

CABINET

MINUTES of a MEETING held in COUNCIL CHAMBER - COUNCIL OFFICES,
BROWFORT, DEVIZES on Tuesday, 24 May 2011.

Cllr John Brady	Cabinet Member for Finance Performance and Risk
Cllr Lionel Grundy OBE	Cabinet Member for Children's Services
Cllr Keith Humphries	Cabinet Member for Public Health and Protection Services
Cllr John Noeken	Cabinet Member for Resources
Cllr Fleur de Rhe-Philipe	Cabinet Member for Economic Development and Strategic Planning
Cllr Jane Scott OBE	Leader of the Council
Cllr Toby Sturgis	Cabinet Member for Waste, Property and Development Control Services
Cllr John Thomson	Deputy Leader and Cabinet Member for Adult Care, Communities and Housing
Cllr Dick Tonge	Cabinet Member for Highways and Transport
Cllr Stuart Wheeler	Cabinet Member for Campus Development and Culture (including Leisure, Sport and Libraries)

Also in Attendance:	Cllr Richard Beattie
	Cllr Chuck Berry
	Cllr Chris Caswill
	Cllr Peter Colmer
	Cllr Christine Crisp
	Cllr Peter Doyle
	Cllr Richard Gamble
	Cllr Mollie Groom
	Cllr Jon Hubbard
	Cllr David Jenkins
	Cllr Jerry Kunkler
	Cllr Alan Macrae
	Cllr Laura Mayes
	Cllr Francis Morland
	Cllr Jeff Osborn
	Cllr Sheila Parker

73. Apologies

All Cabinet members present.

74. Leader's Announcements

The Leader explained that this special meeting of Cabinet had been convened specifically to consider the Wiltshire Core Strategy document and provide an opportunity for a full and thorough debate and to consider any representations made by members of the public.

75. Declarations of Interest

No interests were declared.

76. Public participation

Questions and statements on the Wiltshire Core Strategy were received from the following members of the public:

Graham Heard, General Manager of the National Trust
Patrick Kinnersly, Secretary of the White Horse Alliance
Marilyn Mackay
Steve Perry
Edward Heard, Managing Director of Chippenham 2020 LLP
Mark Fox of Pegasus Planning Group on behalf of Barratt Strategic
John Bowley
Margaret Barley

A verbal representation was made by:

Ann Henshaw

Responses to the above were given by Councillor Fleur de Rhe Philipe, Cabinet member for Economic Development and Strategic Planning. Details of the questions and statements and responses to the written submissions were circulated at the meeting.

77. Wiltshire Core Strategy Consultation Document

Councillor Fleur de Rhe-Philipe presented a report which sought approval for: the format and approach for the Wiltshire Core Strategy (WCS) Consultation Document, including proposed Core Policies to be included, and arrangements for public consultation.

Given the Government's clear intention to abolish Regional Spatial Strategies and Wiltshire Council's responsibility for establishing the right level of jobs and homes within the area and the context of the emerging Localism agenda, an additional stage of full public consultation is proposed.

The purpose of undertaking further consultation at this stage of the process is to allow public engagement on the proposed:

- Employment land to deliver jobs and number of homes required for Wiltshire over the period 2006 to 2026;
- Spatial Strategy for Wiltshire to deliver this growth and ensure sustainable development takes place;
- Strategies for Community Areas (outside of South Wiltshire), including proposals for employment land and homes at the main settlements; and
- Core Policies relating to other matters such as affordable housing and design of new developments.

In addition, comment will be sought from infrastructure providers and other stakeholders to develop the Infrastructure Delivery Plan (IDP) and determine what infrastructure will be necessary to support the draft proposals and assess their deliverability. The IDP will be needed to inform the development of a Charging Schedule for the Community Infrastructure Levy.

The Consultation Document will form the basis for the development of a draft Core Strategy for Wiltshire. The proposals it contains would need to undergo further refinement and development, taking into account new evidence as it emerges, including responses arising from the consultation, before it can be fully developed as a sound draft Core Strategy for Wiltshire.

Cllr Tonge, Cabinet member for Highways and Transport explained his concerns for Lacock and suggested a meeting of interested parties to consider proposals and the impact on Lacock in more detail. Cllr Fleur de Rhe Philippe was happy for such a meeting to be arranged.

A discussion ensued during which Councillors made general comments on the WCS and in particular on their own respective divisional areas to which Cllr de Rhe Philippe replied.

Cllr de Rhe Philippe explained that the whole emphasis of the Core Strategy was to ensure provision of employment and housing opportunities in the County. She also added that the stronger the Strategy was, the easier it would be to control unwanted and inappropriate development.

