5 from the summary of key issues raised that have not resulted in a proposed change identified in Appendix 13 to be inserted when finalised.

List of Consultees

Person ID	Full Name	Organisation Details
162663	Mr Ben Pearce	Consultant Land Development & Planning Consultants Ltd
198565	Mr Malcolm Watt	Planning Officer Cotswolds Conservation Board
376324	Mrs Jane Hennell	Area Planner British Waterways
382216	Charles Routh	Planning and Local Government Natural England
382797		Persimmon Homes
383374	Mrs Mary Jarvis	Clerk Melksham Without Parish Council
389544	Simon Dring	Knight Frank Agent Badminton Estate
389623	Mrs Shirley Bevington	Clerk Purton Parish Council
390707	Mr Gary Parsons	Sport England - South West
390723	Mr George Goodwin	Keevil Parish Council
391685	Mr S de Beer	Planning Policy Bath and North East Somerset
392504	Sir / Madam	Chippenham and District Chamber of Commerce & Industry
392725		Crest Strategic Projects Limited & Redcliffe Homes Ltd
394763	Mr M Woods	Etchilhampton Parish Council
396050	Peter Willis	Lydiard Tregoz Parish Council
397796		Bourne Leisure Ltd
398006	Mr Nick Dowdeswell	Ashton Park, Trowbridge Ltd
402713	Mrs C Spickernell	
403792	Rohan Torkildsen	English Heritage

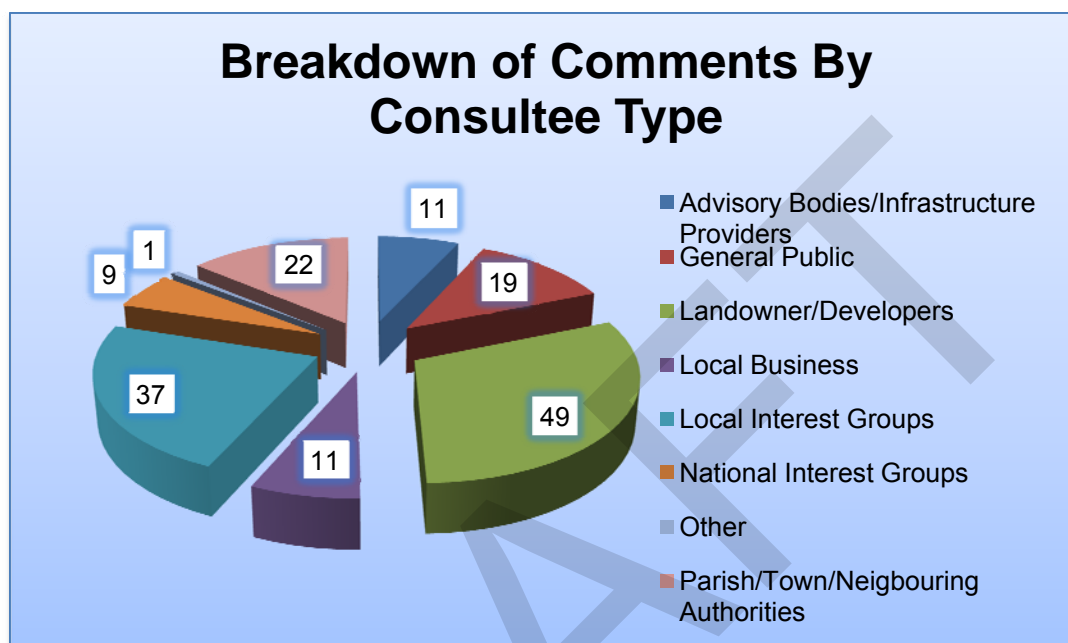
Person ID	Full Name	Organisation Details
406262	Margaret Willmot	Hon Secretary Salisbury Campaign for Better Transport
439132	Marilyn Mackay	
446930	Mr G Tomsett	
448786	Mr Jonathan Moffat	Trustee Salisbury Gospel Hall Trust
449363	Mr George McDonic	Chairman Campaign to Protect Rural England - Wiltshire Branch
463097	Neville Nelder	
472647	Mr Andrew Lord	Planning Advisor North Wessex Downs AONB
487991	Mr Patrick Kinnersly	White Horse Alliance
536200	Mr Jim Sherry	
545197	Mr Simon Coombe	Chairman Limpley Stoke Parish Council
549174	Mr Justin Milward	Regional & Local Government Officer QWoodland Trust
549435	Mr Bob Lunn	Parish Clerk Urchfont Parish Council
549769	Dr Kate Fielden	Vice-Chairman The Avebury Society
550363	Karl & Myra Link	
550556	Mr Kevin Burnside	Friends of Woolley
550903	Georgina Fairbrass	Corsham Chamber of Commerce
556113	Mr Richard Burden	Landscape and Planning Advisor Cranborne Chase & West Wiltshire Downs AONB
556144		Bloor Homes Ltd
556401	Robert Niblett	Planning Officer Gloucestershire County Council
556438	MacTaggart & Mickel	Mactaggart & Mickel
556544	Mr John Owen	GreenSquare Group
556587		Gleeson Strategic Land
558007	John McLean	Barratt Development Plc
630951	Mrs Paula Amorelli	West Berkshire Council
637160	Mr Dave Pring	Planning Liason Technical Specialist Environment Agency
640562	Mr Tom Jacques	Jacques Partnership
640682	Mr. Robert Gillespie	Managing Director Environment Bank Ltd
642854	Ms Meril Morgan	Arts Development Officer
644503	Mr Simon Coombe	Valley Parishes Alliance
644628	Stephen Davis	Head of Conservation Policy Wiltshire Wildlife Trust
645912	Mr Kevin Light	Committee Member Action for the River Kennet
646767		Salisbury Site LLP

Strategic Objective 6 – to ensure that essential infrastructure is in place to support our communities.

Statistics

Total Comments: 120

Total Consultees: 50



* Please note that some consultees have more than one categorisation which will affect the total number of comments shown in the graphic.

Summary of Main Issues

Core Policy 60

- Purton waste site is not most efficient or sustainable for transport and does accord with overall stated policy.
- Policies 60 & 66 both make reference to a Local Transport Plan large parts of which have still not been delivered.
- The LTP is not complete and a number of strategies are outstanding.
- Improving journey time reliability is only achievable in the short term and conflicts with the sustainable transport aims.
- Core Policy 60 should also recognise that in relation to tourism uses, there is often no feasible alternative to the private car, for reaching more remote areas.
- Policy too weak to tie in with stated objectives and deliver a major modal shift. Transport analysis should look at issues and options for buses, rail and integration of modes for the area. Introduce a policy for public transport rather than 'sustainable transport'.
- Policy should include the re-opening of railway stations.
- Proposals for Chippenham are contrary to bullets iii. and vi.
- Policy is more appropriate as part of a Development Management DPD.

- Restricting the amount of housing to address out commuting can severely limit funding for sustainable transport. Also need to consider locations with a reasonable chance that a bus service will be used by residents and that a service can continue after legal agreements have ceased.
- This Policy is not precise or meaningful in terms of its objectives, method or monitoring and is too vague to be convincing.
- Agree that developments should be located in the most sustainable locations, however, in applying this approach considerations should also be paid to the appropriateness of developing sites that will take advantage of employment, shopping and service facilities that may be located in adjoining authorities. In this respect the importance of Swindon to the eastern fringe of North Wiltshire cannot be ignored as by reason of its close proximity, size, combined with the existing level of employment and service opportunities mean it is already a significant centre.

Core Policy 61

- Policy TR14 of Salisbury District Plan has been deleted without reference to the policy that allegedly replaces it. Policy TR14 or equivalent should be reinstated.
- The policy wording is not justified as does not refer to the reuse of buildings and therefore will not be effective. The wording does not comply with the provisions of NPPF.
- Concern re transport proposals at J16.
- Policy fails to address the layout of new development, which persists to be car based with distributor roads. Re-word policy to promote good walking and cycling environment etc.
- ii. should include reference to safe access to the rail network as well as to the highway network.
- May be more appropriate to provide offsite waiting than on site facilities to meet worst case scenarios, particularly for town centre locations where the quality of the public realm is the primary concern.
- Unsure of implications of this policy, particularly the operation of the hierarchy as set out in relation to fundamentally different needs, where meeting one level of the hierarchy does not necessarily have any impact on the needs to meet requirements for other levels.
- We welcome the objective to reduce the need to travel and encourage the use of sustainable transport alternatives. However, where a contribution is sought towards transport improvements it must be set out in a planning obligations DPD which is examined as part of the LDF process, and / or meet the tests of the CIL Regulations 2010.
- There needs to be provision in the design of road layouts, especially in villages, for parking in front of village facilities (such as shops and post offices).
- Core Policy 62.
- The 'national primary route network' and 'built up areas' are not been defined in the Core Strategy. Clarification of the terminology is required.
- Developers should be allowed to use contributions more flexibility to improve cycle and pedestrian networks beyond the development site.
- This policy appears to conflict with the proposals for Chippenham.
- In order to ensure the construction and operation of the transport network it will be appropriate to pool funding from a number of developments.

Core Policy 63

- CP63 and/or the supporting text needs to be amended to make reference to the Options Assessment Report and conclusion of 'Radical' transport option as specified in the inspectors report.
- References to the Salisbury Transport Strategy need to be re-instated in the Wiltshire Core Strategy document.
- CP states that a package of transport measures will be identified in Salisbury and delivered through developer contributions. None of these appears in the template for the strategic sites, without explicit reference to Salisbury Transport Plan contributions will not be able to be sought.
- Indicators provided in the CP63 are inadequate. More meaningful indicators are found both in the SWCS, and also referred to in the Salisbury Transport Strategy Options Assessment Report. Change - A proper set of metrics are needed to measure the success of a Salisbury Transport Strategy, and the other Area Transport Strategies.
- Policy should not only relate to the principal towns, but should also relate to the market towns, and should include reference to improvements to rail transport.

Core Policy 64

- Standards should reflect needs of rural areas with poor public.
- Business owners should not be compelled to charge for such spaces.
- Concerned about the preference to use unallocated communal car parking. Car parking that is not attributed to and separated from an individual property could result in potential crime and community safety issues.

Core Policy 65

- Plan does not properly address cross boundary movement of goods/ freight.
- Thingley Junction should be mentioned as an example of a site which should be safeguarded.
- There needs to be a modal shift towards getting more large volumes of freight on to rail and water transport.

Core Policy 66

- Add Westbury railway station to list of stations to be improved.
- Options evaluated in SA are poor quality.
- Improving journey time reliability is only achievable in the short term and conflicts with the sustainable transport aims.
- Wiltshire and B&NES need to work together and take an integrated view of the options, benefits and problems associated with managing HGVs from Southampton to the M4.
- Description of transwilt rail line is missing. Should mention joint working with West of England Partnership on transport.
- The inclusion of Corsham railway station is welcomed.
- Greater emphasis for the need for railway station at RWB especially in relation to developments at Lyneham.
- More detail about proposals should be in policy. Unhappy at pressure being exerted by Swindon from development and design.

- Add Westbury railway station to list of stations to be improved.
- Policy is more appropriate as part of a Development Management DPD.
- It is considered that the policy should be amended to make reference to the proposed access off the A350 to serve land at Showell Farm.
- There is concern that Melksham Station is being put in the same category as Corsham and Wootton Bassett even though the latter two towns do not actually have railway stations as yet.

Managing Development and Flood Risk

- There should be a general presumption in favour of locating all new development outside of critical flood zones (i.e. flood zones 2 and 3). Core Policy 67 should make this absolutely clear.
- The risk of flooding should be viewed as part of a range of planning considerations rather than an absolute constraint.
- Core policy 67 is too detailed and should be included in a Development Management DPD.

Water Resource Management

- Core Policy 68 offers little or no support for the protection of water resources in the River Kennet.
- Core Policy 68 does not offer the level of restraint required to limit over abstraction in the River Kennet catchment. Towns like Marlborough should not be permitted to grow without first ensuring the issue of water supply is robustly addressed.
- In a more general sense, the Core Strategy is un-sound because it fails to adequately and sustainably address the issue of water supply / security.
- Core Policy 68 fails to address the requirement that **all** development should present water efficiency measures. The policy should be amended through deletion of the phrase "Non-residential..."

Water Resources and Protection of the Environment

- Core Policy 68 acknowledges that many of Wiltshire's rivers are over abstracted and that this is likely to be exacerbated due to climate change. This trend cannot be allowed to continue.
- Core Policy 69 should provide the same level of protection to the River Kennet SSSI as that afforded to the River Avon SAC.
- Core Policy 69 is too detailed and should appear in a Development Management DPD.
- Core Policy 69 must be re-drafted to fully comply with the rigour of the Habitats Directive and the requirements of the Appropriate Assessment regime.

Water Resource Management and Overall Levels of Growth

- In order to deliver a sustainable level of growth, the Plan should reduce the projected housing and employment land quantum in order to ensure that water resources and natural systems are not compromised.

- The Plan is not supported by evidence to prove that water supplies can be delivered to support growth in a sustainable manner.

Changes Proposed to Core Strategy

a) Table of proposed changes

Extract relating to strategic objective 6 from the list of proposed changes at Appendix 11 to be inserted when finalised

b) Overview of Proposed Changes Not Made

Extract relating to strategic objective 6 from the summary of key issues raised that have not resulted in a proposed change identified in Appendix 13 to be inserted when finalised.

