

SUMMONS

Council Meeting (Extraordinary meeting)
Date: 7 February 2012
Time: 10.30 am
Place: Civic Centre, Trowbridge

**PLEASE SIGN THE ATTENDANCE
BOOK BEFORE ENTERING THE
COUNCIL CHAMBER**

Please direct any enquiries on this Agenda to Yamina Rhouati, of Democratic Services, County Hall, Trowbridge, direct line 01225 718024 or email yamina.rhouati@wiltshire.gov.uk

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

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

1. **Apologies**

2. **Declarations of Interest**

To declare any personal or prejudicial interests or dispensations granted by the Standards Committee.

3. **Announcements by the Chairman**

4. **Public Participation**

The Council welcomes contributions from members of the public. As this is an extraordinary meeting convened specifically to deal with items 7, 8 and 9 on this agenda and in accordance with this Council's constitution, questions and statements can only be accepted in respect of these items.

Statements

If you would like to make a statement at this meeting on any item on this agenda, please register to do so at least 10 minutes prior to the meeting. Up to 3 speakers are permitted to speak for up to 3 minutes each on any agenda item. Please contact the officer named above for any further clarification.

Questions

To receive any questions from members of the public received in accordance with the constitution. Those wishing to ask questions are required to give notice of any such questions in writing to the officer named above (acting on behalf of

the Corporate Director) no later than Tuesday 31 January 2012. Please contact the officer named on the first page of this agenda for further advice. Questions may be asked without notice if the Chairman decides that the matter is urgent.

Details of any questions received will be circulated to Councillors prior to the meeting and made available at the meeting and on the Council's website.

COUNCILLORS' MOTIONS AND QUESTIONS

As this is an extraordinary meeting convened specifically to deal with items 7, 8 and 9 on this agenda and in accordance with this Council's constitution, questions and motions on notice can only be accepted on these items.

5. **Notices of Motion**

None received for this meeting.

6. **Councillors' Questions**

Please note that Councillors are required to give notice of any such questions in writing to the officer named on the first page of this agenda (acting on behalf of the Corporate Director) not later than 5pm Tuesday 31 January 2012. Questions may be asked without notice if the Chairman decides that the matter is urgent.

Details of any questions received will be circulated to Councillors prior to the meeting and made available at the meeting and on the Council's website.

POLICY FRAMEWORK

Under its Constitution, the Council is responsible for approving the policy framework of the Council expressed in various plans and strategies.

7. **Wiltshire & Swindon Waste Site Allocations Development Plan Document - Proposed Submission Arrangements (Pages 1 - 14)**

Report by the Service Director for Economy and Enterprise.

The Wiltshire and Swindon Waste Site Allocations Development Plan Document is enclosed separately for members of the Council and available on the Council's website.

8. **Adoption of the South Wiltshire Core Strategy (Pages 15 - 22)**

Report by the Service Director for Economy and Enterprise.

The South Wiltshire Core Strategy is enclosed separately for members of the Council and available on the Council's website.

9. **Pre-Submission Draft Wiltshire Core Strategy Development Plan Document**
(Pages 23 - 48)

Report by the Service Director for Economy and Enterprise.

The Wiltshire Core Strategy is enclosed separately for members of the Council and available on the Council's website.

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Wiltshire Council

Council

7 February 2012

Subject: Wiltshire and Swindon Waste Site Allocations Development Plan Document –Submission Arrangements

Cabinet Member: Councillor Fleur de Rhé-Philipe – Economic Development and Strategic Planning

Executive Summary

Following extensive consultation in 2006, 2010 and 2011, the draft Wiltshire and Swindon Waste Site Allocations Development Plan Document (draft DPD) can now be submitted to the Secretary of State for Examination. This report sets out:

- A summary of the plan preparation process to date;
- The key issues that have emerged through the recent consultation undertaken June to August 2011;
- The arrangements for submitting the draft DPD;
- The implications of the Examination process; and
- Next steps.

The draft DPD, along with all other supporting documents, will then be formally submitted to the Secretary of State (for Communities and Local Government) in order to initiate the examination process by an independent Planning Inspector.

The Examination will consider matters of soundness alone. At the end of the process, the Inspector will issue the Councils with a binding report. Should this report recommend the DPD is sound; arrangements will be made for formal adoption. This is scheduled for November 2012.

Proposals

That following recommendation by Cabinet at its meeting on 17 January 2012, Council:

- (i) approves the submission draft Wiltshire and Swindon Waste Site Allocations Development Plan Document and its Submission to the Secretary of State;
- (ii) delegates to the Service Director, Economy and Enterprise, in consultation with the Cabinet Member for Economic Development and Strategic Planning authorisation to make minor amendments to the draft DPD (**Appendix A**) in the interests of clarity and accuracy and to make appropriate arrangements

for submission of the documents to the Secretary of State and any consequential actions as directed by the Inspector relating to the Examination.

Reason for Proposals

The need for an up-to-date, long-term plan for future waste management facilities is a statutory priority for both Wiltshire Council and Swindon Borough Council. This draft DPD presents a schedule of proposed site allocations that are considered both environmentally suitable and capable of meeting the long-term needs of the Councils and the waste management industry.

Regulatory and constitutional procedures require that the policy framework of the authority be a shared matter for Cabinet and Council^[1]. Cabinet's functions set out in the constitution include proposing to Council new policies which fall within the Policy Framework as defined in paragraph 1 of Part 3 of the Constitution. In order to secure Council approval, therefore, the draft DPD has first been endorsed by Cabinet.

Alistair Cunningham
Service Director, Economy and Enterprise

^[1] Statutory Instrument 2005 No. 929 Local Government, England; The Local Authorities (Functions and Responsibilities) (Amendment) (No.2) (England) Regulations 2005. See also Part 3A of the Council's Constitution

Wiltshire Council

Council

7 February 2012

Subject: Wiltshire and Swindon Waste Site Allocations Development Plan Document –Submission Arrangements

Cabinet Member: Councillor Fleur de Rhé-Philippe

Purpose of Report

1. To inform Council of the outcome of the recent consultation and revisions to the document.
2. To seek Council approval of the submission draft Wiltshire and Swindon Waste Site Allocations Development Plan Document (draft DPD) as set out in **Appendix A** as recommended by Cabinet at its meeting on 17 January 2012 (relevant extract of the draft Cabinet minutes attached as **Appendix D**)
3. To inform Council of the process herein, particularly the implications relating to submission and independent examination stages.

Background

4. Cabinet on 22 March 2011 and Council on 17 May 2011 approved the Submission Draft Waste Site Allocations DPD for a final stage of consultation. This took place between 13 June and 8 August 2011.
5. The Waste Site Allocations DPD represents the final stage in the waste planning policy framework for Wiltshire and Swindon. The Councils adopted their Waste Core Strategy DPD (July 2009) and Waste Development Control Policies DPD (September 2009). These documents provide the basis upon which decisions relating to the identification of new sites to meet capacity requirements and the management of detailed proposals for new waste management facilities are made.
6. The draft DPD sets out 35 sites suitable for delivering a range of waste uses to meet the capacity requirements of Wiltshire and Swindon up to 2026². Following extensive assessment and appraisal work the identified sites are considered to represent the best and most deliverable options for future waste management development. Once adopted, the sites will have 'preferred area' status and can be brought forward through the planning application process for the waste uses set out in the draft DPD.

² Until reviewed, the adopted Waste Core Strategy establishes 2026 as the 'plan period' for all Wiltshire and Swindon waste DPDs.

