

Summons

Extraordinary Council Meeting

Date: 26 June 2012 Time: 10.30 am

Place: Wessex Room Corn Exchange Devizes SN10 1HS

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

PART I

Items to be considered while the meeting is open to the public

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 the items listed in this Summons and in accordance with the 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 Summons, 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 item on this Summons. Please contact the officer named above for any further clarification.

Questions

To receive 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 **5pm on Tuesday 19 June.** Please contact the officer named on the first page of this Summons for further advice. Questions may be asked without notice if the Chairman decides that the matter is urgent.

Details of 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

5 Notices of Motion

None received for this meeting.

6 Councillors' Questions

As this is an extraordinary meeting convened specifically to deal with the items listed on this Summons and in accordance with the Council's constitution, questions can only be accepted in respect of these items.

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 Summons (acting on behalf of the Corporate Director) no later than **5pm on Tuesday 19 June.** Questions may be asked without notice if the Chairman decides that the matter is urgent.

Details of 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 which includes the subjects referred to in items 7 and 8 below.

Both these items will be considered by Cabinet at its meeting on 19 June 2012 link to Cabinet agenda

7 Submission of Wiltshire Core Strategy and Review of Local Development Scheme (Pages 1 - 98)

Report by the Service Director for Economy and Regeneration.

The Draft Wiltshire Core Strategy has been made available to all Councillors and available on the Council's website.

Aggregate Minerals Site Allocations Development Plan Document (DPD) - Submission to Secretary of State (Pages 99 - 148)

Report by the Service Director for Economy and Regeneration.

The proposed Aggregate Minerals Site Allocations DPD is enclosed separately for members of the Council and available on the Council's website.

CONSTITUTIONAL ARRANGEMENTS

9 New Standards Framework

Consultation on this item has been undertaken with town, parish and city councils. The report of the Monitoring Officer will follow to ensure all comments received by the closing date of 15 June are collated and taken into account.

PART II

Items during consideration of which it is recommended that the public should be excluded because of the likelihood that exempt information would be disclosed.

None

Carlton Brand
Corporate Director
Wiltshire Council
Bythesea Road
Trowbridge
Wiltshire



Wiltshire Council

Council

26 June 2012

Submission of Wiltshire Core Strategy and Review of Local Development Scheme

Summary

The Wiltshire Core Strategy has been in development since early 2009, taking forward the work started by the former district councils. The Council has completed the final statutory consultation period for representations, inviting comments on the soundness of the document. Representations were received from more than 430 different organisations and individuals, collectively resulting in over 1,700 comments on different parts of the plan. The consultation has raised no issues which officers consider merit delay in progressing to Submission.

Following the consultation, a number of changes are proposed to the Wiltshire Core Strategy Pre-Submission Document (draft Core Strategy) in the interests of improving clarity and understanding of the document, and to update it to improve consistency with the National Planning Policy Framework. These proposed changes are considered to be minor in nature and do not alter the overall substance of the Core Strategy. Once approved they will be submitted to the Secretary of State alongside the draft Core Strategy.

Environment Select Committee on 11 June considered a report on the Wiltshire Core Strategy. The views of the Committee will be reported to Cabinet on 19th June as part of the Wiltshire Core Strategy agenda item. The outcome of Cabinet will be made available prior to the Council meeting and published on the website.

Council is asked to consider and approve the draft Core Strategy and schedule of proposed changes for Submission to the Secretary of State for Examination, which should take place following approval by Council. The Secretary of State will appoint an independent Inspector to examine the soundness of the plan. In examining the document, the Inspector will consider all representations received in this final stage of consultation and will set out his/her findings in a report to the Council.

In addition, Council is asked to approve a revision to the Local Development Scheme to set out the timetable for reviewing the saved former district Local Plan policies not replaced by the Wiltshire Core Strategy and, where appropriate, develop additional locally distinctive policies to guide development within Wiltshire, consistent with national policy.

Proposals

Cabinet at its meeting on 19 June 2012 will be asked to make the following recommendations to Council:

- (i) notes the outcome of the consultation;
- (ii) approves submission of the Wiltshire Core Strategy Pre-Submission Document, together with proposed changes (set out in **Appendix 1**) and Equalities Impact Assessment (at **Appendix 4**), to the Secretary of State for Examination.
- (iii) delegates to the Service Director, Economy and Regeneration, in consultation with the Cabinet Member for Economic Development and Strategic Planning authorisation: for the preparation of other minor modifications to the Core Strategy for Submission to the Secretary of State in the interests of clarity and accuracy; and to make appropriate arrangements for submission of documents to the Secretary of State and any consequential actions as directed by the Inspector relating to the Examination.
- (iv) approves the revision to the Local Development Scheme (as set out in **Appendix 3**).

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 Local Development Scheme and statutory requirements, and to update the Local Development Scheme in the light of the need to ensure work continues on maintaining an up-to-date development plan for Wiltshire.

Regulatory and constitutional procedures require that the policy framework of the authority be a shared matter for Cabinet and Council¹. 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 Director for Economy and Regeneration

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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

26 June 2012

Submission of Wiltshire Core Strategy and Review of Local Development Scheme

Purpose of Report

- 1. To:
 - (i) Inform Council of the outcome of the recent consultation.
 - (ii) Seek approval for the submission of the Wiltshire Core Strategy Pre-Submission Document, together with proposed changes, to the Secretary of State for Examination.
 - (iii) Seek Council's approval for a revision to the Local Development Scheme.

Background

- 2. The Wiltshire Core Strategy, when adopted, will provide new up-to-date planning policy for Wiltshire to ensure that Wiltshire develops in the most sustainable way. Core Strategies set out the long-term vision for an area and provide policies and proposals to deliver the vision. Subsequent development plan documents will need to be in general conformity with the Core Strategy, as will neighbourhood plans.
- 3. Cabinet and Council on 17 January and 7 February 2012 respectively, approved the publication of the draft Wiltshire Core Strategy for a final stage of consultation. The background to the preparation of the document is contained within the Agenda papers to both meetings. Consultation on the document took place over a six week period commencing 20 February 2012 and ending on 2 April 2012. Towards the end of the consultation period the National Planning Policy Framework (NPPF) was published in its final form.
- 4. While the Cabinet resolution allowed for the Core Strategy to proceed straight to Council following completion of the consultation. Given the publication of the NPPF the Core Strategy will have been considered by Cabinet, prior to Council, to enable the general implications of the NPPF to be considered.
- 5. In addition, Cabinet on 15 November 2011 approved a revised Local Development Scheme (LDS) to ensure that Wiltshire Council had an up-to-date timetable for the preparation of planning policy in Wiltshire. At the time, in the light of ongoing changes to the planning system by Government, it was recognised that the LDS would need to be reviewed in six to nine months time

once the changes to the planning system had become clear and new priorities for the Council could be identified.

Main Considerations for the Council

- 6. Environment Select Committee on 11 June considered a report on the Wiltshire Core Strategy. The views of the Committee will be reported to Cabinet on 19 June as part of the Wiltshire Core Strategy agenda item. The outcome of Cabinet will be made available prior to the Council meeting and published on the website.
- 7. The Core Strategy sets out a spatial planning framework for the development of Wiltshire to 2026 with the overall objective of ensuring that the county contributes to achieving sustainable development. It does this by taking local circumstances into account and responding to Wiltshire's distinctiveness. It is considered to be a sound document that is based on robust and proportionate evidence and can be found accompanying the Agenda papers for the meeting on the website link to agenda online

Hard copies have been provided to Cabinet Members and will be made available to other Councillors. The draft Core Strategy has been prepared taking into consideration local views and aspirations, as well as national planning policy.

National Planning Policy Framework

8. The NPPF provides a framework within which local people and their accountable councils can produce their own distinctive local plans, which reflect the needs and priorities of their communities (Paragraph 1) and must be taken into account in the preparation of local plans (Paragraph 2). Policies in paragraphs 18 to 219 of the NPPF, when taken as a whole, constitute the Government's view of what sustainable development means (Paragraph 6) and reinforces the role plan-making has in the delivery of sustainable development:

"Local Plans² are the key to delivering sustainable development that reflects the vision and aspirations of local communities."

(Paragraph 150, NPPF)

9. While national planning policy has been recently updated both by the NPPF and separate planning policy for traveller sites, the core planning principles underlying the NPPF (paragraph 17) generally conform to previous policy. This is not unexpected given that the intention of Government was to rationalise and simplify policy and for sustainable development to still remain at the heart of the planning system. As reported previously, the draft Core Strategy was prepared in the light of existing, as well as emerging, national planning policy at that time, including the draft NPPF. Having studied the NPPF, officers consider that the draft Core Strategy is generally consistent, although some minor changes are proposed to further improve consistency. These are discussed below (see paragraphs 12 and 17).

 $^{^{2}}$ Development Plan Documents (DPD), including the Wiltshire Core Strategy, collectively form the 'Local Plan' for an area. ${\hbox{\sf CM09395/FC}}$

10. For the avoidance of doubt, officers have discussed with the Planning Inspectorate whether it is necessary to undertake consultation on the implications of the NPPF prior to the draft Core Strategy being submitted. The Inspectorate has confirmed that it is acceptable practice to proceed to Submission and undertake this as part of the Examination process.

Representations on Wiltshire Core Strategy Pre-Submission Document

- 11. The consultation resulted in representations from more than 430 different organisations and individuals. A petition was also received with over 90 signatures objecting to development in Chippenham. Collectively, more than 1,700 separate comments were made on different parts of the plan. These comments will be considered by the Government appointed Inspector and form the basis of the forthcoming Examination.
- 12. A summary of the main points raised through the recent consultation can be found within Chapter 4 of the consultation output report³. The full report provides more detail on comments received and Chapter 3 provides an overview of how the consultation was undertaken. This has been made available for viewing in the **Members' Room** and accompanies the agenda papers on the website link to agenda online. This report will be finalised and submitted to the Secretary of State, alongside other submission documents, together with copies of all representations received during the consultation. The issues raised will inform matters for consideration and discussion at the Examination.
- 13. In response to the consultation, a number of changes are proposed to the draft Core Strategy in the interests of improving clarity and understanding of the document and to update it to improve consistency with the NPPF. In addition, a small number of changes are proposed by officers for similar reasons. These are considered to be minor in nature and not alter the overall substance of the Core Strategy, the validity of the Sustainability Appraisal or negatively affect the consistency with national policy. They can be included in the draft Core Strategy in order to strengthen the document without undermining its overall soundness. At this stage in the process, any changes should be submitted to the Secretary of State as a schedule of proposed changes to the document. These are set out in full in the schedule at **Appendix 1** to this report.
- 14. The majority of representations received did not lead to any changes being proposed to the draft Core Strategy. An overview of some of the key concerns/issues raised is provided in **Appendix 2** to this report, together with a brief explanation as to why changes to the draft Core Strategy are not considered justified.
- 15. Specific representations were also received on the draft Sustainability Appraisal (SA) (see paragraph 19 below). The main areas of concern related to the consideration of higher and lower housing and employment figures,

³ The Regulation 30(1)(d)(e) Statement (Town and Country Planning (Development)(England) Regulations 2004 (as amended)/Regulation 22(1)(c) Statement (The Town and Country Planning (Local Planning) (England) Regulations 2012) Page 5 CM09395/FC

questions by a number of developers regarding the removal of strategic sites from the plan in some market towns, concerns over definition of sustainable development and suggestion that it would be reasonable to consider an alternative spatial strategy (one based on prioritising high density mixed use town centre development, brownfield focus, avoidance of major road capacity increase and prioritisation of social and environmentally beneficial infrastructure).

16. While Officers consider that the work undertaken so far is appropriate, more information will be added to the SA relating to these issues in the interests of clarity. SA is an iterative process and should take into account comments received during consultation stages. It is being updated in the light of these responses and will be completed for Submission. Officers consider that this further work should not lead to any change to the draft Core Strategy as a result.

Next Steps

17. Following Submission, the Secretary of State will appoint an independent Inspector to conduct an Examination into the soundness of the Core Strategy. Officers will be fully involved in the Examination and represent the Council on those matters that the Inspector wishes to examine in more detail. At the end of the process the Inspector will, on behalf of the Secretary of State, issue the Council with a report on his/her findings.

Review of Local Development Scheme

- 18. The Wiltshire Local Development Scheme (LDS), approved November 2011, envisaged there would be the need to review the three year project plan once the NPPF had been published in its final form and purposefully left scope to do this. Revisions to the LDS are set out and discussed further in **Appendix 3**. Arising from the study of the NPPF it is proposed that the Council review the current LDS to introduce a programme for a partial review of the Wiltshire Core Strategy. The purpose of the review would be to:
 - (i) Review and update the saved 2011 Local Plan development management policies not replaced by the draft Wiltshire Core Strategy (Appendix D) consistent with the NPPF; and
 - (ii) Develop additional locally distinctive policies to guide development within Wiltshire consistent with national policy, in particular the requirement within the NPPF to plan positively for all town centres within Wiltshire.

While the original proposal in the approved LDS was to have a separate Development Management Development Plan Document (DPD), Government is now encouraging fewer separate planning policy documents (paragraph 153, NPPF); as such an early review of the Core Strategy is considered appropriate to add new policies. The outcome of the review would essentially be an addendum to the Core Strategy and would not re-open discussion about other parts of the plan.

19. The LDS will continue to include an ongoing commitment to be responsive to the need for the Council to bring forward additional housing allocations, at Market Towns (where strategic site allocations have not been identified in the draft Core Strategy) and at Local Service Centres, where they are not being delivered through Neighbourhood Planning. This will only be triggered where there is evidence through the Annual Monitoring Report that there could be issues in maintaining a five year land supply for housing and the Council, as local planning authority, needs to step in and produce a Site Allocations DPD.

Environmental and Climate Change Considerations

- 20. Spatial Planning has implications for the physical, economic and social environment. A 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 preparation and has informed the evolution 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.
- 21. Climate change is one of the cross cutting objectives of the draft Wiltshire Core Strategy. In particular, it 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

22. 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 (EIA) and an accompanying minute that Council has exercised its duty in relation to the Equalities legislation. An EIA has been prepared and is set out at **Appendix 4** for consideration by Council.

Risk Assessment and Options Considered

- 23. Until the formal abolition of the adopted and draft Regional Spatial Strategies for the South West (RSS) the draft Core Strategy needs to be in general conformity with it unless new up-to-date evidence indicates otherwise. The document is considered to meet this requirement and has also been prepared in light of national planning policy.
- 24. It is important that Wiltshire has in place up-to-date planning policy as soon as possible and progress continues to be made towards adoption of the Wiltshire Core Strategy. Without the Core Strategy, the formal abolition of the RSS and

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Structure Plan (also part of the Localism Act 2011) will mean a policy vacuum for Wiltshire as a whole with a reliance on former district local plans that were only intended to be in place to 2011. The explicit introduction of 'the presumption in favour of sustainable development' into national policy reinforces the need for local planning authorities to have up-to-date plans in place. Where the development plan is absent, silent or relevant policies are out of date planning permission should be granted unless "any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the framework taken as a whole" (Paragraph 14, NPPF).

- 25. The risk of not progressing the Core Strategy could result in speculative proposals that Wiltshire Council would not be well placed to defend or develop in a way that maximises benefits for local communities, providing no certainty for developers or local communities. The importance of delivering new homes and demonstrating a five-year supply of deliverable sites is emphasised in the NPPF and remains a key part of Government policy. Wiltshire's five-year supply is dependent on the progression of the Core Strategy and timely approval of strategic site allocations within it.
- 26. The principal risk associated with the submission and examination stage relates to soundness. The Council, in submitting the plan for examination, considers it to be sound, namely that it has been positively prepared, is justified, effective and consistent with national planning policy (paragraph 182, NPPF). This will be tested by the Inspector through the Examination process.

Financial Implications

- 27. The cost of preparing the Wiltshire Core Strategy has been planned financially and the Examination costs can be met from a reserve built up for this purpose. There is potential for further financial costs at the end of the Examination process. If it is found to be sound and subsequently adopted by the Council, there follows a six week period of legal challenge. Such actions are rare but must be considered and costs will need to be met.
- 28. 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

29. 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 NPPF and Localism Act 2011. At this stage of the process certain documentation must be submitted to the Secretary of State in accordance with Regulations including the sustainability appraisal report, policies map (formerly known as Proposals Map), consultation report, copies of representations received at the last formal stage of consultation, equalities impact assessment and other evidence base documents supporting the

- development of the Core Strategy (e.g. topic papers, habitats regulations assessment).
- 30. Following Royal Assent of the Localism Act on 15 November 2011, certain provisions came into force with immediate effect. A key change 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 Wiltshire Core Strategy, proper and meaningful consultation has been undertaken with neighbouring authorities and other prescribed bodies to understand the implications of the proposed policies on the interests of these organisations.
- 31. In examining the draft Core Strategy, the Inspector will assess whether the plan has been prepared in accordance with the Duty to Co-operate, legal and procedural requirements, and whether it is sound (Paragraph 182, NPPF). The steps taken to prepare the draft Core Strategy are considered to be compliant with legislative requirements.

Conclusions

- 32. The Wiltshire Core Strategy has been in development since early 2009, taking forward the work started by the former district councils. The Council has completed the final statutory consultation period for representations, inviting comments on the soundness of the document. The consultation has raised no issues which merit delay in progressing to Submission.
- 33. The draft Core Strategy and schedule of proposed changes, subject to the resolution of Cabinet on 19 June 2012, should be submitted to the Secretary of State for Examination to ensure that progress continues to be made in preparing an up-to-date development plan for Wiltshire.
- 34. It is also necessary to update the Local Development Scheme in the light of the need to ensure work continues on maintaining an up-to-date development plan for Wiltshire.

Alistair Cunningham
Director for Economy and Regeneration

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David Milton

Spatial Planning Manager Tel No. 01722 434354

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

None

Appendices:

Appendix 1 - Schedule of Proposed Changes to the Wiltshire Core Strategy Pre-Submission Document

Appendix 2 - Review of Key Outstanding Issues Raised through Consultation

Appendix 3 - Review of Wiltshire Local Development Scheme 2011

Appendix 4 - Equalities Impact Assessment

The following documents are also available on the Council's website with the agenda papers for this meeting which can be accessed here

Sustainability Appraisal Report on the conformity of the Core Strategy to the NPPF

SCHEDULE OF PROPOSED CHANGES TO WILTSHIRE CORE STRTEGY PRE-SUBMISSION DOCUMENT DEVELOPMENT PLAN DOCUMENT (DPD)

- The following table sets out changes proposed to be made in the interests of improving clarity and understanding of the document and to update it to improve consistency with the National Planning Policy Framework (NPPF). These are considered to be minor in nature and not alter the overall substance of the Core Strategy.
- 2. It is proposed that this be submitted to the Secretary of State alongside the DPD.

NB: Page numbers refer to those within the printed version of the DPD and not the PDF version on the Council's website.

Ref'	DPD Ref'	Change	Reason
	Chapter 1- Introduction		
1.	Page 3, Insert new paragraph after 1.1	Add paragraph to read: 'The purpose of the planning system is to contribute to the achievement of sustainable development. The policies and proposals contained within this strategy, taken as a whole, constitute what sustainable development in Wiltshire means in practice for land use planning.'	Recognises the emphasis within the NPPF to deliver sustainable development. Adds clarity to the local meaning of sustainable development in relation to land use planning.
2.	Page 3, Para 1.3, Bullet 5	Amend sentence to read: 'enhancement of the natural, historic and built environments, wherever possible, including maintaining, enhancing'	No other bullet qualified in this way. Brings continuity to approach.
3.	Page 4, Para 1.7	Add to end of paragraph: 'to identify the approach that best suits the needs of each individual community this may include supplementary guidance in the form of village design statements'	Recognises the importance, and significance, of village design statements.
4.	Page 5, Para 1.10	Add new bullet to list of strategies and plans: 'Adopted and emerging plans of neighbouring authorities.'	Highlights that the plan has regard to the plans and strategies of neighbouring authorities.
5.	Page 6, After Para 1.14	Add new paragraph to read: 'A strategy that is based on collaborative working relationships The Localism Act 2011 introduces a 'duty to cooperate which requires local authorities to work with neighbouring authorities and other prescribed bodies in preparing their development plan documents. Section 110 of the Localism Act inserts a new section 33A into the Planning and Compulsory Purchase Act 2004 to bring in this duty.	Acknowledges that the council has been fulfilling its duty to co-operate.