List of Consultees

Person ID	Full Name	Organisation Details
162663	Mr Ben Pearce	Consultant Land Development & Planning Consultants Ltd
382216	Charles Routh	Planning and Local Government Natural England
382551	Mollie Groom	NORTHERN COMMUNITY AREA PARTNERSHIP
382751	Tom Pepperall	Lydiard Millicent Parish Council
382797		Persimmon Homes
383374	Mrs Mary Jarvis	Clerk Melksham Without Parish Council
389778	Anne Lock	Corsham Station Campaign
390289	Mr Michael Townley	Clerk Batheaston Parish Council
391073	Mr Lance Allan	Town Clerk Trowbridge Town Council
391359	Mrs V Osborne	North Wraxall Parish Council
391717	S Walls	
392322	Mr Frank Ellis	Hon Secretary/ Treasurer CPRE South Wiltshire
392504	Sir / Madam	Chippenham and District Chamber of Commerce & Industry
396050	Peter Willis	Lydiard Tregoz Parish Council
397159	Francis Morland	
397796		Bourne Leisure Ltd
398006	Mr Nick Dowdeswell	Ashton Park, Trowbridge Ltd
399386	Sir / Madam	Crest Strategic Projects Limited
402713	Mrs C Spickernell	
402716	Councillor Richard Gamble	
403912	Mrs Kirsty Gilby	Administrative Assistant Corsham Town Council
406262	Margaret Willmot	Hon Secretary Salisbury Campaign for Better Transport
438065	Mr Neil Massie	Planning Officer Hampshire County Council

Person ID	Full Name	Organisation Details
439132	Marilyn Mackay	
448827	Mr S Petty	
449363	Mr George McDonic	Chairman Campaign to Protect Rural England - Wiltshire Branch
466447	anlezark	Hon Membership Secretary Cycling Opportunities Group for Salisbury(COGS)
466498	Campaign for Better Transport JD Raggett	Coordinator Campaign for Better Transport, Bristol and Bath Travel to Work Area
466990	Mrs Shelley Parker	Town Clerk Cricklade Town Council
472647	Mr Andrew Lord	Planning Advisor North Wessex Downs AONB
535856	Mrs C Henwood	Clerk Heywood Parish Council
545197	Mr Simon Coombe	Chairman Limpley Stoke Parish Council
545844	Mrs Beverley Cornish	Clerk Downton Parish Council
549066	CSJ Planning Consultants Ltd Unknown	Chippenham 2020
549410	Ms Sheila Glass	Chairman Ramsbury & Axford Parish Council
549769	Dr Kate Fielden	Vice-Chairman The Avebury Society
550903	Georgina Fairbrass	Corsham Chamber of Commerce
556144		Bloor Homes Ltd
556438	MacTaggart & Mickel	Mactaggart & Mickel
558007	John McLean	Barratt Development Plc
637160	Mr Dave Pring	Planning Liason Technical Specialist Environment Agency
639687	Mrs Meghann Downing	Highways Agency
640175	Mr. Nigel Bray	Branch Secretary Railfuture Severnside
640562	Mr Tom Jacques	Jacques Partnership
644503	Mr Simon Coombe	Valley Parishes Alliance
644628	Stephen Davis	Head of Conservation Policy Wiltshire Wildlife Trust
644958	Mr Brian Smith	
645912	Mr Kevin Light	Committee Member Action for the River Kennet
646246	Ruth Hawley	
646767		Salisbury Site LLP

Appendix vii)

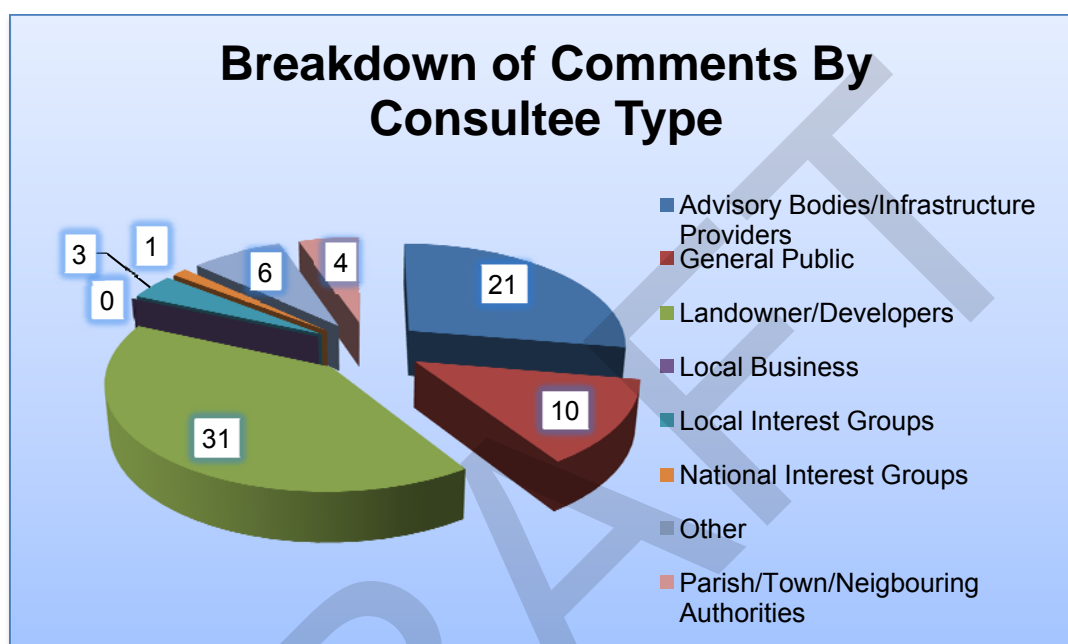
Pre-Submission Consultation Summary of Issues - appendices

Appendix A - development templates

Statistics

Total Comments: 61

Total Consultees: 29



* Please note that some consultees have more than one categorisation which will affect the total number of comments shown in the graphic.

Summary of Main Issues Raised

General

- The development templates have not been to formal public consultation.
- Welcome that strategic allocations will be brought forward through a master planning process agreed between the community, LPA and the developer.
- Clarification needed that if the community identify further requirements not set out in the development templates then these must also be considered.
- The Core Strategy includes only a brief generic reference to instances where sites will affect heritage assets, including their setting, and features of archaeology of significance. This should be revised to reflect national planning policy more fully, particularly paragraphs 169 and 170 of the NPPF.
- 40% affordable housing might not be achievable. All provisions and contributions should be subject to viability. Development templates should be revised to reflect this or it should be an upper limit. The SHMA is only a snapshot in time and it is not necessarily the case that new urban extensions should seek to replicate the precise proportions.
- In the development templates for land at Salisbury Road, Marlborough and land west of Warminster the capacity of the AONB's to produce sustainable wood fuel should be considered.

Rawlings Green, East Chippenham Strategic Site

- Use: 6 hectares of employment land, 700 houses, community facilities and open space.
- Key Objectives: should include reference to delivery of open space.
- Affordable housing requirement should be 'up to 40%' and text should include reference to market demand.
- Suggestion that the reference to employment development coming forward in advance of further residential development should be removed.
- Remove reference to delivery of railway bridge in conjunction with North Chippenham site.
- Suggested changes in relation to employment provision, including amending to cover all relevant use classes and to include reference to demand and viability.
- Physical requirements: suggested changes to the text in relation to drainage, water, sustainable drainage, SFRA, sewerage, Groundwater Source Protection Zone, and overhead power lines requirements.
- Suggested changes to the text in relation to transport infrastructure, road link, public transport connectivity and pedestrian and cycling links, improvement to the local rights of way network, financial contribution for police, fire, ambulance and GP uses, financial contributions towards secondary provision, financial contribution towards library provision, and open space requirements.
- Suggested addition of a new bullet point in relation to off-site cemetery provision.
- Suggested changes to text in relation to public footpath, riverside park, open space, and long term management plan for open space requirements.
- Suggested changes to text in relation to ecology requirements.
- Suggested changes to text in relation to the master planning process.
- Additional suggested minor changes to text for clarity.

South West Chippenham Strategic Site

- Ensure that delivery of employment land is not overly burdened by contributions.
- It is unclear what the Chippenham strategy will require.
- Change level of affordable housing.
- Provide recognition that the extraction of minerals is likely to be problematic due to high water table and poor quality of minerals.
- Contributions towards emergency services, teaching swimming pool, cemetery and library need further justification.

North Chippenham Strategic Site

- Map:
 - Amend extent of the strategic site to reflect the site which is the subject of a current planning application.
 - Omit the housing/employment/greenspace elements from the map and depict the Link Road which is necessary to serve the development.
- Key objectives:
 - Remove reference to 40% affordable housing.
 - Remove restrictive phasing for employment /housing.
- Landscape:
 - Refer to 'high quality design' and not 'outstanding' design.
 - Reword final bullet point. There is no road link between the proposed development and Birds Marsh Wood (linking two elements).

- Accept that a suitably designed buffer is required, but there is no evidence or justification for 50m buffer. Woodland management and education facilities are appropriate to be located within 50m
- Whilst the aspirations of the Council for flexible and affordable workspaces across all B use classes is recognised, the template should also reference the need to ensure viability for development on this site, including its contribution to the overall viability of the wider mixed use development scheme to serve the development.
- Remove reference to delivery of railway bridge.

Land at Salisbury Road, Marlborough

- Add potential for hotel use to the Marlborough development template.
- Natural England disagree with the conclusion, in 'The Appraisal of Strategic Site Options Capacity to Accommodate Landscape and Visual Change' (Autumn 2011) that the landscape has the capacity to accommodate the allocation with appropriate mitigation. This is based on the mitigation specification in the development template and the limited information in the Appraisal. Natural England advise that the Core Strategy is unsound on this basis and request that a full Landscape and Visual Impact Assessment be undertaken. Should this conclude that the site cannot be developed without unacceptable landscape changes, then the strategic allocation must be withdrawn.
- Comments from the promoter of the site can be found in the Marlborough Community Area summary.

Land at Horton Rd, Devizes

- Natural England advise that the area of the site retained for public recreation should be landscaped naturally and screened from the main development as much as possible. The footpath BCAN6 should be linked to the area for public recreation.
- Minor changes recommended by the promoter of the site – see representation by Berkeley Strategic Land Ltd.

Ashton Park Urban Extension, Trowbridge

- A 100m woodland/parkland buffer should be required between all ancient woodland, for example, Biss Wood and Green Lane Wood, and built development.
- The requirement for an extension of and buffering to the existing Biss Meadows County Wildlife Site and Country Park should be mapped.
- Development should provide cycling and pedestrian links from the town centre to North Bradley, Yarnbrook, Steeple Ashton and West Ashton.
- It should not be the location of a new secondary school but should also provide off-site sports pitches, on or off-site allotments, on or off site cemetery and improvements to the town centre.
- The resolution of congestion is not dependent on development south east of Trowbridge.

The promoter recommended numerous minor changes to the development template (see representations on Ashton Park Urban Extension from Persimmon Homes) including:

- The site should include land south of West Ashton Road, currently omitted from the strategic site, which should now form part of the strategic site in light of the latest land control at South East Trowbridge.
- Changes should be made to requirements for water supply, waste network, electricity network, gas mains, childcare, a new doctors surgery and dental provision to state that the requirements should only be those necessary to serve the development.

- The consented employment area at West Ashton Road, the consented East Trowbridge Strategic Site, the North of Green Lane consented site and the Southview Farm development should be shown on the map.
- Clarification on green infrastructure requirements to refer to sustainable transport links rather than simply sustainable transport.
- All provisions and contributions will be subject to viability.
- Hedgerows and woods will only be retained, repaired or conserved on site and only where necessary and appropriate. The width of buffers should be determined through the master planning process. Bat sensitive lighting only needs to be provided in those parts of the site which are affected not across the whole site area. The bullet which references the SAC should be deleted.
- There should be a change consistent with the Persimmons objection to para 5.147 bullet point 8 as follows: "A transport assessment is required for all major applications proportionate to the scale of development which must include an assessment of the likely future implications of delivering the Hilperton Relief Road. The assessment and relevant applications should provide for permeable road, cycle and footpath connections between Ashton Park on the existing and committed improvements to the strategic road system at East Trowbridge."
- The bullet point on the economy is standard text, which features in many of the Appendix A proformas. The text, as drafted, would benefit from redrafting to make the wording more clear and tailored to the strategic site in question.
- A 100m woodland/parkland buffer between Biss Wood and built development is arbitrary and potentially excessive. The extent of the buffer should be determined as part of the masterplan and design process, but more like 60m.
- It is important that the pro-forma only relates to land within the development to avoid potential ransoms by strict off-site policy requirements. The bat sensitive lighting only needs to be provided in those parts of the site which are affected by the bats, not across the whole site.

Land at Station Road, Westbury

- The template refers to the provision of a link road connecting Station Road and Mane Way via a new railway bridge crossing. It would be useful to mention the fact that part of the cost is already held in a bond and policy on this topic should reflect the existence of this bond.
- The requirement for child care provision at Leigh Park should be removed because Wiltshire Council's intention is to offer the nursery site for development in partnership with a commercial operator.
- Persimmon Homes & BRB (Residuary) Ltd are concerned about the viability of the Station Road strategic site. The site should be enlarged and the overall scale of development increased to 500 dwellings. An alternative site area is proposed (see representations on Land at Station Road from Persimmon Homes and BRB Residuary Ltd)
- The requirement to reinstate a former platform at Westbury Station should be removed because this is an operational matter for the relevant franchise operator and any perceived need for this does not clearly relate to the site.
- The template should refer to the recession, not the recession of 2009.
- Comments from the promoter of the site can be found in the Westbury Community Area summary.

Land at Mill Lane, Hawkeridge, Westbury

- Comments from the promoter of the site can be found in the Westbury Community Area summary.

Land at Kingston Farm, Bradford on Avon

- Under 'Key Objectives' the words 'thereby....town' should be omitted. Kingston Farm now appears to be fast tracked. Under 'Key delivery.....' the words 'within the first five years' should be replaced with 'when measures have been taken to deal with traffic and other likely impacts'.
- Consideration should be given to including the area of woodland immediately to the east of the site as accessible greenspace within the development template.

The promoter recommended numerous minor changes to the development template (see representations on Land at Kingston Farm by BoA Property Ltd) including:

- Amend key objectives to read “To facilitate the retention and expansion of two local employers already located in close proximity to the site”.
- Under heading 'transport', amend to: Appropriate public transport, walking and cycling links should be provided to the town centre. This should include provision of a safe pedestrian/cycling route avoiding the B3107 (from the Cemetery through to the Springfield/Holt Road junction followed by an upgraded pedestrian link to the town centre).
- The developer can only commit to providing land for an extension to the existing cemetery, or for use as a green/woodland cemetery. A financial contribution would not be a necessary requirement in terms of CIL Regulation 122.
- Under heading 'Green Infrastructure', remove 1st bullet point. The Council has been previously advised that this land is required to be retained for agricultural purposes as part of the wider Kingston Farm land holding. Its potential value as POS is questionable due to the steep gradient.
- Suggest that the strategic site area should also include the triangle of land north of the west field of the Solar PV array. The area shown as indicative green space is land to be retained in agricultural use as part of Kingston Farm.
- It is recommended that the employment quantum is more appropriately targeted as new build employment floor space, rather than as an arbitrary land take. It should also be noted that the developable area of the site is less than originally envisaged.
- Remove bullet points under the heading 'physical requirements' as these pre-empt work in progress with Wessex Water.
- Include Sustainable Drainage Systems (SuDS) only where practical.
- Remove bullet point requiring sustainable transport solutions for the town centre. This is not a necessary requirement in terms of CIL Regulation 122.
- Financial contributions towards the extension of the bus service to serve the site are not required.
- Question whether the third and fourth bullet points on Green Infrastructure are necessary and comply with CIL Regulation 122.
- Detailed changes to the ecology requirements recommended.