7. The draft DPD has been the subject of informal and formal rounds of consultation in 2006, 2010 and 2011. These consultations have been undertaken to help shape the final draft DPD prior to Examination. However, the Examination will provide the final opportunity for those seeking to challenge or modify the document to be heard.
8. Cabinet on 17 January 2012 approved the submission draft DPD and resolved to recommend to Council that it be approved for the purpose of formally submitting it to the Secretary of State. The draft Minutes of the meeting accompany the Agenda to this report. The draft DPD (**Appendix A**) has been revised following Cabinet to incorporate two minor amendments that were approved at the meeting in response to questions raised.

Main Considerations for the Council

9. The recent consultation undertaken between June and August this year was a formal stage of the process whereby respondents were invited to comment on matters of soundness³. The consultation generated around 1,200 comments from 540 organisations, consultees and members of the public. These comments will be considered by the Government appointed Inspector and form the basis of the forthcoming Examination.
10. A breakdown of the key points raised through the formal consultation stage can be found at **Appendix B**. Verbatim comments received and a detailed report⁴ outlining all consultation work will be submitted as part of the Councils' submission to the Secretary of State. Copies of this report will be made available for viewing in the Members' Room and on the website.
11. The main changes to the draft DPD since the consultation relate to the removal of the following sites:
 - (i) Solstice Business Park, Amesbury
 - (ii) Sarum Business Centre, Salisbury
 - (iii) Thorney Down WTS, Winterslow
 - (iv) Salisbury Road Industrial Estate, Downton
 - (v) West Ashton Employment Allocation, Trowbridge
 - (vi) Castledown Business Park, Ludgershall
 - (vii) Nursteed Road Employment Allocation, Devizes
 - (viii) Salisbury Road Business Park, Pewsey
12. The main reason for removing these sites from the draft DPD relate principally to issues surrounding deliverability, rather than simply the weight of objection to the uses proposed. However, information was presented through the consultation that led to further investigations regarding the suitability and therefore the deliverability of certain sites.
13. The removal of these sites does not undermine the soundness of the draft DPD. In particular, consideration has been given to whether the remaining sites can meet the forecast waste management capacity requirements up to

³ Government policy, as set out in Planning Policy Statement 12 clarifies that to be sound a DPD should be justified, effective and consistent with national policy.

⁴ The Regulation 30(1)(d)(e) Statement.

2026. An evidence based assessment shows that the remaining sites provide sufficient flexibility and opportunity to meet future demands.

14. In terms of the level of objection received, the majority of concerns related to the proposals at Ludgershall (Castledown Business Park and Pickpit Hill). The majority of these objections were generated by a community organised petition, signed by 399 people. The main issues presented were concerned with the impact of waste development on the local community and the surrounding land uses that have been developed since the site was first proposed back in 2005. In particular, concerns were raised regarding Castledown Business Park related to the proximity of Wellington Academy, scale of operation in terms of vehicle movement (road safety, congestion issues), low level of employment generated by waste uses and support for the emerging Wiltshire Core Strategy that identifies Castledown Business Park as a Principal Employment Area, where activities falling within use classes B1, B2 and B8 are promoted. This called into question the suitability of the use of this site for waste management facilities.
15. It should also be noted that, during the final round of consultation, Cabinet Capital Assets Committee on 14 June 2011 agreed that the Council purchase Castledown Business Park to help stimulate regeneration opportunities in the area accordance with Council's Corporate Plan. The Corporate Plan focuses on delivery of new jobs across Wiltshire.
16. These factors have been fully considered and as result the Castledown Business Park site has been removed from the plan.
17. Only three other sites received more than ten objections each. These were: Chitterne Waste Management Facility; Nursteed Road Employment Allocation, Devizes; and Thorney Down Waste Transfer Station, Winterslow. The main issues raised centred on a general perception that waste management facilities are a 'bad neighbour' form of development. In particular, concerns were raised about potential impacts on human health/quality of life, increases in traffic and associated reduction in road safety. The Nursteed Road and Thorney Down sites have been dropped from further consideration because of deliverability issues (the landowner's have other plans for the sites). However, the proposed allocation at Chitterne is still considered worthy of keeping within the draft DPD on the basis that the points of objection received can all be addressed through an appropriate and robust planning application process.
18. The other main challenge arising from the consultation was the view that the scale and location of the proposed sites are unbalanced. In general terms, it was felt that the definition of the terms 'local' and 'strategic' scale were unclear and that there was a contradiction in the plan. This was because facilities on sites expected to serve large geographic areas (i.e. strategic facilities) were considered to be remote from the population centres they were intended to serve. In particular, the location of three strategic sites in the Westbury community area was questioned as being disproportionate with the rest of Wiltshire and Swindon. The proposals in the Westbury area are still considered to offer the best potential for future waste management development and appropriately located in terms of the local highway network.

These sites offer a choice of location for strategic facilities in line with the adopted policy position set out within the Waste Core Strategy.

19. Similarly, other consultation comments were concerned with the cumulative effect of two strategic sites in Purton with a proposed housing development situated on the main road route to the allocated sites.
20. While these concerns are acknowledged, it is important to emphasise that the sites that have been allocated are considered to be in the right places, for the right waste uses. Over 100 potential waste sites have been appraised since 2005 and the remaining sites are those which are considered to be the best and most deliverable.
21. When taken as a whole, the adopted and emerging waste policy framework is premised upon the need to identify a flexible framework of sites⁵ and thereby offer choice to the development industry. In this sense, the proposals set out within the draft DPD offer choice and the ability to maximise opportunities for driving waste away from landfill by capturing the resource value in waste.

Environmental and Climate Change Considerations

22. The Waste Site Allocations DPD has been prepared in accordance with legislative procedures and national policy. In addition, the document is in general conformity with the adopted Waste Core Strategy and the evidence base presented to support the draft Regional Spatial Strategy for the South West.
23. In preparing and appraising the document, every site option has been considered and judged against environmental criteria through the rigorous application of Sustainability Appraisals (incorporating the requirements of the Strategic Environmental Assessment Directive) and Habitats Regulations Assessments. As such, the proposed site allocations are considered to represent the most sustainable options for delivering new waste management development.
24. Matters in relation to the environmental impact of bringing forward new waste management development have been fully considered. The document sets out clear guidelines to be considered when applications are being prepared. Such matters include, *inter alia* - pollution control measures, flood risk assessment and mitigation for landscape impact. Where necessary, a number of site profiles have been amended to reflect information presented by consultees (e.g. The Environment Agency, English Heritage) through previous consultation work.
25. As a whole, the waste policy framework for Wiltshire and Swindon is technology neutral. However, where deemed appropriate, the document seeks to provide opportunity for renewable energy schemes to be delivered on certain proposed sites to meet the demands of national and local policy. As set out in Planning Policy Statement 10⁶, treating waste as a valuable

⁵ In accordance with the provisions of national policy and European legislation (eg the Waste Framework Directive).

⁶ Planning Policy Statement 10 – Planning for Sustainable Waste Management (March 2011)
CM09336/F

resource (eg for alternative fuel) rather than a product for disposal will ensure that the Councils continue to meet European and National landfill diversion targets and wider commitments to reduce CO₂ emissions.

Equalities Impact of the Proposal

26. The Waste Site Allocations DPD has been prepared to ensure that impacts on the various strands of equality have been addressed. As with all DPDs, a full Equalities Impact Assessment will be included with the documents and evidence submitted to the Secretary of State to support the Examination process.