Ref'	DPD Ref'	Change	Reason
		Wiltshire Council has undertaken proper and meaningful discussion with neighbouring authorities and prescribed bodies to inform the policies in this core strategy and to understand the implications of the proposed policies for these organisations ¹ . In the earlier stages of plan preparation neighbouring authorities and prescribed bodies were invited to comment at each stage of consultation and their views were taken into consideration in the plan's development. In some instances specific working parties were created as a forum to discuss specific issues. Since the introduction of the 'duty to co-operate' in November 2011 further discussions have taken place to understand better the specific relationships between the many authorities which abut the council's area (see figure 2.1). Arising from these discussions two forms of relationship have been identified: • Strategic cross boundary relationships including those relating to homes, jobs and infrastructure; • Locally significant relationships relating to specific areas and land uses for example Cotswold Water Park and North Wessex Downs	
		AONB. There is a significant cross border relationship with Swindon Borough Council. Historically it has been proposed that part of Swindon's housing need be met on land to the west of Swindon within Wiltshire. Due to the levels of growth being proposed for Swindon through Swindon Borough Council's emerging Core Strategy there is no longer a need to provide growth on land to the west of Swindon within Wiltshire due to alternative proposals. Should the proposed strategy and level of growth for Swindon change Wiltshire Council and Swindon Borough Council, as co-operating authorities, will continue to discuss the most appropriate strategy for Swindon's future growth. If land to the west of Swindon area becomes a potential option for growth again appropriate consultation will be undertaken and if necessary the two authorities can pursue a single issue joint Site Allocations DPD for this area.'	
6	Chapter 2 – Spatial Por		Drafting array First
6.	Page 13, After Para	Add following text to read:	Drafting error. First

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

2.14 3. Planning for resilient communities Wiltshire is a large and diverse part of the Country and the issues and challenges within it vary from place to place. It would be a mistake to develop a strategy which is based on a 'one size fits all' premise. The predominant rural character of Wiltshire means that transport choices to access a range of services are often extremely limited and especially in the more remote rural areas there is a reliance on the private motor car, identifying the role that Wiltshire's settlements have with regard to the sustainable location of services, lobs and housing is an important consideration in trying to balance the needs of promoting a sustainable location of services, lobs and housing is an important consideration in trying to balance the needs of promoting a sustainable location of services, lobs and housing is an important consideration in trying to balance the needs of promoting a sustainable potent of growth with the needs of more rural communities. A key challenge is to ensure that this Core Strategy responds to the distinctive character of specific places throughout Wiltshire and is effectively tailored to addressing their particular sets of problems. Chapter 3 - Spatial Vision	Ref'	DPD Ref'	Change	Reason
Willshire is a large and diverse part of the Country and the issues and challenges within it vary from place to place. It would be a mistake to develop a strategy which is based on a 'one size fits all' premise. The predominant rural character of Willshire means that transport choices to access a range of services are often extremely limited and especially in the more remote rural areas there is a reliance on the private motor car, identifying the role that Willshire's settlements have with regard to the sustainable location of services, jobs and housing is an important consideration in trying to balance the needs of promoling a sustainable pattern of growth with the needs of more rural communities. A key challenge is to ensure that this Core Strategy responds to the distinctive character of specific places throughout Wiltshire and is effectively tailored to addressing their particular sets of problems: Chapter 3 - Spatial Vision				
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Bullet 2, important place	11	Page 19 Para 3 10		Recognisees other
			'Appropriate place shaping infrastructure,	

Ref'	DPD Ref'	Change	Reason
		such as leisure and open space, green	infrastructure.
		infrastructure, libraries, meeting places,	
		places of worship, public art and cultural	
		facilities, will have been secured on a priority	
	Chantar 4 The Spetia	basis.'	
12.	Chapter 4 – The Spatia Page 27, Para 4.22	Add footnote to '178 ha' to read:	Adds clarity and
12.	1 age 27, 1 ala 4.22	Add toothole to Tro ha to read.	signpost to how the
		'This is made up of 132 ha as identified on	figure of 178ha of
		page 87 of Topic Paper 7: Economy plus	employment land is
		employment land identified in the South	arrived at.
		Wiltshire Core Strategy.'	
13.	Page 27, Para 4.24,	Amend bullet to read:	Recognises other
	Bullet 6	'non-strategic sites identified through	appropriate sources of supply.
		community-led planning policy documents,	or suppry.
		including neighbourhood plans village design	
		statements, and neighbourhood development	
		orders.'	
14.	Page 27, Para 4.26	Insert new words to second sentence for	Minor amendment
		consistency with Core Policy 2:	to supporting text to
		While the Core Strategy only allocates sites	improve consistency with
		that are strategically important for the delivery	Core Policy 2.
		of the overall strategy for Wiltshire, additional	Oole Folloy 2.
		specific sites (non-strategic allocations) on the	
		edge of settlements adjacent or well related to	
		the limits of development may also need to be	
45	Dana 00 Danamanh	identified'	Fan alanification and
15.	Page 28, Paragraph 4.27	Amend paragraph to read:	For clarification and in line with the
	4.27	'The sources of supply have been assessed to	NPPF.
		ensure that there is a deliverable supply of	
		housing (with additional contingency to	
		comply with the NPPF) relative to the targets	
		for defined sub county areas, which are based	
		on the housing market areas (HMAs)	
		presented below. This is detailed in Appendix C - Housing Land Supply.	
16.	Page 28, Para 4.28	Replace paragraph to read:	Adds clarification to
10.	1 age 20, 1 ala 4.20	Replace paragraph to read.	approach with
		'These housing market areas (HMAs) form	regards to
		the appropriate scale for disaggregation	disaggregation and
		across Wiltshire, as they define areas within	housing
		which the majority of household moves take	requirement.
		place. It is against these HMA requirements that housing land supply will be assessed.	
		This is in accordance with the methodology	
		identified in the NPPF. However, in order to	
		ensure an appropriate distribution of housing	
		across Wiltshire that supports the most	
		sustainable pattern of growth, requirements	
		are also provided at a community area and	
		settlement level within the Core Strategy. These more localised requirements as set out	
		within the Area Strategy Core Policies are	
		intended to prevent settlements receiving an	
		unbalanced level of growth justified by under	
		or over delivery elsewhere. Neighbourhood	

Ref'	DPD Ref'	Change	Reason
		Plans should not be constrained by the	
		specific housing requirements within the Core	
		Strategy and additional growth may be	
		appropriate consistent with the Settlement	
		Strategy (Core Policies 1 and 2). In addition,	
		sustainable development within limits of	
		development or at Small Villages should not	
		be constrained just because requirements	
		have been reached. For these reasons the	
L		housing requirement is shown as "at least".'	
17.	Page 29, Para 4.29	Amend paragraph to read:	For clarification and
		Colored to define all as the filling of a small way	flexibility (previously
		'infill is defined as the filling of a small gap	approved by
		with the village that is only large enough for	Wiltshire Cabinet).
		not more than a few dwellings, generally only	
		one dwelling. Exceptions to this approach will	
1		only be considered through the	
18.	Page 30/31/32, Core	neighbourhood plan process.' Amend first paragraph to read:	Adds clarity.
10.	Policy 2	Amena ilist paragraph to read.	Adds clarity.
	,	'Development outside of the limits of	
		development, as defined on the Proposals	
		Map, will only be permitted where it has been	
		identified through community-led planning'	
		Amend second sentence of fifth paragraph to	Adds clarity and
		read:	consistency with
			Core Policy 1.
		'Proposals for development at the small	
		<u>villages</u> will be supported where they seek to	
		meet local housing needs of settlements	
		and/or employment'	
		Amend sentence beneath 'Strategic	Adds clarity.
		development' to read:	Adds clarity.
		•	
		'Development will be supported at the	
		following sites in accordance with the area	
		strategies and that meet the requirements of	
		the development plan including those set out	
		in the development templates at appendix A.'	
		Last paragraph under 'Within the defined	
		limits of development' should be moved to the	
		end of the section on 'Outside of the defined	
		limits of development'.	
		,	
		Amend list of strategic development sites to	Will give clarity to
		include:	the sites which have
			been identified as
		'Local Plan allocations' and 'Vision Sites'	sources of supply.
		Change reference to 'East Chippenham' to:	Adds clarity.
		'Rawlings Green, East Chippenham'	
		Amend the strategic development site from:	
		'South East Trowbridge' to 'Ashton Park,	

Ref'	DPD Ref'	Change	Reason
		South East Trowbridge'.	
19.	Page 35, Core Policy 3, Para 3	Amend paragraph to read: 'All proposals for new development should be supported by an independent viability assessment. A viability assessment, undertaken by an independent third party but on terms agreed by the council and funded by the developer, will be required in the event of concerns that infrastructure requirements may render the development unviable. This will involve an 'open book' approach. If the viability assessment adequately demonstrates'	In response to representations. Not appropriate to request independent viability assessment for all development proposals.
	Chapter 5 - Area Strate	gies (General comments)	
20.	Pages 36-157, Community Area Strategy Core Policies 4 to 33, Delivery responsibility	Add wording to 'Delivery responsibility' in each Core Policy to read: 'and town and parish councils through community-led planning processes such as neighbourhood planning.'	In response to representations received to recognise the role of neighbourhood planning in delivering the requirements set within the community area strategies.
21.	Pages 36-157, Community Area	Amend 'The Strategy for the xxx Area' text to include the following:	In response to representations.
	Strategies which include AONB	'The strategy will respond to the Community Area's-location (in full or part) within a nationally designated landscape. It will deliver, within the overall objective of conserving the designated landscape, a modest and sustainable level of development.'	Strengthens the objective to conserve the AONB.
	Amesbury Area Strateg		
22.	Page 39, Para 5.15	Amend second sentence of paragraph to read: 'The town is surrounded by an ancient landscape: it is close to the Neolithic site of World Heritage Site of Stonehenge – a World Heritage Site (WHS), which attracts over a million visitors a year.'	Clarity.
23.	Page 39, Para 5.19	'Wiltshire Council will work collaboratively with agencies, such as the Highways Agency and, the Department of Transport and English Heritage to try and achieve an acceptable solution to the dualling of the A303 that does not adversely affect the Stonehenge World Heritage Site and its setting.' Reword bullet point 11 as:	Minor amendments will bring clarity to the para. Minor amendments will bring clarity to
		'An acceptable solution to the need for	the para.

Ref'	DPD Ref'	Cł	hange		Reason
		dualling the A303 is needed which must incorporate environmental measures to mitigate avoid adverse impacts on the Stonehenge World Heritage Site and other outstanding landscapes. In 2007 the Government identified a bored tunnel as the only acceptable solution to this.'			
		Reword bullet point 14 add as: 'Development around Amesbury should be carefully designed so as not to adversely affect the Stonehenge World Heritage Site or			Minor amendments will bring clarity to the para.
24.	Page 43, Core Policy 4	its setting'	to include:		Core Policy 4
24.	age 43, core i olicy 4	Amend small villages to include: 'Gomeldon/East Gomeldon/West Gomeldon'			identifies Gomeldon as a small village when in fact that 'The Gomeldons' comprise three settlements of Gomeldon, East Gomeldon and West Gomeldon.
					This clarification will ensure the distinction between settlements.
	Calne Area Strategy				
25.	Page 55, Core policy 8	Reinsert paragraph on the amount of employment to be identified and saved LP allocations as follows: Over the plan period, 6 hectares of employment will be provided, including:			Drafting error, omitted from the Pre-Submission Document.
		Beversbrook No Farm and Wi Porte Marsh Dis	aved orth iltshire strict Plan location	3.2 hectares	
	Chippenham Area Stra	tegy			
26.	Page 56, Para 5.47	Add sentence to end of paragraph to read: 'Proposed strategic housing and employment allocations to the south of Chippenham are to support the spatial strategy for Chippenham but are located within the Corsham community area.'		For clarity No strategic sites at Corsham but there are strategic sites in the Corsham community area i.e. Chippenham sites.	
27.	Page 57, Para 5.48, Bullet Point 12	'Contributions toward: emergency services p where appropriate, fro development at Chipp	s enhanced provision wi om any prop	l health and Il be sought, posed	There are three strategic sites at Chippenham. It is not the case that each site will be expected to provide

Ref'	DPD Ref'	Change	Reason
		viability and timing.'	a site for new GP,
			Fire, Police and
		Amend second sentence of bullet point to	ambulance facilities.
		read:	
		'A shared site and/or contributions'	Adds clarity.
28.	Page 60, Para 5.53	Amend second sentence to read:	To reflect on the
		The constitution of the incompline with	work already taking
		The council will work with is working with	place in
		developers to ensure viable and comprehensive site solutions are delivered,	Chippenham.
		which will secure investment in Chippenham.	
29.	Page 62, Figure 5.5,	Expand area of opportunity to include:	To reflect the
20.	Chippenham Central	Expand area or opportunity to molade.	potential for college
	Area of Opportunity	Wiltshire College Cocklebury Road Campus	site to be developed
	7 and or opportunity	Whitehing conego cookiesury reduce campus	through
			rationalisation of
			Cocklebury Road
			site and potential
			release of land for
			development.
			College has an
			important role in
			driving the
			economy.
30.	Page 63, Core Policy	Include 'Grittleton' within list of Small Villages.	Facilities and
	11		employment
			opportunities at the
			village support its
			designation as a small village.
31.	Page 64, Table 5.4	Provide footnote to Table 5.4 (against 2,400	Provides clarity.
• • •	l age on, rable on	on strategic sites) to read:	
		,	The numbers on
		'Includes Land South West of Abbeyfield	strategic sites at
		School (Landers Field).'	Chippenham are
			inconsistent
			between Core
			Policy 2 and Table
			5.4.
			This is due to the
			exclusion of Landers Field from
			the Strategic
			development list in
			Core Policy 2.
	Corsham Area Strategy	У	
32.	Page 65, Para 5.58	Add sentence to end of paragraph to read:	For clarity. No
			strategic sites at
		'Proposed strategic housing and employment	Corsham but there
		allocations to the south of Chippenham are to	are strategic sites in
		support the spatial strategy for Chippenham	the Corsham
		but are located within the Corsham community	community area i.e.
22	Dogg 67 Fig 5.0	area.'	Chippenham sites.
33.	Page 67, Fig 5.6	The indicative green spaces of the	For consistency and
		Chippenham strategic sites are missing and need to be added to be consistent with the	clarity.
		other community area figures.	
	Melksham Area Strateg		
	meinanani Area Stratet	1)	

Ref	DPD Ref'	Change	Reason
34.	Page 85, Para 5.77	Amend fourth sentence of paragraph to read: 'Community and health facilities in Melksham are under pressure, with most GP surgeries at	To correct inaccuracy. There are no GP surgeries to the west of the
35.	Page 85, Para 5.79	capacity, particularly to the west of the town.' Amend paragraph as follows:	town. To clarify that the reference to the
		A high level of residential development is already proposed in Melksham, including a planned urban extension to the east of the town, on land identified in the West Wiltshire District Plan (2004) and. This planned development will go some way towards addressing the future affordable housing need in the town	planned development to the east is referring to a site which has already been identified, and is not implying that new greenfield sites to the east would be given preference.
36.	Page 86, Para 5.80, Bullet 9	'a need to improve public transport provision in the area has been identified including improving bus services, improving the railway station and examining whether the frequency of rail services could be increased, and improving the railway station if more frequent services can be established'	Improvement of the railway station is conditional upon an improved frequency of rail services. If there is no increase in frequency (currently two trains each way per day), then no improvement of the station could be justified.
37.	Page 88, Core Policy 15	Include the village of <u>Great Hinton</u> in the list of Small Villages.	Local support, facilities and employment opportunities at the village support its designation as a small village.
38.	Page 89, Para 5.82	Amend third sentence of paragraph to read: 'It also offers an opportunity to promote sustainable transport through the provision of walking and cycling routes, including providing linkages between Semington and Berryfield and Melksham town centre.'	To emphasise the particular opportunity for the canal to provide links between these villages and Melksham town centre.
	Mere Area Strategy		
39.	Page 93, Figure 5.11	Amend map to remove the Principal Employment Area of 'woodlands Industrial Estate'.	An error in the draft evidence was identified and this site is not a 'Principal Employment Area'.
40.	Page 94, Core Policy 17	Amend text to read: 'The following Principal Employment Area will be supported in accordance with CP35: Woodlands Industrial Estate' 'There are no Principal Employment Areas in the Mere Community Area'.	An error in the draft evidence was identified and this site is not a 'Principal Employment Area'.

Ref'	DPD Ref'	Change	Reason
		and Cricklade Area Strategy	
41.	Page 99, Para 5.99, Bullet point 2	Amend first sentence of bullet point to read: 'deliver infrastructure necessary in the town community area. In particular, improved pedestrian and cycle linkages are needed between the town centres of Royal Wootton Bassett and Cricklade and local community facilities; to include enhancements to the Cricklade Country Way and a cycle way between Royal Wootton Bassett and Windmill Hill Business Park. Other infrastructure priorities include the completion of a Wessex Water scheme to reduce flood risk to areas in Royal Wootton Bassett, the expansion or relocation of one or both of the existing GP surgeries in the town Royal Wotton Bassett, and additional'	To make it clear what towns the text is referring to.
42.	Page 100, Para 5.99, Bullet point 10	Amend last sentence to read: 'These include Ballards' Ash Sports Hub, Cricklade Country Way and the restoration of the Wilts and Berks Canal and Thames and Severn canals.'	Recognises the need to identify how improvements to the Thames and Severn canal can be delivered.
43.	Page 102, Fig 5.13	Change marked route of Wilts and Berks canal: The canal does not stop at Royal Wootton Bassett as shown but goes on eastwards on its historic route to the boundary with Swindon Borough.	To improve accuracy of plan.
44.	Page 102, Figure 5.13	Improve clarity of map by making it clearer that the status of Bradenstoke is a 'Small village'.	To improve clarity of map.
45.	Page 104, Para 5.101	Amend paragraph to read: 'future growth in Swindon should be considered holistically and with appropriate co-operation between neighbouring authorities and involve collaborative working with the Wiltshire and Swindon Local Enterprise Partnership and the Wiltshire and Swindon Local Nature Partnership.'	To acknowledge collaborative working and the Wiltshire and Swindon Local Nature Partnership.
	Salisbury Area Strateg	у	
46.	Page 106, Para 5.109	'transport solutions will be delivered in accordance with the emerging Salisbury Transport Strategy, and will support growth, as concluded through the Options Assessment Report, based on the radical option identified which would best enable Salisbury to meet the challenges of addressing future growth in travel demand in a sustainable manner'	In response to representations. For consistency with the adopted South Wiltshire Core Strategy.
47.	Page 106, Para 5.109, Bullet point 8	Amend second sentence of bullet point to read: 'These will include expansion of the fire	To add flexibility to the outcome.

Ref'	DPD Ref'	Change	Reason
		station alterations to the Wiltshire Fire and	
		Rescue Service infrastructure to serve new	
		development, and improvements to green	
40	5 440 44	infrastructure in the city.'	
48.	Page 110, Key	Amend annotation on first map as follows:	To correct incorrect
	projects map 5.115		reference on map.
		'Longhedge 450 dwellings 8ha employment'	
		'Hampton Park 500 dwellings 0 ha	
	Southern Wiltshire Are	employment'.	
49.	Page 118, Fig 5.16	Amend figure and core policy:	To recognise the
10.	and Page 119, Core	Transita ligaro alla delle pelloy.	existence of the
	Policy 24	Add <u>Laverstock and Ford</u> to map and	settlements of
		recognise in Core Policy 24 within list of Small	Laverstock and
		Villages.	Ford.
	Tidworth Area Strategy		
50.	Page 122, Para 5.137,	Amend third sentence of bullet point to read:	No reason to limit
	Bullet 4		relocation.
		'In addition the fire and rescue service would	
		consider relocating the fire station within are	
		considering relocating Ludgershall fire station to Tidworth and additional facilities may be	
		required.'	
	Trowbridge Area Strate	•	
51.	Page 130, Para 4.147,	Amend first sentence of bullet point to read:	Clarification.
	Bullet 5		
		'there is a requirement to provide a site for a	
		secondary school to the south east of	
	D 40: 5 = :::	Trowbridge'	01 15 11
52.	Page 131, Para 5.147,	Add sentence at end of bullet to read:	Clarification.
	Bullet point 8	'The Assessment and relevant applications	
		should optimise linkages providing permeable	
		road, cycle and footpath connections between	
		Ashton Park and the existing and committed	
		improvements to the strategic road system at	
		East Trowbridge.'	
53.	Page 132, Para 5.147	Add sentence at end of bullet to read:	Clarification.
	Bullet point 16	(Flood mitigation should relate to	
		<u>'Flood mitigation should relate to</u> <u>development impact only.'</u>	
54.	Page 133, Fig 5.19	Amend maps to:	The incorporation of
J-7.	and Page 262,	, anona mapo to.	this area will allow
	Appendix A map,	Depict a slightly larger strategic site by the	optimal
	Ashton Park Urban	addition of an area of land between West	improvements to
	Extension, South East	Ashton Road and the River Biss within Ashton	the River Biss
	of Trowbridge	Park.	Corridor and
			linkages to West
			Ashton Road and
			the new eastern distributor road
			system at
			Trowbridge.
55.	Page 133, Fig 5.19	Amend map to show:	Up to date position
55.			and clarification.
		Significant permissions at Green and East of	
		Paxcroft Mead. Show Hilperton Gap relief	
		road which will be completed during the first	

Ref	DPD Ref'	Change	Reason
		part of the plan period.	
56.	Page 135, Fig 5.20	Remove areas 7, 12 and 17 and their descriptions, the part of area 11 south east of road, and the River Biss corridor (marked green). Renumber accordingly.	To reflect up-to-date situation / clarity.
57.	Page 134, Para 5.150	Insert new wording at the end of paragraph to read: 'Where it is clearly demonstrated, through an open book approach, and agreed by the local planning authority that the uses proposed in the Masterplan are not viable, alternative uses may be supported where they are consistent with the objective of securing a sustainable mix of uses for the Regeneration Area as a whole and would not be to the detriment of the delivery of other sites.'	In response to representations received and to add flexibility to approach.
50	Warminster Area Strate		Decemies the
58.	Page 142, Para 5.153	'Cardiff to Portsmouth railway line. The town has strong functional linkages for employment and shopping with Frome. Warminster has been identified'	Recognises the relationship of Frome to the west Wiltshire towns.
	Westbury Area Strateg		
59.	Page 148, Para 5.162	'Overall, the town should not seek to compete with the larger nearby centres, including Frome, but rather consolidate'	Recognises the relationship of Frome to the west Wiltshire towns.
60.	Page 149, Para 5.163, Bullet point 9	Amend bullet to read:	To add clarity.
		'pressure upon the Special Protection Area will not be permitted unless proportionate developer contributions are made to offset impacts through the Wessex Stone Curlew Project.'	
61.	Page 149, Para 5.163,	Add a 5 th point to list to read:	Consistent with
	Bullet point 10	'V. The rail connection to the former Lafarge site should be retained.'	policy Core Policy 65 Movement of Goods.
			Rail sidings at former Imerys Quarry, Salisbury are being retained.
	Chapter 6 - Core Polici		
00	Core Policy 34 - Addition		1.20
62.	Page 161, Core Policy 34	'are on the edge of these settlements that seek to retain or expand businesses currently located within or adjacent to the settlements identified in Core Policy 1'	Improve clarification and consistency with Core Policy 2 as defined in Para 6.13.
	Core Policy 35 - Existi	ng employment sites	
63.	Page 163, Core Policy 35, Para 1	Amend paragraph to read: 'Wiltshire's Principal Employment Areas (as	In order to make the policy more flexible with respect to the
	l .		recpect to the

Ref'	DPD Ref'	Change	Reason
		listed in the Area Strategies) will should be	Principal
		retained for employment purposes within use classes B1, B2 and B8 to safeguard their	Employment Areas.
		contribution to the Wilshire economy and the	
		role and function of individual towns. Proposals for renewal and intensification of	
		the above employment uses within these	
64.	Page 163 Core Policy	areas will be supported. Amend paragraph to read:	In order to make the
04.	Page 163, Core Policy 35, Para 2	Amena paragraph to read.	policy more flexible
		'Elsewhere Within the principal settlements,	with respect to the
		market towns and , local service centres <u>and</u> <u>Principal Employment Area's</u> proposals for the	Principal Employment Areas
		redevelopment of land or buildings previously	and for clarity.
		or currently used for activities falling within use classes B1, B2 and B8 must demonstrate	
		that they meet and will be assessed against s	
	0 0 0 0 0 0	at least one of the following criteria:	
65.	Core Policy 38 - Retail Page 166, Para 6.27	Amend sentence of paragraph to read:	To ensure it is clear
33.	1 490 100, 1 414 0.27		that the requirement
		' assessment of impacts on centres. However, there is concern within Wiltshire	is based on
		evidence has identified that a succession of	comprehensive qualitative and
		planning applications'.	quantitative
		Footnote to be added after 'evidence' to read:	evidence.
		Wiltshire Council, Town Centre and Retail	
		Study, GVA Grimley, page 201, para 9.3 and	
	Core Policy 40 - Hotels	9.4'	
66.	Page 169, Core Policy	Amend paragraph to read:	To make it clear
	40, Para 1	'Drangagle for new botale, had and breakfaste	that the policy also
		'Proposals for new hotels, bed and breakfasts, guesthouses or conference facilities, together	relates to extension / upgrading and
		with the sensitive extension, upgrading and	intensification in the
		intensification of existing tourism accommodation facilities within the Principal	principal settlements and
		Settlements and Market Towns will be	market towns.
	Core Policy 41 - Climat	supported '.	
67.	Page 170, Core Policy	Amend second sentence of paragraph to	Plan period goes
	41, Para 6.33	read:	beyond 2020 so reference to 2050
		'The government has pledged to reduce the	target is considered
		UK's total carbon emissions by <u>at least</u> 34% by 2020, and <u>by at least 80% by 2050, relative</u>	appropriate.
		to 1990 levels. The government has also	
		pledged for 15% of energy to be derived from renewable sources by 2020'.	
		[Keep footnote as presented within presubmission draft].	
	Core Policy 42: Standa	alone renewable energy installations	
68.	Page 174, Para 6.37	Add following sentence at end of paragraph:	For clarification.
		'It should also be noted that some renewable energy technologies require additional	Supporting text is considered more appropriate place
	I	ss.g, toomisisgioo roquiro additional	-pp. spriate place

Ref'	DPD Ref'	Change	Reason
		permissions over and above planning, such as abstraction licenses, flood defence consents and environmental permits'.	for this text, rather than policy.
69.	Page 175, Core Policy 42	Add new criterion viii: 'best and most versatile agricultural land.'	To ensure that potential impacts on best and most
		Remove 'and' from end of criterion vi and remove full stop and insert 'and' at end of	versatile agricultural land are taken into account.
		criterion vii.	
	Core Policy 43 - Afford		
70.	Page 175, Para 6.39	Amend third sentence of paragraph to read: 'Core Policy 2 identifies the requirement for at least 37,000 new homes to be provided over	Consistency with Core Policy 2.
	2 2 11 12 2	the plan period including affordable homes.'	
74	Core Policy 47 - Gypsie		Lindata to coff (
71.	Page 183, Para 6.57	'In March 2012 the government published the National Planning Policy Framework and 'Planning Policy for Travellers'. These documents In 2011, the government published a draft Planning Policy Statement on planning for traveller sites which includes the general principle of aligning planning policy for travellers more closely with other forms of housing. It also requires the council to demonstrate a five year supply of pitches against a long term target based on clear evidence (See Appendix C). Core policy 47 reflects this approach by introducing a set of criteria which define broad locations where sites would be appropriate and against which potential sites will be tested. The policy identifies a specific requirement for new pitches to 2021. The criteria'	Update to reflect publication of the NPPF and Planning Policy for Travellers.
72.	Page 185, Core Policy 47	replace footnote 60. Split criterion iii by dividing into two points to read: iii the site can be properly serviced and is supplied with essential services, such as water, power, sewerage and drainage, and waste disposal. iv The site must also be large enough to	For consistency with adopted S Wilts Core Strategy and for better consistency with new national policy. General point of consistency with
		provide adequate vehicle parking, including circulation space, along with residential amenity and play areas Amend criteria iv to read: 'schools and essential health services. This will be defined in detail in the methodology outlined in the Site Allocations DPD, and'	SWCS raised by a number of respondents Implementation of policy should not be left to a subsequent document.