Land at Drummond Park, Ludgershall

- Outline Drummond Park planning application was designed on the basis that a future phase of development would come forward on the site to the west to provide future pedestrian and street linkages. This site should be reinstated as per the 2011 version of the CS.

Land at West Warminster

- The Core Strategy is relatively silent on development affecting Cley Hill Scheduled Monument and its setting. Development causing substantial harm to Cley Hill would

be contrary to the National Planning Policy Framework and as such the Core Strategy would be unsound.

- The developable area shown on map does not represent the environmental constraints of the site, for example, the eastern part of the site along Cold Harbour Lane lies within the flood plain.
- There are likely to be landscape constraints along the south reducing the developable area.
- The requirement to buffer and enhance sections of the River Were corridor has not been mapped. This would be helpful. Need to clarify what is meant by 'green space' on the strategic site map – it should mainly be accessible greenspace.
- The green buffer, referred to in the Appraisal of Strategic Site Options capacity to accommodate landscape and visual change Autumn 2011, should also be extended into the southern end of the site to Folly Farm. The map in the development template should be extended as advised into the southern end of the site.
- Natural England disagree with the conclusion, in The Appraisal of Strategic Site Options Capacity to Accommodate Landscape and Visual Change (Autumn 2011), that the landscape has the capacity to accommodate the allocation with appropriate mitigation. Natural England's view is based on the mitigation specification in the development template and the limited information in the Appraisal. Natural England advise that the Core Strategy is unsound on this basis and request that a full Landscape and Visual Impact Assessment be undertaken. Should this conclude that the site cannot be developed without unacceptable landscape changes, then the strategic allocation must be withdrawn.

The promoter recommended numerous minor changes to the development template (see representations on West Warminster Strategic Site from Persimmon Homes) including:

- Precise capacity should not be determined until after the master plan has been undertaken. Land south of Bugley Barton Farm is not essential to the delivery of the majority of the site. The overall requirement at the West Warminster Strategic Site should be reassessed.
- The key objectives should be changed to clarify that they relate solely to the proposed development and there would be no policy requirement to address existing problems.
- Further comments from the promoters of the site can be found in the Warminster Community Area summary.

South Wiltshire Development Templates

- The assessment of essential infrastructure requirements for the south Wiltshire sites has not been as rigorous as for those in rest of the county. Natural England is concerned that there has been inadequate consideration in the south Wiltshire sites as to whether new development will have adequate accessible natural greenspace.
- Incorrect references in the South Wiltshire content of the Core Strategy and development templates (i.e. to policy numbering etc. in the South Wiltshire Core Strategy). The format of the South Wiltshire IDP and the development templates should be the same as the rest of the county.

Changes Proposed to Core Strategy

a) Table of proposed changes

Extract relating to development templates from the list of proposed changes at Appendix 11 to be inserted when finalised.

b) Overview of Proposed Changes Not Made

Extract relating to development templates from the summary of key issues raised that have not resulted in a proposed change identified in Appendix 13 to be inserted when finalised.

List of Consultees

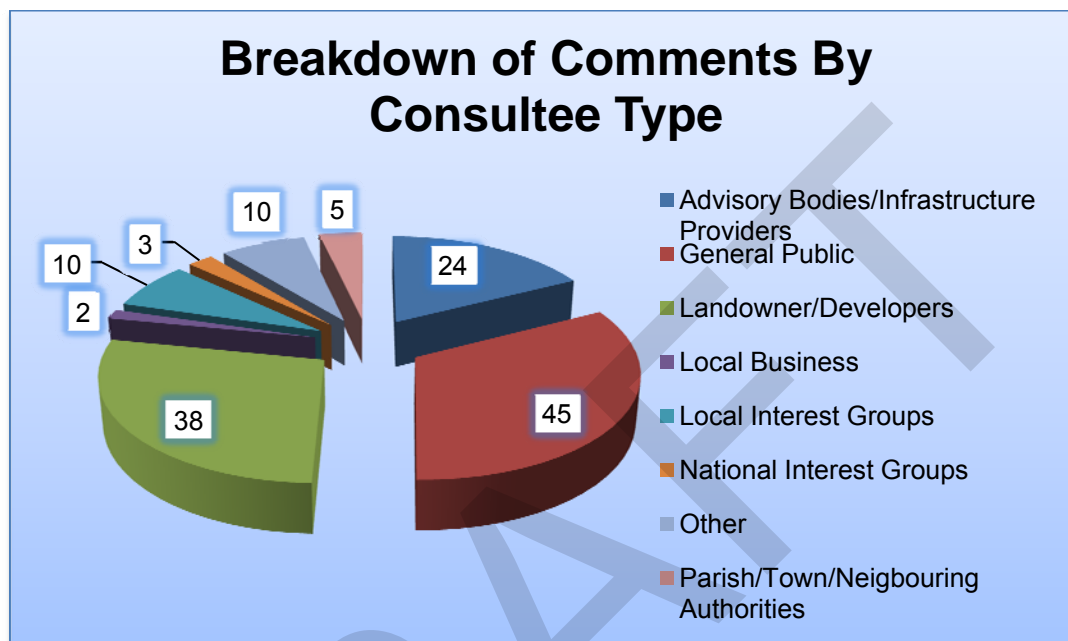
Person ID	Full Name	Organisation Details
162663	Mr Ben Pearce	Consultant Land Development & Planning Consultants Ltd
382216	Charles Routh	Planning and Local Government Natural England
382348		North Chippenham Consortium - (Barratt Strategic, Heron Land and Persimmon Homes)
382797		Persimmon Homes
389494	Mrs Carol Hackett	Clerk West Ashton Parish Council
389714	Mr Keith Harvey	Clerk Westbury Town Council
391073	Mr Lance Allan	Town Clerk Trowbridge Town Council
392725		Crest Strategic Projects Limited & Redcliffe Homes Ltd
394535	Mr Warren	
395460	Mr Tony Peacock	Coordinator The Showell Protection Group
397779		BOA Property Ltd.
398006	Mr Nick Dowdeswell	Ashton Park, Trowbridge Ltd
403792	Rohan Torkildsen	English Heritage
449560	Mr G Staddon	Imerys
479237	Mr David Thomas	
549174	Mr Justin Milward	Regional & Local Government Officer QWoodland Trust
549275	J B Wilson	Bradford on Avon Preservation Trust
549399	Mr. Malcolm David Rowlands	
556098		HPH Ltd
557876		Persimmon Homes & BRB (Residuary) Ltd
558007	John McLean	Barratt Development Plc
640276	Mr Stephen Tonge	
640461		Zog Brownfield Ventures
640601	Mrs Olivia Hough	
644855	Jo Cunningham	
646181	Berkeley Strategic Land Ltd	Berkeley Strategic Land Ltd
646329	Mr D Shephard	
646767		Salisbury Site LLP
647888		Showell Protection Group

Appendices B-H (List of topic papers, housing trajectory, saved policies and policies replaced, list of settlement boundaries retained, list of settlement boundaries removed, principal employment areas, proposals map)

Statistics

Total Comments: 44

Total Consultees: 40



* Please note that some consultees have more than one categorisation which will affect the total number of comments shown in the graphic.

Summary of Main Issues Raised

Appendix B – list of topic papers

- Not all documents were available during the previous consultation (June to August, 2011)
- Topic Paper 8 should include fire mains where it mentions fire hydrants
- The 35% Brown Field target, referenced in Topic Paper 2, is at odds with SO7 and the NPPF
- Topic Paper 2 needs some proof-reading, e.g. paragraph 2.1, which states that there will be further revision before the final policy wording before the end of 2011.

Appendix C – housing trajectory

General

- No detailed demonstration of the 5 year land supply.
- Lack of evidence to support the proposed housing numbers.
- Information about discussions with developers hasn't been included.
- Supply from other three former districts (not Salisbury from where it is assumed that early delivery of sites will come) is unlikely until later in the plan period.

Housing trajectory

- Not detailed enough in the Core Strategy to allow analysis to be undertaken. It is not clear what sites are included and how these are to be implemented.
- Housing trajectories are too optimistic, especially in the first 5 years of the plan.
- Questionable whether trajectory has taken into account latest LDS or recent economic downturn.

Appendix D – saved policies and policies replaced

- Policy T1a Westbury Bypass Package. Large public response (see graphic) looking to remove the bypass policy as has been rejected in a public enquiry.
- Policies HC2, ED21 & ED22 should be removed as planning for sites has overtaken policy for a variety of reasons.
- Policies R7, H8 & H9 West Wilts Local Plan should be saved for a variety of reasons. Policy E1a needs to be checked as sites appear as different sizes.

Appendices E & F – list of settlement boundaries retained and list of settlement boundaries removed

- Proposed removal of settlement boundaries has not been communicated to the electorate in an active manner. There has not been an open debate on this matter.
- Durrington and Bulford need to be listed in appendix E. Changes proposed to Ramsbury boundary with reference to site at land rear of Penllyne.

Appendix G – Principle Employment Areas (PEA)

- The Principal Employment Area should reflect the existing employment provision and be extended accordingly, reference PEA on Southampton Road.

Appendix H - proposals map

- The proposed Wilts and Berks canal route wasn't on the Proposals Map.
- The proposals map wasn't made available to comment on as part of this consultation therefore not allowing comments to be made.

Changes Proposed to Core Strategy

a) Table of proposed changes

Extract relating to appendices B-H from the list of proposed changes at Appendix 11 to be inserted when finalised

b) Overview of Proposed Changes Not Made

Extract relating to appendices B-H from the summary of key issues raised that have not resulted in a proposed change identified in Appendix 13 to be inserted when finalised.

List of Consultees

Person ID	Full Name	Organisation Details
378041	Mr Christopher Gorringe	
382797		Persimmon Homes
390074	John Osborne	
391073	Mr Lance Allan	Town Clerk Trowbridge Town Council
399539	Jane Browning	Corsham Civic Society
406262	Margaret Willmot	Hon Secretary Salisbury Campaign for Better Transport
547762	Mrs Anne Dunderdale	
547775	C. Little	
547910	Mrs Joyce Field	
549208	Mr John Laverick	Chairman Wilts & Berks Canal Trust
550861	Penny Stirling	
555916	T A Frost	
557733	Mr Michael Walter	
558007	John McLean	Barratt Development Plc
630237	Mr David Healing	
632170	Mr Scott Taylor	Station Manager Wiltshire Fire & Rescue Service
638497	Mr Alex Prowse	
638848	Councillor Nigel Carter	Group Leader Devizes Guardians
639890	Mrs Janet Prowse	
640277	Mr Gordon King	
640278	Mrs. Carolyn King	
640295	Mr David Green	
640322	Mr Nigel Noyle	Member Tisbury Parish Council
640527	Mr Steven Perry	
641924	Mr Roy Inwood	
642518	Mrs Janet Poole	
642561	Mr Geoffrey Poole	
642773	Mr Bill Yeadon	
643461	Mrs Jennifer Yeadon	
644492	Mr Tim Baker	Strategic Land Partnerships
645804	Mr Andrew Nicolson	West Wilts Right to Ride Rep 645932
645824	Mr Richard Violet	
646289	Mr D Gibbons	
646571	Mr Christopher Hatcher	
646597	Joan Elizabeth Bond	Retired Nurse/Midwife
646667	Warren Harding	
646675	Mr Fan Hooper	
646767		Salisbury Site LLP
647239	Mr and Mrs W Clark	
647242	Ms Susan Dent	

Appendix viii)

Pre-Submission Consultation Summary of Issues – Infrastructure Delivery Plan

Alongside comments on the Wiltshire Core Strategy Pre-submission Document, a number of representations were also received relating to the Infrastructure Delivery Plan (IDP). These comments are summarised below, and will be taken into account as the IDP is further developed.

Strategic infrastructure

- Add need for improvements to Junction 17 of the M4
- Provisions for the Corsham Cycle network and a greencorridor between Chippenham and Corsham are not likely to be delivered by the Core Strategy.

Strategic sites

- Clarify which of the Chippenham strategic sites (North Chippenham or Rawlings Green) is required to contribute towards the railway crossing. Need for crossing arises only from the Rawlings Green site
- The Rawlings Green, Chippenham strategic site is likely to be expected to deliver infrastructure not identified in the IDP
- The IDP does not mention the need for a country park identified in the development template for the Rawlings Green, Chippenham strategic site
- Amend costs of site access to Land at Mill Lane, Westbury to £400,000 plus statutory undertakers' equipment
- IDP contains reference to infrastructure to be delivered with Land South of Netherhampton Road (South Wiltshire section of IDP) strategic allocation, which has been removed

Level of information on infrastructure projects

- Infrastructure schemes need to be fully justified, costed and include information on how and when they will be delivered
- Change the format for the south Wiltshire sections of the IDP (and development templates) to match those for the rest of the county
- The IDP should provide relevant information on water resources alongside the Core Strategy
- The IDP should place more importance on town centres, rather than edge of town sites and road construction; this runs the risk of developer funding being siphoned away from much-needed town centre projects

Preparation of the Infrastructure Delivery Plan

- Infrastructure requirements need to be agreed between the council, infrastructure providers and developers
- When will the IDP be reviewed?