Risk Assessment

27. Risks associated with procedural compliance matters have been addressed throughout the plan preparation process. These matters will be considered in more detail by the Inspector through the early stages of the Examination process.
28. The principal risk associated with the submission and examination stage relates to soundness. In presenting the Waste Site Allocations DPD to the Secretary of State, the Councils are of the opinion that the proposals in *[the document]* contains are sound. This opinion will be tested by the Inspector through the Examination of all submitted matters (ie the primary documents and all consultation materials).
29. The Inspector will ultimately determine whether the evidence presented justifies the document being found sound.

Financial Implications

30. The process of preparing the Waste Site Allocations DPD has been planned financially and the Examination costs can be met by existing budget allocations. A proportion of these costs will fall into next financial year and this has been addressed in budget planning.
31. There is potential for further financial costs at the end of the Examination process. If the document is found to be sound and subsequently adopted by the Councils, there follows a six week period of legal challenge. Such actions are rare but must be considered, these costs would be met from the Economy and Enterprise budget.

Legal Implications

32. The legal issues associated with the Examination process are broadly set out above.
33. The Waste Site Allocations DPD has been prepared in accordance with legislative procedures⁷ and national policy⁸. It represents the culmination of

⁷ The Town and Country Planning (Local Development)(England)(Amendment) Regulations 2009. CM09336/F

several stages of drafting, appraising and consultation and, as such, constitutes the Councils' 'preferred areas' for future waste management development.

Options Considered

34. A significant level of work has been invested in identifying sites for future waste management development. Submission of the draft Waste Site Allocations DPD will enable the policy framework relating to such matters to be completed and address Wiltshire and Swindon's overall waste management requirements over the period to 2026.

Conclusions

35. The publication and submission of the Waste Site Allocations DPD represent the final preparatory stage of the plan making process.
36. The next steps will result in duly made comments being considered by a Government appointed, independent Planning Inspector. Based upon the evidence submitted by respondents (relating to the soundness of the documents), weighed against the evidence of the Councils, the Inspector will make a decision as to whether the document is sound and hence able to be adopted.

ALISTAIR CUNNINGHAM

Service Director, Economy and Enterprise

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The following unpublished documents have been relied on in the preparation of this Report:

None

⁸ Planning Policy Statement 12 – Local Spatial Planning (June 2008); Planning Policy Statement 10 – Planning for Sustainable Waste Management (March 2011). Note: PPS10 remains in force despite the publication of the draft National Planning Policy Framework.
CM09336/F

Appendices:

Appendix A: Wiltshire and Swindon Waste Site Allocations DPD –
Submission Draft

Appendix B: Summary of key issues raised during the pre-submission
consultation and verbatim comments

Appendix C: Checklist of documents to be submitted for examination

Appendix D: Relevant extract of draft Cabinet minutes dated 17 January
2012 (attached)

Appendices A – C above are enclosed separately for members of the Council. A reasonable number of copies will be made available at the meeting and available for public inspection by contacting Democratic Services on 01225 713018. All documents are available on the Council's website on the following link:

<http://cms.wiltshire.gov.uk/mgAi.aspx?ID=16284#mgDocuments>

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Extract From Minutes of Cabinet, 17 January 2012

Minute 7– Wiltshire & Swindon Waste Site Allocations DPD - Proposed Submission Arrangements

Cllr Morland declared a personal interest in this item by virtue of him being a member of Dilton Marsh and Heywood Parish Councils and Westbury Town Council.

Public Participation

Written representations were received from the following members of the public in the form of questions and statements, details of which, together with responses were circulated:

Mrs Virginia Neal, Clerk to Chitterne Parish Council
Adele Martin, Ludgershall & Campaigner of No2Waste
Mr Martyn Harvey, No2Waste group
Mr and Mrs Greenwood on behalf of the NO2Waste Campaign Group
Mrs Nicky Bamford
Mrs Anne Henshaw, North Wiltshire and Swindon CPRE

Verbal representations were also made at the meeting by:

Mrs Virginia Neal
Mr and Mrs Greenwood
Mrs Anne Henshaw
Mr RJ Parnham

Cllr Fleur de Rhe-Philipe, Cabinet Member for Economic Development and Strategic Planning, presented a report on the draft Wiltshire and Swindon Waste Site Allocations Development Plan Document (DPD) which set out:-

- a summary of the plan preparation process to date.
- the key issues that had emerged through the consultation undertaken between June and August 2011.
- the arrangements for submitting the draft DPD.
- the implications of the Examination process.
- the next steps.

Cllr de Rhe Philipe presented the DPD and sought Cabinet approval of it for onward recommendation to Council at its meeting on 7 February 2012 for the purpose of formally submitting it to the Secretary of State.

Cllr de Rhe Philipe explained that the councils (Swindon and Wiltshire, as joint strategic planning authorities for waste) faced a significant challenge in managing year-on-year increases in the amount of waste being generated by our communities and businesses. In preparing the DPD, the aim had been to build a plan that provided a flexible and responsive approach to enable the management of Wiltshire

and Swindon's waste in a sustainable and efficient manner. The DPD also built upon the adopted policy framework set out in the Waste Core Strategy and Development Control Policy DPDs.

Every effort had been made to address issues raised through previous rounds of consultation with the final list of proposed sites having been the subject of rigorous testing and appraisals.

The DPD presented a flexible framework of 35 sites for accommodating a range of potential waste uses all designed to derive value from waste through recycling, recovery, composting and treatment.

The 35 sites presented a real opportunity to manage waste in a modern and efficient manner, thereby aiming to break the reliance on landfill. Once the plan is adopted, these sites would be able to come forward for the waste uses proposed subject to full planning permission being granted.

Cllr de Rhe Philipe proposed a couple of minor amendments which would be incorporated into the DPD in response to the representations received as follows:

In response to Mr and Mrs Greenwood:

- For clarity, additional wording be added to the **Water Environment** section of the DPD to fully establish the scope of the assessment work required to support any subsequent planning application. The wording would therefore read (7th sentence):

'The assessment will need to ensure that foul water discharges from any development can be connected to the public sewer system, where available, subject to a capacity appraisal and agreement upon a point of connection'.

In response to Chitterne Parish Council's question about the Valley Farm site:

- To correct a drafting error, an amendment was required to reflect the fact that there was a need for any impact assessment on traffic to also consider traffic approaching from the west and not just the east as stated in the site profile.

A number of Councillors addressed Cabinet on the proposed DPD making general points and specific points relating to their respective electoral division areas to which Cllr de Rhe Philipe and the Service Director for Economy and Enterprise responded.

Following debate and hearing contributions from members of the public, it was

Resolved:

That Cabinet:

- approve the submission draft Wiltshire and Swindon Waste Site Allocations Development Plan Document to be updated to incorporate the two minor amendments mentioned above;**
- recommend to Council that the submission draft DPD be**

approved for the purpose of formally submitting it to the Secretary of State and

- c) delegate to the Service Director for Economy and Enterprise, in consultation with the Cabinet Member for Economic Development and Strategic Planning, authorisation to make minor amendments to the draft DPD (as set out in Appendix A to the report presented) in the interests of clarity and accuracy and to make appropriate arrangements for submission of the documents to the Secretary of State and any consequential actions as directed by the Inspector relating to the Examination.**

Reason for decision

The need for an up-to-date, long-term plan for future waste management facilities is a statutory priority for both Wiltshire Council and Swindon Borough Council. This draft DPD presents a schedule of proposed site allocations that are considered both environmentally suitable and capable of meeting the long-term needs of the Councils and the waste management industry.

Regulatory and constitutional procedures require that the policy framework of the authority be a shared matter for Cabinet and Council.