Ref'	DPD Ref'	Change	Reason
		Change criterion iv to v.	
		Change criterion ∨ to ∨i .	
		Add additional suitorian to bottom of suitoria as	
		Add additional criterion to bottom of criteria as follows:	
		Tonows.	
		'vii adequate levels of privacy should be	
		provided for occupiers.'	
		<u>'viii development of the site should be</u>	
		appropriate to the scale and character of its surroundings and existing nearby settlement.	
		surroundings and existing hearby settlement.	
		'ix The site should not compromise a	
		nationally or internationally recognised	
		designation nor have the potential for adverse	
		effects on river quality, biodiversity or	
73.	Page 186, Core Policy	archaeology." Amend so sentence reads:	For clarity.
7 3.	47, monitoring and	Timona so somenee reads.	i or ciarity.
	review section of policy	'Number of_approved_permanent and transit	
		Gypsy and Traveller pitches and Travelling	
		show people plots to be monitored through the	
	Care Deliev 40 Cunne	Wiltshire Monitoring Framework.'	
74.	Core Policy 48 - Suppo Page 186, Para 6.60	Add to bulleted list:	Provision of
/ 4.	rage 100, raia 0.00	Add to bulleted list.	meeting halls and
		'provision of meeting halls and places of	places of worship
		worship'	will help build
			resilient
75	Daga 107 Daga 6.62	Amount first contains of november to read	communities.
75.	Page 187, Para 6.63	Amend first sentence of paragraph to read:	To recognise community uses,
		'Proposals to convert redundant buildings for	meeting rooms and
		employment, tourism or residential uses,	places of worship
		community uses, meeting rooms or places of	as conversion
		worship will need to fulfil the requirements set	opportunities.
76.	Page 188, Core Policy	out in Core Policy 48.' Add additional sentence at the end of Para 1	Provides a
70.	48, Para 1	as follows:	mechanism to
	-,		ensure that
		'Proposals for accommodation to meet the	development
		needs of employment essential to the	delivered through
		countryside should be supported by functional and financial evidence to support the	this policy is essential.
		application.'	Coochual.
77.	Page 188, Core Policy	Amend sentence after heading 'Reuse of	Widens the
	48	redundant agricultural buildings' to read:	opportunity to utilise
		<u>, </u>	the appropriate use
		'Proposals to convert redundant agricultural	of redundant
		buildings for employment, and tourism, cultural and community uses will be supported	buildings to accord with national
		where it satisfies the following criteria'	planning policy
		misse it satisfies the following official.	framework
		Amend heading in policy to refer to 'redundant	provisions.
	.	buildings' only.	
70	Core Policy 50 - Biodiv		Notino
78.	Page 191, Para 6.71	Amend third sentence of paragraph to read:	Nature Improvement Areas
<u></u>			improvement Areas

Ref'	DPD Ref'	Change	Reason
		'particularly valuable where it contributes	and Local Nature
		towards landscape scale projects Nature	Partnerships have
		Improvement Areas or other landscape scale	recently been given
		projects identified by Local Nature	status in planning
		Partnerships.'	through the NPPF.
			Also provides useful
			clarity on the term
			'landscape scale
			projects'.
	Core Policy 51 - Lands		T = 1
79.	Page 195, Para 6.77	Add to last sentence of Para 6.77 to read:	The cross-boundary
		Dayslanment affecting Stanchange and	effects of
		'Development affecting Stonehenge and Avebury World Heritage Site and its setting	development in Wiltshire on the
		should be considered in light of Core Policy	setting of the Bath
		59, while any development in the setting of	World Heritage Site
		the Bath World Heritage Site should have	have only recently
		regard to the findings of the Bath World	come to light
		Heritage Site Setting Study (2009) and any	through
		associated Supplementary Planning	discussions.
		Document as a material planning	
		consideration.'	
80.	Page 196, Core Policy	Amend last sentence to read:	The term
	51, Para 1		'considered does
		'In particular, proposals will need to	not require the
		demonstrate that the following aspects of	applicant to do
		landscape character have been considered	anything.
	0 0 0	conserved and where possible enhanced.	
81.	Core Policy 52 - Green		Drovious wording
01.	Page 199, Core Policy 52, Para 1, Bullet point	Amend bullet point to read:	Previous wording did not require the
	52, i aia i, builet point	'identify and provide opportunities to enhance	applicant to do
		and improve linkages between the natural and	anything.
		historic landscapes of Wiltshire'	anyamig.
	Core Policy 53 - Wilts a	and Berks and Thames and Severn canals	
82.	Page 200, Para 6.96	Add sentence at end of paragraph to read:	Possible risk to
			groundwater from
		'The use of SUDS should be encouraged	canals due to poor
		wherever possible, unless this could risk	water quality.
00	Daga 200 Daga 200	groundwater resources through infiltration.'	Nood to manage in the
83.	Page 200, Para 6.98	Amend first sentence of paragraph to read:	Need to recognise the K&A's function
		'The Kennet and Avon Canal is a significant	as a sustainable
		asset within Wiltshire's sustainable transport	transport route.
		and green infrastructure network'	a anoport route.
84.	Page 201, Core Policy	Amend Core Policy 53, fourth paragraph to	Alternative
	53	read:	alignments could
			also have
		'Proposals for the reinstatement of canal	environmental
		along these historic alignments or any	impacts which will
		alternative alignments will need to	need to be
		demonstrate that the cultural, historical and	considered.
		natural environment will be protected'	
0.7	Core Policy 55 - Air Qu		
85.	Page 204, Core Policy	Add criteria to policy:	This should be a
	55		tool highlighted in
1		'Where appropriate contributions will be	the policy.
		sought toward the mitigation of the impact a	

Ref'	DPD Ref'	Change	Reason
	-	development may have on levels of air	
		pollutants.'	
	Core Policy 57 - Design		
86.	Page 207, Para 6.126	Add following text to end of Para 6.126: ' this includes Village Design Statements that are up to date and approved by the local authority as providing guidance on the implementation of policy CP57 for a local	Responds to issues raised in rural workshops. Recognises status of Village Design Statements.
87.	Page 208, Core Policy	area.' Amend criterion ix to read:	Road safety for
07.	57, Criteria ix	'are designed to create places of character which are legible, safe and accessible.'	small scale developments not included elsewhere in the plan.
88.	Page 209, Core Policy 57, Criterion xii	Amend criterion xii to read: 'the use of high standards of building materials, finishes and landscaping, including the provision of street furniture and public art where appropriate the integration of art and design in the public realm.'	Minor amendments will bring clarity to the policy.
	Core Policy 58 - Conse	rvation of the built Environment	
89.	Page 209, Para 6.130	Add footnote to 'World Heritage Site' in 6.130 to read: 'The policy recognises that the setting of the Bath World Heritage site may include elements within Wiltshire. Wiltshire Council will work with Bath and North East Somerset Council to develop guidance on how the outstanding universal value of this world heritage site should be protected.'	Core strategy needs to recognise that the Council will work with Bath and North East Somerset to protect this international heritage asset.
90.	Page 211, Core Policy 58, Para 2	i. archaeological remains and their setting ii. the World Heritage Sites within and adjacent to Wiltshire iii. buildings and structures of special architectural or historic interest and their settings iv. the special character or appearance of conservation areas and their settings v. historic parks and gardens and their setting vi. important landscapes, including registered battlefields and townscapes	Minor amendments will bring clarity to the policy; to recognise importance of registered battlefields; and recognise Bath WHS setting includes parts of Wiltshire.
91.	Page 211, Core Policy 58, Para 4	Amend paragraph to read: 'benefits will be exploited, where appropriate and in a sensitive manner, including'	Minor amendments will bring clarity to the paragraph.
92.	Page 211, Core Policy 58	Add following text to 'monitoring and review': 'Where appropriate at risk surveys will be carried undertaken to ensure there is an understanding of what is at risk.'	Response to statutory response.
02	Core Policy 59 - World		Minor on and as as to
93.	Page 212, Para 6.137	Amend Para 6.1.37 to read:	Minor amendments more closely reflect

Ref'	DPD Ref'	Change	Reason
		'Wiltshire's World Heritage Site	the obligations
		(WHS)present and transmit to future	under the UNESCO
		generations its WHS which, because of their	World Heritage
		exceptional qualities are considered to be of	Convention (1972)
		Outstanding Universal Value	,
		(OUV)decisions concerning development	
		management in the WHSsensitive	
		management in order to protect the OUV of	
		the Site and sustain its OUV.'	
94.	Page 212, Para 6.138	Amend paragraph to read:	Adds clarity and
04.	1 age 2 12, 1 and 0.100	Timona paragraph to roda.	accuracy
		" comprising its significance, authenticity	accuracy
		and integrity. Since that time, a Statement of	
		Significance (see Stonehenge Management	
		Plan, 2009, pp. 26-27) and a Draft Statement	
		of OUV for the WHS have been drawn up.	
		The OUV of The World Heritage Site requires	
		protection and where appropriate	
		enhancement in order to preserve its OUV.	
		The UNESCO Statement of Significance and	
		<u>Draft Statement of OUVfor identification of</u>	
		the attributes of OUV, as well as other	
		important aspects of the WHS, and for	
		reaching decisions on the effective protection	
		and management of the Site."P	
95.	Page 212, Para 6.139		Minor amendments
95.	Page 212, Pala 0.139	Amend second sentence of paragraph to read:	
		reau.	for accuracy
		' martuary practices from around through	
		'mortuary practices from around through	
		2,000 yearsTheir careful design in	
06	Daga 242 Daga 6 440	relation'	For elevity
96.	Page 212, Para 6.140	Amend paragraph to read:	For clarity
		Contange 1: ' impact on the Cite and its	
		Sentence 1: 'impact on the Site and its	
		attributes of OUV.'	
		Contange F. (impact on the WHC and its	
		Sentence 5: 'impact on the WHS and its	
07	D 040 D 0 444	attributes of OUV.	Fan and interest
97.	Page 212, Para 6.141	Amend paragraph to read:	For consistency
		Ath contoned is management of the other	
		4th sentence ' management of the site in	
		order to sustain its OUV, taking into	
00	Daga 040 Daga 0.440	account'	For consistence:
98.	Page 213, Para 6.142	Amend paragraph to read:	For consistency
		Cocond contones: (no educate effect	
		Second sentence: 'no adverse effect upon	
	Dago 040 Dago 0.440	the Site and its attributes of OUV.	For consister ::
99.	Page 213, Para 6.143	Amend paragraph to read:	For consistency
		Last contains, to the access toward on the	
		Last sentence: 'to assess impact on the	
400	D 040 D 0.444	WHS and its attributes of OUV.	Facesiai
100.	Page 213, Para 6.144	Amend paragraph to read:	For consistency
		'protecting and enhancing the World	
		Heritage Site and its setting in order to	
		sustain its OUVThis will include	
		considering the use of <u>further</u> Article 4	
		Directionsadverse effect on the WHS and	
		its attributes of OUV.'	

Ref'	DPD Ref'	Change	Reason
101.	Page 214, Core Policy	Amend policy to read:	
	59	The Standbangs Avabury and Associated	
		The Stonehenge, Avebury and Associated Sites World Heritage Site	Minor amendments
		G	to the policy will
		The Outstanding Universal Value (OUV) of	clarify that the
		the World Heritage Site and its setting will be protected and enhanced by:	setting contributes to OUV but is not of
		protected and enhanced by.	OUV itself.
		i. giving precedence to the protection of the	
		OUV of the World Heritage Site and its setting	It will add alonity by
		ii. development not adversely affecting the	It will add clarity by removal of
		OUV of the World Heritage Site and its	specialised
		attributes of OUV significance, authenticity, or	UNESCO
		intergrity, or its setting. This includes the	terminology
		physical fabric, character and appearance, setting or views into or out of the World	
		Heritage Site	
			It is made and a
		iii. seeking opportunities to support and sustain-maintain the positive management of	It is not only the traffic which causes
		the OUV of the World Heritage Site through	the negative impact
		development that delivers improved	but the roads and
		conservation, presentation and interpretation	associated clutter. This reflects the
		and reduces the negative impacts of <u>roads</u> , traffic and visitor pressure	World Heritage Site
		traine and vieles preseare	Management Plans
			and SOUV.
		iv. requiring developments to demonstrate	Order of final two
		that full account has been taken of their	sentences in
		impact upon the OUV of the World Heritage	response to
		Site and its setting. Proposals will need to	representations has
		demonstrate that the development will have no individual, cumulative or consequential	changed to clarify meaning. As
		adverse effect upon the <u>Site and its</u> OUV.	drafted, it could be
		This will include proposals for climate change	interpreted to mean
		mitigation and renewable energy schemes.	that the enhancement issue
		Consideration of opportunities for enhancing	is referring to
		the OUV World Heritage Site and its attributes	renewable energy
	Coro Policy 60 Sucto	of OUV should also be demonstrated.	only.
102.	Core Policy 60 - Sustai Page 215, Core Policy	Amend paragraph to read:	To clarify meaning
	60, Para 1 and final		and correct drafting
	paragraph	to help reduce the need to travel	error.
		particularly by private car'	
		Delete final paragraph from Core Policy 60	
		and insert as supporting text at the end of	
	Core Policy 61 - Transp	Paragraph 6.146.	
103.	Page 216, Core Policy	Amend paragraph to read:	To clarify meaning.
	61, Para 1	, , ,	
		"to help reduce the need to travel,	
	Core Policy 63 - Transp	particularly by private car,'	
104.	Page 218, Core Policy	Amend criterion (vi), as follows:	To correct drafting
	, , , , , , , , , , , , , , , , , , , ,	1 //	

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

Ref	DPD Ref'	Change	Reason
		Insert '(including the strategic road network)" after 'the national primary route network" in point (1).	
		Reword point (3) as follows:	
		'The <u>strategic key bus network</u> route .'	
		Amend first paragraph:	
		Replace 'assist employment' with 'support development'.	
		Insert paragraph at end of policy to read:	
		'The land required for these and other realistic proposals on the strategic transport network which support the objectives and policies in the core strategy and local transport plan will be protected from inappropriate development.'	
	Core Policy 68 - Water	Resources	
108.	Page 224, Para 6.173	Amend Para. 6.173 Second sentence to read:	Environment Agency has recently
		'Three River Basin Management Plans have been prepared to meet the requirements of the Water Framework Directive for Wiltshire and surrounding areas:, namely the Severn, South West and Thames River Basin Management Plans. In addition, a number of Catchment Management Plans are currently in preparation and will provide relevant targets and actions at a local level'.	announced the development of River Catchment Management Plans, which will provide greater levels of detailed action for delivery of Water Framework Directive (WFD) targets at a local level.
109.	Page 225, Core Policy 68, Para 1	Amend first paragraph to read: 'Development must not prejudice the delivery of the actions and targets of the relevant River Basin or Catchment Management Plan, and should contribute to their plan where possible'.	Environment Agency has recently announced the development of River Catchment Management Plans, which will provide greater levels of detailed action for delivery of WFD targets at a local level.
110.	Page 225, Para 6.176	Amend third sentence of paragraph to read: 'Development within the catchment in close proximity to the river_has the potential to have a detrimental effect upon its qualifying features'	To appropriately reference the fact that development within the River Avon Catchment has the potential to present adverse impacts.
	Chapter 8 - Glossary		

Ref'	DPD Ref'	Change	Reason
111.	Page 229, Glossary and common acronyms	Add definition of 'Brownfield site' to glossary.	Technical term; clear definition would add value
440	D 000 01	Add deficition of 67 minutes of Account	and benefit the reader.
112.	Page 229, Glossary and common acronyms	Add definition of 'Environment Agency' to glossary.	Definition of the roles and responsibilities of this organisation would be to the benefit of the reader.
113.	Page 229, Glossary and common acronyms	Add definition of 'Green Infrastructure' to Glossary:	Definition of GI required for clarity.
		s for strategic allocations	
4.1	Land at Kingston Farm		1
114.	Page 236, Heading	Add generic text under heading 'Appendix A: Development templates for strategic allocations'	
		'The requirements in these development templates are sought to serve the proposed development and mitigate any associated impact of the development.'	
115.	Page 236, Land at Kingston Farm, Bradford on Avon development template	Under 'Key Objectives' amend 4 th bullet to read: 'To facilitate the retention and expansion of an existing two local employers, already located in close proximity to the site'	For accuracy
116.	Page 237, Land at Kingston Farm, Bradford on Avon development template	Under 'Transport', amend bullet 1 to: 'Appropriate public transport, walking and cycling links should be provided to the town centre. This should include provision of a safe pedestrian/cycling route avoiding the B3107 (from the Cemetery through to the Springfield/Holt Road junction followed by an upgraded pedestrian link to the town centre).'	For clarity
117.	Page 237, Land at Kingston Farm, Bradford on Avon development template	Under 'Social and Community' amend fifth bullet to read: 'Financial contributions required towards the extension of the existing cemetery, or aAdditional land in the masterplan will be provided considered for an expansion to of the existing cemetery, either as a conventional cemetery, or as a possible 'green/woodland' cemetery. A footpath link to the cemetery should be considered.'	For clarity
118.	Page 237, 'Physical Requirements' section within Bradford on Avon development template	Make changes to 'Physical Requirements' section as follows: Physical Requirements Development will require up-sizing of sewers through the town, construction of on-site sewers and improvements	To reflect updated information from Wessex Water and the promoters of the site.

Ref'	DPD Ref'	Change	Reason
		will be required to the downstream	
		network.	
		 Dedicated pumping stations and rail 	
		and river crossings to the sewage	
		treatment works (which is to the west	
		of the site) would be required.	
		 Foul and surface water drainage from 	
		the site will need to be adequately	
		addressed. The developer is	
		investigating the possibility of a 'living	
		water' sustainable drainage system	
		which could address both foul and/or	
		surface water drainage from the site	
		as an alternative to a conventional	
		<u>system.</u>	
		 Wessex Water in conjunction with 	
		Wiltshire Highways have investigated	
		and modelled the adjacent foul and	
		surface water systems in pursuit of a	
1		more conventional solution. The	
		modelling confirms what route and	
1		associated amendments to their	
		systems these require. The results of	
		the study show that it is possible to	
		mitigate some downstream issues by	
		removing surface water from the foul system and redirecting back into a	
		surface water system that has	
		adequate capacity. Following this a	
		conclusion will be made about which	
		option will be pursued. This provides	
		for a more sustainable solution over	
		disruptive and extensive upsizing	
		options for downstream sewers.	
		Improvements to the Springfield pump	
		station are required and an option	
		study is required to agree these	
		improvements.	
		 A financial contribution will be 	
		required for off-site works to mitigate	
		against the impact of this	
		development to reduce the risk of	
		downstream sewer flooding, and	
		increased risk of overflow spills.	
1		The developer is investigating the The developer is investigating the The developer is investigating the	
1		possibility of a 'living water'	
		sustainable drainage system which	
1		could address both foul and surface	
1		water drainage from the site. They have also indicated that it has been	
1		agreed that Wessex Water will model	
		two foul systems as a more	
		conventional solution. The modelling	
1		will confirm what route and associated	
1		amendments to their systems these	
		may require.	
		 Following this a conclusion will be 	
1		made about which option will be	
		pursued.	

Ref'	DPD Ref'	Change	Reason
119.	Page 238, Land at Kingston Farm, Bradford on Avon, development template	Under 'Green Infrastructure' add an additional bullet: 'There are a number of large trees on the site that should be maintained and masterplanned into the proposed development'.	This is considered to be a valid point, and reference to the large trees would be appropriate in the development template.
	North Chippenham Stra		
120.	Page 240, North Chippenham strategic site development template	Amend map to show extent of the strategic site that reflects the site which is the subject of a current planning application.	Clarification of site boundaries.
121.	Page 242, North Chippenham Strategic Site development template.	Under 'Landscape' amend as follows: Amend first bullet to read: 'Employment provision on the west of the site will form a gateway to the town and should be of outstanding high quality design, incorporating'	Clarification. Current wording is unquantifiable.
		Amend fourth bullet to read: 'The required road link between the proposed development and Bird's Marsh Wood shall be appropriately mitigated in landscape and visual terms'.	
	Rawlings Green, East 0	Chippenham Strategic Site	
122.	Page 244, Rawlings Green, East Chippenham development template	'6 hectares of employment land, 700 houses, and community facilities and open space'. Amend bullet 1 under 'Key Objectives' to read: 'To deliver a sustainable urban extension containing 6 ha of employment land, 700 dwellings and, community facilities and open space which will contribute to improving the critical mass of the town thereby supporting improved services and helping to deliver enhanced infrastructure.'	To better reflect the emerging development proposals.
123.	Page 245, Rawlings Green, East Chippenham development template	Under 'Physical Requirements': Amend bullet 1 to read: 'A drainage strategy is required, to be agreed with Wessex Water or the appropriate drainage body. Where network modelling is required, financial contributions will be sought to cover additional appraisal and survey costs. The developer will be responsible for the construction of the on-site sewers drainage infrastructure to an adoptable the appropriate standard.'	To provide more clarification to improve effectiveness of requirements. To give greater precision and to include policy test in terms of viability, technical and practical considerations.