Publication of the Infrastructure Delivery Plan

- The IDP was not included as evidence for earlier stages of the consultation

APPENDIX 13

REVIEW OF KEY OUTSTANDING ISSUES RAISED THROUGH CONSULTATION ON THE WILTSHIRE CORE STRATEGY PRE-SUBMISSION DOCUMENT

1. Overview

- 1.1. This report provides a summary of the key issues that were raised during the consultation where officers do not consider a change to the strategy would be appropriate. The report begins with an overview of the some of the main issues which arose across the plan as a whole and sets out the reasons why officers do not consider changes are necessary in response to these issues. The later sections of the report provide a more detailed overview for each section of the Wiltshire Core Strategy Pre-submission Document. The report only focuses on the key issues raised for each part of the plan: it is not a complete list of all issues. A more detailed summary of issues raised is available in the completed consultation report. It is also worth noting that, whilst this report focuses on issues raised which have not resulted in changes being proposed by officers, some of the more detailed overviews presented in section 2 do also refer to issues where changes have been proposed in response to the representation. The overviews make it clear where this is the case. A list of the minor changes proposed in response to consultation is available in Appendix 11.
- 1.2. The consultation process on the Wiltshire core strategy pre-submission document has been successful and officers agree with a number of suggested changes to the plan to improve its clarity and implementation. However, the majority of representations received have not led to any proposed changes to the strategy. There are a number of reasons for this and some of the detailed comments are explained in the later sections of this report. In summary, it is considered that changes to the core strategy would not be justified in regard to many of the comments received for a range of reasons, including that; there is insufficient evidence to support a change, the issues raised are already covered by another area of the core strategy, and the lack of deliverability, including non-viability, of possible changes. Some examples of the headline objections that were raised to the plan and the reasons they have been set aside are provided below.
- 1.3. There have been a number of representations stating that the housing figures in the strategy are wrong. These are fairly evenly split between those parties who feel the growth levels are too low (predominantly house builders and planning agents) and those who consider the numbers too high (predominantly local residents). This is a common tension with plan making and is to be expected. Due regard has been given to all representations and it is considered that the housing numbers set out in the plan achieve the most appropriate balance taking account of the future needs of Wiltshire while respecting the environmental, social and economic characteristics of the area. The numbers are an appropriate target to help secure a viable future for our communities but proportionate to the capacity of the area to accommodate new housing in a sustainable manner. They are based on locally assessed evidence on need; a methodology already tested and found sound by an independent inspector through the South Wiltshire Core Strategy examination process.
- 1.4. Representations have been received questioning one of the core principles of the strategy, namely addressing the self-containment of our main settlements to improve their resilience and make them more sustainable. These representations state that we should accept out commuting and plan for less growth accordingly. The course of action proposed does not accord with national planning policy or the core vision of Wiltshire Council. It would lead to our main settlements providing a greater dormitory function and thereby increase out-commuting in a manner not wanted by the local community and counter to the aims of achieving sustainable development.

- 1.5. A number of developers and planning agents have suggested that the core strategy is too restrictive, especially in the rural areas, where further relaxation of planning policy should be allowed to facilitate more development. However the Wiltshire core strategy defines what is considered sustainable development within the local context and also sets a framework for neighbourhoods to make their own decisions about how their communities should grow through neighbourhood planning. Relaxing this definition would lead to high levels of speculative development in our rural areas away from services and jobs.
 - 1.6. A number of respondents have stated that the start of the 'plan period' should be recast to more accurately reflect current completion rates and that reserve / contingency sites should be identified to respond to potential shortfalls over the plan period. However, it is not unusual for the base date to precede the adoption date of a plan. Clearly, the council will continue to monitor such matters as completion rates to ensure that the overall evidence base remains current and up-to-date. The council does not consider there is a justifiable need to add 'contingency sites' into the plan. An element of windfall development has been accounted for; and, in overall terms, the plan is premised on a flexible and positive approach to development. The encouragement of the preparation of appropriate neighbourhood plans to address local development needs will also help address the issue of supply over the life of the plan.
 - 1.7. There have been a number of representations regarding the strategy for Chippenham. Many have questioned the scale of growth in Chippenham and whether it accords with Government policy. Many consider that the level of growth will have unacceptable environmental and other impacts and that brownfield sites should be prioritised. A number of alternative sites have also been promoted around the town. The proposals for Chippenham are in accordance with the National Planning Policy Framework and the core principles for sustainable development. There are limited opportunities for the redevelopment of brownfield sites and it is therefore necessary to identify greenfield sites on the edge of the town. The evidence which underpins this is set out in the topic papers which were published alongside the pre-submission document, and in particular in topic paper 12: site selection process. The strategic sites at Chippenham will help achieve the overall objective of improved self-containment. There is no credible evidence to suggest that alternative options put forward for the growth of Chippenham are a better alternative to those in the Wiltshire core strategy.
 - 1.8. A further common theme is that the Wiltshire core strategy is not ambitious enough with regard to tackling climate change, and that more stringent policies including requiring zero-carbon development should be included. These changes are not considered appropriate as in order to pass the tests of soundness the core strategy must be deliverable and ensure economic investment opportunities are viable. Evidence indicates that moving to extreme climate change measures will undermine the growth required to meet Wiltshire's needs.
2. **Summary of issues raised which have not led to proposed changes for each section of the core strategy**
 - 2.1. The following paragraphs provide a summary of the main issues raised in relation to each section of the core strategy, and a summary comment to help explain the reasons why officers have not proposed changes to the strategy in response to these issues (*reasons are presented in italics*).

2.2. Introduction

- The introduction became the consultation point against which many comments on the consultation process were recorded. This included concerns about the consultation process in general and specifically a lack of clarity on what comments could be made. *It is considered that the consultation process undertaken was fully compliant with the regulations and the Wiltshire Council Statement of Community Involvement.*
- It was queried as to whether there really has been a bottom up approach to the generation of housing figures. *The justification for the housing figures is set out in topic paper 15 (housing requirement technical paper). A balanced approach has been taken, which takes account of community views but which is also in line with national policy and is based on evidence of likely future housing need.*
- Concern was raised that the strategy does not adequately address diminishing water resources. *Core policy 68 relates specifically to water resources. In addition, the core strategy has been subject to consultation with the Environment Agency and consultation with water companies has helped inform the Infrastructure Delivery Plan.*

2.3. Spatial portrait and spatial vision

- No key strategic issues were raised which have not either been addressed through proposed changes to the core strategy or have been covered elsewhere in this report.

2.4. Core policy 1: settlement strategy

- There was widespread support for the settlement strategy including representations from a number of neighbouring authorities, town and parish councils and developers. However a large number expressed preferences for minor changes in policy wording and/or approach.
- *There are no significant changes proposed to the settlement strategy. There was no substantial evidence offered that would require a change to the overall policy or any of the individual types of settlement identified.*

2.4.1. Individual settlements

- No new evidence was brought forward that would justify a change to the status of the majority of settlements. In those cases where a change is considered appropriate this has been identified in the list of proposed changes.
- There was strong support for Trowbridge and Salisbury being identified as Principal Settlements.
- There was some support for designation of Chippenham as a Principal Settlement however a number of comments were opposed for reasons including:
 - Designation perpetuating artificially imposed policy by the Regional Spatial Strategy, in direct contradiction to Chippenham residents' expressed desire.
 - Chippenham has been, and still is a "Market Town". Its saving grace is its beautiful, rural aspect which improves the quality of life.
 - Chippenham cannot support more traffic congestion and further parking problems.

It is considered that Chippenham should continue to be identified as a Principal Settlement, as in the pre-submission document, as this reflects the role and function of the town.

- There was support for the majority of Market Towns.
- Comments from developers highlighted some settlements as having a need for their role in the strategy to be strengthened, i.e. that they should be at a higher level in the settlement strategy. Those settlements were Devizes, Warminster, Pewsey and

Purton. *Officers have considered these comments and the evidence available, and it is considered that the classification of these settlements should remain as set out in the pre-submission document.*

- A number of minor centres were mentioned either with support or with suggested changes. This included comments from parish councils and developers. There was support for the classifications of Mere, Chilton Foliat, Lydiard Tregoz and Hullavington. Changes were proposed to the classification of Market Lavington, Bowerhill, Easterton and Etchilhampton. The suggestions were that Easterton should be identified as a large village, that Etchilhampton should not be identified as a small village, that Bowerhill should be identified as a separate settlement rather than being included with Melksham, and that the relationship between Market Lavington and nearby settlements should be considered. *After consideration of the comments and the evidence available, it is considered that the classification of these settlements should remain as set out in the pre-submission document.*

2.4.2. Small settlements/villages

- The majority of comments regarding the policy at villages/small settlements were from agents and landowners who felt that the policy was overly restrictive. It was contended that this would lead to a stagnation of rural life affecting the viability of these communities. The majority of comments from parishes and individuals either supported or argued that the policy was ambiguous. *Core policy 1 has identified over 70 rural settlements where there is an expectation of development to support housing, employment and facilities in rural areas. It is considered that this is a positive policy approach that allows appropriate development to come forward within these settlements and the core strategy also includes flexibility for certain types of development, such as affordable housing, to come forward outside these settlements.*
- It was suggested that the council needs to prove through the Strategic Housing Land Availability Assessment that there is capacity for infill development at the small settlements. There were also requests for changes to the policy relating to specific sites. *Changes are not considered necessary in response to these comments. Sites outside the settlements can be identified as appropriate through a neighbourhood plan or a site allocations development plan document, and the core strategy also includes flexibility for certain types of development to come forward outside the settlements. The council will monitor housing delivery and can take steps to rectify the situation (for example through a future planning policy document) if there is difficulty with the supply of infill sites. This is recognised in the Council's Local Development Scheme.*

2.4.3. Settlement boundaries

- Support for the retention of settlement boundaries at small villages came from parishes and some individuals. However, this was again outweighed by developers, agents and other organisations, arguing that settlement boundaries impose limits on development and should either be removed or redrawn, or policy should be amended to allow development outside boundaries. *The policy mechanism in core policies 1 and 2 will ensure that the right development is correctly located. The task of redrawing or creating new boundaries is unachievable as it would require a level of consultation more suited to neighbourhood plans or development plan documents. To retain boundaries at small settlements would leave an inconsistent policy approach across Wiltshire. Amending boundaries or allowing development outside boundaries is unnecessary as the policy approach provides a clear delivery mechanism through neighbourhood planning or a future site allocations development plan document. Furthermore, as stated above, the core strategy includes flexibility to allow certain types of appropriate development to come forward outside settlement boundaries.*

2.4.4. Relationship with Swindon

- Developers are promoting the inclusion of (west of) Swindon as a 'settlement' in Core Policy 1. This is neither supported by the community beyond developers nor considered necessary. *Swindon is rightly acknowledged as a major centre on the edge of Wiltshire in the spatial portrait and providing a categorisation of a non-existent settlement is artificial and would be contrary to the principles of core policy 1.*

2.5. Core policy 2: delivery strategy

2.5.1. The plan period

- There were many responses suggesting that the plan period should be extended to at least a 15 year timeframe. This issue was also raised throughout the community area strategies. *The existing time frame accords to the National Planning Policy Framework, which only refers to a 15 year plan period being preferable, and there is therefore no requirement to extend this.*

2.5.2. The housing requirement

- The issue was raised that the housing requirement does not provide sufficient flexibility to respond to change. This issue was raised throughout the community area strategies. *However the requirement provides a minimum level for growth which taken in conjunction with the support of neighbourhood plans, and the potential for policy review, provides more than sufficient flexibility to respond to the market and other changes.*
- It was argued that the housing requirement does not significantly boost the supply of housing. *The housing requirement based on objectively assessed evidence is higher than the previous Structure Plan and plans for a significant level of housing. Significant strategic housing allocations are proposed within the plan that will boost supply.*
- Respondents proposed that the housing requirement should at least accord with the CLG household projections, other economic projections or with other housing projections undertaken by respondents. *This approach of adhering to trends does not conform with the requirement of the National Planning Policy Framework to objectively assess the requirement for housing and to meet that need as far as is consistent with the policies set out in the Framework. Wiltshire Council have carried out a full objective assessment of need through topic paper 15 (housing requirement technical paper).*
- Respondents identified that the housing requirement was not great enough to provide the identified level of affordable housing within the Strategic Housing Market Assessment. *However, it can be demonstrated that the core strategy will deliver the majority of homes to meet the identified need, thus optimising delivery of affordable housing.*
- There is concern at where the sub-regional housing requirement will be met given that neighbouring authorities and Wiltshire have decreased their housing requirement. *The reductions have reflected the economic decline, which has resulted in an actual decline in the housing requirement across the UK.*
- Given that the Regional Spatial Strategy proposed changes are the most recently examined housing requirements, it was argued that these should be maintained. *This negates more up to date evidence and would be wholly unjustifiable. Approach to housing supply in Wiltshire tested through the South Wiltshire Core Strategy examination and was found to be sound. It is therefore up to date evidence.*
- Wiltshire has capacity for a higher level of dwellings but the core strategy is not planning to deliver this many. *The core strategy is seeking to deliver a sustainable level of homes consistent with the overall Strategy of the plan rather than building to capacity.*

- Respondents argued that the housing requirement is dependent upon commuting flows changing, which is unrealistic. *This has been considered in topic paper 15 and by considering the make-up of the labour force this can be demonstrated to be realistic.*
- It was raised that infrastructure was already over-burdened and could not cope with additional housing. *Positive steps are being taken to address infrastructure provision through the Infrastructure Delivery Plan in conjunction with the core strategy.*
- Several respondents suggested that there was no justification for the housing requirement. *The justification is set out in full in topic paper 15.*

2.5.3. The distribution of the housing requirement

- The use of Housing Market Areas (HMAs) was questioned. *However this is in conformity with the National Planning Policy Framework.*
- It was identified that the change of housing requirements compared to that in Wiltshire 2026 is not consistent across the area. *This is a result of detailed analysis being undertaken of the issues and opportunities for each area and appropriate levels are proposed to address these.*
- Some respondents felt that the distribution of the housing requirement was too restrictive. *However, by assessing land supply across Housing Market Areas this provides flexibility to deliver in a timely manner at appropriate locations whilst also providing some certainty for areas as to the levels of growth they can expect.*

2.5.4. Phasing

- Respondents argued that the delivery of employment should be forthcoming prior to housing. *This is supported within the strategy (including the need to manage the delivery of development on mixed use strategic sites) but there is no clear evidence to justify the need to constrain the overall housing requirement through phasing over the plan period.*
- It was also argued that a policy should exist that ensures that housing delivery is appropriately phased. *However, the same argument applies, as set out above.*

2.5.5. Employment land requirement

- It was suggested that the employment land requirement should be amended to be a minimum in accordance with the housing requirement. *However, this is not supported by evidence and the requirement is already ambitious offering flexibility and choice.*

2.5.6. Brownfield development

- It was argued that brownfield development outside of the settlement framework should be supported. *The plan supports the development of brownfield sites in sustainable locations and includes a specific policy in relation to MoD sites, which are generally outside settlement frameworks..*
- Respondents argued that there should be a mechanism to prioritise brownfield development to meet the identified target. *The National Planning Policy Framework does not seek to prioritise but rather seeks opportunities to bring forward brownfield development. Furthermore, such an approach would be unenforceable.*
- Respondents argued that the brownfield target should be increased or decreased. *The target set in the plan is considered to be reasonable and supported by evidence in the SHLAA. No additional evidence was provided to support increasing this target.*

2.5.7. Delivery of development

- Respondents wanted further clarity on how additional sites will be brought forward. *Core policy 2 provides clarity on where development will be supported, and identifies the mechanisms by which further sites will be brought forward. Further clarity cannot be provided until the need for these is determined.*