Cabinet's functions set out in the constitution include proposing to Full Council new policies which fall within the Policy Framework as defined in paragraph 1 of Part 3 of the Constitution. In order to secure Council approval, therefore, the draft DPD should first be endorsed by Cabinet.

The resolution of Cabinet will then be presented to Council on 7 February 2012 for final consideration and approval.

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Wiltshire Council

Council

7 February 2012

Subject: Adoption of South Wiltshire Core Strategy

Cabinet Member: Councillor Fleur de Rhé Philipe

Executive Summary

Wiltshire Council has received the Inspector's Report into the examination of the South Wiltshire Core Strategy Development Plan Document (DPD). It concludes that, subject to the changes set out in the Report, the submitted Core Strategy is sound. The Inspector's Report is binding on the authority and the Core Strategy, as amended in response to the Inspector's recommendations, can now be adopted. Cabinet on 17 January 2012 recommended that the Core Strategy be adopted by Council.

When adopted by Council, an adoption notice will be published providing a six week period for legal challenge during which any person or organisation may make an application to the High Court on the grounds that preparation of the Plan did not comply with the correct procedures.

Upon adoption, the Core Strategy will become part of the statutory development plan for Wiltshire and will be an important document in guiding development in the south of the county.

Proposals

That following recommendation by Cabinet at its meeting on 17 January 2012, Council:

- (i) adopts the South Wiltshire Core Strategy, as amended by the changes identified in the Inspector's Report, as part of the statutory development plan for Wiltshire.
- (ii) agrees that the Service Director for Economy and Enterprise in consultation with the Cabinet Member for Economic Development and Strategic Planning, undertakes the final stages associated with the formal adoption of the Core Strategy.

Reason for Proposal

The South Wiltshire Core Strategy will form part of the Council's Policy Framework. In line with the Local Government Act and the Council's constitution it must first be approved by Cabinet before it is adopted by Council. The Inspector's Report is binding on the Council and his recommendations must be acted upon. As the document has been found sound its adoption by the Council would ensure up-to-date planning policy is in place for southern Wiltshire.

Alistair Cunningham
Service Director for Economy and Enterprise

Wiltshire Council

Council

7 February 2012

Subject: Adoption of South Wiltshire Core Strategy

Cabinet Member: Councillor Fleur de Rhé Philipe

Purpose of Report

1. To:
 - (i) consider the recommendations of Cabinet at its meeting on 17 January 2012 concerning the adoption of the South Wiltshire Core Strategy (relevant extract of draft Cabinet minutes attached at **Appendix 3**).
 - (ii) Note the content of the Inspector's Report into the examination of the South Wiltshire Core Strategy Development Plan Document (DPD) and his conclusions regarding soundness; and
 - (iii) Seek approval for the South Wiltshire Core Strategy, as amended by the changes identified in the Inspector's Report, to be adopted.

Background

2. On 10 November 2009, Council resolved that the 'Proposed Submission Document South Wiltshire Core Strategy' (draft SWCS) be submitted to the Secretary of State. Formal hearing sessions took place during March and April 2010. Following these sessions, Wiltshire Council published proposed changes to the submitted Core Strategy that were discussed during the course of the Examination in Public. These were published for public consultation over the period 13 May 2010 to 11 June 2010, and the consultation response submitted to the Inspector for his consideration.
3. Prior to the Inspector issuing his report, the Examination was suspended, in order to allow the Council to review the housing and employment requirements in light of the Government announcing its intention to revoke Regional Spatial Strategies. Council on 22 February 2011 agreed Focussed and Consequential changes to the submission draft SWCS arising from the review. These set out lower housing and employment figures and identified fewer Strategic Site Allocations. The changes were consulted on between 14 April and 27 May 2011, together with other Proposed Changes made during the course of the Examination and the hearing sessions reopened during August 2011.

4. The Inspector presented his Report to the Council on 14 October 2011. This is attached at **Appendix 1**.

Main Considerations for the Council

5. The Inspector's Report considers whether the Core Strategy is sound and complies with legal requirements. Government policy, as set out in Planning Policy Statement 12, clarifies that to be sound a Core Strategy should be justified, effective and consistent with national policy.
6. The Inspector has recommended a number of changes that need to be made to the submission draft Core Strategy to make it sound. Most of these changes (including those referred to in paragraphs 2 and 3 above, and minor amendments in the interests or accuracy and clarity) were put forward by the Council and have been the subject of further consultation. These are set out in **Annexes 1 to 5 and 7 to 9 of Appendix 1**. All consultation responses have been taken into account by the Inspector in writing his report. The Inspector has also recommended two additional changes (**Annex 6 of Appendix 1**). The first in relation to the employment site at Station Works, Tisbury requiring the removal of wording which states that the site is capable of intensification and modernisation, as this is not backed up by evidence. The second, changes the affordable housing 'requirement' to 'target'. These changes proposed by the Inspector do not alter the substance of the plan and its policies or undermine the sustainability appraisal and participatory processes.
7. The Core Strategy as intended to be adopted is attached at **Appendix 2**. Cabinet on 17 January 2012 recommended that the South Wiltshire Core Strategy, as proposed to be amended by the changes set out in the Inspectors report, be adopted. Following Cabinet, this document has been reformatted to include clear maps and a layout appropriate for an adoption document. Once adopted, the South Wiltshire Core Strategy will replace a number of saved policies in the Salisbury Local Plan and form part of the statutory development plan for the south of the county.

Environmental and Climate Change Considerations

8. The adoption of the South Wiltshire Core Strategy will update the statutory development plan for south Wiltshire and balances the need for new development with environmental protection.
9. Spatial Planning has implications for the physical, economic and social environment. A Sustainability Appraisal (SA) incorporating Strategic Environmental Assessment has been undertaken during the preparation of the Core Strategy. A Habitat Regulations Assessment (HRA) has also been undertaken. Both have helped shape the strategy and will ensure that negative environmental impacts are avoided and sustainable development can be delivered.

Equalities Impact of the Proposal

10. The South Wiltshire Core Strategy aims to positively manage growth and development in South Wiltshire. The consultation processes and community

involvement has ensured that everyone has had the opportunity to inform the preparation of the Core Strategy.

11. An Equalities Impact Assessment was prepared to support the submission draft Core Strategy and considered through the examination process by the Inspector. The adoption of the Core Strategy does not alter the conclusions of the original EIA.

Risk Assessment

12. At the point of adoption of the South Wiltshire Core Strategy, there will follow a period of six weeks for legal challenge.

Financial Implications

13. The financial implications of adopting and publishing the Core Strategy are to be met by existing budget allocations. The most significant financial risk associated with the adoption process stems from the potential for legal challenge, which would need to be met from within the Economy and Enterprise budget.

Legal Implications

14. Once adopted the Core Strategy will form part of the statutory development plan for the area and be used as such for the purpose of determining planning applications in the south of the county. The Planning and Compulsory Purchase Act 2004 states requires that the Core Strategy can only be adopted in the form recommended by the Inspector, i.e. his report is binding.
15. There are legal implications associated with the adoption of the document. These are limited to the potential for judicial challenge in accordance with legislation. Any such challenge would be limited in terms of scope and could only challenge whether a procedural step in the process of preparing the document has been missed or not complied with fully.
16. When the Core Strategy is formally adopted by Council, an 'Adoption Statement' will be published in the local press advertising the availability of the Inspector's Report and the adopted Core Strategy. If at this stage anyone wishes to lodge a judicial challenge to the document, they must do so within six weeks of the date it is adopted by the Council.