Ref'	DPD Ref'	Change	Reason
		Amend bullet 2 to read:	
		'Financial contribution required for off-site works to mitigate against the effect of this proposed development and reduce the risk of off-site or downstream sewer flooding. Development should not precede necessary off-site works, unless it can be satisfactorily demonstrated that phase will not result in off-site or downstream sewer flooding.'	
		Amend bullet 3 to read:	
		'Wessex Water advises the developer to provide on-site mains water under Section 41 requisition arrangements. It is predicted that a local connection will not be available and network modelling will be required to confirm the extent of any off-site reinforcement necessary to serve the development. Development of a particular phase should not proceed unless that phase can be adequately supplied with mains water. A sustainable drainage scheme will be provided to an appropriate standard and arrangements for its long term operation will be agreed.'	
		Amend bullet 5 to read:	
		'A SFRA Level 2 assessment will be required to ensure that the proposed development including associated infrastructure does not unacceptably is not encroaching within the flood zone and to inform the sequential test'.	
		Amend Bullet 6 as follows:	
		<u>'Proposed Ddevelopment</u> types will need to recognise <u>and address</u> the development vulnerability of the area i.e. Groundwater Source Protection Zone 2.'	
		Amend bullet 7 as follows:	
		'Overhead power lines cross the site. These should be placed underground subject to viability, technical and practical considerations. Alternatively, in order to minimise costs, wherever possible, existing overhead power lines can remain in place with uses, such as open space, parking, garages or public highways generally being permitted in proximity to the overhead lines. Where this is	

Ref'	DPD Ref'	Change	Reason
		not practical, or where developers choose to lay out their proposals otherwise, then agreement will be needed as to how these the power cables will be dealt with, including agreeing costs and identifying suitable alternative routing for the circuits.'	
124.	Page 245, Rawlings Green, East Chippenham development template	Under 'Transport': Amend bullet point 1 to read: 'Provision of and/ or contributions towards the transport infrastructure, required to serve the development in line with the Chippenham Transport Strategy, where relevant.' Amend bullet point 2 to read: 'Development is required to deliver a the road link/connection across the railway in conjunction with North Chippenham and enhancements to Cocklebury Road, necessary to serve the development.' Amend bullet point 3 to read:	To provide more clarification to improve effectiveness of requirements.
		'The proposed development will provide and/or contribute towards, improvements to public transport connectivity and pedestrian and cycling links between the town centre, railway station and Wiltshire College campuses, with improved pedestrian and cycle access along the River Avon corridor, are required. Improvements to the local Rights of Way network will be included within the proposed development and/ or off-site contributions towards relevant improvements will be required as indentified in the IDP.'	
125.	Page 245, Rawlings Green, East Chippenham development template	Under 'social and community': Amend bullet 3 to read: 'The proposed development will include Nnew facilities and/ or an off-site financial contributions, necessary to serve the development and subject to overall viability and timing, for police, fire, ambulance and GP uses are required. A shared site should be considered.' Amend bullet 6 to read: 'Provision of and/or financial contributions, subject to overall viability and timing, for children's play, accessible natural green space, allotments, a community orchard, and a skate park is required.'	To provide more clarification to improve effectiveness of requirements.
126.	Page 246, Rawlings Green, East Chippenham	Under 'Green Infrastructure':	To provide more clarification to improve

Ref'	DPD Ref'	Change	Reason
	development template	Amend bullet 1 to read:	effectiveness of
		Dublic feetmath CUID42 abouted be corofully	requirements.
		Public footpath CHIP43 should be carefully incorporated into the scheme, or suitably	
		<u>diverted if necessary,</u> to ensure <u>that</u> this green	
		link between the town and countryside is	
		maintained.'	
		Amend bullet 2 to read:	
		'A Riverside Park is to be provided at Rawlings	
		Green. Riverside access will to be extended	
		alongside the site from Monkton Park	
		(Riverside Drive)—linking with LBUR1 and link to the wider countryside to the north.'	
		Amend bullet 3 to read:	
		'Provision for children's play, accessible	
		natural green space, sports and allotments to be made to relevant national or Wiltshire	
		standards.'	
		Amend bullet 4 to read:	
		'Development of the Riverside Park and other	
		structural public open space a country park will	
		require a long term management plan and an appropriate funding mechanism to implement	
		a long term management plan.	
127.	Page 246, Rawlings	Under 'Ecology':	Clarification of
	Green, East Chippenham	Amend bullet 1 as follows:	requirements for
	development template	Amena banet i as ionows.	site.
		'Surveys will be required for habitats, bats,	
		reptiles, breeding/ wintering birds,	
		invertebrates, Great Crested Newts and Dormouse. The Rawlings Green	
		development should include suitable	
		ecological with mitigation, as necessary.	
128.	Page 246, Rawlings	Under 'Archaeology and Historical Interest'	To ensure that
	Green, East Chippenham	add bullet:	undiscovered archaeology has
	development template	'Further archaeological investigations should	been recorded.
	F	be carried out to inform any planning	
	0 41- 141 4 01 1	application'.	
129.	South West Chippenha Page 248, Appendix A,	Amend map to show land within the Rowden	In response to
129.	South West	Conservation Area currently shown as	In response to representations
	Chippenham Strategic	indicative housing to be green space instead	received.
	Site Map	(south west corner).	The street 2 2
			The strategic sites process had regard
			to the Rowden
			Conservation area
			and considered that
			proposed housing
			could be

Ref	DPD Ref'	Change	Reason
			appropriate along the edges, but not within the Conservation Area. The map earlier at page 59, which shows the strategic site coloured blue and indicative green space is correct.
130.	Page 248, Appendix A, South West Chippenham Strategic Site South West Strategic Site key Objectives	Amend Key Objectives Bullet Point 5 as follows: 'Development to enhance and protect the landscape quality and biodiversity of the River Avon Corridor, promoting its recreational use, and the sites its connectivity to the town and wider countryside through enhanced pedestrian and cycle access along the corridor.'	In response to representations received. This is the wording included for the Rawlings Green East Chippenham Site, which is also appropriate for the South West Strategic Site because the site also includes land within the River Corridor.
131.	Page 248, South West Chippenham development template.	South West Chippenham strategic site map amend map as follows: To indicate that all of land within Rowden Conservation Area is indicative greenspace.	Error on map. Development would substantially harm that character and is therefore contrary to the National Planning Policy Framework.
132.	Page 249, South West Chippenham Proforma	Under 'physical requirements' add bullet: 'Provide recognition that the extraction of minerals is likely to be problematic due to high water table and poor quality of minerals.'	Advice to date indicates that it would be uneconomic to extract the minerals due to the amount, quality and high water table.
	Land at Horton Road, I	Devizes	
133.	Page 254, Land at Horton Road, Devizes development template.	Under 'Green Infrastructure and Biodiversity': amend bullet 2 to read: Development should not impinge on the function of footpath BCAN6.	To increase flexibility.
		Under 'Landscape' amend bullet 1 to read: The development should provide an appropriate and enhanced entrance to Devizes in keeping with the local landscape and townscape character. Large and vVisually intrusive buildings should be avoided, particularly facing the AONB or entrances to the town.	To provide more clarification to improve effectiveness of requirements.
	Ashton Park Urban Ext	ension, South East of Trowbridge	

Ref'	DPD Ref'	Change	Reason
134.	Page 262, Ashton Park Urban Extension development template.	Ashton Park Urban Extension, South East of Trowbridge strategic site map Amend map as follows:	To ensure a consistent approach to all maps.
		To show the consented employment area at West Ashton Road, the consented East Trowbridge Strategic Site, the North of Green Lane consented site and the Southview Farm development. Also include land south of West Ashton Road, currently omitted from the strategic site in light of the latest land control at South East Trowbridge.	To ensure the site adjoins the continuous built edge of Trowbridge
135.	Page 263, Appendix A. Ashton Park Urban Extension, South East of Trowbridge development template	Under 'Green infrastructure' amend second bullet point to read: 'Provision of a multifunctional green infrastructure corridor along the length of the adjacent River Biss, linking the development with the town; to provide sustainable transport links, informal recreation, flood mitigation, enhanced biodiversity and strengthened landscape character.'	To improve clarity.
136.	Page 263, Ashton Park Urban Extension development template.	Under 'Physical Requirements' amend bullet 6 to read: 'Capacity improvements to water supply and waste networks to serve the development'. Amend bullet 8 to read: 'Reinforcement of the electricity network and primary sub-station to serve the development'. Amend bullet 9 to read: 'Connection to existing low or medium pressure gas mains to serve the development.'	To clarify that the requirements are sought to serve the proposed development.
137.	Page 263, Ashton Park Urban Extension development template	Under 'Social and community' amend bullet 4 to read: 'Financial contributions towards childcare provision facilities or on site provision to serve the development'.' Amend bullet 5 as follows: 'Financial contributions towards a new surgery and dental provision or on-site provision to serve the development.'	To clarify that the requirements are sought to serve the proposed development.
138.	Page 263, Ashton Park Urban Extension development template.	Under 'Ecology' amend bullet 1 to read: '100m woodland/ parkland buffer between all	For clarity
		<u>ancient woodland, including</u> Biss Wood <u>and</u> <u>Green Lane Wood,</u> and built development'.	
4 =	West Warminster Urba		
139.	Page 265, West Warminster Urban	Under 'Use' add a paragraph:	Representations have highlighted

Ref'	DPD Ref'	Change	Reason
	Extension development template.	'Note: the area identified as 'indicative mixed use' represents an area of land that is much larger than that required to deliver 900 homes, 6 ha employment and associated facilities. The final development area is yet to be identified through a comprehensive masterplanning process with the local community. The masterplanning process will need to consider all aspects of this development template and the larger area of land provides space for further mitigation if required to cover areas such as landscape and the impact on the Warminster Conservation Area. It does not provide for additional development and the development quanta will remain set at 900 homes and 6 ha employment.'	that the area is much larger than that that could accommodate 900 dwellings and 6 ha of employment land. It is felt that a note is needed to ensure that this is the level of development delivered.
140.	Land at Station Road, No. 12 Page 273, Land at	Westbury Under 'Transport' amend bullet 2 to read:	For clarification.
	Station Road, Westbury, development template	'Provision of a link road connecting Station Road and Mane Way, via a new railway bridge crossing, part of the cost of this is already held in a bond.'	
141.	Page 273, Land at Station Road, Westbury, development template	Under 'Social and Community' remove bullet 1: Contribution to development of childcare provision at Leigh Park.	Wiltshire Council's intention is to offer the nursery site for development in partnership with a commercial operator.
142.	Page 273, Land at Station Road, Westbury, development template	Under 'Physical Requirements' remove bullet 9: Re-instate former platform at Westbury Station.	Consistency of approach because this is an operational matter for the relevant franchise operator and any perceived need for this does not clearly relate to the site.
	Appendix C - Housing	Trajectory	
143.	Page 311, Appendix C: Housing Trajectory	Delete text and diagram in relation to: Previously developed land trajectory, (previously required by PPS 3 and no longer required by the NPPF).	Previously developed land trajectory previously required by PPS 3 and no longer required by the NPPF
144.	Page 311, Appendix C: Housing Trajectory	 Add text and diagrams in relation to: Housing five year land supply statement Gypsy and Travellers five year land supply statement Housing trajectory Affordable housing trajectory 	Update to reflect NPPF requirements, and planning policy for traveller sites in response to consultation comments received to demonstrate the strategy plans for a

Ref	DPD Ref'	Change	Reason
			5 year supply
			including contingency.
145.	Page 311, Appendix C:	Add:	To provide clear
175.	Housing Trajectory	Aud.	and up to date
	Trousing Trajectory	Detailed summary of land supply (from the	evidence base and
		Annual Monitoring Report)	greater
		- runiada merinierinieg respondy	transparency.
146.	Page 312, Appendix C:	Figure C.1 replace with correct diagram	Drafting error. The
	Housing Trajectory		wrong trajectory has
			been included at
			Figure C.1.
4.4-	Appendix D - Saved Po		D 11 ()
147.	Page 315, Appendix D:	Remove Policy HC2 Devizes Hospital from list	Policy to be
	Saved Policies and	of saved policies	removed as PCT
	policies replaced		ownership is
			expected to continue.
148.	Page 315, Appendix D:	Remove policies HC10 and HC11 from list of	Policies to be
140.	Saved Policies and	saved policies	removed as PCT
	policies replaced		ownership is
	pomoro representa		expected to
			continue.
149.	Page 318, Appendix D:	Save HH10	Drafting error
	Saved Policies and		
	policies replaced		
150.	Page 329, Appendix D:	Save H18	Drafting error
	Saved Policies and		
151	policies replaced	Pamaya naliaina H16, 40, 20, 24 and 542	To provide
151.	Pages 334, 335 and 336, Appendix D:	Remove policies H16, 19, 20, 21 and E18 from list of saved policies	To provide
	Saved Policies and	Trom list of saved policies	consistent policy approach across
	policies replaced		Wiltshire.
		ttlement boundaries retained	Wiltoring.
152.	Page 345, Appendix E:	Sort Appendix E: List of settlement	Will simplify the use
	List of settlement	boundaries retained by 'Large Village' and	of the plan.
	boundaries retained	'Small Village' and refer to this list within Core	'
		Policy 1, page 24.	
153.	Page 345, Appendix E:	Add 'Durrington', 'Bulford' and 'Marlborough'	Drafting error.
	List of settlement	to list of settlement boundaries retained.	
	boundaries retained		

Other minor changes

Ref'	Ref'	Change
154.	Page 17, Para 3.6, Bullet point 5	Change paragraph to read:
	,	'Land will have been used efficiently and for all developments to be low-carbon or zerocarbon will have been maximised optimised.'
155.	Page 18, Para 3.7, Bullet point 1	Amend to read:
		End of first line reads 'lans' replace with 'plans'
156.	Page 27, Para 4.23	Amend to read:
		Remove the word 'be' from the last sentence.
157.	Page 30, Core Policy 2	Change:
		'within the Proposals Map' to 'on the Proposals Map'

158.	Page 65, Para. 5.59, Bullet points 2 and 3	Amend bullet point 2 to reflect the fact that 'Corsham Media Park' is now called 'Spring Park'.
		Amend bullet point 3 to state 'MOD' and not 'MD'.
159.	Page 68, Core Policy 11	Change text to read:
		'There will be no strategic housing or employment allocations <u>at</u> in Corsham.'
160.	Page 121, Para. 5.137, Bullet point 3	Amend bullet point 3 to read:
	·	'the use of brownfield land will may also enable the protection of sensitive areas'
161.	Page 142, Warminster Area Strategy	Under 'Issues and considerations', paragraph 5.155:
	, and cauting,	Amend second sentence of bullet 1 to read:
		'These may include expansion <u>or alterations</u> of the fire station and ambulance service centre, which are either at capacity or in need of major refurbishment'
162.	Page 155, Wilton Area Strategy	Under 'Issues and considerations', paragraph 5.171:
	c.i.u.i.e.g,	Amend bullet 6 to replace 'Perscombe Down' with 'Prescombe Down'.
163.	Page 195, Para 6.76	Amend third sentence of paragraph to read:
103.	r age 195, r ara 0.70	, , ,
		'However Core Policy 40 51 also addresses development outside these areas which could affect the setting of these highly valued landscapes.
164.	Page 206, Core Policy 57	Under 'Ensuring high quality design and place shaping':
		Amend first paragraph to replace 'complimentary' with 'complementary':
		Amend (ii) to replace 'exiting' with 'existing'.
		Amend (ii) to replace 'landscaping' with 'landscape'.
165.	Page 226, Para 6.178	In paragraph 6.178 (second sentence), replace the word 'preclude' with 'prejudice'.
166.	Page 272, Land at Station Road, Westbury	Under 'Key Objectives' amend bullet 4 to read:
	development template	'To minimise the realignment of the lake in securing a link road connecting Station Road and Main Mane Way, and make alternative suitable provision for the sailing club if required.'
167.	Pages 276 to 309, South Wiltshire development templates (general)	Replace references to policy numbers within the South Wiltshire Core Strategy with references to the relevant policy numbers within the Wiltshire Core Strategy.

REVIEW OF KEY OUTSTANDING ISSUES RAISED THROUGH CONSULTATION ON THE WILTSHIRE CORE STRATEGY PRE-SUBMISSION DOCUMENT

1. Overview

- 1.1. This report provides a summary of the key issues that were raised during the consultation where officers do not consider a change to the strategy would be appropriate. The report begins with an overview of the some of the main issues which arose across the plan as a whole and sets out the reasons why officers do not consider changes are necessary in response to these issues. The later sections of the report provide a more detailed overview for each section of the Wiltshire Core Strategy Presubmission Document. The report only focuses on the key issues raised for each part of the plan: it is not a complete list of all issues. A more detailed summary of issues raised is available in the completed consultation report. It is also worth noting that, whilst this report focuses on issues raised which have not resulted in changes being proposed by officers, some of the more detailed overviews presented in section 2 do also refer to issues where changes have been proposed in response to the representation. The overviews make it clear where this is the case. A list of all the changes proposed by officers is available in Appendix 1 to the Cabinet Report.
- 1.2. The consultation process on the Wiltshire core strategy pre-submission document has been successful and officers agree with a number of suggested changes to the plan to improve its clarity and implementation. However, the majority of representations received have not led to any proposed changes to the strategy. There are a number of reasons for this and some of the detailed comments are explained in the later sections of this report. In summary, it is considered that changes to the core strategy would not be justified in regard to many of the comments received for a range of reasons, including that; there is insufficient evidence to support a change, the issues raised are already covered by another area of the core strategy, and the lack of deliverability, including non-viability, of possible changes. Some examples of the headline objections that were raised to the plan and the reasons they have been set aside are provided below.
- 1.3. There have been a number of representations stating that the housing figures in the strategy are wrong. These are fairly evenly split between those parties who feel the growth levels are too low (predominantly house builders and planning agents) and those who consider the numbers too high (predominantly local residents). This is a common tension with plan making and is to be expected. Due regard has been given to all representations and it is considered that the housing numbers set out in the plan achieve the most appropriate balance taking account of the future needs of Wiltshire while respecting the environmental, social and economic characteristics of the area. The numbers are an appropriate target to help secure a viable future for our communities but proportionate to the capacity of the area to accommodate new housing in a sustainable manner. They are based on locally assessed evidence on need; a methodology already tested and found sound by an independent inspector through the South Wiltshire Core Strategy examination process.
- 1.4. Representations have been received questioning one of the core principles of the strategy, namely addressing the self-containment of our main settlements to improve their resilience and make them more sustainable. These representations state that we should accept out commuting and plan for less growth accordingly. The course of action proposed does not accord with national planning policy or the core vision of Wiltshire Council. It would lead to our main settlements providing a greater dormitory function and

- thereby increase out-commuting in a manner not wanted by the local community and counter to the aims of achieving sustainable development.
- 1.5. A number of developers and planning agents have suggested that the core strategy is too restrictive, especially in the rural areas, where further relaxation of planning policy should be allowed to facilitate more development. However the Wiltshire core strategy defines what is considered sustainable development within the local context and also sets a framework for neighbourhoods to make their own decisions about how their communities should grow through neighbourhood planning. Relaxing this definition would lead to high levels of speculative development in our rural areas away from services and jobs.
- 1.6. A number of respondents have stated that the start of the 'plan period' should be recast to more accurately reflect current completion rates and that reserve / contingency sites should be identified to respond to potential shortfalls over the plan period. However, it is not unusual for the base date to precede the adoption date of a plan. Clearly, the council will continue to monitor such matters as completion rates to ensure that the overall evidence base remains current and up-to-date. The council does not consider there is a justifiable need to add 'contingency sites' into the plan. An element of windfall development has been accounted for; and, in overall terms, the plan is premised on a flexible and positive approach to development. The encouragement of the preparation of appropriate neighbourhood plans to address local development needs will also help address the issue of supply over the life of the plan.
- 1.7. There have been a number of representations regarding the strategy for Chippenham. Many have questioned the scale of growth in Chippenham and whether it accords with Government policy. Many consider that the level of growth will have unacceptable environmental and other impacts and that brownfield sites should be prioritised. A number of alternative sites have also been promoted around the town. The proposals for Chippenham are in accordance with the National Planning Policy Framework and the core principles for sustainable development. There are limited opportunities for the redevelopment of brownfield sites and it is therefore necessary to identify greenfield sites on the edge of the town. The evidence which underpins this is set out in the topic papers which were published alongside the pre-submission document, and in particular in topic paper 12: site selection process. The strategic sites at Chippenham will help achieve the overall objective of improved self-containment. There is no credible evidence to suggest that alternative options put forward for the growth of Chippenham are a better alternative to those in the Wiltshire core strategy.
- 1.8. A further common theme is that the Wiltshire core strategy is not ambitious enough with regard to tackling climate change, and that more stringent polices including requiring zero-carbon development should be included. These changes are not considered appropriate as in order to pass the tests of soundness the core strategy must be deliverable and ensure economic investment opportunities are viable. Evidence indicates that moving to extreme climate change measures will undermine the growth required to meet Wiltshire's needs.
- 2. Summary of issues raised which have not led to proposed changes for each section of the core strategy
- 2.1. The following paragraphs provide a summary of the main issues raised in relation to each section of the core strategy, and a summary comment to help explain the reasons why officers have not proposed changes to the strategy in response to these issues (reasons are presented in italics).

2.2. Introduction

- The introduction became the consultation point against which many comments on the consultation process were recorded. This included concerns about the consultation process in general and specifically a lack of clarify on what comments could be made. It is considered that the consultation process undertaken was fully compliant with the regulations and the Wiltshire Council Statement of Community Involvement.
- It was queried as to whether there really has been a bottom up approach to the generation of housing figures. The justification for the housing figures is set out in topic paper 15 (housing requirement technical paper). A balanced approach has been taken, which takes account of community views but which is also in line with national policy and is based on evidence of likely future housing need.
- Concern was raised that the strategy does not adequately address diminishing water resources. Core policy 68 relates specifically to water resources. In addition, the core strategy has been subject to consultation with the Environment Agency and consultation with water companies has helped inform the Infrastructure Delivery Plan.

2.3. Spatial portrait and spatial vision

 No key strategic issues were raised which have not either been addressed through proposed changes to the core strategy or have been covered elsewhere in this report.

2.4. Core policy 1: settlement strategy

- There was widespread support for the settlement strategy including representations
 from a number of neighbouring authorities, town and parish councils and developers.
 However a large number expressed preferences for minor changes in policy wording
 and/or approach.
- There are no significant changes proposed to the settlement strategy. There was no substantial evidence offered that would require a change to the overall policy or any of the individual types of settlement identified.

2.4.1. Individual settlements

- No new evidence was brought forward that would justify a change to the status of the
 majority of settlements. In those cases where a change is considered appropriate this
 has been identified in the list of proposed changes.
- There was strong support for Trowbridge and Salisbury being identified as Principal Settlements.
- There was some support for designation of Chippenham as a Principal Settlement however a number of comments were opposed for reasons including:
 - Designation perpetuating artificially imposed policy by the Regional Spatial Strategy, in direct contradiction to Chippenham residents' expressed desire.
 - Chippenham has been, and still is a "Market Town". Its saving grace is its beautiful, rural aspect which improves the quality of life.
 - o Chippenham cannot support more traffic congestion and further parking problems.

It is considered that Chippenham should continue to be identified as a Principal Settlement, as in the pre-submission document, as this reflects the role and function of the town.

There was support for the majority of Market Towns.

- Comments from developers highlighted some settlements as having a need for their
 role in the strategy to be strengthened, i.e. that they should be at a higher level in the
 settlement strategy. Those settlements were Devizes, Warminster, Pewsey and
 Purton. Officers have considered these comments and the evidence available, and it
 is considered that the classification of these settlements should remain as set out in
 the pre-submission document.
- A number of minor centres were mentioned either with support or with suggested changes. This included comments from parish councils and developers. There was support for the classifications of Mere, Chilton Foliat, Lydiard Tregoz and Hullavington. Changes were proposed to the classification of Market Lavington, Bowerhill, Easterton and Etchilhampton. The suggestions were that Easterton should be identified as a large village, that Etchilhampton should not be identified as a small village, that Bowerhill should be identified as a separate settlement rather than being included with Melksham, and that the relationship between Market Lavington and nearby settlements should be considered. After consideration of the comments and the evidence available, it is considered that the classification of these settlements should remain as set out in the pre-submission document.

2.4.2. Small settlements/villages

- The majority of comments regarding the policy at villages/small settlements were from agents and landowners who felt that the policy was overly restrictive. It was contended that this would lead to a stagnation of rural life affecting the viability of these communities. The majority of comments from parishes and individuals either supported or argued that the policy was ambiguous. Core policy 1 has identified over 70 rural settlements where there is an expectation of development to support housing, employment and facilities in rural areas. It is considered that this is a positive policy approach that allows appropriate development to come forward within these settlements and the core strategy also includes flexibility for certain types of development, such as affordable housing, to come forward outside these settlements.
- It was suggested that the council needs to prove through the Strategic Housing Land Availability Assessment that there is capacity for infill development at the small settlements. There were also requests for changes to the policy relating to specific sites. Changes are not considered necessary in response to these comments. Sites outside the settlements can be identified as appropriate through a neighbourhood plan or a site allocations development plan document, and the core strategy also includes flexibility for certain types of development to come forward outside the settlements. The council will monitor housing delivery and can take steps to rectify the situation (for example through a future planning policy document) if there is difficulty with the supply of infill sites. This is recognised in the Council's Local Development Scheme.