2.6. Core policy 3: infrastructure requirements

2.6.1. Prioritisation

- There were some requests for certain types of infrastructure, e.g. open space and green infrastructure, to be listed under essential infrastructure and not place-shaping. *However, the order of prioritisation refers to the timing of provision and not the relative importance of different types of infrastructure. Also, some types of infrastructure may provide multiple benefits.*
- There was criticism that the prioritisation of 'essential' and 'place-shaping' infrastructure is too general an approach. *However, this is applied to individual community areas in the Infrastructure Delivery Plan and the specific needs of these areas/sites are identified.*
- There were requests that a full definition of 'essential' and 'place-shaping' infrastructure should be provided. *An explanation is set out in the supporting text to core policy 3. More detail is provided in the accompanying Infrastructure Delivery Plan.*

2.6.2. Payment of developer contributions

- There were requests for developer contributions to be payable so as to allow the provision of infrastructure in stages alongside development, not prior to development taking place. *However, some infrastructure needs to be provided and paid for before development takes place (e.g. utilities, access roads etc.) and, in any case, the policy requires contributions 'prior to, or in conjunction with' development.*
- Some responses commented that core policy 3 should recognise that, in some cases, a scheme will be unable to pay for all the required infrastructure even if payments are deferred to a later date. Other responses commented that planning permission itself should be deferred until the developer can afford to pay for all of the necessary infrastructure without the option to defer payments. *However, core policy 3 needs to provide a balance between ensuring the necessary infrastructure is in place to support development and not unduly putting development at risk.*

2.6.3. Community involvement

- Some responses requested a firmer indication of the level of Community Infrastructure Levy (CIL) to be set and for the Infrastructure Delivery Plan for each community area to be fully costed and delivery partners made aware of the implications in each area. *However, the level of Community Infrastructure Levy to be set will need to be based upon viability evidence and not policy requirement. This viability evidence will support the establishment of a Community Infrastructure Levy charging schedule. The Infrastructure Delivery Plan is based on the best available evidence and will be updated and reviewed as further evidence comes to light. Delivery partners were involved in and supplied information contained within the Infrastructure Delivery Plan.*

2.6.4. Planning obligations/Community infrastructure levy

- Some responses requested that the guidance note on planning obligations and the Community Infrastructure Levy charging schedule should be in place alongside the submitted core strategy. *However, the charging schedule and interim guidance note/ supplementary planning document on planning obligations are programmed for adoption following the core strategy and will provide further guidance on the application of core policy 3.*

2.7. Community area strategies

2.7.1. Amesbury

- Detailed comments were received on the wording of CP6 (Stonehenge). *Officers agree that two changes should be made, but the remainder of the comments are not accepted as they do not affect the soundness of the plan.*
- There was concern that the evidence base supporting changes to Amesbury is limited through reliance on previous planning effort focused on Salisbury.
- Amesbury Town Council are concerned that the housing sought in Kings Gate area may require balancing growth in retail, road, education and leisure facilities.
- Promoters for Solstice Park argued that the Principal Employment Areas should be shown on the proposals map and that the previous local plan employment allocation at Solstice Park should be saved.
- It was suggested that the bullet points in relation to Salisbury Plain Special Protection Area and the River Avon Special Area of Conservation are not in line with the Habitats Directive and changes to the text were suggested *The consultation responses regarding the proposals for the Amesbury community area did not raise any issues or present any new evidence which would undermine the soundness of the core strategy.*
The strategy and text for Amesbury was incorporated into the Wiltshire Core Strategy from the adopted South Wiltshire Core Strategy (SWCS). There were some minor changes made to ensure the effective amalgamation into the wider document. However the amended text is a reflection of the SWCS and the binding inspectors report. It continues to be the case that officers are of the opinion that the proposals within Core Policy 4 continue to be justified, effective and in accordance with the NPPF. A few minor changes to the text have been proposed to improve the clarity of the area strategy, and these proposed changes are listed in Appendix 1 to report CM09395.

2.7.2. Bradford-on-Avon

- Two alternative strategic sites were suggested by the development industry: Land North of Holt Road and Land at Bradford on Avon Golf Course. *Both sites have already been considered through the site selection process set out in Topic Paper 12 and as a result of the evidence available are not considered to be the preferred location for growth.*
- There was a suggestion that an alternative area should be identified for the Holt 'area of opportunity'. *There is insufficient evidence to justify any change to the Holt 'area of opportunity'. The plan is already considered sound without the suggested changes and the proposed amendments would not improve the clarity of the core strategy.*
- The promoters of the Kingston Farm site requested a number of changes to the development template, including changes to the level of employment land to be provided and the removal of the indicative green space. *The spatial strategy recognises the importance of delivering new jobs and infrastructure alongside future housing delivery. Therefore it is considered inappropriate to amend the site requirements in the core strategy.*

2.7.3. Calne

- Some comments including from the development industry called for a higher housing requirement for the area. *The housing requirement for Calne is sound and provides a minimum figure for development. The Core Strategy establishes a framework to allow development above and beyond the requirement to be explored through an alternative mechanism such as either the neighbourhood plan process or a subsequent sites allocations DPD.*
- Three sites for development were put forward for development: Land at High Penn, Land at Oxford Road and Land off Castle Walk. The developer promoting Land off Castle Walk also requested that the settlement boundary be redefined to include the site. *The Core Strategy establishes a framework to allow sites to be explored and identified through an alternative mechanism such as either the neighbourhood plan process or a subsequent sites allocation DPD.*
- There was a suggestion that a direction of growth should be identified and that a site should be identified to meet the needs of elderly care provision. *Wiltshire has an ageing population and Core Policy 46 seeks to address the needs of Wiltshire's ageing population by setting out the requirements to be taken into account when planning for new housing. This includes, for example, ensuring there is adequate provision of specialist accommodation, such as extra care housing. Therefore it is not considered necessary to identify specific sites. However, consideration could be given to allocating specific sites for development through the neighbourhood planning process, or a site allocation development plan document if appropriate.*
- It was suggested that a rural buffer should be identified to the east of Chippenham. *The identification of a rural buffer is not considered necessary. The Core Strategy acknowledges Wiltshire's rich and diverse natural, historic and built environment and sets out steps which as far as possible also protects and enhances them including Core Policy 51 Landscape which seeks to enhance Wiltshire's distinctive landscape character.*
- It was suggested that there is a qualitative need for convenience retail within Calne. *The evidence set out in the Topic Papers underpinning the retail policies has included both qualitative and quantitative assessment of retail needs. It is not considered necessary to identify specific sites at this time. It is appropriate for this matter to be considered through the emerging Neighbourhood Planning process or other planning mechanism. A proposed review of the core strategy will consider the need to allocate specific sites for retail development.*

2.7.4. Chippenham

Core Policy 9

- Bath Road/Bridge Centre Site – It was suggested that the statement in CP9 that the Bath Road/Bridge Centre Site will 'provide a supermarket and comparison units' should be deleted. *This text relates to the delivery of Bath Road Car Park/Bridge Centre site for a retail extension to the town. It is not appropriate to delete the text because this has been identified as a key site through the evidence base.*

Core Policy 10

- Comments from the development industry called for a higher housing requirement whilst comments from the local community called for a lower housing requirement. *The housing requirement for Chippenham is considered to be sound and is justified as a result of evidence set out in the Topic Papers.*
- Some responses from the local community objected to the level of employment land proposed for Chippenham on the basis that is unrealistically high and does not bear scrutiny or meet the needs of the Chippenham community. *The proposed level of*

- employment land is necessary in order to ensure existing larger employers can be retained and new employers catered for at Chippenham.*
- Some responses say there has been a lack of consideration of brownfield opportunities in the town and the site selection is not in accordance with 'brownfield first' criteria set out in national policy. *Brownfield opportunities have been considered as part of the site selection process for Chippenham set out in topic paper 12. Given the limited opportunities for the redevelopment of brownfield sites in Chippenham, it is necessary to identify greenfield sites on the edge of the town.*
 - Some responses have been made specifically about the identification of Showell Farm Employment Site, that the evidence, particularly concerning out-commuting, which has led to its selection is outdated, incomplete and contradictory and that the site isn't viable and there is no certainty that it will be developed as an employment site by the developers, particularly as a firm who were considering relocating to the site have now chosen to relocate to Melksham instead. *The evidence leading to the site selection is set out in Topic Paper 12. To accept out-commuting and not plan to improve the self-containment of the town will lead to the further decline of Chippenham contrary to the strategy for Wiltshire. Developers promoting the site have submitted representations supporting its allocation and have previously provided evidence to confirm that they are committed to the delivery of the site as an employment site. Therefore there is no new evidence to justify the removal of Showell Farm as a strategic employment allocation as part of the South West Chippenham Strategic Site from the Core Strategy.*
 - Some responses have suggested that alternative sites for employment, are far more suitable for employment, but have been dismissed too easily without detailed consideration e.g. Junction 17, M4. *Evidence leading to the identification of employment sites is set out in the topic papers. The employment sites now proposed at Chippenham offer the best opportunity to achieve the strategy for the town, which is based on delivering significant job growth which will help to improve self containment.*
 - Some responses from the local community and developers promoting alternative sites have suggested the South West Chippenham Strategic site does not comply with the NPPF requirement to be positive and promote a town centre environment, particularly because the South West Strategic site will lead to residents shopping out-of-town and will exacerbate rather than alleviate town centre traffic. *It is acknowledged that the area is closer to out-of town facilities along Bath Road, but it is not considered that this reason should prevent the South West Area of Search site being allocated as a strategic site. The site will still contribute to achieving the strategy for Chippenham. It includes employment and housing, will be well integrated with the town and therefore will help to improve the self-containment of Chippenham.*
 - Some responses including from English Heritage have been made suggesting that development at Rawlings Green and South West Chippenham could harm the significance of heritage assets and would be contrary to the NPPF. *The proposed landscaping measures and masterplanning for the site, including appropriate uses for the sites, will address these concerns.*
 - Some responses continued to object to the strategic sites identified in Core Policy 10:
 - Alternative strategic sites have been promoted by the development industry. These include Barrow Farm; Forest Farm; East Chippenham; Hunters Moon and Saltersford Lane. Some responses from the local community were opposed to the three strategic sites particularly in terms of the detrimental effect on Birds Marsh Wood; Lacock parish and village; and Monkton Park/Station Hill area.
 - Monkton Park Residents Group suggested that Rawlings Green be removed and replaced with Hunters Moon.
 - Responses from Chippenham Vision Board and Chamber of Commerce objected to the inclusion of South West Chippenham Strategic Site, requested it be removed and for the East Chippenham site to be reinstated or alternatively that the North Chippenham and Rawlings Green strategic sites remain allocated as

strategic sites, but that the location of the remaining 800 dwellings and employment land should be decided either through a Neighbourhood Plan process or as part of the Chippenham Masterplan work which is currently underway.

At this stage new evidence has not been presented to suggest the strategic sites proposed for Chippenham should be amended or that based on the evidence available any one site or number of sites offer better alternatives to the three strategic sites proposed in the Core Strategy. Chippenham is identified as a Principal Settlement in Wiltshire and development including infrastructure provision at Chippenham should be planned for in a holistic manner rather than on a piecemeal basis.

- Some responses from the development industry requested the removal of Land South West of Abbeyfield School because it is a non strategic site. *Although this is a small site compared to the other strategic sites at the town, it will contribute to meeting the strategic housing land requirement for Chippenham early in the plan period and will provide an opportunity to develop employment land and facilitate links between business and Abbeyfield School helping to ensure that young people can remain in Wiltshire. Therefore this site should remain identified in the Core Strategy.*
- Support has been expressed by the local community in Tytherton Lucas for the removal of the East Chippenham site, with the request that the area be formally designated as rural buffer/open space. *The identification of a rural buffer is not considered necessary. The Core Strategy acknowledges Wiltshire's rich and diverse natural, historic and built environment and sets out steps which as far as possible also protects and enhances them including Core Policy 51 Landscape which seeks to enhance Wiltshire's distinctive landscape character.*
- Many of the responses from the local community and developers promoting alternative sites expressed concern over the Chippenham Transport Strategy and the lack of evidence to inform the proposals for Chippenham. Developers promoting sites have provided their own transport modelling evidence. *To delay site selection until such time as there is more detailed transport modelling available is not appropriate. New evidence has not been provided at this stage to suggest that the strategic sites should be amended. The site selection process set out in topic paper 12 has considered a range of evidence including but not limited to the transport strategy work.*
- Some responses including from Chippenham Town Council stressed the importance of ensuring appropriate infrastructure is planned for and delivered alongside housing and employment. *Other policies elsewhere in the Core Strategy including Core Policy 3 and the specific requirements set out in the strategic site development templates will ensure that infrastructure is provided alongside further housing and employment.*

2.7.5. Corsham

- The significant issue raised involved the South West Chippenham strategic site not being referenced in the text or development figures for the Corsham Community Area. *It is considered that amendments to the text should be included as a minor change, but that the site should not be included in the figures for Corsham. The development planned for Chippenham serves that community.*
- A number of sites were promoted for inclusion in the core strategy by the development industry. *The housing requirement for Corsham is sound and provides a minimum figure for development. The Core Strategy establishes a framework to allow sites to be explored and identified through an alternative mechanism such as either the neighbourhood plan process or a subsequent sites allocations DPD.*

2.7.6. Devizes

- Comments from the development industry called for a higher housing requirement for the area. It was also suggested that there is a lack of a 5 year housing land supply in the Eastern Housing Market Area. It was suggested that named strategic sites at

Coate Bridge and Lay Wood/Horton Road should be allocated. *The housing requirement for Devizes is sound and provides a minimum figure for development. The Core Strategy establishes a framework to allow sites to be explored and identified through an alternative mechanism such as either the neighbourhood plan process or a subsequent sites allocations DPD.*

- Worton do not wish to be identified as a large village. The parish consider that they do not have the facilities to support this designation. *The council have applied a consistent test to all villages across the council area and consider, regardless of population, the facilities do exist to support the proposed designation.*

2.7.7. Malmesbury

- Comments called for either a higher or lower housing requirement for the area. *The housing requirement for Malmesbury is considered to be sound and provides a minimum figure for development. The Core Strategy establishes a framework to allow development above and beyond the requirement to be explored through an alternative mechanism such as either the neighbourhood plan process or a subsequent sites allocations DPD.*
- There was a suggestion the housing requirement should not be set or delivered until it is ensured primary school places can be provided. It was also suggested that it should be made clear that greenfield sites will be required to deliver housing in the rest of the community area and that at the identified Large Villages sites of 1 hectare on the edge of the village boundaries should be allowed. Land at Park Road, Malmesbury was put forward by the developers promoting the site. *The housing requirement and specific non strategic sites will be delivered through the neighbourhood planning process or a site allocations document and primary school provision will be addressed through those processes.*
- It was suggested that the extant North Wiltshire Local Plan employment allocation on land at the Garden Centre should be removed. *The evidence set out in the Topic Papers indicates that this allocation is deliverable and is a suitable site for employment use necessary to deliver the strategy for Malmesbury.*
- It was suggested a town centre study should be carried out. *If required this can be carried through the neighbourhood planning process or an alternative mechanism.*

2.7.8. Marlborough

- General objections to the amount of development and the strategic site revolved around environmental issues. Air quality was raised as development may lead to breaches of the mandatory limits set by European Directive. Other concerns included the declining condition of the River Kennet and impact on nearby Savernake Forest SSSI. *However, these concerns are covered by Core Policy 55: Air Quality and the Habitat Regulations Assessment (HRA) respectively, which ensure that these are taken into account when development at Marlborough is brought forward.*
- It was suggested that Marlborough's role as a centre of education and tourism presents a case for reinstatement of former railway from Savernake to Marlborough. *Currently rail reinstatement is unlikely due to lack of funding and priorities on the rail network. The Core Strategy should be realistic and infrastructure capable to be delivered.*

2.7.9. Melksham

- Melksham Town Council expressed concerns that the lack of a strategic site could leave Melksham vulnerable to developers. Melksham Without Parish Council and Hallam Land Management suggested strategic sites for inclusion. *A strategic site is not considered appropriate at Melksham as explained in the site selection process topic paper. Although Melksham Without Parish Council and Hallam Land Management have both suggested that a site should be identified to the south of the*

existing east Melksham development, there is disagreement as to the scale of development. Sites can be identified through neighbourhood planning or a site allocations DPD.