Options Considered

17. The Inspector's Report is binding on the Council and the recommendations it contains must be adhered to. Rejection of the Inspectors Report at this stage would result in there being no up to date development plan for the southern part of Wiltshire. This would leave a policy vacuum at a time when the Government has stated its intention to ensure that there is a presumption in favour of sustainable development in the absence of an up to date plan.

Conclusions

18. The Inspector's Report on the examination into the South Wiltshire Core Strategy Development Plan Document concludes that the document, subject to amendment, is 'sound'. The Council can now formally adopt the plan in line with the Inspector's Recommendations.
19. Adoption of the plan will provide an up to date development plan for southern Wiltshire. This will enable the effective management of development and ensure that homes and jobs are provided in the most sustainable way that maximises benefits for local communities.
20. Once formally adopted, the South Wiltshire Core Strategy, along with the Inspector's Report and final sustainability appraisal report, will be published and made available for inspection.

Alistair Cunningham
Service Director for Economy and Enterprise

Report Authors:

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Date of report: 23 January 2012

The following unpublished documents have been relied on in the preparation of this Report:

None or specify the documents relied upon

Appendices:

Appendix 1: Inspector's Report - 'Report on the Examination into the South Wiltshire Core Strategy Development Plan Document, 14 October 2011'

Appendix 2: South Wiltshire Core Strategy (Adoption Version)

Appendices 1 & 2 enclosed separately for members of the Council. A reasonable number of copies will be available at the meeting, available for public inspection by contacting Democratic Services on 01225 713018 and available on the Council's website:

<http://cms.wiltshire.gov.uk/ieListDocuments.aspx?CId=130&MId=6716&Ver=4>

Appendix 3: Relevant extract from draft Cabinet minutes dated 17 January 2012

Extract From Minutes of Cabinet, 17 January 2012

Minute 17 – Adoption of South Wiltshire Core Strategy

Cllr Fleur de Rhe Philipe, Cabinet member for Economic Development and Strategic Planning presented a report which requested Cabinet to note the content of the Inspector's Report into the examination of the South Wiltshire Core Strategy Development Plan Document (DPD) and his conclusions regarding soundness.

The report also sought approval for the South Wiltshire Core Strategy, as amended by the changes identified in the Inspector's Report, being recommended to Full Council at its meeting on 7 February 2012 for adoption.

Cllr Fleur de Rhe Philipe presented the Inspector's Report and draft South Wiltshire Core Strategy for Cabinet's consideration. She explained the background to the Strategy following its endorsement by Council in November 2009 for the purposes of submitting it to the Secretary of State for consideration. However, the Examination in Public process was suspended in light of proposals to abolish the Regional Spatial Strategy and at the time the impending Localism legislation to enable the Council to reconsider the housing and employment figures. It was agreed with the Inspector that a review be carried out, which was completed and approved for submission to the Inspector by Full Council on 22 February 2011.

The target for housing growth was revised down to 9,900 and the target for jobs growth revised down to 10,400 over the plan period. Such changes were considered by the Inspector as 'focussed changes' and were the subject of consultation and the Examination process re-opened to consider these changes.

The Inspector's Report delivered in October 2011, considered the Core Strategy sound and compliant with legal requirements. The Inspector had recommended a number of changes that needed to be made to the submission draft Core Strategy to make it sound. Most of these changes were those put forward by the Council and were based on evidence. The Inspector had made two small changes and details of all changes were set out in Annexes to the report presented.

Once adopted, the South Wiltshire Core Strategy would replace a number of saved policies in the Salisbury Local Plan and would form part of the statutory development plan for the south of the County. The policies within the South Wiltshire Core Strategy, had been subsumed into the Draft Wiltshire Core Strategy Submission Document which would be considered later in the meeting (minute no. 18 refers) to ensure delivery of a single Core Strategy for Wiltshire.

Cllr de Rhe Philipe emphasised that the Inspector's Report was binding on the Council and the recommendations it contained must be adhered to. The Council therefore had the option of either adopting it or rejecting it but not to make any further changes. Rejection of the Inspector's Report at this stage would result in there being no up to date development plan for the southern part of Wiltshire. This would leave a policy vacuum at a time when the Government had stated its intention

to ensure that there was a presumption in favour of sustainable development in the absence of an up to date plan.

Resolved:

- a) **To recommend to Council that the South Wiltshire Core Strategy, as amended by the changes identified in the Inspector's Report, be adopted as part of the statutory development plan for Wiltshire.**
- b) **Following approval of Council, to agree that the Service Director for Economy and Enterprise in consultation with the Cabinet Member for Economic Development and Strategic Planning, undertakes the final stages associated with the formal adoption of the Core Strategy.**

Reason for decisions

The South Wiltshire Core Strategy will form part of the Council's Policy Framework. In line with the Local Government Act and the Council's constitution it must first be approved by Cabinet before it is adopted by Full Council. The Inspector's Report is binding on the Council and his recommendations must be acted upon. As the document has been found sound its adoption by the Council would ensure up-to-date planning policy is in place for southern Wiltshire.

Wiltshire Council

Council

7 February 2012

Subject: Pre-Submission Draft Wiltshire Core Strategy Development Plan Document (DPD)

Cabinet Member: Councillor Fleur de Rhé Philipe- Economic Development and Strategic Planning

Executive Summary

The Wiltshire Core Strategy has been in development since early 2009, taking forward the work started by the former district councils. A Pre-Submission Draft Wiltshire Core Strategy Development Plan Document has now been prepared. It has been developed in consultation with the local community, partner organisations, and other stakeholders. The Council has reached the final stage of consultation where representations will be invited on the soundness of the document. At this stage in the process, the Council will be publishing what it considers to be a sound document and should be able to proceed to the Submission stage following the consultation.

At the Submission stage, the Core Strategy is formally submitted to the Secretary of State who will appoint an Inspector to undertake an examination in public into the soundness of the document. In examining the document, the Inspector will consider the robustness of the evidence base and representations received on the final stage of consultation. The Inspector will set out his/her findings in a report to the Authority.

Publication of the Draft Wiltshire Core Strategy for this final stage of consultation to start on or around 20 February 2012 will ensure that the Council meets the timescales set out within the Council's Local Development Scheme (LDS), and adoption of the Core Strategy can be achieved as early as possible. This will enable the saved policies of the former district Local Plans to be substantially replaced, thus ensuring up-to-date planning policies are in place for Wiltshire.

Proposals

That following recommendation by Cabinet at its meeting on 17 January 2012, Council:

- (i) approves the Draft Wiltshire Core Strategy for publication for a final six week statutory consultation period commencing on or around 20 February 2012.
- (ii) authorises the Service Director for Economy and Enterprise, in consultation with the Cabinet Member for Economic Development and Strategic Planning to make any necessary changes to the Draft Core Strategy in the interests of clarity and accuracy before it is published, and to make arrangements for consultation.

Reason for Proposals

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

Alistair Cunningham
Service Director for Economy and Enterprise

Wiltshire Council

Council

7 February 2012

Subject: Pre-Submission Draft Wiltshire Core Strategy Development Plan Document (DPD)

Cabinet Member: Councillor Fleur de Rhé Philipe- Economic Development and Strategic Planning

Purpose of Report

1. (i) To consider the recommendations of Cabinet from its meeting on 17 January 2012 (relevant extract of draft minutes attached as an appendix to this report);
- (i) Seek Council approval that the Pre-Submission Draft Wiltshire Core Strategy DPD be formally published for a final stage of consultation and
- (ii) Set out the arrangements for consultation and next steps.