The Service Director for Economy and Enterprise explained the Neighbourhood Planning process and confirmed that the Council had received funding for two areas which would be used for Warminster and Wootton Bassett.

Cabinet's attention was drawn to additional core policies in respect of transport which would need including in the list of core policies as listed in Appendix 5 of the report presented.

Resolved:

That Cabinet

- i) approves the format and approach for the Wiltshire Core Strategy Consultation Document;**
- ii) approves the overarching Spatial Strategy (as set out in Appendix 1 of the report presented) and the Community Area Strategies (as set out in Appendix 4 of the report presented) for the purposes of consultation;**
- iii) authorises the Service Director for Economy and Enterprise, in consultation with the Cabinet Member for Economic Development and Strategic Planning:**
 - with the relevant Area Board Chairs, to make any necessary changes in the interests of clarity and accuracy only to the Community Area Strategies;**
 - to finalise the policies (as set out in Appendix 5) and make any changes in the interests of clarity and accuracy to the overarching Spatial Strategy;**
 - to prepare the consultation document including supporting papers and**
 - to make the necessary arrangements for the consultation, commencing on 13 June 2011 and ending on 8 August 2011.**
- (v) authorises the Service Director for Economy and Enterprise, in consultation with the Cabinet Member for Economic Development and Strategic Planning, following the close of the consultation, to proceed with the next steps and prepare the pre-submission draft of the Wiltshire Core Strategy for approval by Cabinet.**

Reason for Decision:

To ensure that progress continues to be made on the preparation of an up-to-date planning policy framework for Wiltshire in line with the Council's statutory duties and that this can be put in place as soon as possible. This will ensure that the development of new jobs and homes takes place in the most sustainable way that best conserves the environment and maximises benefits for local communities.

78. Urgent Items

There were no urgent items.

(Duration of meeting: 2.00 - 3.25 pm)

<p>These decisions were published on the 1 June 2011 and will come into force on 9 June 2011</p>
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The Officer who has produced these minutes is Yamina Rhouati, of Democratic Services, direct line 01225 718024 or e-mail yamina.rhouati@wiltshire.gov.uk
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Wiltshire Council

Cabinet

24 May 2011

**Public Participation
From Graham Heard, General Manager – National Trust
Wiltshire Core Strategy**

Question

Has the physical impact of developing the Showell Nursery site been considered, including its effect on Lacock in terms of water quality and setting?

I would like to say that the Trust would be concerned about expansion towards Lacock and the potential impact on the village and we would want to be involved in any future consultation on the matter.

Response

Development of the Core Strategy is subject to Sustainability Appraisal to ensure that its policies and proposals do not have an unreasonable impact on the environment including water quality and areas of heritage value.

The village is considered to be at sufficient distance from the proposed 'Area of Search' for expansion of the town not to have a detrimental impact on Lacock.

The proposed consultation will allow the National Trust to fully consider the implications of the proposal, which is proposed to open on 13 June 2011 and as such I would encourage you to submit your comments in full through the formal process.

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Wiltshire Council

Cabinet

24 May 2011

**Public Participation
Statement from Mr John Bowley, Warminster
On the Wiltshire Core Strategy**

I object to new housing allocations in greenfield areas and to new sales conglomerates, which I believe to be unnecessary, not viable, not really wanted and counter-productive.

Planning for new housing out to the Warminster Bypass line has always been expected, though it seems to contradict previous denials that such would have been an outcome of the proposed, failed, Westbury Bypass project. The new housing market is anyway weak. No reasonable case exists for blighting countryside by hanging housing allocations over it.

I am reminded of an observation of a West Ashton parish councillor that the land allocated for a business park or suchlike on that side of Trowbridge had not been developed during the recent past best years of the British economy; therefore it is illogical to expect it now.

There is poor employment in West Wiltshire, but, for example, we recall Ushers Brewery being shut down for no good reason, blowing away lots of local jobs, and Wiltshire Council counter-productively shedding its skilled staff over many years. I contend that it is absurd of Wiltshire Council to allocate new business areas on the argument of local job creation.

New shopping centres are likely to be counter-productive for our town centres. Here in Warminster, there are conspicuous empty premises on the High Street and East Street. Many shops are struggling. New retail conglomerations would suck the life out of them.

Another example of bad planning which comes to mind is the vanity pavement widening here in Warminster. This burnt-off lots of public money counter-productively. The historic character of the Market Place has been eroded as the once wide road has been narrowed. Most of the rearrangements have been a waste of effort. They appear not to be enforced. Selfish people are regularly parking their cars in the marked loading bays. Vans drive up over and park on the pavements. Lorries, unable or not bothered to use the loading bays, stop doubled-parked in the roadway. So it has all been counter-productive and wasteful.