- There was a suggestion that Upside Park should not be identified as a Principal Employment Area because it is unsuitable for purely employment development. *It is considered that this site should remain as a Principal Employment Area as it previously had planning permission for employment uses.*
- There was concern that the rural buffer between Melksham and Bowerhill should be protected. *Core Policy 2 indicates that development will not be supported outside settlement boundaries unless it is identified through a neighbourhood plan or a future development plan document.*
- A concern was raised that core policy 15 does not cover the economic and social needs of the whole community area, particularly the villages. *Core policies 34, 48 and 49 cover these issues.*
- There was concern at the identification of Seend and Seend Cleeve as separate settlements. *Seend and Seend Cleeve are considered separately in current planning policy (in the Kennet Local Plan) and it is considered appropriate to continue to deal with these settlements separately for planning policy purposes.*
- There was concern at the identification of Bowerhill as part of Melksham. *It is considered that Melksham and Bowerhill operate effectively as one functional urban area and should be planned for together.*

2.7.10. Mere

- There was support from a developer on Core Policy 17, with a potential site put forward to accommodate the remainder of development identified. *This can be considered by the community through a neighbourhood planning process, or can be considered through a site allocations DPD.*

2.7.11. Pewsey

- A number of sites were promoted by the development industry including Land adjacent Salisbury Road, Pewsey and the low amount of development was challenged. *The housing requirement for Pewsey is considered to be sound and provides a minimum figure for development. The Core Strategy establishes a framework to allow development above and beyond the requirement and specific sites to be explored through an alternative mechanism such as either the neighbourhood plan process or a subsequent sites allocations DPD.*

2.7.12. Royal Wootton Bassett and Cricklade Area Strategy

- Strategic sites were promoted at Brynard's Hill and an undefined area 'south of Wootton Bassett'. *A strategic site is not considered appropriate as explained in topic paper 12. The housing requirement will be delivered through the neighbourhood planning process or a site allocations document.*
- It was suggested that 3,000 dwellings should be allocated to the west of Swindon and that strategic sites should be identified to the west of Swindon. *Historically it has been proposed that part of Swindon's housing need be met in an area to the west of Swindon within Wiltshire. The level of growth for Swindon as evidenced through the emerging Swindon Core Strategy means that there is no longer a need for this development as other alternatives exist.*
- The development industry has noted that there is a qualitative need for convenience retail. *The evidence set out in the Topic Papers underpinning the retail policies has included both qualitative and quantitative assessment of retail needs. It is not considered necessary to identify specific sites at this time. It is appropriate for this matter to be considered through the emerging Neighbourhood Planning process or*

other planning mechanism. A proposed review of the core strategy will consider the need to allocate specific sites for retail development

- Local residents and Parish comments raised the bringing back the 'rural buffer' and the need to preserve the identity of settlements located close to Swindon. *CP51 (landscape) requires proposals to demonstrate that the locally distinctive character of settlements has been considered, and CP1 (settlement strategy) and CP2 (delivery strategy) provide protection against coalescence. The issue of the rural buffer could be considered further through the preparation of a neighbourhood plan.*

2.7.13. Salisbury

- The following issues were raised during the consultation in relation to the Salisbury community area:
 - Laverstock and Ford Parish council are concerned that there is too much development in the parish and are also seeking the deletion of Core Policy 23.
 - There was also Support for Maltings/CCP redevelopment.
 - There were also comments about the Salisbury Vision, some in support and others questioning some of the sites deliverability.
- *These matters were recently examined as part of the South Wiltshire Core Strategy and no new evidence has arisen to depart from the Inspectors conclusions and the comments do not necessitate any changes to the core strategy*

2.7.14. Southern Wiltshire

- The main issue in this community area was concern that the bullet points are not in line with the Habitats Directive, and suggested re-wording was put forward. *However, this is not confirmed by the HRA and therefore the suggested change is not required.*

2.7.15. Tidworth

- There is some challenge by developers regarding the amount of development being proposed. They felt this was not commensurate with the settlements size and facilities and that growth should be located elsewhere. *The policy for Tidworth and Ludgershall has been developed over a number of years in consultation with local community. The level of growth and diversification of the economy will continue to form an important part of military civilian integration work and help form a sustainable community in the Tidworth community area..*

2.7.16. Tisbury

- There was support for balance of housing directed towards Tisbury Community Area.
- A developer suggested that Hindon could potentially accommodate a higher level of planned housing growth than Fovant or Ludwell, and that a housing allocation should be identified at Hindon, and could include land adjacent to East Street.
- *Issues relating to Tisbury were recently examined as part of the South Wiltshire Core Strategy and no new evidence has arisen to depart from the Inspectors conclusions and the comments do not necessitate any changes to the core strategy.*

2.7.17. Trowbridge

- A number of consultees, particularly residents, felt that too much development is planned on Greenfield land and that previously developed land (pdl) should be used first for housing not for commercial uses. *Pdl opportunities have been considered as part of the site selection process for Trowbridge but there are insufficient opportunities to provide the housing necessary to support Trowbridge over the pan*

- period when other town centre uses are considered. It is, therefore, necessary to consider both brownfield and Greenfield sites to meet the housing requirement and to allow flexibility on town centre sites to ensure there is a mix of uses for sites.*
- Residents, community groups and developers identified issues with a single strategic allocation, in an area of high flood risk and constrained by other environmental designations, is not the most appropriate spatial strategy for the community area. It was also suggested that there is insufficient flexibility to deliver a continuous supply of housing land in Trowbridge and that it would be better to identify a number of smaller strategic sites on the edge of the urban area, such as land at Church Lane. *Site selection evidence set out in topic paper 12 has led to the identification of a single strategic allocation. Regard has been had to constraints and the development templates include appropriate landscaping and mitigation measures to ensure.*
 - A number of comments questioned the consideration given to the impact upon the strategic road network, particularly the A36, of development at Trowbridge. It was stated in the Transport Strategy that increases to the capacity of the Ashton Park junction can be satisfactorily carried out without creating fresh capacity problems at junctions immediately beyond. It was therefore suggested that the proposals are unsound in their present form and need to be reduced in scale to reflect the existing and proposed highways infrastructure capacity. *Trowbridge Transport Strategy work is ongoing and will include considering mitigation measures and improvements beyond the strategic site.*
 - The development industry has noted that there is a qualitative need for convenience retail. *The evidence set out in the Topic Papers underpinning the retail policies has included both qualitative and quantitative assessment of retail needs. It is not considered necessary to identify specific sites at this time. It is appropriate for this matter to be considered through the emerging Neighbourhood Planning process or other planning mechanism. A proposed review of the core strategy will consider the need to allocate specific sites for retail development.*

2.7.18. Warminster

- It was suggested that the wording of the paragraph and bullet points is not in line with the legal requirement of the Habitats Directive. *It is not considered that any change to the text is necessary as the Habitats Regulations Assessment supporting the Wiltshire Core Strategy shows the plan to be compliant with the EU Habitats Regulations.*
- Developers queried why a number of sites were not included in the strategic site. These included sites at 44-48 Bath Rd, land east of Dene and the existence of more sustainable locations, closer to Warminster town centre. *Topic paper 12 sets out the evidence supporting the West Warminster Strategic Extension to be the most appropriate site at Warminster.*
- A number of comments suggested that various types of infrastructure in Warminster, including roads, schools and water resources, will be unable to cope with the amount of development proposed. *It is not considered that any changes are necessary as the Infrastructure Delivery Plan and development proformas identify that either there is infrastructure capacity or where developers will be required to provide additional infrastructure.*
- A number of developers have suggested that the overall level of housing for Warminster is insufficient, and therefore, more will need to be identified. *The evidence to support the housing allocation is set out in topic paper 15, the figure for Warminster is considered robust and supported by evidence.*

2.7.19. Westbury

- The major issue related to the strategic allocation at 'Land at Station Road, Westbury'. The developers have stated that the site is unviable with 250 houses because this will not deliver all the required infrastructure improvements. They argue

that the number of houses should be increased to 500 and the site expanded to include other land within Persimmon's control on the other side of the railway line (around the Penleigh Farm area). *It is not considered appropriate to change the site at this stage as the expanded site does not have sufficient evidence and has not undergone any consultation. If appropriate, an expanded site could be taken forward through a neighbourhood plan or a site allocations development plan document in the future.*

- The other most requested changes involved the need for greater protection for the Wellhead Valley and the removal of Saved Policy T1a Westbury Bypass. *The Wellhead Valley is currently protected as a Special Landscape Area (SLA) under Saved Policy C3. There will be a review of SLAs to determine sites that should retain this protection.*

2.7.20. Wilton

- *No significant issues were raised.*

2.8. Delivering the strategic objectives: SO1: Delivering a thriving economy

2.8.1. Core policy 34: Additional employment land

- It was strongly recommended that criterion viii (to not undermine strategic sites) is removed from Core Policy 34 as there is no basis and other large sites may be needed for a flexible approach that responds to market demands. *This is not considered appropriate as it is important that proposals coming forward through this policy are not of such a scale that they undermine the overall employment strategy and important employment sites either allocated or identified as principal employment sites.*
- It was suggested that sustainable development should be judged against NPPF criteria of sustainability (and not the objectives set out in the core strategy, as indicated by criterion v). *The core strategy clearly defines sustainable development in a Wiltshire context as prescribed by the NPPF and this is the criteria that the policy should be assessed against.*
- AONB management teams and other respondents that Core Policy 34 (additional employment land) should make reference to AONB policy. *This is not considered necessary as criterion v clearly states that 'the proposal must meet sustainable development objectives as set out in the policies of this core strategy'. This includes meeting the requirements of CP51 (landscape) which makes specific reference to the AONBs.*
- It was suggested that the policy lacks clarity and that there is no definition of what 'within principal settlements' means as settlement boundaries reflect residential development and not economic development. *The settlement strategy that identifies principal settlements and has been informed by a range of evidence and data including evidence with respect to jobs. The settlement boundaries referred to are those set out in the current district/local plans.*
- Individuals felt that core policy 34 represents a 'get out of jail free' card for developers, and that the wording should be changed to stop developers putting forward repeated planning applications on employment land for other uses and could undermine the deliverability of strategic sites. *The aim of the policy is to provide flexibility to Wiltshire's rural business community. Other forms of development will not be allowed if a planning permission for employment has not been built out.*
- A number of developers suggested that there is no clear guidance on how other DPD's will address employment opportunities and thus the core strategy needs to provide this guidance. *This is felt unnecessary as the plan already contains flexibility to enable sites to come forward including through neighbourhood plans or a site specific allocations DPD.*

- Again a number of developers suggested that the plan needs to recognise that employment opportunities extend in uses well beyond those defined by Use Classes B1, B2 and B8. *Other forms of employment for example tourism uses are addressed through other policies of the core strategy.*
- It was suggested that Wiltshire Council should consult with other bodies e.g. local Chambers of Commerce, Town Councils etc as to what they consider to be the wider strategic interest of Wiltshire and where they should be sited. *A change to the policy is not considered necessary as the key target sectors have been identified in consultation with Wiltshire's business community.*

2.8.2. Core policy 35: Existing employment sites

- A number of individuals and local organisations thought that, as in urban areas, the significance of employment sites and their value for both economic and social roles is just as important within a rural community where allowance should be made for suitable expansion of employment sites that may serve individual or groups of villages in the local area. *The importance of the rural community is acknowledged through other policies of the Core Strategy including CP34 (additional employment land) and CP48 (supporting rural life).*
- Again it was suggested that the plan needs to recognise that employment opportunities extend in uses well beyond those defined by Use Classes B1, B2 and B8. *Other forms of employment for example tourism uses are addressed through other policies of the core strategy.*
- A parish considered a new paragraph 6.18 should be included: where there is a change of use of existing employment sites or re-adjustment to modern business needs, any change of use planning application must have regard to improving the green infrastructure of the site and location. *This is not considered necessary as Green Infrastructure is a requirement under Core Policy 52.*

2.8.3. Core policy 36: Economic regeneration

- A developer raised concerns that there is no mechanism for promoting Brownfield sites outside the main settlements. *Although this is noted, Brownfield sites outside the main settlements should be considered against the rural policies of the core strategy or Core Policy 37. The plan supports the development of brownfield sites in sustainable locations and includes a specific policy in relation to MoD sites.*

2.8.4. Core policy 37: Military establishments

- The Defence Infrastructure Organisation, other agents and Corsham Town Council indicated that they feel the policy is overly restrictive and should be more permissive in terms of uses on a site and the expansion of the existing footprint. *The policy allows for such changes on well located sites and there is therefore no need to change the policy.*
- Other representations indicated that there should not be a specific policy for military sites and that sustainability issues have not been properly taken into account. *The policy is location specific and responds to an acute issue within Wiltshire. It is therefore considered that the policy should remain.*