Background

2. The Wiltshire Core Strategy Development Plan Document (DPD), when adopted, will provide up-to-date strategic planning policy for Wiltshire and ensure that Wiltshire develops in the most sustainable way. Core Strategies set out the long-term vision for an area and provide strategic policies and proposals to deliver the vision. Subsequent DPDs including the Gypsy and Traveller Site Allocation DPD will need to be in general conformity with the Core Strategy, as will Neighbourhood Plans.
3. In line with the Council's Local Development Scheme (LDS), approved at the Cabinet meeting on 15 November 2011, appropriate policies within the South Wiltshire Core Strategy (as proposed to be adopted) will be integrated into the Draft Wiltshire Core Strategy to ensure delivery of a single Core Strategy for Wiltshire. Cabinet is considering the adoption of the South Wiltshire Core Strategy as a separate agenda item to this meeting.
4. Cabinet on 24 May 2011 approved an additional stage of consultation for the Wiltshire Core Strategy. Consultation on the 'Wiltshire Core Strategy Consultation Document, June 2011 - Working towards a Core Strategy for Wiltshire' was completed on 8 August 2011. This additional consultation was considered necessary in light of the Government's clear intention to abolish Regional Spatial Strategies and Structure Plans. As a result, it would become Wiltshire Council's responsibility for establishing the right level of jobs and homes to be planned within the area. This consultation allowed for public engagement on the proposed:

- (i) Amount of employment land to deliver the number of jobs and new homes required for Wiltshire over the period 2006 to 2026;
 - (ii) Spatial Strategy for Wiltshire to deliver this growth and ensure sustainable development takes place;
 - (iii) Strategies for Community Areas (outside of South Wiltshire), including proposals for employment land and homes at the main settlements; and
 - (iv) Core policies relating to other matters, such as affordable housing and the design of new developments.
5. The Wiltshire Core Strategy Consultation Document (June 2011) has formed the basis for the development of the Pre-submission Draft Core Strategy for Wiltshire.
 6. Cabinet on 17 January 2012 resolved to recommend to Council on 7 February 2012 that the Draft Wiltshire Core Strategy be approved for publication for a final six week statutory consultation period commencing on or around 20 February 2012. The draft Minutes of the meeting accompany the Agenda to this report.

Main Considerations for the Council

7. The Pre-submission Draft Wiltshire Core Strategy DPD is the result of substantial work undertaken by the Council and former district councils and builds on the Wiltshire Core Strategy Consultation Document (June 2011). This takes into account up to date evidence and the consultation response. In addition, appropriate policies from the South Wiltshire Core Strategy (as proposed for adoption), which are based on sound and robust evidence as determined by the Inspector, have been integrated into the document. The document can be found accompanying the Agenda papers for the meeting on the Council's website at:

<http://cms.wiltshire.gov.uk/mgAi.aspx?ID=18538#mgDocuments>

The document has been updated in light of amendments approved by Cabinet on 17 January 2012, which include those changes presented at the meeting to correct drafting errors, improve clarity and/or to strengthen the document, as well as further changes arising from the discussion. The nature of these changes is clarified in the Appendix to the draft Minutes of the meeting.

8. The Consultation Statement on the Wiltshire Core Strategy Consultation Document (June 2011) has been prepared. This makes reference to earlier consultation stages in the development of the Core Strategy. This document is also available on the above mentioned link to the Council's website.

The Consultation Statement sets out how the Council consulted on the document and what the outputs of the consultation were. Part 2 of the Statement will be available online for the start of the consultation period. This includes responses by officers to all comments received, indicating how these have informed the development of the Pre-submission Draft Wiltshire Core Strategy. A brief summary of the key issues raised is provided in Sections 5

to 7 of the Consultation Statement. A detailed summary of issues raised for the community areas is provided at Appendix 11 and comments on the other core policies are summarised within the related topic paper (see paragraph 9 below). Appendix 13 summarises the main changes that have been made to the document following the consultation.

9. By endorsing the Pre-Submission Draft Core Strategy for publication (i.e. the consultation on the soundness of the draft DPD) and subsequent submission to the Secretary of State, the Council considers that the document is sound. At this stage in the process, the draft DPD is being published to allow representations to be made relating to issues of soundness.
10. The evidence base to be published alongside the draft DPD will comprise:
 - (i) Draft Sustainability Appraisal (SA) - to demonstrate that the Strategy is sustainable and suggests mitigation measures to avoid or reduce negative impacts through an appraisal of reasonable options. The SA is an iterative document that will continue to be updated to take into account any further changes to the Core Strategy that are made leading up to its adoption, which require further assessment.
 - (ii) Habitats Regulations Assessment - to demonstrate that the Strategy would not have significant effects on the integrity of internationally important wildlife sites in line with European legislation.
 - (iii) Topic Papers, including addenda, providing the detailed background and evidence underpinning the Pre-Submission Draft Wiltshire Core Strategy. These draw on studies and technical reports (for example, the Wiltshire Strategic Housing Market Assessment) as well as the consultation responses to explain how the policies and proposals within the document have been developed.
 - (iv) Consultation Statement - setting out who has been involved in the preparation of the Core Strategy, how they have been involved and a summary of the consultation response and how the issues raised have been addressed.

(i) and (ii) will be made available at the time of publication of the Pre-Submission Draft Wiltshire Core Strategy. (iii) and (iv) can be found accompanying the Agenda papers for the meeting on the website and available for inspection in the Members' Rooms, with hard copies of the Topic Papers available to Members on request. These documents have been updated following Cabinet and will undergo a final proof read prior to the consultation.

Pre-submission Draft Wiltshire Core Strategy DPD

11. The document sets out a spatial planning framework for the long-term development of Wiltshire for the period to 2026. The principles underpinning the Spatial Strategy have generally been supported through the consultation and can be found at paragraph 1.2 of the document.

12. The overall format of the document is similar to the June 2011 document, it sets out:

- Introduction (Chapter 1).
- Spatial Portrait of Wiltshire and the key challenges for Wiltshire around the themes of economic development, climate change, provision of new homes, planning for resilient communities, environmental quality and infrastructure delivery (Chapter 2).
- Spatial Vision for Wiltshire and strategic objectives to deliver the Vision and address the six challenges (Chapter 3).
- Spatial Strategy for Wiltshire, which includes three overarching policies (Chapter 4):
Core Policy 1: Settlement Strategy - classifies Wiltshire's settlements based on an understanding of their role and function to inform where sustainable development should take place.
Core Policy 2: Delivery Strategy - identifies the level of growth to be provided in Wiltshire and how Wiltshire's settlements will deliver this growth in the most sustainable way.
Core Policy 3: Infrastructure Requirements - describes how infrastructure will be provided to support future development.
- Area Strategies - sets out spatial strategies, including at least one core policy for each of Wiltshire's Community Areas. Each Area Strategy includes an overview of the characteristics of the area, issues that should be addressed in the planning for development in the area and how the area will change by 2026 (Chapter 5).
- Delivering the spatial objectives: core policies - sets out core policies that together with Core Policies 1, 2 and 3 and those within the Area Strategies underpin the delivery of the strategic objectives to manage and shape development within Wiltshire. Policies are presented under each of the six strategic objectives.

13. The main changes to the 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. Core Policy 1 simply states the settlement strategy and specific settlements that are within each category, with specific detail relating to the type and scale of development set out in Core Policy 2. The jobs and homes requirements are discussed in paragraphs 14 to 16 below. Core Policy 3 has been strengthened and amended for clarity.