2.4.3. Settlement boundaries

• Support for the retention of settlement boundaries at small villages came from parishes and some individuals. However, this was again outweighed by developers, agents and other organisations, arguing that settlement boundaries impose limits on development and should either be removed or redrawn, or policy should be amended to allow development outside boundaries. The policy mechanism in core policies 1 and 2 will ensure that the right development is correctly located. The task of redrawing or creating new boundaries is unachievable as it would require a level of consultation more suited to neighbourhood plans or development plan documents. To retain boundaries at small settlements would leave an inconsistent policy approach across Wiltshire. Amending boundaries or allowing development outside boundaries

is unnecessary as the policy approach provides a clear delivery mechanism through neighbourhood planning or a future site allocations development plan document. Furthermore, as stated above, the core strategy includes flexibility to allow certain types of appropriate development to come forward outside settlement boundaries.

2.4.4. Relationship with Swindon

• Developers are promoting the inclusion of (west of) Swindon as a 'settlement' in Core Policy 1. This is neither supported by the community beyond developers nor considered necessary. Swindon is rightly acknowledged as a major centre on the edge of Wiltshire in the spatial portrait and providing a categorisation of a non-existent settlement is artificial and would be contrary to the principles of core policy 1.

2.5. Core policy 2: delivery strategy

2.5.1. The plan period

• There were many responses suggesting that the plan period should be extended to at least a 15 year timeframe. This issue was also raised throughout the community area strategies. The existing time frame accords to the National Planning Policy Framework, which only refers to a 15 year plan period being preferable, and there is therefore no requirement to extend this.

2.5.2. The housing requirement

- The issue was raised that the housing requirement does not provide sufficient flexibility to respond to change. This issue was raised throughout the community area strategies. However the requirement provides a minimum level for growth which taken in conjunction with the support of neighbourhood plans, and the potential for policy review, provides more than sufficient flexibility to respond to the market and other changes.
- It was argued that the housing requirement does not significantly boost the supply of housing. The housing requirement based on objectively assessed evidence is higher than the previous Structure Plan and plans for a significant level of housing. Significant strategic housing allocations are proposed within the plan that will boost supply.
- Respondents proposed that the housing requirement should at least accord with the CLG household projections, other economic projections or with other housing projections undertaken by respondents. This approach of adhering to trends does not conform with the requirement of the National Planning Policy Framework to objectively assess the requirement for housing and to meet that need as far as is consistent with the policies set out in the Framework. Wiltshire Council have carried out a full objective assessment of need through topic paper 15 (housing requirement technical paper).
- Respondents identified that the housing requirement was not great enough to provide
 the identified level of affordable housing within the Strategic Housing Market
 Assessment. However, it can be demonstrated that the core strategy will deliver the
 majority of homes to meet the identified need, thus optimising delivery of affordable
 housing.
- There is concern at where the sub-regional housing requirement will be met given that neighbouring authorities and Wiltshire have decreased their housing requirement. The reductions have reflected the economic decline, which has resulted in an actual decline in the housing requirement across the UK.
- Given that the Regional Spatial Strategy proposed changes are the most recently examined housing requirements, it was argued that these should be maintained. *This*

- negates more up to date evidence and would be wholly unjustifiable. Approach to housing supply in Wiltshire tested through the South Wiltshire Core Strategy examination and was found of be sound. It is therefore up to date evidence.
- Wiltshire has capacity for a higher level of dwellings but the core strategy is not planning to deliver this many. The core strategy is seeking to deliver a sustainable level of homes consistent with the overall Strategy of the plan rather than building to capacity.
- Respondents argued that the housing requirement is dependent upon commuting flows changing, which is unrealistic. This has been considered in topic paper 15 and by considering the make-up of the labour force this can be demonstrated to be realistic.
- It was raised that infrastructure was already over-burdened and could not cope with additional housing. Positive steps are being taken to address infrastructure provision through the Infrastructure Delivery Plan in conjunction with the core strategy.
- Several respondents suggested that there was no justification for the housing requirement. The justification is set out in full in topic paper 15.

2.5.3. The distribution of the housing requirement

- The use of Housing Market Areas (HMAs) was questioned. However this is in conformity with the National Planning Policy Framework.
- It was identified that the change of housing requirements compared to that in Wiltshire 2026 is not consistent across the area. This is a result of detailed analysis being undertaken of the issues and opportunities for each area and appropriate levels are proposed to address these.
- Some respondents felt that the distribution of the housing requirement was too restrictive. However, by assessing land supply across Housing Market Areas this provides flexibility to deliver in a timely manner at appropriate locations whilst also providing some certainty for areas as to the levels of growth they can expect.

2.5.4. Phasing

- Respondents argued that the delivery of employment should be forthcoming prior to housing. This is supported within the strategy (including the need to manage the delivery of development on mixed use strategic sites) but there is no clear evidence to justify the need to constrain the overall housing requirement through phasing over the plan period.
- It was also argued that a policy should exist that ensures that housing delivery is appropriately phased. However, the same argument applies, as set out above.

2.5.5. Employment land requirement

• It was suggested that the employment land requirement should be amended to be a minimum in accordance with the housing requirement. However, this is not supported by evidence and the requirement is already ambitious offering flexibility and choice.

2.5.6. Brownfield development

- It was argued that brownfield development outside of the settlement framework should be supported. The plan supports the development of brownfield sites in sustainable locations and includes a specific policy in relation to MoD sites, which are generally outside settlement frameworks..
- Respondents argued that there should be a mechanism to prioritise brownfield development to meet the identified target. *The National Planning Policy Framework*

- does not seek to prioritise but rather seeks opportunities to bring forward brownfield development. Furthermore, such an approach would be unenforceable.
- Respondents argued that the brownfield target should be increased or decreased. The target set in the plan is considered to be reasonable and supported by evidence in the SHLAA. No additional evidence was provided to support increasing this target.

2.5.7. Delivery of development

• Respondents wanted further clarity on how additional sites will be brought forward. Core policy 2 provides clarity on where development will be supported, and identifies the mechanisms by which further sites will be brought forward. Further clarity cannot be provided until the need for these is determined.

2.6. Core policy 3: infrastructure requirements

2.6.1. Prioritisation

- There were some requests for certain types of infrastructure, e.g. open space and green infrastructure, to be listed under essential infrastructure and not place-shaping. However, the order of prioritisation refers to the timing of provision and not the relative importance of different types of infrastructure. Also, some types of infrastructure may provide multiple benefits.
- There was criticism that the prioritisation of 'essential' and 'place-shaping' infrastructure is too general an approach. However, this is applied to individual community areas in the Infrastructure Delivery Plan and the specific needs of these areas/sites are identified.
- There were requests that a full definition of 'essential' and 'place-shaping' infrastructure should be provided. An explanation is set out in the supporting text to core policy 3. More detail is provided in the accompanying Infrastructure Delivery Plan.

2.6.2. Payment of developer contributions

- There were requests for developer contributions to be payable so as to allow the provision of infrastructure in stages alongside development, not prior to development taking place. However, some infrastructure needs to be provided and paid for before development takes place (e.g. utilities, access roads etc.) and, in any case, the policy requires contributions 'prior to, or in conjunction with" development.
- Some responses commented that core policy 3 should recognise that, in some cases, a scheme will be unable to pay for all the required infrastructure even if payments are deferred to a later date. Other responses commented that planning permission itself should be deferred until the developer can afford to pay for all of the necessary infrastructure without the option to defer payments. However, core policy 3 needs to provide a balance between ensuring the necessary infrastructure is in place to support development and not unduly putting development at risk.

2.6.3. Community involvement

Some responses requested a firmer indication of the level of Community
Infrastructure Levy (CIL) to be set and for the Infrastructure Delivery Plan for each
community area to be fully costed and delivery partners made aware of the
implications in each area. However, the level of Community Infrastructure Levy to be
set will need to be based upon viability evidence and not policy requirement. This
viability evidence will support the establishment of a Community Infrastructure Levy

charging schedule. The Infrastructure Delivery Plan is based on the best available evidence and will be updated and reviewed as further evidence comes to light. Delivery partners were involved in and supplied information contained within the Infrastructure Delivery Plan.

2.6.4. Planning obligations/Community infrastructure levy

 Some responses requested that the guidance note on planning obligations and the Community Infrastructure Levy charging schedule should be in place alongside the submitted core strategy. However, the charging schedule and interim guidance note/ supplementary planning document on planning obligations are programmed for adoption following the core strategy and will provide further guidance on the application of core policy 3.

2.7. Community area strategies

2.7.1. Amesbury

- Detailed comments were received on the wording of CP6 (Stonehenge). Officers agree that two changes should be made, but the remainder of the comments are not accepted as they do not affect the soundness of the plan.
- There was concern that the evidence base supporting changes to Amesbury is limited through reliance on previous planning effort focused on Salisbury.
- Amesbury Town Council are concerned that the housing sought in Kings Gate area may require balancing growth in retail, road, education and leisure facilities.
- Promoters for Solstice Park argued that the Principal Employment Areas should be shown on the proposals map and that the previous local plan employment allocation at Solstice Park should be saved.
- It was suggested that the bullet points in relation to Salisbury Plain Special Protection Area and the River Avon Special Area of Conservation are not in line with the Habitats Directive and changes to the text were suggested The consultation responses regarding the proposals for the Amesbury community area did not raise any issues or present any new evidence which would undermine the soundness of the core strategy.

The strategy and text for Amesbury was incorporated into the Wiltshire Core Strategy from the adopted South Wiltshire Core Strategy (SWCS). There were some minor changes made to ensure the effective amalgamation into the wider document. However the amended text is a reflection of the SWCS and the binding inspectors report. It continues to be the case that officers are of the opinion that the proposals within Core Policy 4 continue to be justified, effective and in accordance with the NPPF. A few minor changes to the text have been proposed to improve the clarity of the area strategy, and these proposed changes are listed in Appendix 1 to report CM09395.

2.7.2. Bradford-on-Avon

- Two alternative strategic sites were suggested by the development industry: Land North of Holt Road and Land at Bradford on Avon Golf Course. Both sites have already been considered through the site selection process set out in Topic Paper 12 and as a result of the evidence available are not considered to be the preferred location for growth.
- There was a suggestion that an alternative area should be identified for the Holt 'area of opportunity'. There is insufficient evidence to justify any change to the Holt 'area of opportunity'. The plan is already considered sound without the suggested changes and the proposed amendments would not improve the clarity of the core strategy.

• The promoters of the Kingston Farm site requested a number of changes to the development template, including changes to the level of employment land to be provided and the removal of the indicative green space. The spatial strategy recognises the importance of delivering new jobs and infrastructure alongside future housing delivery. Therefore it is considered inappropriate to amend the site requirements in the core strategy.

2.7.3. Calne

- Some comments including from the development industry called for a higher housing requirement for the area. The housing requirement for Calne is sound and provides a minimum figure for development. The Core Strategy establishes a framework to allow development above and beyond the requirement to be explored through an alternative mechanism such as either the neighbourhood plan process or a subsequent sites allocations DPD.
- Three sites for development were put forward for development: Land at High Penn, Land at Oxford Road and Land off Castle Walk. The developer promoting Land off Castle Walk also requested that the settlement boundary be redefined to include the site. The Core Strategy establishes a framework to allow sites to be explored and identified through an alternative mechanism such as either the neighbourhood plan process or a subsequent sites allocation DPD.
- There was a suggestion that a direction of growth should be identified and that a site should be identified to meet the needs of elderly care provision. Wiltshire has an ageing population and Core Policy 46 seeks to address the needs of Wiltshire's ageing population by setting out the requirements to be taken into account when planning for new housing. This includes, for example, ensuring there is adequate provision of specialist accommodation, such as extra care housing. Therefore it is not considered necessary to identify specific sites. However, consideration could be given to allocating specific sites for development through the neighbourhood planning process, or a site allocation development plan document if appropriate.
- It was suggested that a rural buffer should be identified to the east of Chippenham. The identification of a rural buffer is not considered necessary. The Core Strategy acknowledges Wiltshire's rich and diverse natural, historic and built environment and sets out steps which as far as possible also protects and enhances them including Core Policy 51 Landscape which seeks to enhance Wiltshire's distinctive landscape character.
- It was suggested that there is a qualitative need for convenience retail within Calne. The evidence set out in the Topic Papers underpinning the retail policies has included both qualitative and quantitative assessment of retail needs. It is not considered necessary to identify specific sites at this time. It is appropriate for this matter to be considered through the emerging Neighbourhood Planning process or other planning mechanism. A proposed review of the core strategy will consider the need to allocate specific sites for retail development.

2.7.4. Chippenham

Core Policy 9

• Bath Road/Bridge Centre Site – It was suggested that the statement in CP9 that the Bath Road/Bridge Centre Site will 'provide a supermarket and comparison units' should be deleted. This text relates to the delivery of Bath Road Car Park/Bridge Centre site for a retail extension to the town. It is not appropriate to delete the text because this has been identified as a key site through the evidence base.

Core Policy 10

- Comments from the development industry called for a higher housing requirement whilst comments from the local community called for a lower housing requirement. The housing requirement for Chippenham is considered to be sound and is justified as a result of evidence set out in the Topic Papers.
- Some responses from the local community objected to the level of employment land proposed for Chippenham on the basis that is unrealistically high and does not bear scrutiny or meet the needs of the Chippenham community. The proposed level of employment land is necessary in order to ensure existing larger employers can be retained and new employers catered for at Chippenham.
- Some responses say there has been a lack of consideration of brownfield opportunities in the town and the site selection is not in accordance with 'brownfield first' criteria set out in national policy. Brownfield opportunities have been considered as part of the site selection process for Chippenham set out in topic paper 12. Given the limited opportunities for the redevelopment of brownfield sites in Chippenham, it is necessary to identify greenfield sites on the edge of the town.
- Some responses have been made specifically about the identification of Showell Farm Employment Site, that the evidence, particularly concerning out-commuting, which has led to its selection is outdated, incomplete and contradictory and that the site isn't viable and there is no certainty that it will be developed as an employment site by the developers, particularly as a firm who were considering relocating to the site have now chosen to relocate to Melksham instead. The evidence leading to the site selection is set out in Topic Paper 12. To accept out-commuting and not plan to improve the self-containment of the town will lead to the further decline of Chippenham contrary to the strategy for Wiltshire. Developers promoting the site have submitted representations supporting its allocation and have previously provided evidence to confirm that they are committed to the delivery of the site as an employment site. Therefore there is no new evidence to justify the removal of Showell Farm as a strategic employment allocation as part of the South West Chippenham Strategic Site from the Core Strategy.
- Some responses have suggested that alternative sites for employment, are far more suitable for employment, but have been dismissed too easily without detailed consideration e.g. Junction 17, M4. Evidence leading to the identification of employment sites is set out in the topic papers. The employment sites now proposed at Chippenham offer the best opportunity to achieve the strategy for the town, which is based on delivering significant job growth which will help to improve self containment.
- Some responses from the local community and developers promoting alternative sites have suggested the South West Chippenham Strategic site does not comply with the NPPF requirement to be positive and promote a town centre environment, particularly because the South West Strategic site will lead to residents shopping out-of-town and will exacerbate rather than alleviate town centre traffic. It is acknowledged that the area is closer to out-of town facilities along Bath Road, but it is not considered that this reason should prevent the South West Area of Search site being allocated as a strategic site. The site will still contribute to achieving the strategy for Chippenham. It includes employment and housing, will be well integrated with the town and therefore will help to improve the self-containment of Chippenham.
- Some responses including from English Heritage have been made suggesting that development at Rawlings Green and South West Chippenham could harm the significance of heritage assets and would be contrary to the NPPF. The proposed landscaping measures and masterplanning for the site, including appropriate uses for the sites, will address these concerns.
- Some responses continued to object to the strategic sites identified in Core Policy 10:

- Alternative strategic sites have been promoted by the development industry.
 These include Barrow Farm; Forest Farm; East Chippenham; Hunters Moon and Saltersford Lane. Some responses from the local community were opposed to the three strategic sites particularly in terms of the detrimental effect on Birds Marsh Wood; Lacock parish and village; and Monkton Park/Station Hill area.
- Monkton Park Residents Group suggested that Rawlings Green be removed and replaced with Hunters Moon.
- Responses from Chippenham Vision Board and Chamber of Commerce objected to the inclusion of South West Chippenham Strategic Site, requested it be removed and for the East Chippenham site to be reinstated or alternatively that the North Chippenham and Rawlings Green strategic sites remain allocated as strategic sites, but that the location of the remaining 800 dwellings and employment land should be decided either through a Neighbourhood Plan process or as part of the Chippenham Masterplan work which is currently underway.

At this stage new evidence has not been presented to suggest the strategic sites proposed for Chippenham should be amended or that based on the evidence available any one site or number of sites offer better alternatives to the three strategic sites proposed in the Core Strategy. Chippenham is identified as a Principal Settlement in Wiltshire and development including infrastructure provision at Chippenham should be planned for in a holistic manner rather than on a piecemeal basis.

- Some responses from the development industry requested the removal of Land South West of Abbeyfield School because it is a non strategic site. Although this is a small site compared to the other strategic sites at the town, it will contribute to meeting the strategic housing land requirement for Chippenham early in the plan period and will provide an opportunity to develop employment land and facilitate links between business and Abbeyfield School helping to ensure that young people can remain in Wiltshire. Therefore this site should remain identified in the Core Strategy.
- Support has been expressed by the local community in Tytherton Lucas for the removal of the East Chippenham site, with the request that the area be formally designated as rural buffer/open space. The identification of a rural buffer is not considered necessary. The Core Strategy acknowledges Wiltshire's rich and diverse natural, historic and built environment and sets out steps which as far as possible also protects and enhances them including Core Policy 51 Landscape which seeks to enhance Wiltshire's distinctive landscape character.
- Many of the responses from the local community and developers promoting alternative sites expressed concern over the Chippenham Transport Strategy and the lack of evidence to inform the proposals for Chippenham. Developers promoting sites have provided their own transport modelling evidence. To delay site selection until such time as there is more detailed transport modelling available is not appropriate. New evidence has not been provided at this stage to suggest that the strategic sites should be amended. The site selection process set out in topic paper 12 has considered a range of evidence including but not limited to the transport strategy work.
- Some responses including from Chippenham Town Council stressed the importance of ensuring appropriate infrastructure is planned for and delivered alongside housing and employment. Other policies elsewhere in the Core Strategy including Core Policy 3 and the specific requirements set out in the strategic site development templates will ensure that infrastructure is provided alongside further housing and employment.

2.7.5. Corsham

- The significant issue raised involved the South West Chippenham strategic site not being referenced in the text or development figures for the Corsham Community Area. It is considered that amendments to the text should be included as a minor change, but that the site should not be included in the figures for Corsham. The development planned for Chippenham serves that community.
- A number of sites were promoted for inclusion in the core strategy by the development industry. The housing requirement for Corsham is sound and provides a minimum figure for development. The Core Strategy establishes a framework to allow sites to be explored and identified through an alternative mechanism such as either the neighbourhood plan process or a subsequent sites allocations DPD.

2.7.6. Devizes

- Comments from the development industry called for a higher housing requirement for the area. It was also suggested that there is a lack of a 5 year housing land supply in the Eastern Housing Market Area. It was suggested that named strategic sites at Coate Bridge and Lay Wood/Horton Road should be allocated. The housing requirement for Devizes is sound and provides a minimum figure for development. The Core Strategy establishes a framework to allow sites to be explored and identified through an alternative mechanism such as either the neighbourhood plan process or a subsequent sites allocations DPD.
- Worton do not wish to be identified as a large village. The parish consider that they
 do not have the facilities to support this designation. The council have applied a
 consistent test to all villages across the council area and consider, regardless of
 population, the facilities do exist to support the proposed designation.

2.7.7. Malmesbury

- Comments called for either a higher or lower housing requirement for the area. The housing requirement for Malmesbury is considered to be sound and provides a minimum figure for development. The Core Strategy establishes a framework to allow development above and beyond the requirement to be explored through an alternative mechanism such as either the neighbourhood plan process or a subsequent sites allocations DPD.
- There was a suggestion the housing requirement should not be set or delivered until it is ensured primary school places can be provided. It was also suggested that it should be made clear that greenfield sites will be required to deliver housing in the rest of the community area and that at the identified Large Villages sites of 1 hectare on the edge of the village boundaries should be allowed. Land at Park Road, Malmesbury was put forward by the developers promoting the site. The housing requirement and specific non strategic sites will be delivered through the neighbourhood planning process or a site allocations document and primary school provision will be addressed through those processes.
- It was suggested that the extant North Wiltshire Local Plan employment allocation on land at the Garden Centre should be removed. The evidence set out in the Topic Papers indicates that this allocation is deliverable and is a suitable site for employment use necessary to deliver the strategy for Malmesbury.
- It was suggested a town centre study should be carried out. If required this can be carried through the neighbourhood planning process or an alternative mechanism.

2.7.8. Marlborough

- General objections to the amount of development and the strategic site revolved around environmental issues. Air quality was raised as development may lead to breaches of the mandatory limits set by European Directive. Other concerns included the declining condition of the River Kennet and impact on nearby Savernake Forest SSSI. However, these concerns are covered by Core Policy 55: Air Quality and the Habitat Regulations Assessment (HRA) respectively, which ensure that these are taken into account when development at Marlborough is brought forward.
- It was suggested that Marlborough's role as a centre of education and tourism presents a case for reinstatement of former railway from Savernake to Marlborough. Currently rail reinstatement is unlikely due to lack of funding and priorities on the rail network. The Core Strategy should be realistic and infrastructure capable to be delivered.

2.7.9. Melksham

- Melksham Town Council expressed concerns that the lack of a strategic site could leave Melksham vulnerable to developers. Melksham Without Parish Council and Hallam Land Management suggested strategic sites for inclusion. A strategic site is not considered appropriate at Melksham as explained in the site selection process topic paper. Although Melksham Without Parish Council and Hallam Land Management have both suggested that a site should be identified to the south of the existing east Melksham development, there is disagreement as to the scale of development. Sites can be identified through neighbourhood planning or a site allocations DPD.
- There was a suggestion that Upside Park should not be identified as a Principal Employment Area because it is unsuitable for purely employment development. It is considered that this site should remain as a Principal Employment Area as it previously had planning permission for employment uses.
- There was concern that the rural buffer between Melksham and Bowerhill should be protected. Core Policy 2 indicates that development will not be supported outside settlement boundaries unless it is identified through a neighbourhood plan or a future development plan document.
- A concern was raised that core policy 15 does not cover the economic and social needs of the whole community area, particularly the villages. *Core policies 34, 48 and 49 cover these issues.*
- There was concern at the identification of Seend and Seend Cleeve as separate settlements. Seend and Seend Cleeve are considered separately in current planning policy (in the Kennet Local Plan) and it is considered appropriate to continue to deal with these settlements separately for planning policy purposes.
- There was concern at the identification of Bowerhill as part of Melksham. It is considered that Melksham and Bowerhill operate effectively as one functional urban area and should be planned for together.

2.7.10. Mere

• There was support from a developer on Core Policy 17, with a potential site put forward to accommodate the remainder of development identified. This can be considered by the community through a neighbourhood planning process, or can be considered through a site allocations DPD.

2.7.11. Pewsey

 A number of sites were promoted by the development industry including Land adjacent Salisbury Road, Pewsey and the low amount of development was challenged. The housing requirement for Pewsey is considered to be sound and provides a minimum figure for development. The Core Strategy establishes a framework to allow development above and beyond the requirement and specific sites to be explored through an alternative mechanism such as either the neighbourhood plan process or a subsequent sites allocations DPD.