2.8.5. Core policy 38: Retail and leisure

- Property owners in Trowbridge suggested that the core strategy should define a Trowbridge Town Centre Boundary in line with NPPF requirements. *Saved Local Plan policies are currently in place, which set the context for the implementation of retail policy in Trowbridge. Saved policies will be reviewed.*

2.8.6. Core policy 39: Tourist development

- It was queried as to whether a sequential assessment is necessary for all proposals for tourist development, or whether it would be better to only require such an assessment for major proposals. *It is not considered that a change to the policy would be appropriate. The policy clearly states where tourism development will be acceptable and of what scale. Tourism is defined as a town centre use and therefore should be subject to the sequential test, especially in Wiltshire's larger settlements, as set out in Core Policy 39.*

2.8.7. Core policy 40: Hotels, bed and breakfasts, guest houses and conference facilities

- Concern was raised about criterion (i) not being justified and being against competition policy. *It is considered that the policy is sound as written.*

2.9. Delivering the strategic objectives: SO2: To address climate change

2.9.1. Core policy 41: Sustainable construction and low carbon energy

- There was some concern from an individual that the wording of Core Policy 41 is too weak in the section on climate change adaptation. *There is not sufficient evidence on viability to require development to comply with these measures, and an encouraging approach is therefore considered appropriate.*
- A large number of objections were received from the development industry in relation to the inclusion of requirements to meet certain levels of the Code for Sustainable Homes, and the statement that development of 500 units or more will be expected to be viable to meet zero-carbon standards from 2013 (Core Policy 41). *It is considered that the policy is fully justified and includes sufficient flexibility to take account of viability.*

2.9.2. Core policy 42: Standalone renewable energy installations

- There were requests (including a request from Keevil Parish Council) for a minimum threshold distance of 2,000m between wind turbines and dwellings. *This is an issue which could be addressed through a future Supplementary Planning Document if the evidence indicates that a minimum threshold is required.*
- A concern was raised that further assessment is required to find out if ground conditions in Wiltshire may be vulnerable to climate change. *There is insufficient evidence in relation to ground conditions to make a change to the strategy at this stage. This issue could potentially be considered through a future planning policy document.*

2.10. Delivering the strategic objectives: SO3: To provide everyone with access to a decent, affordable home

2.10.1. Core policy 43: Providing affordable homes

- A large number of developers have challenged the affordable housing target. Many feel that the affordable housing viability assessment is flawed. Reasons include:
 - Lack of developer involvement and no true examples.
 - Strategy needs to take account of individual site costs, the availability of public subsidy, S.106 requirements and other scheme costs.
 - 40% relates to numbers but means area in the study, thus even assuming all of site is developable land it should be nearer 30%.

The affordable housing viability assessment is considered sound and no evidence was offered to alter this view.

- Other proposed changes to the policy involved tightening up of the policy. It was suggested that more information is required on any approach to open book exercises, and that the policy should include information on acceptable profit margins. *A separate Supplementary Planning Document will be prepared that will cover these issues, and current best practice can be used in the interim period.*
- It was suggested that private landlords, parish councils and any other groups should be able to provide affordable housing. *National policy is clear that affordable housing is limited to registered providers, however that does not preclude the involvement in the delivery of affordable housing by these individuals/agencies.*

2.10.2. Core policy 44: Rural exceptions sites

- Cotswold Conservation Board expressed concern that cross subsidy of these sites will become the norm, rather than the exception, increasing landowners' expectations of the value of such sites, resulting in cross subsidy being required. It was suggested that reference to cross subsidy should be removed. *Evidence indicates that cross subsidy of these sites is vital for their delivery and historic under delivery will only be alleviated through radical measures. The policy is sufficiently stringent to ensure cross subsidy of sites is enabled in exceptional circumstances only.*
- A number of developers thought that restricting the sites to 10 dwellings is unnecessary. *Developments of over 10 dwellings are defined as major development and 'exceptions' policies are not designed to support major development.*

2.10.3. Core policy 45: Meeting Wiltshire's housing need

- It was contended that CP45 should allow greater flexibility for viability, and that the policy should also consider market demand and enable the market to determine type and mix. *The policy is considered robust and supported by the Strategic Housing Market Assessment.*

2.10.4. Core policy 46: Meeting the needs of Wiltshire's vulnerable and older people

- A number of providers objected to extra care homes needing to provide affordable homes. *Extra care is likely to increase and will be a significant part of Wiltshire's housing requirements in the future. As such it is necessary that affordable housing is provided at these sites to help support Wiltshire's most vulnerable residents.*

2.10.5. Core policy 47: Meeting the needs of Gypsies and Travellers

- It was suggested that the basis of the targets should not be the caravan count, and that the policy should plan for a longer period. *In both cases no new evidence has been introduced to suggest that the current evidence is flawed, and therefore no changes have been proposed in response to these comments.*

2.11. Delivering the strategic objectives: SO4: Helping to build resilient communities

- It was recommended that a reference should be included on the ability of new development to facilitate the protection and enhancement of services. *The settlement strategy already recognises the roles of Large and Small Villages and that some development at these locations supports those roles. It is not necessary to duplicate this information.*

2.11.1. Core policy 48: Supporting rural life

- The NPPF removes the requirement to prioritise economic and tourist use first when re-using rural buildings and this should be reflected in CP48. *The NPPF does not preclude the prioritisation of the re-use of rural buildings for economic and tourist use first. The Core Strategy puts an emphasis on economic growth as a driving force for creating resilient communities in rural areas, and this is reflected in the prioritisation of the re-use of rural buildings for economic or tourist use first.*
- It was stated that CP48 omits reference of an abuse of the concession being grounds for refusing permission for the re-use of rural buildings that have been allowed through permitted development rights. *This can be dealt with through the development management system.*
- Various wording changes were recommended to reflect technical issues. *The plan is already considered sound without the suggested changes and the proposed amendments would not add anything to the clarity of the core strategy.*

2.11.2. Core policy 49: Protection of services and community facilities

- It was recommended that protecting community facilities should also refer to urban areas. *This is not considered appropriate because the protection of community facilities is a particular issue in rural areas.*
- It was suggested that the policy is unsound because it fails to involve or mention local councils as elected community leaders. *This can be recognised outside the core strategy process.*
- Various wording changes were recommended to reflect technical issues. *The plan is already considered sound without the suggested changes and the proposed amendments would not add anything to the clarity of the core strategy.*

2.12. Delivering strategic objectives: SO5: Protecting and enhancing the natural, historic and built environment

- It was suggested that a number of the policies in this section would be more appropriate as part of a Development Management DPD. *The policies are all deemed appropriate and justified for inclusion in the core strategy to help meet the objectives of the plan and the NPPF supports a move towards fewer planning documents.*

2.12.1. Core policy 50: Biodiversity and geodiversity

- Concerns were raised that stronger protection of statutory sites is needed. *This is not considered necessary because protection for statutory sites is clearly set out in national policy and is referenced in the Core Strategy.*
- Bloor Homes raised a concern that CP50 lacks flexibility. *It is not necessary to restate the requirement of the Community Infrastructure Levy regulations which would be applied to any planning obligation, and the wording in relation to Special Protection Area mitigation needs to be worded strictly in order to meet regulatory requirements.*

2.12.2. Core policy 51: Landscape

- Natural England raised a strong concern that the council has not demonstrated that it has adequately considered the impacts on designated landscapes in writing its policies, particularly in relation to the ability of AONBs to accommodate non-strategic growth, how the size of allocations has been adjusted to take account of the AONBs, and that the appraisal of strategic site options does not provide adequate information. *In regards to the strategic sites, the council's appraisal indicates that the sites can, in principle, deliver the required allocation without unacceptable impacts upon the AONBs. In regard to the other issues raised, a change has been proposed to the*

relevant area strategies to recognise the location within an AONB, and officers will seek to resolve any remaining issues through discussions with Natural England.

- *There was a suggestion that CP51 should include protection of agricultural land. The NPPF sets out the approach to be taken in relation to best and most versatile agricultural land and it is not necessary to duplicate it in the Core Strategy. It was considered as part of the site selection process.*
- *Concerns were raised about the need for CP51 to protect against coalescence. It is considered that the spatial strategy set out in CP1 and CP2 already provides sufficient protection against coalescence in setting out how development will come forward.*
- *A concern was raised that CP51 is not in conformity with the NPPF because it does not set out criteria against which proposals can be judged. It is considered that the policy sets out eight criteria on which the landscape impacts of developments can be judged.*

2.12.3. Core policy 52: Green infrastructure

- *The need for a comprehensive audit of sports facilities (in order to be in compliance with the NPPF) was highlighted. A review of audit facilities is being carried out by the council and can be considered through the core strategy review if appropriate.*

2.12.4. Core policy 53: Wilts and Berks and Thames and Severn canals

- *It was suggested that the saved policies for the Kennet and Avon canal are out of date and CP53 should be expanded to cover the Kennet and Avon canal as well. The Kennet and Avon canal's landscape and natural environment will be protected through CP50, 51 and 52. Further, detailed, policy on the Kennet and Avon canal could be provided through a review of saved Local Plan policies now proposed as part of a review of the core strategy in the LDS .*
- *Melksham Without Parish Council raised a concern about the loss of community facilities due to canal realignment (CP53) and requested a guarantee that facilities will be replaced elsewhere. Wiltshire Council will not be financially responsible for providing alternative sites for community faculties, but will work with local communities and developers to identify alternatives. CP49 protects rural community facilities and services where necessary.*

2.12.5. Core policy 54: Cotswold Water Park

- *No significant issues were raised in relation to CP54.*

2.12.6. Core policy 55: Air quality

- *A concern was raised that Air Quality Action Plans are still outstanding for Wiltshire and that an Air Quality Strategy Implementation Plan is required as part of the Core Strategy. The air quality strategy is being progressed through Environmental Health as is regulatory appropriate. Supplementary guidance on the implementation of core policy 55 is also being prepared.*

2.12.7. Core policy 56: Contaminated land

- *No significant issues were raised in relation to CP56.*

2.12.8. Core policy 57: Ensuring high quality design and place shaping

- *A concern was raised about the complexity of CP57, with thirteen different factors to be taken into account. Design is considered an important factor to be considered*

within the core strategy and the level of complexity reflects the importance of this objective.

2.12.9. Core policy 58: Ensuring the conservation of the historic environment

- Concerns were raised that CP58 does not cover the setting of the World Heritage Site or the importance of maintaining the balance between the historic townscape and open and green space. *These issues are covered by CP59 and CP57 respectively.*
- A concern was raised that CP58 does not include a caveat as to whether or not exploitation of distinctive elements of the historic environment would be appropriate and sensitive. *The policy text states that these elements will be conserved and enhanced and proposals will therefore need to be appropriate and sensitive.*

2.12.10. Core policy 59: The Stonehenge, Avebury and Associated Sites World Heritage Site and its setting

- No significant issues were raised in relation to core policy 59 which haven't led to proposed changes.

2.13. Delivering strategic objectives: SO6: To ensure that essential infrastructure is in place to support our communities

2.13.1. Core policy 60: Sustainable transport

- Purton waste site is not most efficient or sustainable for transport and doesn't accord with overall stated policy. *This site has been subject to the councils waste site selection and site appraisal process (including SA/SEA) since 2005 and has subsequently been included as a site allocation in the Wiltshire and Swindon Waste Site Allocations Local Plan which was submitted to the Secretary of State on 14 February 2012.*
- Policies 60 & 66 both make reference to a Local Transport Plan large parts of which have still not been delivered. *The Wiltshire Local Transport Plan (LTP) 2011-2026 Strategy and Implementation Plan documents required by the Local Transport Act 2008 were adopted by the council in February 2011 along with four optional supplementary LTP documents. A number of other supplementary LTP documents are due to be developed in 2012/13.*
- There was concern that the LTP is not complete and a number of strategies are outstanding. *The Wiltshire Local Transport Plan (LTP) 2011-2026 Strategy and Implementation Plan documents required by the Local Transport Act 2008 were adopted by the council in February 2011 along with four optional supplementary LTP documents. A number of other supplementary LTP documents are due to be developed in 2012/13.*
- There was concern that improving journey time reliability is only achievable in the short term and conflicts with the sustainable transport aims. *Improving journey time reliability on key routes helps support economic growth which is a key national transport goal. The council will work to ensure that any implemented measures will have long-term benefits and will complement the wider approach to sustainable transport.*
- It was suggested that Core Policy 60 should also recognise that in relation to tourism uses, there is often no feasible alternative to the private car, for reaching more remote areas. *It is accepted that in terms of tourism, in order to reach more remote areas, individuals may have no other feasible option other than to travel by private car. However, where ever possible, the council will seek to encourage the use of sustainable transport alternatives.*
- It was suggested that the policy is too weak to tie in with stated objectives and deliver a major modal shift. Transport analysis should look at issues and options for buses,

rail and integration of modes for the area. Introduce a policy for public transport rather than 'sustainable transport'. *In addressing 'sustainable transport', Core Policy 60 covers all modes of transport including public transport. The Wiltshire Local Transport Plan 2011 – 2026 looked at the challenges and opportunities for all modes of transport across Wiltshire. A separate LTP Public Transport Strategy sets out the council's long term strategy and short term delivery plan for public transport.*

- It was suggested that the policy should include the re-opening of railway stations. *Core Policy 66 of the Wiltshire Core Strategy deals with the development and/or improvement of railway stations across Wiltshire.*
- There was concern that the proposals for Chippenham are contrary to bullets iii. and vi. *The council is currently developing a transport strategy for Chippenham that will ensure that the proposed development meets the requirements of Core Policy 60.*
- There was concern that the policy is more appropriate as part of a Development Management DPD. *It is considered that Core Policy 60 is a strategic policy and is therefore appropriately sited in the Core Strategy. There is currently no intention to produce a separate Development Management DPD; instead the council will undertake a partial review of the Core Strategy in order to accommodate those saved policies that exist in the current Local Plans that are in accordance with the National Planning Policy Framework.*
- There was concern that restricting the amount of housing to address out commuting can severely limit funding for sustainable transport. Also need to consider locations with a reasonable chance that a bus service will be used by residents and that a service can continue after legal agreements have ceased. *The Wiltshire Core Strategy in no way seeks to address out commuting by restricting the amount of housing; rather it seeks to address the issue by encouraging settlements to be more resilient therefore reducing the need to travel.*
- There was agreement that developments should be located in the most sustainable locations, however, in applying this approach considerations should also be paid to the appropriateness of developing sites that will take advantage of employment, shopping and service facilities that may be located in adjoining authorities. In this respect the importance of Swindon to the eastern fringe of North Wiltshire cannot be ignored as by reason of its close proximity, size, combined with the existing level of employment and service opportunities mean it is already a significant centre. *As per the NPPF, the Core Strategy has been prepared in the spirit of cross border co-operation with each of our neighbouring authorities. Discussions regarding transport issues across county boundaries form an ongoing dialogue.*