With many examples, I have no confidence in Wiltshire Council's ability to plan usefully.

Response

Thank you for your statement. The proposed consultation will open on 13 June 2011 and I would encourage you to submit your comments in full through the formal process.

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Wiltshire Council

Cabinet

24 May 2011

**Public Participation
Statement from Margaret Barley, Lacock, Chippenham
Wiltshire Core Strategy**

It has been drawn to my attention that although there were 4 options regarding the expansion of Chippenham mentioned in the October 2009 paper on Strategic Sites, the new document, which admittedly is for consultation, contains only two options both involving massive developments to the south of Chippenham in the Showell area and largely contained within Lacock Parish.

Whilst I do realise that the next stage of the process is one of consultation, I would request that at that meeting it is drawn to the attention of the Cabinet that two very similar options do not really constitute options at all. The impact of this scale of development on the surrounding area - which is some of the best in this part of Wiltshire - and the increased traffic on the A350, which will be further aggravated by extensive development in Trowbridge, will massively change the area to the south and west of Chippenham.

I am also concerned as to the extent of consultation with Lacock Parish Council in arriving at these two "options" and will be pressing it to become extremely proactive in objecting to any such proposals.

Answer:

As you appreciate, considerable consultation has already been undertaken regarding the consideration of development options at Chippenham. The evidence, including consultation with the local community, indicates that the options now presented provide the best solutions to accommodate sustainable development at the town in light of the proposed reduction in the overall number of homes to be provided during the plan period. This has led to the other options previously consulted on being discounted at this stage.

This is an additional stage of consultation, which is proposed to open on 13 June 2011 and as such I would encourage you to submit your comments in full through the formal process.

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Wiltshire Council

Cabinet

24 May 2011

**Public Participation
From Marilyn Mackay
Wiltshire Core Strategy**

Question

With reference to the Chippenham area, whilst we note in the draft core strategy various positive responses to consultation meetings with residents, we want to put it on record that a point we have raised strongly has been ignored. Additionally, we have had no replies from the spatial planning team to our emails on this.

What has been left off maps, at consultation events, is the area within Chippenham Community Area around Junction 17 on the M4 motorway. You speak on page 22 of a 'gateway' into Chippenham, which this is. It is further north than the gateway near Birds Marsh which you identify, and could indeed be of outstanding design with landscaped setting. We have suggested submitting it for an architectural competition, to ensure iconic structures, which could attract national/international media interest. It could encourage the creative and pro-environmental hi-tech industries. It could be a positive narrative for Chippenham.

It would have the advantage of freeing up brownfield sites in the town for housing, and take pressure off other areas for the scale of business and housing allocations, in the Birds Marsh and Monkton Park areas and that leaking into Corsham Community Area. It could link Chippenham town with the northern villages of Chippenham Community Area. There is already road infrastructure in place for development of this area. The argument about out-commuting could be addressed in the plan.

At consultation meetings the area around the A420, on the west side, have also been discussed, but left out of this plan and we wonder why.

Why has the option for Junction 17 been ignored? Will you consider it now?

Statement

There have been surveys and consultation meetings, and residents have made it abundantly clear they do not want excessive additional scale of housing in the town. 4,000 we regard as excessive. We approve of it following employment development and being phased. We would like further local consultation on this scale of housing. By contrast, we acknowledge there will be need for some organic growth. We appreciate a wider distribution of housing sites. We would like to see encouragement of eco-housing, where it is constructed.

I would appreciate if you would confirm receipt of this email, please, and that the above can be raised in discussion at the meeting.

Answer

The proposals for strategic employment sites at Junction 17 and to the west at A420 have been given consideration in developing the proposed consultation document.

At this stage, there is no certainty around the potential to deliver these sites in terms of attractiveness to investment or the ability to bring forward the site as viable options. The Core Strategy is only able to include proposals that have reasonable prospects for delivery.

The delivery of a new employment site at Junction 17 would not take away the need to provide employment land at Chippenham itself. The provision of new employment land at the town is required in order to redress the existing imbalance between jobs and homes at the town.

If a proposal were to come forward at Junction 17, the Council as local planning authority would be able to consider it on its merits.

In appropriate circumstances, the proposed Strategy allows for the release of brownfield land for alternative uses. This will not be sufficient to meet the needs of the town in providing for new homes and Greenfield land will be required.

This is an additional stage of consultation, which is proposed to open on 13 June 2011 and as such I would encourage you to submit your comments in full through the formal process.