2.7.12. Royal Wootton Bassett and Cricklade Area Strategy

- Strategic sites were promoted at Brynard's Hill and an undefined area 'south of Wootton Bassett'. A strategic site is not considered appropriate as explained in topic paper 12. The housing requirement will be delivered through the neighbourhood planning process or a site allocations document.
- It was suggested that 3,000 dwellings should be allocated to the west of Swindon and that strategic sites should be identified to the west of Swindon. Historically it has been proposed that part of Swindon's housing need be met in an area to the west of Swindon within Wiltshire. The level of growth for Swindon as evidenced through the emerging Swindon Core Strategy means that there is no longer a need for this development as other alternatives exist.
- The development industry has noted that there is a qualitative need for convenience retail. The evidence set out in the Topic Papers underpinning the retail policies has included both qualitative and quantitative assessment of retail needs. It is not considered necessary to identify specific sites at this time. It is appropriate for this matter to be considered through the emerging Neighbourhood Planning process or other planning mechanism. A proposed review of the core strategy will consider the need to allocate specific sites for retail development
- Local residents and Parish comments raised the bringing back the 'rural buffer' and the need to preserve the identity of settlements located close to Swindon. CP51 (landscape) requires proposals to demonstrate that the locally distinctive character of settlements has been considered, and CP1 (settlement strategy) and CP2 (delivery strategy) provide protection against coalescence. The issue of the rural buffer could be considered further through the preparation of a neighbourhood plan.

2.7.13. Salisbury

- The following issues were raised during the consultation in relation to the Salisbury community area:
 - Laverstock and Ford Parish council are concerned that there is too much development in the parish and are also seeking the deletion of Core Policy 23.
 - o There was also Support for Maltings/CCP redevelopment.
 - There were also comments about the Salisbury Vision, some in support and others questioning some of the sites deliverability.
- These matters were recently examined as part of the South Wiltshire Core Strategy and no new evidence has arisen to depart from the Inspectors conclusions and the comments do not necessitate any changes to the core strategy

2.7.14. Southern Wiltshire

• The main issue in this community area was concern that the bullet points are not in line with the Habitats Directive, and suggested re-wording was put forward. However, this is not confirmed by the HRA and therefore the suggested change is not required.

2.7.15. Tidworth

• There is some challenge by developers regarding the amount of development being proposed. They felt this was not commensurate with the settlements size and facilities and that growth should be located elsewhere. The policy for Tidworth and Ludgershall has been developed over a number of years in consultation with local community. The level of growth and diversification of the economy will continue to form an important part of military civilian integration work and help form a sustainable community in the Tidworth community area..

2.7.16. Tisbury

- There was support for balance of housing directed towards Tisbury Community Area.
- A developer suggested that Hindon could potentially accommodate a higher level of planned housing growth than Fovant or Ludwell, and that a housing allocation should be identified at Hindon, and could include land adjacent to East Street.
- Issues relating to Tisbury were recently examined as part of the South Wiltshire Core Strategy and no new evidence has arisen to depart from the Inspectors conclusions and the comments do not necessitate any changes to the core strategy.

2.7.17. Trowbridge

- A number of consultees, particularly residents, felt that too much development is planned on Greenfield land and that previously developed land (pdl) should be used first for housing not for commercial uses. Pdl opportunities have been considered as part of the site selection process for Trowbridge but there are insufficient opportunities to provide the housing necessary to support Trowbridge over the pan period when other town centre uses are considered. It is, therefore, necessary to consider both brownfield and Greenfield sites to meet the housing requirement and to allow flexibility on town centre sites to ensure there is a mix of uses for sites.
- Residents, community groups and developers identified issues with a single strategic allocation, in an area of high flood risk and constrained by other environmental designations, is not the most appropriate spatial strategy for the community area. It was also suggested that there is insufficient flexibility to deliver a continuous supply of housing land in Trowbridge and that it would be better to identify a number of smaller strategic sites on the edge of the urban area, such as land at Church Lane. Site selection evidence set out in topic paper 12 has led to the identification of a single strategic allocation. Regard has been had to constraints and the development templates include appropriate landscaping and mitigation measures to ensure.
- A number of comments questioned the consideration given to the impact upon the strategic road network, particularly the A36, of development at Trowbridge. It was stated in the Transport Strategy that increases to the capacity of the Ashton Park junction can be satisfactorily carried out without creating fresh capacity problems at junctions immediately beyond. It was therefore suggested that the proposals are unsound in their present form and need to be reduced in scale to reflect the existing and proposed highways infrastructure capacity. Trowbridge Transport Strategy work is ongoing and will include considering mitigation measures and improvements beyond the strategic site.

• The development industry has noted that there is a qualitative need for convenience retail. The evidence set out in the Topic Papers underpinning the retail policies has included both qualitative and quantitative assessment of retail needs. It is not considered necessary to identify specific sites at this time It is appropriate for this matter to be considered through the emerging Neighbourhood Planning process or other planning mechanism. A proposed review of the core strategy will consider the need to allocate specific sites for retail development.

2.7.18. Warminster

- It was suggested that the wording of the paragraph and bullet points is not in line with the legal requirement of the Habitats Directive. It is not considered that any change to the text is necessary as the Habitats Regulations Assessment supporting the Wiltshire Core Strategy shows the plan to be compliant with the EU Habitats Regulations.
- Developers queried why a number of sites were not included in the strategic site.
 These included sites at 44-48 Bath Rd, land east of Dene and the existence of more sustainable locations, closer to Warminster town centre. Topic paper 12 sets out the evidence supporting the West Warminster Strategic Extension to be the most appropriate site at Warminster.
- A number of comments suggested that various types of infrastructure in Warminster, including roads, schools and water resources, will be unable to cope with the amount of development proposed. It is not considered that any changes are necessary as the Infrastructure Delivery Plan and development proformas identify that either there is infrastructure capacity or where developers will be required to provide additional infrastructure.
- A number of developers have suggested that the overall level of housing for Warminster is insufficient, and therefore, more will need to be identified. The evidence to support the housing allocation is set out in topic paper 15, the figure for Warminster is considered robust and supported by evidence.

2.7.19. Westbury

- The major issue related to the strategic allocation at 'Land at Station Road, Westbury'. The developers have stated that the site is unviable with 250 houses because this will not deliver all the required infrastructure improvements. They argue that the number of houses should be increased to 500 and the site expanded to include other land within Persimmon's control on the other side of the railway line (around the Penleigh Farm area). It is not considered appropriate to change the site at this stage as the expanded site does not have sufficient evidence and has not undergone any consultation. If appropriate, an expanded site could be taken forward through a neighbourhood plan or a site allocations development plan document in the future.
- The other most requested changes involved the need for greater protection for the Wellhead Valley and the removal of Saved Policy T1a Westbury Bypass. The Wellhead Valley is currently protected as a Special Landscape Area (SLA) under Saved Policy C3. There will be a review of SLAs to determine sites that should retain this protection.

2.7.20. Wilton

No significant issues were raised.

- 2.8. Delivering the strategic objectives: SO1: Delivering a thriving economy
- 2.8.1. Core policy 34: Additional employment land
 - It was strongly recommended that criterion viii (to not undermine strategic sites) is removed from Core Policy 34 as there is no basis and other large sites may be needed for a flexible approach that responds to market demands. This is not considered appropriate as it is important that proposals coming forward through this policy are not of such a scale that they undermine the overall employment strategy and important employment sites either allocated or identified as principal employment sites.
 - It was suggested that sustainable development should be judged against NPPF criteria of sustainability (and not the objectives set out in the core strategy, as indicated by criterion v). The core strategy clearly defines sustainable development in a Wiltshire context as prescribed by the NPPF and this is the criteria that the policy should be assessed against.
 - AONB management teams and other respondents that Core Policy 34 (additional employment land) should make reference to AONB policy. This is not considered necessary as criterion v clearly states that 'the proposal must meet sustainable development objectives as set out in the policies of this core strategy'. This includes meeting the requirements of CP51 (landscape) which makes specific reference to the AONBs.
 - It was suggested that the policy lacks clarity and that there is no definition of what 'within principal settlements' means as settlement boundaries reflect residential development and not economic development. The settlement strategy that identifies principal settlements and has been informed by a range of evidence and data including evidence with respect to jobs. The settlement boundaries referred to are those set out in the current district/local plans.
 - Individuals felt that core policy 34 represents a 'get out of jail free' card for developers, and that the wording should be changed to stop developers putting forward repeated planning applications on employment land for other uses and could undermine the deliverability of strategic sites. The aim of the policy is to provide flexibility to Wiltshire's rural business community. Other forms of development will not be allowed if a planning permission for employment has not been built out.
 - A number of developers suggested that there is no clear guidance on how other DPD's will address employment opportunities and thus the core strategy needs to provide this guidance. This is felt unnecessary as the plan already contains flexibility to enable sites to come forward including through neighbourhood plans or a site specific allocations DPD.
 - Again a number of developers suggested that the plan needs to recognise that employment opportunities extend in uses well beyond those defined by Use Classes B1, B2 and B8. Other forms of employment for example tourism uses are addressed through other policies of the core strategy.
 - It was suggested that Wiltshire Council should consult with other bodies e.g. local Chambers of Commerce, Town Councils etc as to what they consider to be the wider strategic interest of Wiltshire and where they should be sited. A change to the policy is not considered necessary as the key target sectors have been identified in consultation with Wiltshire's business community.
- 2.8.2. Core policy 35: Existing employment sites
 - A number of individuals and local organisations though that, as in urban areas, the significance of employment sites and their value for both economic and social roles is just as important within a rural community where allowance should be made for suitable expansion of employment sites that may serve individual or groups of

- villages in the local area. The importance of the rural community is acknowledged through other policies of the Core Strategy including CP34 (additional employment land) and CP48 (supporting rural life).
- Again it was suggested that the plan needs to recognise that employment opportunities extend in uses well beyond those defined by Use Classes B1, B2 and B8. Other forms of employment for example tourism uses are addressed through other policies of the core strategy.
- A parish considered a new paragraph 6.18 should be included: where there is a change of use of existing employment sites or re-adjustment to modern business needs, any change of use planning application must have regard to improving the green infrastructure of the site and location. This is not considered necessary as Green Infrastructure is a requirement under Core Policy 52.

2.8.3. Core policy 36: Economic regeneration

• A developer raised concerns that there is no mechanism for promoting Brownfield sites outside the main settlements. Although this is noted, Brownfield sites outside the main settlements should be considered against the rural policies of the core strategy or Core Policy 37. The plan supports the development of brownfield sites in sustainable locations and includes a specific policy in relation to MoD sites.

2.8.4. Core policy 37: Military establishments

- The Defence Infrastructure Organisation, other agents and Corsham Town Council indicated that they feel the policy is overly restrictive and should be more permissive in terms of uses on a site and the expansion of the existing footprint. The policy allows for such changes on well located sites and there is therefore no need to change the policy.
- Other representations indicated that there should not be a specific policy for military sites and that sustainability issues have not been properly taken into account. The policy is location specific and responds to an acute issue within Wiltshire. It is therefore considered that the policy should remain.

2.8.5. Core policy 38: Retail and leisure

• Property owners in Trowbridge suggested that the core strategy should define a Trowbridge Town Centre Boundary in line with NPPF requirements. Saved Local Plan policies are currently in place, which set the context for the implementation of retail policy in Trowbridge. Saved policies will be reviewed.

2.8.6. Core policy 39: Tourist development

• It was queried as to whether a sequential assessment is necessary for all proposals for tourist development, or whether it would be better to only require such an assessment for major proposals. It is not considered that a change to the policy would be appropriate. The policy clearly states where tourism development will be acceptable and of what scale. Tourism is defined as a town centre use and therefore should be subject to the sequential test, especially in Wiltshire's larger settlements, as set out in Core Policy 39.

2.8.7. Core policy 40: Hotels, bed and breakfasts, guest houses and conference facilities

• Concern was raised about criterion (i) not being justified and being against competition policy. It is considered that the policy is sound as written.

- 2.9. Delivering the strategic objectives: SO2: To address climate change
- 2.9.1. Core policy 41: Sustainable construction and low carbon energy
 - There was some concern from an individual that the wording of Core Policy 41 is too weak in the section on climate change adaptation. There is not sufficient evidence on viability to require development to comply with these measures, and an encouraging approach is therefore considered appropriate.
 - A large number of objections were received from the development industry in relation
 to the inclusion of requirements to meet certain levels of the Code for Sustainable
 Homes, and the statement that development of 500 units or more will be expected to
 be viable to meet zero-carbon standards from 2013 (Core Policy 41). It is considered
 that the policy is fully justified and includes sufficient flexibility to take account of
 viability.
- 2.9.2. Core policy 42: Standalone renewable energy installations
 - There were requests (including a request from Keevil Parish Council) for a minimum threshold distance of 2,000m between wind turbines and dwellings. This is an issue which could be addressed through a future Supplementary Planning Document if the evidence indicates that a minimum threshold is required.
 - A concern was raised that further assessment is required to find out if ground conditions in Wiltshire may be vulnerable to climate change. There is insufficient evidence in relation to ground conditions to make a change to the strategy at this stage. This issue could potentially be considered through a future planning policy document.
- 2.10. Delivering the strategic objectives: SO3: To provide everyone with access to a decent, affordable home
- 2.10.1. Core policy 43: Providing affordable homes
 - A large number of developers have challenged the affordable housing target. Many feel that the affordable housing viability assessment is flawed. Reasons include:
 - o Lack of developer involvement and no true examples.
 - Strategy needs to take account of individual site costs, the availability of public subsidy, S.106 requirements and other scheme costs.
 - 40% relates to numbers but means area in the study, thus even assuming all of site is developable land it should be nearer 30%.

The affordable housing viability assessment is considered sound and no evidence was offered to alter this view.

- Other proposed changes to the policy involved tightening up of the policy. It was suggested that more information is required on any approach to open book exercises, and that the policy should include information on acceptable profit margins. A separate Supplementary Planning Document will be prepared that will cover these issues, and current best practice can be used in the interim period.
- It was suggested that private landlords, parish councils and any other groups should be able to provide affordable housing. National policy is clear that affordable housing is limited to registered providers, however that does not preclude the involvement in the delivery of affordable housing by these individuals/agencies.

2.10.2. Core policy 44: Rural exceptions sites

- Cotswold Conservation Board expressed concern that cross subsidy of these sites
 will become the norm, rather than the exception, increasing landowners' expectations
 of the value of such sites, resulting in cross subsidy being required. It was suggested
 that reference to cross subsidy should be removed. Evidence indicates that cross
 subsidy of these sites is vital for their delivery and historic under delivery will only be
 alleviated through radical measures. The policy is sufficiently stringent to ensure
 cross subsidy of sites is enabled in exceptional circumstances only.
- A number of developers thought that restricting the sites to 10 dwellings is unnecessary. Developments of over 10 dwellings are defined as major development and 'exceptions' policies are not designed to support major development.

2.10.3. Core policy 45: Meeting Wiltshire's housing need

It was contended that CP45 should allow greater flexibility for viability, and that the
policy should also consider market demand and enable the market to determine type
and mix. The policy is considered robust and supported by the Strategic Housing
Market Assessment.

2.10.4. Core policy 46: Meeting the needs of Wiltshire's vulnerable and older people

• A number of providers objected to extra care homes needing to provide affordable homes. Extra care is likely to increase and will be a significant part of Wiltshire's housing requirements in the future. As such it is necessary that affordable housing is provided at these sites to help support Wiltshire's most vulnerable residents.

2.10.5. Core policy 47: Meeting the needs of Gypsies and Travellers

• It was suggested that the basis of the targets should not be the caravan count, and that the policy should plan for a longer period. In both cases no new evidence has been introduced to suggest that the current evidence is flawed, and therefore no changes have been proposed in response to these comments.

2.11. Delivering the strategic objectives: SO4: Helping to build resilient communities

• It was recommended that a reference should be included on the ability of new development to facilitate the protection and enhancement of services. The settlement strategy already recognises the roles of Large and Small Villages and that some development at these locations supports those roles. It is not necessary to duplicate this information.

2.11.1. Core policy 48: Supporting rural life

- The NPPF removes the requirement to prioritise economic and tourist use first when re-using rural buildings and this should be reflected in CP48. The NPPF does not preclude the prioritisation of the re-use of rural buildings for economic and tourist use first. The Core Strategy puts an emphasis on economic growth as a driving force for creating resilient communities in rural areas, and this is reflected in the prioritisation of the re-use of rural buildings for economic or tourist use first.
- It was stated that CP48 omits reference of an abuse of the concession being grounds for refusing permission for the re-use of rural buildings that have been allowed through permitted development rights. This can be dealt with through the development management system.

 Various wording changes were recommended to reflect technical issues. The plan is already considered sound without the suggested changes and the proposed amendments would not add anything to the clarity of the core strategy.

2.11.2. Core policy 49: Protection of services and community facilities

- It was recommended that protecting community facilities should also refer to urban areas. This is not considered appropriate because the protection of community facilities is a particular issue in rural areas.
- It was suggested that the policy is unsound because it fails to involve or mention local councils as elected community leaders. This can be recognised outside the core strategy process.
- Various wording changes were recommended to reflect technical issues. The plan is already considered sound without the suggested changes and the proposed amendments would not add anything to the clarity of the core strategy.

2.12. Delivering strategic objectives: SO5: Protecting and enhancing the natural, historic and built environment

• It was suggested that a number of the policies in this section would be more appropriate as part of a Development Management DPD. The policies are all deemed appropriate and justified for inclusion in the core strategy to help meet the objectives of the plan and the NPPF supports a move towards fewer planning documents.

2.12.1. Core policy 50: Biodiversity and geodiversity

- Concerns were raised that stronger protection of statutory sites is needed. This is not considered necessary because protection for statutory sites is clearly set out in national policy and is referenced in the Core Strategy.
- Bloor Homes raised a concern that CP50 lacks flexibility. It is not necessary to restate the requirement of the Community Infrastructure Levy regulations which would be applied to any planning obligation, and the wording in relation to Special Protection Area mitigation needs to be worded strictly in order to meet regulatory requirements.

2.12.2. Core policy 51: Landscape

- Natural England raised a strong concern that the council has not demonstrated that is has adequately considered the impacts on designated landscapes in writing its policies, particularly in relation to the ability of AONBs to accommodate non-strategic growth, how the size of allocations has been adjusted to take account of the AONBs, and that the appraisal of strategic site options does not provide adequate information. In regards to the strategic sites, the council's appraisal indicates that the sites can, in principle, deliver the required allocation without unacceptable impacts upon the AONBs. In regard to the other issues raised, a change has been proposed to the relevant area strategies to recognise the location within an AONB, and officers will seek to resolve any remaining issues through discussions with Natural England.
- There was a suggestion that CP51 should include protection of agricultural land. The NPPF sets out the approach to be taken in relation to best and most versatile agricultural land and it is not necessary to duplicate it in the Core Strategy. It was considered as part of the site selection process.
- Concerns were raised about the need for CP51 to protect against coalescence. It is considered that the spatial strategy set out in CP1 and CP2 already provides sufficient protection against coalescence in setting out how development will come forward.

 A concern was raised that CP51 is not in conformity with the NPPF because it does not set out criteria against which proposals can be judged. It is considered that the policy sets out eight criteria on which the landscape impacts of developments can be judged.

2.12.3. Core policy 52: Green infrastructure

• The need for a comprehensive audit of sports facilities (in order to be in compliance with the NPPF) was highlighted. A review of audit facilities is being carried out by the council and can be considered through the core strategy review if appropriate.

2.12.4. Core policy 53: Wilts and Berks and Thames and Severn canals

- It was suggested that the saved policies for the Kennet and Avon canal are out of date and CP53 should be expanded to cover the Kennet and Avon canal as well. The Kennet and Avon canal's landscape and natural environment will be protected through CP50, 51 and 52. Further, detailed, policy on the Kennet and Avon canal could be provided through a review of saved Local Plan policies now proposed as part of a review of the core strategy in the LDS.
- Melksham Without Parish Council raised a concern about the loss of community facilities due to canal realignment (CP53) and requested a guarantee that facilities will be replaced elsewhere. Wiltshire Council will not be financially responsible for providing alternative sites for community faculties, but will work with local communities and developers to identify alternatives. CP49 protects rural community facilities and services where necessary.

2.12.5. Core policy 54: Cotswold Water Park

• No significant issues were raised in relation to CP54.

2.12.6. Core policy 55: Air quality

 A concern was raised that Air Quality Action Plans are still outstanding for Wiltshire and that an Air Quality Strategy Implementation Plan is required as part of the Core Strategy. The air quality strategy is being progressed through Environmental Health as is regulatory appropriate. Supplementary guidance on the implementation of core policy 55 is also being prepared.

2.12.7. Core policy 56: Contaminated land

No significant issues were raised in relation to CP56.

2.12.8. Core policy 57: Ensuring high quality design and place shaping

 A concern was raised about the complexity of CP57, with thirteen different factors to be taken into account. Design is considered an important factor to be considered within the core strategy and the level of complexity reflects the importance of this objective.

2.12.9. Core policy 58: Ensuring the conservation of the historic environment

 Concerns were raised that CP58 does not cover the setting of the World Heritage Site or the importance of maintaining the balance between the historic townscape and open and green space. These issues are covered by CP59 and CP57 respectively.

- A concern was raised that CP58 does not include a caveat as to whether or not exploitation of distinctive elements of the historic environment would be appropriate and sensitive. The policy text states that these elements will be conserved and enhanced and proposals will therefore need to be appropriate and sensitive.
- 2.12.10.Core policy 59: The Stonehenge, Avebury and Associated Sites World Heritage Site and its setting
 - No significant issues were raised in relation to core policy 59 which haven't led to proposed changes.
- 2.13. Delivering strategic objectives: SO6: To ensure that essential infrastructure is in place to support our communities
- 2.13.1. Core policy 60: Sustainable transport
 - Purton waste site is not most efficient or sustainable for transport and doesn't accord
 with overall stated policy. This site has been subject to the councils waste site
 selection and site appraisal process (including SA/SEA) since 2005 and has
 subsequently been included as a site allocation in the Wiltshire and Swindon Waste
 Site Allocations Local Plan which was submitted to the Secretary of State on 14
 February 2012.
 - Policies 60 & 66 both make reference to a Local Transport Plan large parts of which have still not been delivered. The Wiltshire Local Transport Plan (LTP) 2011-2026 Strategy and Implementation Plan documents required by the Local Transport Act 2008 were adopted by the council in February 2011 along with four optional supplementary LTP documents. A number of other supplementary LTP documents are due to be developed in 2012/13.
 - There was concern that the LTP is not complete and a number of strategies are outstanding. The Wiltshire Local Transport Plan (LTP) 2011-2026 Strategy and Implementation Plan documents required by the Local Transport Act 2008 were adopted by the council in February 2011 along with four optional supplementary LTP documents. A number of other supplementary LTP documents are due to be developed in 2012/13.
 - There was concern that improving journey time reliability is only achievable in the short term and conflicts with the sustainable transport aims. Improving journey time reliability on key routes helps support economic growth which is a key national transport goal. The council will work to ensure that any implemented measures will have long-term benefits and will complement the wider approach to sustainable transport.
 - It was suggested that Core Policy 60 should also recognise that in relation to tourism uses, there is often no feasible alternative to the private car, for reaching more remote areas. It is accepted that in terms of tourism, in order to reach more remote areas, individuals may have no other feasible option other than to travel by private car. However, where ever possible, the council will seek to encourage the use of sustainable transport alternatives.
 - It was suggested that the policy is too weak to tie in with stated objectives and deliver a major modal shift. Transport analysis should look at issues and options for buses, rail and integration of modes for the area. Introduce a policy for public transport rather than 'sustainable transport'. In addressing 'sustainable transport', Core Policy 60 covers all modes of transport including public transport. The Wiltshire Local Transport Plan 2011 2026 looked at the challenges and opportunities for all modes of transport across Wiltshire. A separate LTP Public Transport Strategy sets out the council's long term strategy and short term delivery plan for public transport.