- New policies have been included from the South Wiltshire Core Strategy. Those that are spatially distinctive and relate to the Community Areas have been integrated in full with minor changes to the wording and format to ensure consistency with the other Area Strategies. Some of the supporting text has been removed or redrafted in the interests of clarity, although the substance has not been lost. Other core policies (e.g. relating to affordable housing) have been updated where consultation has been undertaken through the Wiltshire Core Strategy Consultation Document (June 2011) and/or new evidence has indicated revisions to policy to be necessary. Policy relating to Tourism development (new Core Policy 39) and Hotels, Bed and Breakfast, Guest Houses and Conference Facilities (new Core Policy 40) have been applied to the whole of Wiltshire.
- Chapter 7 has been included that sets out the provisions for Monitoring and Review of the Core Strategy and information is included at the bottom of each core policy regarding 'target', 'monitoring and review' and 'delivery responsibility' to clarify how each policy will be monitored for its effectiveness.
- Significant changes have been made to a number of policies in light of the consultation and/or new evidence including:
 - 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 five 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 meeting 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; and
 - 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 250 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. The Topic Papers clarify which saved policies are being replaced.

14. The overall level of new employment land (178 hectares) and new homes (37,000 additional dwellings) has remained broadly the same. There was a mix of views expressed through the consultation ranging from developers who considered the number of homes to be too low to some communities who considered the numbers to be too high. No new evidence has been put

forward that would justify a change to the overall housing numbers, which are still considered to be sound. The figure is considered to take account of, but is not pessimistic with regard to, the effects of the recession; it makes a step change in the delivery of housing for Wiltshire; accords with the draft National Planning Policy Framework; and so is considered realistic and justified.

15. In Core Policy 2, the housing requirement is expressed as a minimum (i.e. at least) rather than a target. This is necessary to provide flexibility to allow for Neighbourhood Plans to bring forward additional housing development in areas where it is supported and enable sustainable brownfield developments to continue to come forward within defined settlements if the housing supply has been provided for. In addition, the phasing of the housing requirement has been removed as this was challenged during the consultation. This is not considered necessary as there is the need to allow for developments to come forward and an appropriate supply of land to be maintained in a constrained housing market. However, Core Policy 2 prioritises the release of employment land and requires that at mixed use strategic sites development should be phased to ensure employment land and appropriate infrastructure is brought forward during the early stages of development.
16. Although the employment land has remained the same (i.e. it is within the narrow range stated in the previous document), the distribution has been amended in light of new up-to-date evidence provided by an updated Employment Land Review and consultation responses.

Consultation Arrangements

17. Preparations will be made to publish the Draft Wiltshire Core Strategy and supporting documents for a period of six weeks in accordance with the Council's Statement of Community Involvement and statutory requirements. The consultation will start on or around 20 February 2012 and finish before the Easter weekend, and will involve:
 - (i) Letter or email to consultees on the Spatial Planning consultation database, providing notification of the consultation.
 - (ii) Publication of an advertisement in local newspapers throughout Wiltshire and the Parish Newsletter.
 - (iii) Chairmans' announcements for Area Boards (with Officers to attend meetings at request) where meetings take place during the consultation period. Briefing notes to raise awareness of the consultation to be distributed through the Area Board networks.
 - (iv) Displays in each Community Area during the consultation period, at the libraries wherever possible.
 - (v) Documents being made available for viewing at Council offices and all libraries in Wiltshire.
 - (vi) Online publication on the Council's consultation portal.

- (vii) Workshops with rural parishes to explain the approach to identifying Large and Small Villages in the Draft Wiltshire Core Strategy.

Next Steps

- 18. Following approval by Full Council, arrangements will be made to undertake the consultation and once the consultation has closed all responses will be considered in order to determine whether any substantive changes are required. Cabinet has already endorsed the Draft Wiltshire Core Strategy for the purpose of Submission and provided there are no substantive changes to the document in response to the consultation and evidence it contains, the document will be submitted to Council for approval before it is submitted to the Secretary of State in early July in accordance with the LDS timetable. Once submitted to the Secretary of State, the process of Independent Examination by a Government appointed Planning Inspector will commence.

Environmental and Climate Change Considerations

- 19. Spatial Planning has implications for the physical, economic and social environment. A Sustainability Appraisal (SA) incorporating Strategic Environmental Assessment has been undertaken during the preparation of the Core Strategy. The SA has been undertaken iteratively at all stages of the preparation and has informed the evolution of the Strategy. A Habitat Regulations Assessment (HRA) has also been undertaken. Both have helped shape the strategy and will ensure that negative environmental impacts are avoided and sustainable development can be delivered.
- 20. Climate change is one of the cross cutting objectives of the Draft Wiltshire Core Strategy. In particular, the Strategy seeks to deliver the most sustainable pattern of growth to promote self containment as far as possible and minimise the need to travel, particularly by the private car. The document includes specific policies to encourage the delivery of renewable energy sources and design measures to promote sustainable construction and low carbon buildings. A Strategic Flood Risk Assessment has also been undertaken as part of the process to ensure that future development is not vulnerable to flooding or increases the risk of flood elsewhere.

Equalities Impact of the Proposal

- 21. The Wiltshire Core Strategy aims to positively manage growth and development in Wiltshire. The consultation processes and community involvement has ensured that everyone has had the opportunity to inform the preparation of the Core Strategy. When the Draft Wiltshire Core Strategy is submitted to the Secretary of State for Examination Regulations require that it is accompanied by an Equalities Impact Assessment.

Risk Assessment

- 22. Until the full provisions of the Localism Act come into effect through secondary legislation, the Pre-submission Draft Wiltshire Core Strategy needs to be in general conformity with the Regional Spatial Strategy for the South West unless new up-to-date evidence indicates otherwise. The document is

considered to meet this requirement and has also been prepared in light of existing national, as well as emerging national planning policy.

23. In light of the changes to the planning system it is important that Wiltshire has in place up-to-date planning policy as soon as possible. The Government has made it clear that they expect local authorities to be “pressing ahead without delay in preparing up to date development plans which set out the opportunities for growth in their areas” (Planning and the Budget, Department for Communities and Local Government, March 2011). This message has been reinforced through the draft National Planning Policy Framework and more recent statements made by the Government.
24. The risk of not progressing the Core Strategy would expose Wiltshire to speculative proposals that it will not be well placed to defend or develop in a way that maximises benefits for local communities.

Financial Implications

25. The process of preparing the Wiltshire Core Strategy has been planned financially and the consultation costs can be met by existing budget allocations. The Examination costs will fall into the next financial year and have been addressed in budget planning.
26. Early adoption of the Wiltshire Core Strategy will provide the planning policy framework to facilitate the delivery of new housing and ensure that Wiltshire will not be disadvantaged in relation to the New Homes Bonus. The ability of the Council to become a Charging Authority for Community Infrastructure Levy and secure this form of funding into the area is dependent upon a sound Core Strategy being in place.

Legal Implications

27. In accordance with the Planning and Compulsory Purchase Act 2004, the Council has a statutory duty to prepare planning policy, which has been reinforced through the draft National Planning Policy Framework and Localism Act. The Council has a duty to engage with the public at this stage of the process, as required by Regulation 27 of the Town and Country Planning (Local Development) (England) Regulations 2004 (as amended). The consultation has been designed in accordance with the Council’s Statement of Community Involvement and these legal requirements.
28. Following Royal Assent of the Localism Act on 15 November 2011, certain provisions came into force with immediate effect. A key change now in place for the purpose of plan examinations is that Section 110(3) amends Section 20(5) of the Planning and Compulsory Purchase Act 2004 (PCPA 2004) by requiring the Inspector to consider (alongside legal compliance and soundness) 'whether the local authority complied with any duty imposed on the Authority by Section 33A in relation to its [the plan's] preparation'. Section 33A being the new duty to co-operate inserted into the PCPA 2004 by Section 110(1). In preparing the Pre-Submission Draft Wiltshire Core Strategy the Council has consulted with neighbouring authorities.