2.13.2. Core policy 61: Transport and development

- There was concern that policy TR14 of Salisbury District Plan has been deleted without reference to the policy that allegedly replaces it. Policy TR14 or equivalent should be reinstated. *Saved policies TR11 through to TR17 of the Salisbury District Plan will form part of a partial review of all local plan policies from across Wiltshire. The review will seek to accommodate those policies in the Wiltshire Core Strategy that comply with the National Planning Policy Framework.*
- The policy wording is not justified as does not refer to the reuse of buildings and therefore will not be effective. The wording does not comply with the provisions of NPPF. *In addition to new development, any applications for potential change of use will also be required to comply with Core Policy 61. Therefore in this instance the phrase 'new development' includes the reuse of buildings.*
- There was concern about the transport proposals at J16. *The impact of Swindon's growth on M4 Junction 16 has been the subject of extensive analysis, and a scheme for improvement of the junction is already secured by planning condition. Final detailed approval by Wiltshire Council and the Highways Agency will be required prior to implementation.*
- The policy fails to address the layout of new development, which persists to be car based with distributor roads. Re-word policy to promote good walking and cycling

environment etc. *Core Policy 61 of the Core Strategy includes a hierarchy of transport users that favours the needs of pedestrians and cyclists above those of private cars and goods vehicles.*

- There was concern that the criteria ii. should include reference to safe access to the rail network as well as to the highway network. *The reference in Core Policy 61 of the Core Strategy to proposals being capable of being served by safe access to the highway network refers directly to road safety. As access to the rail network is generally via the highway network this is effectively also dealt with in criteria ii.*
- It may be more appropriate to provide offsite waiting than on site facilities to meet worst case scenarios, particularly for town centre locations where the quality of the public realm is the primary concern. *Core Policy 61 will require that a transport assessment demonstrates fit for purpose and safe loading/unloading facilities be provided for any new relevant development. This assessment may include offsite waiting solutions where on site facilities prove to be inadequate.*
- Unsure of implications of this policy, particularly the operation of the hierarchy as set out in relation to fundamentally different needs, where meeting one level of the hierarchy does not necessarily have any impact on the needs to meet requirements for other levels. *The use of a hierarchy will ensure that the needs of more vulnerable and sustainable modes of travel are considered before the needs of goods vehicles, powered two-wheelers and private cars.*
- There was support for the objective to reduce the need to travel and encourage the use of sustainable transport alternatives. However, where a contribution is sought towards transport improvements it must be set out in a planning obligations DPD which is examined as part of the LDF process, and / or meet the tests of the CIL Regulations 2010. *Wiltshire Council is currently in the process of developing a CIL that will give greater flexibility and freedom to local authorities and communities in setting their own priorities for funding infrastructure necessary to support development. The levy also provides developers with more certainty 'up front' about how much money they are expected to contribute and ensures greater transparency for local people in understanding how new development is contributing to their community.*
- There needs to be provision in the design of road layouts, especially in villages, for parking in front of villages facilities (such as shops and post offices). *An on-street parking hierarchy forms part of the Local Transport Plan Car Parking Strategy referred to in paragraph 6.160 of the Core Strategy.*

2.13.3. Core policy 62: Development impacts on the transport network

- Developers should be allowed to use contributions more flexibility to improve cycle and pedestrian networks beyond the development site.
- There was concern that this policy appears to conflict with the proposals for Chippenham.
- In order to ensure the construction and operation of the transport network it will be appropriate to pool funding from a number of developments.

The consultation responses regarding the proposals for Core Policy 62 have not raised any issues or present any new evidence which would undermine the soundness of the Core Strategy. Wiltshire Council are currently developing a Community Infrastructure Levy that seeks to contribute towards the "funding gap" between the total cost of infrastructure necessary to deliver new development and the amount of funding from other sources. CIL can be spent on a wide range of infrastructure in order to support development whilst giving greater flexibility and freedom to local authorities and communities in setting their own priorities for funding infrastructure necessary to support development.

2.13.4. Core policy 63: Transport strategies

- There was concern that the policy should not only relate to the principal towns, but should also relate to the market towns, and should include reference to improvements to rail transport

The consultation responses regarding the proposals for Core Policy 63 have not raised any issues or present any new evidence which would undermine the soundness of the Core Strategy. The decision to focus spending on integrated transport measures in the principal towns has been taken in line with the overall delivery strategy of the Core Strategy as this provides the greatest opportunities within Wiltshire to deliver improved self containment and potential to generate job growth. Having said this, the policy states that "Transport strategies may also be developed for other urban and rural areas in the Plan area". Rail transport is included in the proposed enhancements to public transport services and facilities as per bullet point ii of Core Policy 63.

2.13.5. Core policy 64: Demand management

- Standards should reflect needs of rural areas with poor public transport.
- There was concern that business owners should not be compelled to charge for parking spaces.
- Concerned about the preference to use unallocated communal car parking. Car parking that is not attributed to and separated from an individual property could result in potential crime and community safety issues.

The consultation responses regarding the proposals for Core Policy 64 have not raised any issues or present any new evidence which would undermine the soundness of the Core Strategy. Core Policy 64 of the Core Strategy supports and is consistent with the objectives of the Wiltshire Local Transport Plan Car Parking Strategy.

2.13.6. Core policy 65: Movement of goods

- Thingley Junction should be mentioned as an example of a site which should be safeguarded.
- There needs to be a modal shift towards getting more large volumes of freight on to rail and water transport.

The consultation responses regarding the proposals for Core Policy 65 have not raised any issues or present any new evidence which would undermine the soundness of the Core Strategy. Bullet point i of Core Policy 65 seeks to encourage the use of rail or water for freight movements, especially for those developments that generate large volumes of freight traffic.

2.13.7. Core policy 66: Strategic transport network

- It was suggested that the options evaluated in SA are poor quality. *The options evaluated in the SA have been part of an iterative process and follow on from a first draft of the Sustainability Appraisal Report, published in October 2009, which accompanied the document 'Wiltshire 2026', and an Interim Sustainability Appraisal Report which accompanied the second iteration of the Core Strategy, published in June 2011.*
- There was concern that improving journey time reliability is only achievable in the short term and conflicts with the sustainable transport aims. *Improving journey time reliability on key routes helps support economic growth which is a key national transport goal. The council will work to ensure that any implemented measures will have long-term benefits and will complement the wider approach to sustainable transport.*

- It was suggested that Wiltshire and B&NES need to work together and take an integrated view of the options, benefits and problems associated with managing HGVs from Southampton to the M4. *As per the NPPF, the Core Strategy has been prepared in the spirit of cross border co-operation with each of our neighbouring authorities. Discussions regarding transport issues across county boundaries form an ongoing dialogue.*
- There was concern that the description of the transwilt rail line is missing. Should mention joint working with West of England Partnership on transport. *The Transwilt line is included in the rail network. The Council will work with a variety of agencies, including relevant cross-boundary organisations, to develop and improve the strategic transport network.*
- The inclusion of Corsham railway station is welcomed. *Noted.*
- It was suggested that there should be a greater emphasis for the need for railway station at RWB especially in relation to developments at Lyneham. *The need for a railway station at Royal Wootton Bassett has been identified in Core Policy 66 under bullet point c.*
- It was suggested that more detail about J16 proposals should be in policy. Unhappy at pressure being exerted by Swindon from development and design. *The impact of Swindon's growth on M4 Junction 16 has been the subject of extensive analysis, and a scheme for improvement of the junction is already secured by planning condition. Final detailed approval by Wiltshire Council and the Highways Agency will be required prior to implementation.*
- The policy is more appropriate as part of a Development Management DPD. *It is considered that Core Policy 66 is a strategic policy and is therefore appropriately sited in the Core Strategy. There is currently no intention to produce a separate Development Management DPD, instead the council will undertake a partial review of the Core Strategy in order to accommodate those saved policies that exist in the Local Plan that are in accordance with the National Planning Policy Framework.*
- It is considered that the policy should be amended to make reference to the proposed access off the A350 to serve land at Showell Farm. *Core Policy 66 doesn't make specific references to individual developments and access arrangements on the A350; rather it ensures that the strategic transport network along the A350 corridor as a whole will be maintained, managed and selectively improved.*
- There is concern that Melksham Station is being put in the same category as Corsham and Wootton Bassett even though the latter two towns do not actually have railway stations as yet. *The accompanying text in Core Policy 66 clearly states that development "and/or" improvements will be promoted and encouraged at the 3 stations listed; obviously, how this policy is applied depends on the individual station circumstances.*

2.13.8. Core policy 67: Flood risk

- It was suggested that there should be a general presumption in favour of locating all new development outside flood zones 2 and 3. *The approach to be taken to development within flood zones 2 and 3 is covered by national policy in the National Planning Policy Framework.*
- There was a suggestion that flooding should be viewed as part of a range of planning considerations rather than an absolute constraint. *As set out above, the approach to be taken to development in areas of flood risk is set out in national planning policy.*

2.13.9. Core policy 68: Water resources

- There was concern that core policy 68 does not offer the level of restraint required to limit over abstraction of the River Kennet catchment. *The local planning authority follows the advice of the licensing authority in regard to issues around abstraction, and no change to the policy is considered necessary.*

- It was suggested that the plan should reduce the projected housing and employment land quanta in order to ensure that water resources and natural systems are not compromised, and that the plan is not supported by evidence to prove that water supplies can be delivered to support growth. *The housing and employment quanta proposed in the core strategy are justified in topic paper 7 (economy) and topic paper 15 (housing requirement technical paper). The core strategy is supported by the Infrastructure Delivery Plan which has been informed by consultation with infrastructure providers, and which sets out the infrastructure required to support growth.*

2.13.10. Core policy 69: Protection of River Avon SAC

- It was suggested that core policy 69 should provide the same level of protection to the River Kennet SSSI as that afforded to the River Avon SAC. *The policy is considered to be in conformity with the National Planning Policy Framework which states in paragraph 113 that “distinctions should be made between the hierarchy of international, national and locally designated sites, so that protection is commensurate with their status and gives appropriate weight to their importance and the contribution that they make to wider ecological networks”.*
- It was suggested that core policy 69 should be redrafted to fully comply with the rigour of the Habitats Directive and the requirements of the Appropriate Assessment regime. *The wording of this policy has been agreed with Natural England and no changes are considered to be necessary.*

2.14. Appendices

2.14.1. Appendix A: Development templates for strategic allocations

- A concern was raised that the development templates have not been subject to formal public consultation. *The development templates have been prepared as a result of the site selection work and to ensure requirements from other policies are applied on a site by site basis. The information is not new information. Consultation carried out so far is sufficient.*
- The Core Strategy includes only a brief generic reference to instances where sites will affect heritage assets, including their setting, and features of archaeology of significance. This should be revised to reflect national planning policy more fully, particularly paragraphs 169 and 170 of the NPPF. *The development templates ensure that heritage assets and archaeological constraints are addressed through the masterplanning process.*
- Various minor changes were proposed to the development templates by developers promoting the sites. Others are considered unnecessary. The key issues which have been raised, which have not been resolved at this stage and which are considered to be key issues for discussion at the Core Strategy Inquiry stage are:
 - **North Chippenham Strategic Site** Accept that a suitably designed buffer is required, but there is no evidence or justification for 50m buffer. *Woodland management and education facilities are appropriate to be located within 50m. This requirement is in accordance with national guidance.*
 - **Rawlings Green Strategic Site** Remove reference to delivery of railway bridge in conjunction with North Chippenham site. Evidence gathered as part of Chippenham transport modelling work has indicated development will improve transport connectivity to the north of the town and also provide the opportunity to begin to put into place appropriate transport measures should further development be required further to the east of Chippenham beyond this plan period. *The Council remains of the opinion that the North Chippenham site should contribute to the delivery of a railway crossing in conjunction with the Rawlings Green, East Chippenham site.*

- **Land at West Warminster Strategic Site** Some responses including from Natural England have questioned the landscape capacity to accommodate development. *The site area is larger than that required to deliver 900 homes and 6ha employment and provides space for further mitigation if required.*
- **Drummond Park, Ludgershall** Outline Drummond Park planning application was designed on the basis that a future phase of development would come forward on the site to the west to provide future pedestrian and street linkages. This site should be reinstated as per the 2011 version of the CS. *Evidence for site selection is set out in Topic Paper 12. An extension to this site is not necessary. No change necessary.*

2.14.2. Appendix B: List of topic papers

- A small number of responses said that not all documents were available during the previous consultation (June to August, 2011) and that this consultation should be repeated. *However, things have moved on and the previous 2011 consultation was an additional, informal stage of consultation on the emerging core strategy and developing evidence base.*

2.14.3. Appendix C: Housing trajectory

- A number of comments were received relating to the level of detail provided in the housing trajectory. *These comments have informed the proposed changes to Appendix C, and additional detail will be added where this is considered appropriate.*

2.14.4. Appendix D: Saved policies

- A large number of responses were from Westbury residents, particularly those near the previously proposed bypass, that the T1a Westbury Bypass Package policy in the West Wiltshire Local Plan should not be saved. *The package needs to be saved as it is part of a wider policy, parts of which are still valid.*

2.14.5. Appendix E: List of settlement boundaries retained and Appendix F: List of settlement boundaries removed

- It was suggested that the proposed removal of settlement boundaries has not been communicated to the electorate in an active manner. *The proposal to remove settlement boundaries from Small Villages and those settlements not identified in the strategy was included in the June 2011 consultation document as well as the more recent pre-submission document. It is considered that the consultation process undertaken has been fully compliant with the regulations and the Wiltshire Council Statement of Community Involvement.*

2.14.6. Appendix G: Principal Employment Areas

- There was a suggestion that the Principal Employment Area at Southampton Road, Salisbury should reflect the existing employment provision and be extended accordingly. *The area identified in appendix G is considered to be appropriate.*

2.14.7. Appendix H: Proposals map

- A concern was raised that the proposals map wasn't available to comment on as part of the consultation. *Appendix H outlines what constitutes the proposals map for the core strategy.*

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This document was published by the Spatial Plans team, Wiltshire Council, Economy and Regeneration.

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<http://consult.wiltshire.gov.uk/portal>