- It was suggested that the policy should include the re-opening of railway stations. Core Policy 66 of the Wiltshire Core Strategy deals with the development and/or improvement of railway stations across Wiltshire.
- There was concern that the proposals for Chippenham are contrary to bullets iii. and vi. The council is currently developing a transport strategy for Chippenham that will ensure that the proposed development meets the requirements of Core Policy 60.
- There was concern that the policy is more appropriate as part of a Development Management DPD. It is considered that Core Policy 60 is a strategic policy and is therefore appropriately sited in the Core Strategy. There is currently no intention to produce a separate Development Management DPD; instead the council will undertake a partial review of the Core Strategy in order to accommodate those saved policies that exist in the current Local Plans that are in accordance with the National Planning Policy Framework.
- There was concern that restricting the amount of housing to address out commuting can severely limit funding for sustainable transport. Also need to consider locations with a reasonable chance that a bus service will be used by residents and that a service can continue after legal agreements have ceased. The Wiltshire Core Strategy in no way seeks to address out commuting by restricting the amount of housing; rather it seeks to address the issue by encouraging settlements to be more resilient therefore reducing the need to travel.
- There was agreement that developments should be located in the most sustainable locations, however, in applying this approach considerations should also be paid to the appropriateness of developing sites that will take advantage of employment, shopping and service facilities that may be located in adjoining authorities. In this respect the importance of Swindon to the eastern fringe of North Wiltshire cannot be ignored as by reason of its close proximity, size, combined with the existing level of employment and service opportunities mean it is already a significant centre. As per the NPPF, the Core Strategy has been prepared in the spirit of cross border cooperation with each of our neighbouring authorities. Discussions regarding transport issues across county boundaries form an ongoing dialogue.

2.13.2. Core policy 61: Transport and development

- There was concern that policy TR14 of Salisbury District Plan has been deleted without reference to the policy that allegedly replaces it. Policy TR14 or equivalent should be reinstated. Saved policies TR11 through to TR17 of the Salisbury District Plan will form part of a partial review of all local plan polices from across Wiltshire. The review will seek to accommodate those polices in the Wiltshire Core Strategy that comply with the National Planning Policy Framework.
- The policy wording is not justified as does not refer to the reuse of buildings and therefore will not be effective. The wording does not comply with the provisions of NPPF. In addition to new development, any applications for potential change of use will also be required to comply with Core Policy 61. Therefore in this instance the phrase 'new development' includes the reuse of buildings.
- There was concern about the transport proposals at J16. The impact of Swindon's growth on M4 Junction 16 has been the subject of extensive analysis, and a scheme for improvement of the junction is already secured by planning condition. Final detailed approval by Wiltshire Council and the Highways Agency will be required prior to implementation.
- The policy fails to address the layout of new development, which persists to be car
 based with distributor roads. Re-word policy to promote good walking and cycling
 environment etc. Core Policy 61 of the Core Strategy includes a hierarchy of
 transport users that favours the needs of pedestrians and cyclists above those of
 private cars and goods vehicles.

- There was concern that the criteria ii. should include reference to safe access to the rail network as well as to the highway network. The reference in Core Policy 61 of the Core Strategy to proposals being capable of being served by safe access to the highway network refers directly to road safety. As access to the rail network is generally via the highway network this is effectively also dealt with in criteria ii.
- It may be more appropriate to provide offsite waiting than on site facilities to meet
 worst case scenarios, particularly for town centre locations where the quality of the
 public realm is the primary concern. Core Policy 61 will require that a transport
 assessment demonstrates fit for purpose and safe loading/unloading facilities be
 provided for any new relevant development. This assessment may include offsite
 waiting solutions where on site facilities prove to be inadequate.
- Unsure of implications of this policy, particularly the operation of the hierarchy as set
 out in relation to fundamentally different needs, where meeting one level of the
 hierarchy does not necessarily have any impact on the needs to meet requirements
 for other levels. The use of a hierarchy will ensure that the needs of more vulnerable
 and sustainable modes of travel are considered before the needs of goods vehicles,
 powered two-wheelers and private cars.
- There was support for the objective to reduce the need to travel and encourage the use of sustainable transport alternatives. However, where a contribution is sought towards transport improvements it must be set out in a planning obligations DPD which is examined as part of the LDF process, and / or meet the tests of the CIL Regulations 2010. Wiltshire Council is currently in the process of developing a CIL that will give greater flexibility and freedom to local authorities and communities in setting their own priorities for funding infrastructure necessary to support development. The levy also provides developers with more certainty 'up front' about how much money they are expected to contribute and ensures greater transparency for local people in understanding how new development is contributing to their community.
- There needs to be provision in the design of road layouts, especially in villages, for parking in front of villages facilities (such as shops and post offices). An on-street parking hierarchy forms part of the Local Transport Plan Car Parking Strategy referred to in paragraph 6.160 of the Core Strategy.

2.13.3. Core policy 62: Development impacts on the transport network

- Developers should be allowed to use contributions more flexibility to improve cycle and pedestrian networks beyond the development site.
- There was concern that this policy appears to conflict with the proposals for Chippenham.
- In order to ensure the construction and operation of the transport network it will be appropriate to pool funding from a number of developments.

The consultation responses regarding the proposals for Core Policy 62 have not raised any issues or present any new evidence which would undermine the soundness of the Core Strategy. Wiltshire Council are currently developing a Community Infrastructure Levy that seeks to contribute towards the "funding gap" between the total cost of infrastructure necessary to deliver new development and the amount of funding from other sources. CIL can be spent on a wide range of infrastructure in order to support development whilst giving greater flexibility and freedom to local authorities and communities in setting their own priorities for funding infrastructure necessary to support development.

2.13.4. Core policy 63: Transport strategies

 There was concern that the policy should not only relate to the principal towns, but should also relate to the market towns, and should include reference to improvements to rail transport

The consultation responses regarding the proposals for Core Policy 63 have not raised any issues or present any new evidence which would undermine the soundness of the Core Strategy. The decision to focus spending on integrated transport measures in the principal towns has been taken in line with the overall delivery strategy of the Core Strategy as this provides the greatest opportunities within Wiltshire to deliver improved self containment and potential to generate job growth. Having said this, the policy states that "Transport strategies may also be developed for other urban and rural areas in the Plan area". Rail transport is included in the proposed enhancements to public transport services and facilities as per bullet point ii of Core Policy 63.

2.13.5. Core policy 64: Demand management

- Standards should reflect needs of rural areas with poor public transport.
- There was concern that business owners should not be compelled to charge for parking spaces.
- Concerned about the preference to use unallocated communal car parking. Car parking that is not attributed to and separated from an individual property could result in potential crime and community safety issues.

The consultation responses regarding the proposals for Core Policy 64 have not raised any issues or present any new evidence which would undermine the soundness of the Core Strategy. Core Policy 64 of the Core Strategy supports and is consistent with the objectives of the Wiltshire Local Transport Plan Car Parking Strategy.

2.13.6. Core policy 65: Movement of goods

- Thingley Junction should be mentioned as an example of a site which should be safeguarded.
- There needs to be a modal shift towards getting more large volumes of freight on to rail and water transport.

The consultation responses regarding the proposals for Core Policy 65 have not raised any issues or present any new evidence which would undermine the soundness of the Core Strategy. Bullet point i of Core Policy 65 seeks to encourage the use of rail or water for freight movements, especially for those developments that generate large volumes of freight traffic.

2.13.7. Core policy 66: Strategic transport network

- It was suggested that the options evaluated in SA are poor quality. The options evaluated in the SA have been part of an iterative process and follow on from a first draft of the Sustainability Appraisal Report, published in October 2009, which accompanied the document 'Wiltshire 2026', and an Interim Sustainability Appraisal Report which accompanied the second iteration of the Core Strategy, published in June 2011.
- There was concern that improving journey time reliability is only achievable in the short term and conflicts with the sustainable transport aims. Improving journey time reliability on key routes helps support economic growth which is a key national transport goal. The council will work to ensure that any implemented measures will

- have long-term benefits and will complement the wider approach to sustainable transport.
- It was suggested that Wiltshire and B&NES need to work together and take an integrated view of the options, benefits and problems associated with managing HGVs from Southampton to the M4. As per the NPPF, the Core Strategy has been prepared in the spirit of cross border co-operation with each of our neighbouring authorities. Discussions regarding transport issues across county boundaries form an ongoing dialogue.
- There was concern that the description of the transwilts rail line is missing. Should mention joint working with West of England Partnership on transport. The Transwilts line is included in the rail network. The Council will work with a variety of agencies, including relevant cross-boundary organisations, to develop and improve the strategic transport network.
- The inclusion of Corsham railway station is welcomed. *Noted*.
- It was suggested that there should be a greater emphasis for the need for railway station at RWB especially in relation to developments at Lyneham. The need for a railway station at Royal Wootton Bassett has been identified in Core Policy 66 under bullet point c.
- It was suggested that more detail about J16 proposals should be in policy. Unhappy at pressure being exerted by Swindon from development and design. The impact of Swindon's growth on M4 Junction 16 has been the subject of extensive analysis, and a scheme for improvement of the junction is already secured by planning condition. Final detailed approval by Wiltshire Council and the Highways Agency will be required prior to implementation.
- The policy is more appropriate as part of a Development Management DPD. It is considered that Core Policy 66 is a strategic policy and is therefore appropriately sited in the Core Strategy. There is currently no intention to produce a separate Development Management DPD, instead the council will undertake a partial review of the Core Strategy in order to accommodate those saved policies that exist in the Local Plan that are in accordance with the National Planning Policy Framework.
- It is considered that the policy should be amended to make reference to the proposed access off the A350 to serve land at Showell Farm. Core Policy 66 doesn't make specific references to individual developments and access arrangements on the A350; rather it ensures that the strategic transport network along the A350 corridor as a whole will be maintained, managed and selectively improved.
- There is concern that Melksham Station is being put in the same category as Corsham and Wootton Bassett even though the latter two towns do not actually have railway stations as yet. The accompanying text in Core Policy 66 clearly states that development "and/or" improvements will be promoted and encouraged at the 3 stations listed; obviously, how this policy is applied depends on the individual station circumstances.

2.13.8. Core policy 67: Flood risk

- It was suggested that there should be a general presumption in favour of locating all new development outside flood zones 2 and 3. The approach to be taken to development within flood zones 2 and 3 is covered by national policy in the National Planning Policy Framework.
- There was a suggestion that flooding should be viewed as part of a range of planning considerations rather than an absolute constraint. As set out above, the approach to be taken to development in areas of flood risk is set out in national planning policy.

2.13.9. Core policy 68: Water resources

- There was concern that core policy 68 does not offer the level of restraint required to limit over abstraction of the River Kennet catchment. The local planning authority follows the advice of the licensing authority in regard to issues around abstraction, and no change to the policy is considered necessary.
- It was suggested that the plan should reduce the projected housing and employment land quanta in order to ensure that water resources and natural systems are not compromised, and that the plan is not supported by evidence to prove that water supplies can be delivered to support growth. The housing and employment quanta proposed in the core strategy are justified in topic paper 7 (economy) and topic paper 15 (housing requirement technical paper). The core strategy is supported by the Infrastructure Delivery Plan which has been informed by consultation with infrastructure providers, and which sets out the infrastructure required to support growth.

2.13.10. Core policy 69: Protection of River Avon SAC

- It was suggested that core policy 69 should provide the same level of protection to the River Kennet SSSI as that afforded to the River Avon SAC. The policy is considered to be in conformity with the National Planning Policy Framework which states in paragraph 113 that "distinctions should be made between the hierarchy of international, national and locally designated sites, so that protection is commensurate with their status and gives appropriate weight to their importance and the contribution that they make to wider ecological networks".
- It was suggested that core policy 69 should be redrafted to fully comply with the rigour of the Habitats Directive and the requirements of the Appropriate Assessment regime. The wording of this policy has been agreed with Natural England and no changes are considered to be necessary.

2.14. Appendices

2.14.1. Appendix A: Development templates for strategic allocations

- A concern was raised that the development templates have not been subject to formal public consultation. The development templates have been prepared as a result of the site selection work and to ensure requirements from other policies are applied on a site by site basis. The information is not new information. Consultation carried out so far is sufficient.
- The Core Strategy includes only a brief generic reference to instances where sites
 will affect heritage assets, including their setting, and features of archaeology of
 significance. This should be revised to reflect national planning policy more fully,
 particularly paragraphs 169 and 170 of the NPPF. The development templates
 ensure that heritage assets and archaeological constraints are addressed through
 the masterplanning process.
- Various minor changes were proposed to the development templates by developers
 promoting the sites. Others are considered unnecessary. The key issues which have
 been raised, which have not been resolved at this stage and which are considered to
 be key issues for discussion at the Core Strategy Inquiry stage are:
 - North Chippenham Strategic Site Accept that a suitably designed buffer is required, but there is no evidence or justification for <u>50m</u> buffer. Woodland management and education facilities are appropriate to be located within 50m. This requirement is in accordance with national guidance.

- Rawlings Green Strategic Site Remove reference to delivery of railway bridge in conjunction with North Chippenham site. Evidence gathered as part of Chippenham transport modelling work has indicated development will improve transport connectivity to the north of the town and also provide the opportunity to begin to put into place appropriate transport measures should further development be required further to the east of Chippenham beyond this plan period. The Council remains of the opinion that the North Chippenham site should contribute to the delivery of a railway crossing in conjunction with the Rawlings Green, East Chippenham site.
- Land at West Warminster Strategic Site Some responses including from Natural England have questioned the landscape capacity to accommodate development. The site area is larger than that required to deliver 900 homes and 6ha employment and provides space for further mitigation if required.
- Orummond Park, Ludgershall Outline Drummond Park planning application was designed on the basis that a future phase of development would come forward on the site to the west to provide future pedestrian and street linkages. This site should be reinstated as per the 2011 version of the CS. Evidence for site selection is set out in Topic Paper 12. An extension to this site is not necessary. No change necessary.

2.14.2. Appendix B: List of topic papers

A small number of responses said that not all documents were available during the
previous consultation (June to August, 2011) and that this consultation should be
repeated. However, things have moved on and the previous 2011 consultation was
an additional, informal stage of consultation on the emerging core strategy and
developing evidence base.

2.14.3. Appendix C: Housing trajectory

• A number of comments were received relating to the level of detail provided in the housing trajectory. These comments have informed the proposed changes to Appendix C, and additional detail will be added where this is considered appropriate.

2.14.4. Appendix D: Saved policies

A large number of responses were from Westbury residents, particularly those near
the previously proposed bypass, that the T1a Westbury Bypass Package policy in the
West Wiltshire Local Plan should not be saved. The package needs to be saved as it
is part of a wider policy, parts of which are still valid.

2.14.5. Appendix E: List of settlement boundaries retained and Appendix F: List of settlement boundaries removed

• It was suggested that the proposed removal of settlement boundaries has not been communicated to the electorate in an active manner. The proposal to remove settlement boundaries from Small Villages and those settlements not identified in the strategy was included in the June 2011 consultation document as well as the more recent pre-submission document. It is considered that the consultation process undertaken has been fully compliant with the regulations and the Wiltshire Council Statement of Community Involvement.

2.14.6. Appendix G: Principal Employment Areas

• There was a suggestion that the Principal Employment Area at Southampton Road, Salisbury should reflect the existing employment provision and be extended accordingly. The area identified in appendix G is considered to be appropriate.

2.14.7. Appendix H: Proposals map

• A concern was raised that the proposals map wasn't available to comment on as part of the consultation. Appendix H outlines what constitutes the proposals map for the core strategy.

REVIEW OF WILTSHIRE LOCAL DEVELOPMENT SCHEME 2011

1. Introduction

- 1.1 The Wiltshire Local Development Scheme 2011 (LDS) was approved by the Cabinet of Wiltshire Council on 15th November 2011. It contained timetables for the completion of the:
 - South Wiltshire Core Strategy Development Plan Document (DPD)
 - Wiltshire Core Strategy DPD
 - Wiltshire and Swindon Waste Site Allocations DPD
 - Wiltshire and Swindon Minerals Site Allocations DPD
 - Gypsy and Travellers Site Allocations DPD
- 1.2 The LDS also anticipated the need for a Wiltshire Site Allocations DPD (to identify new sites for housing) and a Development Management DPD (to provide additional detailed policies to manage development). The Wiltshire Site Allocations DPD would be brought forward if neighbourhood plans were not forthcoming in those market towns and local service centres with no strategic allocation in the Wiltshire Core Strategy. The need for the site allocations document would be determined through the Council's Annual Monitoring Report and its assessment of housing land supply. This element of the LDS remains relevant. The need for the Development Management DPD was largely dependent on the publication of the National Planning Policy Framework (NPPF) (paragraph 2.6, LDS 2011) and the need to review outstanding saved policies within the former district Local Plans.

2. National Planning Policy Framework

- 2.1 A programme for the production of the Development Management DPD was not included in the LDS because at that time it was not clear how much change to the planning system would be introduced by the NPPF, which would replace planning the Government's planning policy guidance notes and planning policy statements.
- 2.2 As part of the process of preparing to submit the Wiltshire Core Strategy to the Secretary of State, Wiltshire Council has carried out an assessment of the compatibility of the Wiltshire Core Strategy Pre-submission Document (February 2012) with the NPPF. The PAS 'Compatibility Self Assessment Toolkit' formed part of the process.¹ The assessment has concluded that there are no significant differences between the objectives of national policy and the Wiltshire Core Strategy Pre-Submission Document (draft Core Strategy), with the draft Core Strategy being generally consistent.

Level of detail in the core strategy

2.3 The Wiltshire Core Strategy was prepared on the basis that it should be a strategic document and therefore some detailed 'saved' policies were not carried forward from existing former district local plans and would instead be considered through a Development Management DPD. A review of the NPPF suggests that in some areas a greater level of detail than currently included in the draft Core Strategy may now be

¹ Report on Wiltshire Core Strategy's compatibility with the NPPF to be included as part of the documents supporting the Wiltshire Core Strategy to be Submitted to the Secretary of State for Examination (to be finalised and included as part of Council papers for 26 June 2012).

needed in some specific areas. Some of these issues have been addressed through minor proposed changes to policies and text in the draft Core Strategy, for example, adding an affordable housing trajectory, referring to Nature Improvement Areas and introducing flexibility to the change of use of principal employment areas. Other issues such as local greenspace designations and retention of local markets could be addressed through neighbourhood plans. There remain one or two issues that are not included as policies in the draft Core Strategy. In particular the need to plan positively for all town centres including definition of primary and secondary shopping frontages and, if required, specific additional sites for new development.

'Saved' Local Plan policies

2.4 A further area of policy raised by the review of the NPPF is the status to be given to the 'saved' adopted former district local plan policies (listed at Appendix D of the draft Core Strategy). Annex 1 of the NPPF suggests that while these policies can be given due weight from publication of the NPPF their relevance will depend on consistency with the NPPF. An early review of all these policies, used regularly when assessing planning applications, should be undertaken and would also introduce consistency across the Council area in relation to development management policies. The review of saved policies would also help identify where policy detail has been lost by the removal of the more detailed former Government planning policy. For example, detailed guidance on assessing the need for agricultural dwellings has not been carried forward into the NPPF but was previously included in PPS7. There may be other issues like this that arise from the review of saved policies and their consistency with the NPPF.

3. Partial review of the Wiltshire LDS

- 3.1 The original proposal in the approved LDS was to have a separate Development Management DPD but as direction now is for fewer separate DPDs (paragraph 153, NPPF) it is proposed that the LDS includes a timetable for a partial review of the Wiltshire Core Strategy to commence on receipt of the Inspectors report. Preliminary work can commence ahead of this. The review would not reopen the debate about strategic sites, overall housing supply or other policies found sound by the Inspector. The purpose of the review would be:
 - to review and update, where necessary, saved 2011 Local Plan policies not replaced by the Wiltshire Core Strategy to ensure they are consistent with the NPPF, remain relevant to the local area and make them part of the Wiltshire core strategy; and
 - to bring forward locally distinctive policies, generally relating to matters of detail previously considered inappropriate in the core strategy, that have been identified through the review of the NPPF
- 3.2 The outcome of the review would essentially be an addendum to the core strategy in relation to locally specific, detailed development management policies. All saved policies will have either been replaced or deleted.

4. Other matters

4.1 The proposed changes to the draft Core Strategy include reference to development on land to the west of Swindon within Wiltshire. The emerging Wiltshire and Swindon Core Strategies do not support the allocation of land for housing in this location.

Preparation of the Swindon Core Strategy is not as advanced as the Wiltshire Core Strategy. As co-operating authorities, if necessary should emerging policy for Swindon change and new evidence demonstrating a requirement for sites to be planned for on land to the west of Swindon within Wiltshire emerges, both Council's can work together to prepare a joint site allocations DPD for this part of Wiltshire.

4.2 The Wiltshire LDS 2011 includes a programme for the completion of a Community Infrastructure Levy for Wiltshire. Since November 2011 further work has been undertaken to refine the programme for the production of a Community Infrastructure Levy for Wiltshire. This partial review of the LDS provides the opportunity to update the 2011 programme to more accurately reflect the latest timescales. These amendments do not change the adoption date of July 2013.

5. Proposed changes to the Wiltshire LDS 2011

5.1 Annex 1 outlines the changes proposed to the Wiltshire LDS 2011: to accommodate a partial review of the Wiltshire Core Strategy to review and update, as appropriate, saved local plan policies and respond fully to the NPPF; recognise, if required, the potential need to plan jointly for land to the west of Swindon; and to include a more up-to-date programme for the introduction of the Community Infrastructure Levy for Wiltshire.

Annex 1: Proposed changes to Wiltshire LDS 2011

Para in LDS 2011	Proposed change
1.4	Update to reflect adoption of South Wiltshire Core Strategy
The South V	Viltshire Core Strategy relating to the former Salisbury district area is well
	nspector's report produced) and its completion was adopted February 2012.
	abled new housing sites to be identified before the Wiltshire Core Strategy is in
	five year housing land supply to be maintained in this part of Wiltshire. The
	proposals within the South Wiltshire Core Strategy will be are being subsumed
	shire Core Strategy. The South Wiltshire Core Strategy will be replaced by the
	ore Strategy when it is adopted.
1.8	Update to reflect publication of the national planning framework and the
	Localism Act
	m Act 2011 introduces the powers to Bill (due to be enacted spring 2012) will
	onal spatial strategies and introduce neighbourhood plans, neighbourhood
	nt orders and the community right to build. The Government has also consulted
	ublished a National Planning Policy Framework (NPPF), which may have has
implications	for the content of the LDS once approved.
Table 1	Add reference to the adopted South Wiltshire Core Strategy
Document:	South Wiltshire Core Strategy DPD (adopted February 2012)
	ed: Former Salisbury District Council area
Status:	Current policy. Sets out the spatial vision, objectives and strategy for the
	spatial development of the former Salisbury District area and strategic
	policies to deliver the vision, including strategic land allocations.
Table 2	Delete row 2 in relation to the South Wiltshire Core Strategy DPD
Table 2	Add an additional row in relation to the partial review of the Wiltshire Core Strategy DPD
Document:	Wiltshire Core Strategy DPD (partial review)
	ed: Wiltshire Council Area
Anticipated	adoption date: December 2015 (to be in conformity with national planning policies)
Comments:	Sets out additional generic locally distinctive policies to assist in the determination of planning applications.
	determination of planning applications.
2.6	Amend first bullet point to be more specific
Wiltshire Sit	e Allocations DPD - the Wiltshire Core Strategy provides the context for the
scale of gro	wth in each community area but is not specific in every community about the
location of g	rowth. In market towns where no strategic allocation has been identified and in
	e centres these community areas, the Core Strategy allows for sites to be
	rough neighbourhood plans in line with the provisions of the Localism Act 2011
	er, where neighbourhood plans are not forthcoming and if the Annual
	Report prepared by Wiltshire Council indicates that there could be issues in
	a five year the supply of land for housing is begins to decline there may be a
	tshire Council to step in and produce a Wiltshire Site Allocations DPD.
	tshire Council to step in and produce a Wiltshire Site Allocations DPD.
case for Wil	

allocation of land for housing on land to the west of Swindon within Wiltshire. As cooperating authorities, if necessary, should emerging policy for Swindon change and new evidence demonstrating a requirement for sites to be planned for on land to the west of Swindon within Wiltshire emerges, both Council's can work together to prepare a joint site allocations DPD for this part of Wiltshire.