Options Considered

29. Further delay at this stage of the process would result in there being no up-to-date development plan for Wiltshire. This would leave a policy vacuum at a time when the Government has stated its intention to ensure that there is a presumption in favour of sustainable development in the absence of an up-to-date plan. Proceeding with the Wiltshire Core Strategy in line with the timetable within the LDS will ensure that there is a clear strategy in place for plan led growth supported by the right infrastructure, thus providing certainty for developers and local communities.

Conclusions

30. Publication of the Pre-submission Draft Wiltshire Core Strategy for a final stage of consultation for six weeks starting in February will ensure that the Council meets the recently approved timetable in the LDS and Submission to the Secretary of State could be achieved by early July 2012.
31. At this stage the Council will be publishing what it considers to be a sound document that is firmly based on evidence gathering and consultation.
32. Following the consultation, subject to there being no representations that raise fundamental issues of soundness to the Plan, Council can approve the document for Submission to the Secretary of State without the need to refer back to Cabinet to ensure that Submission can take place by early July 2012.

ALISTAIR CUNNINGHAM **Service Director for Economy and Enterprise**

Report Author:
Georgina Clampitt-Dix
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The following unpublished documents have been relied on in the preparation of this Report: None

Appendix – Relevant extract of draft Cabinet minutes dated 17 January 2012

The Pre-Submission Draft Wiltshire Core Strategy (DPD) and related appendices are enclosed separately for members of the Council. A reasonable number of copies will be made available at the meeting. Due to the volume of papers involved, a full set of supporting papers will be available in the Members' Room. All documents are available for public inspection by contacting Democratic Services on 01225 713018 and available on the Council's website on the following link:

<http://cms.wiltshire.gov.uk/mqAi.aspx?ID=18538#mgDocuments>

Extract From Minutes of Cabinet, 17 January 2012

Minute 18 – Pre-Submission Draft Wiltshire Core Strategy Development Plan Document

Cllrs Toby Sturgis and Judy Rooke declared prejudicial interests in this item as detailed under minute no. 14 above.

Public Participation

Written representations were received from the following members of the public in the form of questions and statements, details of which, together with responses were circulated:

Mr John Kirkman
Mr Kim Stuckey
Mrs Marilyn Mackay
Mr Edward Heard
Mr Ken J McCall (Campaign for a Better Trowbridge)
Mr Michael Sprules (Chairman of Residents Against Development Affecting Recreation Land - RADAR)
Mr Nick Murry
Pinsent Masons (Chippenham 2020)
Mr Tony Peacock, Showell Protection Group

Cllr Judy Rooke (member for Chippenham Lowden and Rowden)

Verbal representations were also made at the meeting by:

Mr Ken J McCall
Mrs Anne Henshaw (North Wiltshire and Swindon Council for the Protection of Rural England)
Mr Ian James
Mrs Jane Browning
Mr Richard Hames
Mr Peter Humphries
Mr Owen Inskip (Chippenham 2020)
Mr Michael Sprules
Mr Edward Heard
Mr Nick Murry

Cllr Fleur de Rhe Philipe, Cabinet member for Economic Development and Strategic Planning presented a report which sought the following:

- Cabinet's recommendation to Council that the Draft Wiltshire Core Strategy Development Plan Document (DPD) be formally published for a final stage of consultation and

- endorsement of the Pre-Submission Draft Wiltshire Core Strategy DPD and to recommend that Council approves the document for the purpose of Submission to the Secretary of State.

If agreed, the recommendations would be presented to Council at its extraordinary meeting on 7 February 2012.

The report also set out the arrangements for consultation and the next steps in the process.

Cllr de Rhe Philippe accordingly presented the Draft Wiltshire Core Strategy DPD and related documents for Cabinet's consideration.

The Wiltshire Core Strategy, once adopted, would provide an up-to-date strategic planning policy for Wiltshire and ensure that Wiltshire developed in the most sustainable way. The South Wiltshire Core Strategy, which had been earlier in the meeting recommended to Full Council for adoption (minute no. 17 above refers) had been subsumed into the Draft Submission Document to ensure delivery of a single Core Strategy for Wiltshire.

Cllr de Rhe Philippe explained how the draft document had evolved and the extensive consultation undertaken on it.

The June 2011 Consultation Document had formed the basis for the development of the Pre-Submission Draft Core Strategy now presented. It was however noted that there had been changes made as a result of consultation, further refinement of the evidence base and to aid clarity. Details of the changes were presented and Cllr de Rhe Philippe highlighted the main areas of change.

Cllr de Rhe Philippe presented a table of further proposed changes which were considered necessary to correct drafting errors, further improve clarity and/or to strengthen the document. In the interests of transparency, these further changes are attached as an appendix to these minutes which also highlights minor changes agreed following debate at this meeting.

Cabinet was advised that by endorsing the Pre-Submission Draft Core Strategy for publication (i.e. the consultation on the soundness of the draft DPD) and subsequent submission to the Secretary of State, the Council considered that the document was sound.

If Full Council approved publication, preparations would be made to publish the Draft Wiltshire Core Strategy and supporting documents for a period of six weeks in accordance with the Council's Statement of Community Involvement and statutory requirements.

The consultation would start on or around 20 February 2012 and finish before the Easter weekend. The consultation would provide an opportunity to challenge the soundness, rather than to re-open the discussions that had informed the development of the document.

Following consultation and subject to there being no representations that raised fundamental issues of soundness of the Plan, Full Council could then approve the document for Submission to the Secretary of State without the need to refer back to Cabinet.

Once submitted to the Secretary of State (July 2012), the process of Independent Examination by a Government appointed Planning Inspector would then commence.

Cllr de Rhe Philipe stressed that not progressing the Core Strategy would expose Wiltshire to speculative proposals that it would not be well placed to defend or develop in a way that maximised benefits for local communities.

A number of Councillors addressed Cabinet on the document particularly in relation to their respective electoral division areas to which Cllr de Rhe Philipe and the Service Director for Economy and Enterprise responded.

Cllr de Rhe Philipe thanked officers for the huge amount of work involved in getting the Wiltshire Core Strategy DPD document to this stage.

Following debate and on hearing contributions from members of the public, it was

Resolved:

That Cabinet agrees to:

- a) **amend the Draft Wiltshire Core Strategy as detailed in the appendix to these minutes and for these amendments to be incorporated in the document to be presented to Council;**
- b) **recommend to Council on 7 February 2012 that the Draft Wiltshire Core Strategy as amended be approved for publication for a final six week statutory consultation period commencing on or around 20 February 2012;**
- c) **endorse the Draft Wiltshire Core Strategy as amended and recommend that Council approves the document for the purpose of Submission to the Secretary of State subject to there being no representations received during the consultation which, in the opinion of the Director for Economy and Enterprise in consultation with the Cabinet Member for Economic Development and Strategic Planning, raise fundamental issues on the soundness of the Strategy and**
- d) **authorise the Service Director for Economy and Enterprise, in consultation with the Cabinet Member for Economic Development and Strategic Planning to make any further necessary changes to the Draft Core Strategy in the interests of clarity and accuracy before it is published, and to make arrangements for consultation.**

Reason for decisions

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

Pre-Submission Draft Wiltshire Core Strategy Development Plan Document

Changes

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

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

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

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

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

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

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

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

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

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

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

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

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