Public Participation
From Patrick Kinnersly – Secretary, White Horse Alliance
Wiltshire Core Strategy

Question

We note that the majority of new housing and employment areas proposed in the draft Wiltshire Core Strategy would be located on sites remote from the major settlements and having no connections to public transport or rail-freight facilities.

Has the Council modelled the resulting increases in car and commercial vehicle traffic over the plan period? What increases over present traffic levels are predicted over the next five, ten and fifteen years on the A350, A36 and other routes through West Wiltshire? How does the Council plan to deal with these increases and prevent a steady worsening of congestion and delays on the road network?

In view of the Government's announcement on 21 May that it will halve carbon emissions within Wiltshire's current plan period to 2026, what changes will the Council now make to the draft Core Strategy to ensure that Wiltshire can achieve the reduction in road traffic needed to meet this legally binding cut in emissions?

Will the Council move the emphasis of its spatial strategy away from out-of-town locations to brown-field sites closer to town centres?

Will the Council transfer transport investment from road to rail, bus, cycling and walking? Will it commit capital from the Infrastructure Levy to funding of the TransWilts rail service between Salisbury and Swindon via Melksham and the other key settlements in what it so revealingly calls 'The A350 Growth Corridor'?

Response

The proposed Settlement Strategy focuses the majority of new employment areas and new homes towards the main settlements in Wiltshire (defined as the Market Towns and Principal Settlements of Chippenham, Salisbury and Trowbridge) which provide the best opportunities to promote self containment (people living and working locally) and access by public transport. The Strategy can only promote rail freight facilities where they are viable, currently limited opportunities exist within Wiltshire.

Forecasting background growth on the wider network is carried out by the Department for Transport, and considers factors such as population, employment and car ownership amongst others. A revised dataset has just been issued by the Department in draft form, and we are advised that it will become definitive in July. The Council would be happy to share some of the headline forecasts with Mr

Kinnersley once they become available. The Council's policy relating to network management is set out in the Local Transport Plan and Core Strategy.

The proposed Consultation Document proposes a strong framework within which to tackle carbon emissions. It supports the delivery of sustainable patterns of development including access by alternative modes of travel to the private car and seeks to address out-commuting through focusing on job growth locally and identifying an appropriate number of new homes.

The most up to date information indicates that within Wiltshire, only 27% of the carbon emissions come from road traffic (Department for Energy and Climate Change, 2008). Transportation is therefore only part of the solution.

The proposed Strategy supports the reuse of brownland for alternative uses. This will not be sufficient to meet the needs of the town in providing for new homes.

The budget for transport investment is set year on year, and the Council already commits a substantial amount of funding towards supporting public transport, together with schemes that encourage cycling and walking. It is far too early to confidently predict the content of a future CIL charging schedule, however station interchange improvements have been cited as a good candidate for inclusion.

This is an additional stage of consultation, which is proposed to open on 13 June 2011 and as such I would encourage you to submit your comments in full through the formal process.

**Joint Response to Mr Edward Heard, Managing Director –
CHIPPENHAM 2020 LLP
and Mr Mark Fox, Pegasus Planning Group**

Considerable consultation has already been undertaken regarding the different development options at Chippenham. The evidence, including recent consultation events with the local community, indicates that the options now presented provide the best solution to accommodate sustainable development at the town in light of the proposed reduction in the overall number of homes to be provided during the plan period. This has led to the other options previously consulted on being discounted at this stage.

The area to the East (previously identified as the 'preferred option' within Wiltshire 2026) has not been ignored and Option 2 allows for development to come forward on a specific site, albeit at a lower level of up to 700 dwellings rather than the up to 1,500 sought. The proposed Strategy for Chippenham includes the delivery of a significant strategic employment site to the south of the town (28 hectares). The proposed alternative Option 3 only allows for 6 hectares of employment land (potentially 24 hectares in the longer term, as part of a phase 2) to be initially delivered to the east. This does not meet the immediate requirement to deliver a significant strategic employment site that is attractive to market (both in scale and access) prior to significant housing developments taking place, which is fundamental to the Strategy for Chippenham.

The draft Core Policy 7 is considered to be reasonable in light of the Options presented. However, as requested by Pegasus Planning Group on behalf of Barratts it may be possible to amend Option 2 of draft Core Policy 7 subject to further consideration by officers to include a range from 2.5 hectares up to 6 hectares employment land for the purposes of consultation.

This is an additional stage of consultation, which is proposed to open on 13 June 2011 and as such I would encourage you to submit your comments in full through the formal process.

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