2.10	Delete paragraph 2.10
2.10	Delete paragraph 2.10
Chart 1	Remove programme for the South Wiltshire Core Strategy, which is now adopted.
	Add new programme for the partial review of the Wiltshire Core Strategy.
	Amend programme for the Community Infrastructure Levy to align with programme agreed with recently appointed consultants.
Арр В	Remove local development document profile for South Wiltshire Core Strategy
Арр В	Amend other document profile for the community infrastructure levy (see below)
Арр В	Add local development document profile for partial review of Wiltshire Core Strategy (see below)

Community Infrastructure Levy Timetable			
Stage	Dates		
Pre-production and evidence gathering/initial consultation	Nov 2011-May March - August 2012		
Initial consultation	Apr-May 2012 October-November 2012		
Preparation, evidence gathering and responding to comments	June September 2012 November-December 2012		
Pre-submission consultation Draft charging schedule consultation	October-November 2012 January-February 2013		
Processing of representations	December 2012 January 2013 February - March 2013		
Submission to Secretary of State	February 2013 March 2013		
Examination (including hearing and receipt of Inspectors report)	February April - June 2013		
Adoption	July 2013		

Wiltshire Core Strategy (partial review) (2006-2026)						
Role and subject	The purpose of the partial review of the will be to introduce further detailed deve policies to the adopted Wiltshire Core Streview and update of the saved 2011 lower management policies not replaced by the and developing additional locally distinct development within Wiltshire consistent key area of new policy will be to plan procentres in Wiltshire. All policies will be drafted to become passtrategy. It is not the purpose of the reverse about other parts of the plan and will effect to the adopted core strategy.	elopment management Strategy. It will involve a local plan development the Wiltshire Core Strategy ctive policies to guide t with national policy. A lositively for all town art of the Wiltshire Core lyiew to re-open discussion				
Geographical coverage	Wiltshire					
Document typ[e/status Development plan document						
Chain of conformity National policy						
Onain or comorning	Timetable					
Stage		Dates				
Pre-production/community engagement/informal consultation January - May 2013						
Preparation, further evidence gathering and responding to comments June - October 2013						
Pre-submission consultation November - December 2013						
Processing of representa	ations	January - March 2014				
Submission to Secretary		April 2014				
Examination (including h	nearing and receipt of Inspectors report)	May - October 2014				
Adoption		December 2014				
	Production and participation					
Lead service	Economy and regeneration					
Other key services	Sustainable Transport; Housing; Development Services; Regulatory Services; Community Safety; Amenities and Leisure; Major Projects; Adult Care: Strategy & Commissioning; Community Leadership & Support; Libraries Heritage & Arts; Schools; Children & Families, Resources, Improvements & Young People; Legal & Democratic Services and Performance & Risk					
External stakeholders Political oversight	adjoining local authorities; parish and town councils; developers; agents and key landowners; business support organisations; housing bodies; MoD; relevant national interest groups; relevant local interest groups; relevant charities; general public and residents associations and other groups within our community.					
r ullical uversigni	Cabinet of Wiltshire Council					

Equalities Impact Assessment

An Equalities Impact Assessment was completed in January 2012 and is attached as an Annex to this Appendix.

It has been undertaken as part of a process to help the Council ensure that it discharges its section 149 duty under the Equality Act 2010 to have due regard to the need to:

- eliminate discrimination;
- advance equality of opportunity between different groups and;
- foster good relations between groups in Wiltshire,

The assessment's approach reflects current equalities legislation, drawing on guidance produced by the Equalities and Human Rights Commission.

It considers the likely effects on equality as a result of the proposed Wiltshire Core Strategy Development Plan Document.

The assessment considered impacts with respect to the protected characteristics of:

- Race
- Disability
- Sex
- Religion or belief
- Age
- Sexual Orientation

The purpose of the assessment is to identify whether and to what extent the Wiltshire Core Strategy proposals would:

- Produce disproportionate disadvantage or enhance opportunity for any groups with the protected characteristic defined in the Equalities legislation:
- Identify the nature of such disadvantage or enhanced opportunity and how the allocation of a site or Core Strategy policy would impact on those groups;
- Explore how any adverse impacts could be eliminated or reduced;
- Identify specific actions that would help to eliminate or reduce those adverse impacts;
- Identify and explore actions to eliminate or reduce possible barriers that would prevent groups
 that share a protected characteristic from accessing any benefits arising from the proposed
 Core Strategy policies and site allocations;

The Council, in taking a decision. has to be mindful of the duties under the Equalities legislation and ensure that it has discharged those duties in relation to this matter.

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Working towards a Core Strategy for Wiltshire

Wiltshire Core Strategy Submission Document

Equalities and Diversity Impact assessment June 2012



Equality Impact Assessment

Stage 1: Screening for Relevance

Name of the Strategy / Policy / Procedure / Practice

'Wiltshire Core Strategy Pre-Submission Document (February 2012)

Author; Dave Milton BA (Hons) MA MRTPI Cert Mgt (Open).

Name:	Job title and	Date:	Signature:
Dave Milton	directorate:	June 2012	_
	Spatial		, , , , ,
	Planning Manager,		Dehnellet
	Economy &		
	Regeneration		

Does the strategy / policy / procedure / practice require an equality impact assessment (EIA)?

1. What are the main aims, purpose and outcomes of the strategy / policy / procedure / practice and how do these fit in with the wider aims of the organisation?

To provide a spatial planning strategy that will guide development decisions for the next 20 years in Wiltshire. The underpinning idea of the strategy is to strengthen communities, wherever possible, by maintaining and increasing the supply of jobs to ensure that Wiltshire remains strong and prosperous. The underlying principles of the strategy seek to manage future development to ensure that communities have an appropriate balance of jobs, services and facilities and homes. To ensure that the growth required to meet local needs is managed so that it is in the most sustainable locations, protects both the natural and built environment and tackles local social problems such as areas of social exclusion and deprivation.

The strategy has been closely aligned to the priorities of the organisation, particularly in seeking to deliver resilient communities; to plan for economic recovery; reducing disadvantage and inequalities; to ensure that affordable housing is provided as a priority; and tackling the causes and effects of climate change. It has been endorsed by Cabinet on the 17th January 2012 and Council on 7th June 2012.

2. How will these aims affect our statutory duty to:

This document is a statutory requirement on authorities and will help meet the statutory duties related to equalities and diversity in the following manner:

- Promotes equality of opportunity by ensuring that there is an adequate supply of housing to
 meet all ranges of affordability. Ensures that new devlopment is planned in or close to service
 centres thereby promoting access to services. Plans for the expansion of employment
 opportunities to provide local opportunities for all.
- Includes polices requiring new buildings to take account of the needs of all in society including the mobility impaired and elderly.
- The strategy has been developed by reaching out consultatively to all sectors of society to request their views.
- The statutory process has been subject to quality control and accreditation to ensure, amongst other matters, compliance with Human Rights laws.
- 3. Are there any aspects of the strategy / policy / procedure / practice, including how it is delivered, or accessed, that could contribute to inequality? This should relate to all areas of our statutory duties.

The Strategy has been carefully designed to be appropriate to the diverse society and provide opportunities for all without any discrimination. The process is based on identifying and removing

barriers to participation in community.

4. Will the strategy / policy / procedure / practice have an impact (positive or negative) upon the lives of people, including members of particular communities and groups? What evidence do you have for this?

The strategy will have a significant positive impact on the large majority of the communities. It will:

- Ensure that there is access for all to a decent affordable home. New homes will have been
 delivered in the most sustainable locations and will have been designed to respect the local
 character and the primary focus of new housing development will have been at Trowbridge,
 Chippenham and Salisbury and the market towns
- Greatly increase local employment opportunities
- Protect and enhance the best of the built heritage and natural environments, including the protection of the Outstanding Universal Value of the Stonehenge and Avebury World Heritage Site from inappropriate development; and avoiding encroachment on the Western Wiltshire Green Belt and protection of the separate identity of the outlying villages to the west of Swindon
- Ensure that buildings provide access for all
- Ensure communities are viable, robust and resilient and retain important local services
- Provide meaningful transport choices for those who are marginalised due to not having a private motor car.
- Will deliver improved sport and recreational facilities for all
- Seek to broad the night-time economy within town centres, especially Chippenham, Salisbury and Trowbridge, which will have refocused to provide greater choice for families and tourists and respect the quality of life of residents

The process does involve allocating new development sites and there will be people who feel they are disadvantaged by the proximity of new building to their own homes. The strategy has been devised to where possible address such concerns, and represents a proportionate response to the need to deliver some 37,000 homes in Wiltshire while protecting the quality of life of existing residents. The concerns have been raised by individuals and groups during the consultation process.

5. Are particular communities or groups likely to have different needs, experiences and attitudes in relation to the strategy / policy / procedure / practice?

While to Strategy is planned to be of benefit to all, it does in places cater for the different needs of groups, such as ensuring that all new homes are built to 'Life-time Homes' standards to meet the needs of Wiltshire's vulnerable and older people.

Is an EIA required?				
Yes				
The strategy is assessed as	HIGH Relevance, theref	ore a full EIA will b	e done by January 2012.	
Author of Screening for R	elevance			
Name:	Job title and	Date:	Signature:	
Dave Milton	directorate:	June 2012	. ,	
	Spatial		Dehrluit	
	Planning Manager,		gp. o.	
	Economy &			
	Regeration			

Stage 2: Full Assessment

Step 1- scoping the equality impact assessment (EIA)

Name of the strategy / policy / procedure / practice

Wiltshire Core Strategy Pre-Submission Document (February 2012)

What are the main aims, purpose and outcomes of strategy / policy / procedure / practice and how does it fit in with the wider aims of the organisation?

To provide a spatial planning strategy that will guide development decisions for the next 20 years in Wiltshire. The underpinning idea of the strategy is to strengthen communities, wherever possible, by maintaining and increasing the supply of jobs to ensure that Wiltshire remains strong and prosperous. The underlying principles of the strategy seek to manage future development to ensure that communities have an appropriate balance of jobs, services and facilities and homes. To ensure that the growth required to meet local needs is managed so that it is in the most sustainable locations, protects both the natural and built environment and tackles local social problems such as areas of social exclusion and deprivation.

The strategy has been closely aligned to the priorities of the organisation, particularly in seeking to deliver resilient communities; to plan for economic recovery; reducing disadvantage and inequalities; to ensure that affordable housing is provided as a priority; and tackling the causes and effects of climate change. It has been endorsed by Cabinet on the 17th January.

List the main activities relating to the strategy / policy / procedure / practice and identify who is likely to benefit from it

- The allocation of 37,000 new homes including 40% affordable housing benefit, low income persons, persons on waiting lists, first-time buyers, all others seeking a home in the area.
- Allocation of some 27,500 new job opportunities. All those seeking to work in the area. Those who wish to live and work locally and reduce the commute. Economically active incomers.
- Major regeneration projects for Trowbridge, Chippenham and Salisbury, including those set out in the respective visions, which will benefit the local communities by delivering self-contained settlements.
- Delivery of new growth based on a defined settlement hierarchy which is focussed on delivering
 growth in service centres which have a range of services, thereby reinforcing their viability and
 helping to provide convenient access for their hinterland.
- The strategy provides the opportunity to shape the devlopment market and deliver planning gain for communities and recreational facilities for the benefit of the local communities. Opportunities which would be lost if the growth was left to the free market to decide.
- Protection and enhancement of the built heritage for the enjoyment of all and to boost the tourism contribution to the local economy to the benefit of local business.

What do you already know about the relevance of the strategy / policy / procedure / practice? What are the main issues you need to consider?

The strategy will deliver positive outcomes which will provide new opportunities for housing, employment, leisure and services access, that will be of benefit to all. Where necessary positive actions have been included to help specific groups, such as helping to tackle social exclusion and ensuring new housing meets the needs of all.

The process has been designed to ensure that participation of local communities and those with a stake in the area have a meaningful opportunity to help shape the strategy. As required by national guidance (see PPS 12 para 4.37), public participation to help shape the evidence included the following:

- During the "Wiltshire 2026" consultation exercise (2009), the consultation included 4,000 direct consultees, including community groups, 17 exhibitions across Wiltshire and 15 workshops.
- Meeting with town and parish councils and providing documents to elected Wiltshire councillors.
- Presenting to the various Area Boards across Wiltshire. To raise awareness of the events,
 posters were distributed in the local area and e-mails sent to everyone registered on the
 community area networks developed over the past two years by local community area
 managers. Town and Parish Councils were also informed and asked to extend the invitation as
 widely as possible.
- For the Wiltshire Core Strategy Consultation Document (June to August 2011), the following methods of consultation were used: Awareness raising (press and media, website, written material, direct mail); Existing networks (area boards, libraries, parish and town councils Wiltshire Assembly); and direct involvement (drop-in events, questionnaire, consultation software, topic specific discussions).

The development of the Strategy has also drawn on 'Diversity and Equality in Planning - A Good Practice Guide' published by the Office of the Deputy Prime Minister, January 2005 (HMSO).

The process has comprised an evidence based approach to identifying challenges and barriers facing the communities of Wiltshire and identifying the actions necessary to overcome them.

What data, research and other evidence or information is available which will be relevant to this EIA?

All parts of the Strategy are based on the collation and analysis of evidence. This means using sound research and analysis to identify the challenges faced by the area and not basing the Strategy on supposition or anecdotal evidence. It also means ensuring that the desired outcomes to address the challenges can realistically be delivered and are not based on wishful thinking. This evidence has been gathered from a wide variety of sources, including commissioned surveys. This Strategy is based on analysis of separate pieces of evidence, including international, national and local studies and reports.

Throughout the document, there are explicit references to the particular parts of the evidence base, which justify the choices made and also explain why alternative options were not pursued. A series of Topic Papers and addenda have been produced, which collate the evidence in a comprehensive manner. Topic Papers have been updated, or new Papers introduced where necessary as new evidence became available. Appendix B sets out a schedule of Topic Papers all of which are available on the Council's website.

All conclusions reached in the document are founded on analysis of the evidence, which is available for scrutiny. Wherever relevant this document includes footnotes, which refer to the pertinent sources of the information. All of the evidence can be found by following the simple link from the Wiltshire Council website at www.wiltshire.gov.uk.

The Sustainability Appraisal (SA) presents a Sustainability Framework that consists of objectives, indicators and targets to assist in monitoring and assessing the likely impact that the Strategy will have on sustainability within Wiltshire. The objectives have been selected to reflect the circumstances of the area and the function of the planning system. The objectives are a combination of sustainable development objectives stated in central government guidance, specifically Planning Policy Statement 1 – Creating Sustainable Communities, and the Council's priorities identified in the Community Strategy. All aspects of the process have been subjected to Sustainability proposal which includes objectives related to impacts on people and social circumstances.

What further data or information do you need to carry out the as	assessmen	arry out the a	vou need to c	n do v	or information	data	at further	Wh
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Nil

Step 2 - Involvement, Consultation and Partnerships

	Briefly describe what you did, with whom, when and where. Please provide a brief summary of the responses gained and links to relevant documents, as well as any actions.
Equality target group	This information is set out in detail in the Consultation Methodology and Output Report August 2012.
Age	Age Concern Wiltshire Help the Aged Youth Action Wiltshire Wiltshire Assembly of Youth Youth Development Service Children and Young People's Strategic Partnership Youth Council
Disability	Disability Matters (Salisbury) South Wilts Deaf Children's Society Corsham Disabled Club Transport for the Disabled Swindon Access Group and Swindon Coalition of disabled people Trowbridge and District Hard of Hearing British Association of the Hard of Hearing Mencap South Wilts
Gender / Gender reassignment	Gay Men's health Wiltshire and Swindon Wiltshire Federation of Women's Institutes
Race	Swindon Asian Women's Association Indian Workers Association The Romany Gypsy Council Polish Community Association Swindon Irish Association
Religion or belief	New Testament Church of God North Wilts Rural Churches Group Jehovah's Witnesses Open Hands Christian Fellowship English Churches Housing Group
Sexual orientation	Gay Men's Health Wiltshire and Swindon
Human rights	Council solicitors checked each stage of development.
Other	
	•
	d involvement of specific groups did not take place, please state why
N/A	

What do previous consultations show about the potential take-up of any resulting activities or services?

Strong support for the delivery of new affordable housing and a strong economy to provide opportunities for all. Full synopsis of the consultation results can be found in the two 'Consultation Methodology and Output Reports' which form part of the evidence base to the Strategy.

How are external partners involved, or how do you are intend to involve external partners, in delivering the aims of this strategy (if applicable)

As per Government policy the strategy has been produced in partnership with external partners and puts in place working arrangements to ensure that this continues through to implementation. Measures include:

(a) Partnership working

Working with key partners such as developers, infrastructure and service providers to ensure that the Strategy can be delivered in a timely coherent manner.

(b) Infrastructure Delivery Planning

Agreeing with essential infrastructure providers the measures needed to ensure that the Strategy can be successfully implemented, identifying when they are needed, who will implement them, and how they will be funded. This information is detailed in the Integrated Delivery Plan, which forms part of the evidence base to the Strategy. This group, comprising statutory consultees and other key stakeholders has overseen the production of this Strategy and will continue to meet to oversee its progress and implementation.

(c) Development Management

A multi-disciplinary and multi-agency 'development team' approach is already in place and has involved working with landowners and their agents to facilitate the delivery of the deliverable strategic sites.

(d) Community and stakeholder engagement

The local community, especially through the Parish Councils and Area Boards, has been involved in discussions over implementation of key parts of this Strategy, including inputting into place shaping and community gain on strategic sites. This will continue and will be a key part of managing the delivery. The Core Strategy give communities a solid framework within which appropriate community-led planning documents, including Neighbourhood Plans, can be brought forward and communities themselves can decide how best to plan locally.

(e) Corporate governance

An LDF Management Board has set up a mandate for Corporate working on a thematic basis, which entails cross-cutting corporate teams on a topic basis.

Step 3 – data collection and evidence

What evidence or information do you already have about how this policy might affect equality, and what does this tell you?

Corporate and external resources used to scope effective engagement of all sectors of society, including using 'Hard to Reach' groups. All consultative material, including questionnaires were available in translated format on request, including Braille and audio for the hearing and sight impaired.

A rigorous analysis of extant evidence has been conducted including assessing international, national and local initiatives and guidance. The synthesis of this evidence in relation to Wiltshire has been collated into a series of Topic Papers which form the foundation of the Core Strategy. It is an evidence led process. Topic Paper 14, 'Building Resilient Communities' is a key document that analyses evidence related to social exclusion within Wiltshire.

The evidence highlights the need to ensure that consultation is carefully conducted so that the voice expressing the needs of minority groups are heard, and that the planning process not just 'hijacked' by the usual suspects. Leading from this it is important that the process of producing the spatial strategy is not seen a straightforward referendum and that the needs of all, especially regarding affordable homes and employment opportunities are carefully considered.

It is especially important to balance the views off many, who feel that Wiltshire should not be subject to new strategic house and employment growth, with those, least well off in society who cannot afford a decent home of their own and lack employment opportunities.

What does available data tell you about the potential take-up of any resulting activities or services?

The data indicates that previous growth hasn't always been delivered in a proportionate manner whereby housing is delivered in settlements where there are insufficient employment opportunities leading to out-commuting. Whilst there was the understanding of the need for new homes, there was little appetite for more homes without the imbalance in local jobs and infrastructure required to support growth being addressed. The strategy therefore seeks to redress this imbalance and support a more sustainable pattern of development within Wiltshire. This will have a significant positive impact on society.

The data clearly indicates that there is an acute shortage of affordable homes in Wiltshire, which is having a negative impact on some of those most disadvantaged and marginalised in society. The Strategy sets as its core a right for everyone to have a decent affordable home and hence proposes a step-change in the delivery of new affordable homes per year up to 2026. The take up of this supply will have a significant positive impact on society.

The evidence indicates that there are pockets of social exclusion in the rural areas, where declining service provision impacts on those who rely on local facilities. The strategy aims to tackle this through the implementation of a robust settlement strategy which is based on ensuring that viable service provision is delivered as closely as possible to customers. This is based on identifying and planning for the future resilience of local service centres in the rural areas, through a combination of managed growth proportionate to their size and devlopment management policies which afford more protection for local services.

What additional research or data is required to fill any gaps in your understanding of the potential or known effects of the strategy / policy / procedure / practice? Have you considered commissioning new data or research?

The strategy incorporates an Integrated Delivery Plan which will be used to monitor the effectiveness of its outcomes. This plan is based around a series of national and local performance indicators and defined targets, which will be analysed through the Annual Monitoring Report and other vehicles. This comprehensive plan will deliver a detailed understanding of the progress of the strategy and allow adjustments to be made where necessary.

No additional research is required at this time.

Step 4 – Assessing impact and strengthening the strategy / policy / procedure / practice

How does / will the strategy / policy / procedure / practice and resulting activities affect different communities and groups?

Positive Impacts

Age:

Policies should lead to the creation of sustainable communities where each person in the district has access to services. Policies will be adopted which improve quality of life for all. They will deliver all new housing to Lifetime Home standards and safeguard local service provision.

Social progress

Successful policies will attract inward investment, create jobs and ensure social infrastructure improvements through planning gain. This will be targeted to where the evidence indicates need is most keenly felt. The Strategy sets as its core a right for everyone to have a decent affordable home and hence proposes a step-change in the delivery of new affordable homes up to 2026. The take up of this supply will have a significant positive impact on society.

Tackling Rural Isolation and deprivation

A successful LDF will encourage controlled growth to deliver new employment opportunities, including farm diversification, telecottages, barn conversions, redevelopment of Brownfield sites. Social provision through planning gain, spatial distribution of new development, ensuring access to services and affordable housing will be key.

Gender

The strategy will ensure provision of public transport which is disproportionately used by women. Ensure consideration of childcare facilities in new developments. Ensure access to medical and crime reporting facilities.

Gypsy's and travellers

The strategy takes full account of the needs of this group and plans to provide adequate pitches in Wiltshire

Young People

New education provision is planned to support the additional demand that growth in housing numbers will bring and to match a skilled workforce to the expansion in employment.

People with disabilities

New development will meet lifetime home and relevant access standards so that they do not discriminate against the mobility impaired.

Faith

Faith groups have been targeted through the consultation process and positive partnership working commenced such as implementation of the Cathedral Master Plan, and taking account of the needs of druid groups in the Stonehenge Visitor centre project.

Challenges and future learning

Major development will be located at the major settlements, leading to pressure on existing services in smaller rural settlements. This could have an impact on access to services. We must ensure that the elderly have good access to vital services, which is a challenge in such a large rural county.

Age, ethnicity and migratory patterns may be a factor when encouraging engagement in the LDF process, particularly the heavy use of new technologies such as the internet. May leave a proportionately higher number of certain groups, not used to computer technology, disenfranchised. The use of a range of consultation techniques, based on a sound Statement of Community Involvement is important.

If growth is centered on large settlements as suggested in the RSS then addressing social deprivation in rural areas through planning gain becomes difficult We must ensure that balanced growth and social inclusion offers opportunities across the whole district.

Women are most likely to be subject of violent crime in rural areas and need access to vital support services. Equally women are more likely to need childcare facilities to benefit from employment opportunities and use public transport much more than men.

What measures does, or could, the strategy / policy / procedure / practice include to help promote equality of opportunity?

The strategy will have a significant positive impact on the large majority of the communities. It will deliver the following outcomes which will make a significant positive impact upon the equality of opportunity:

- Ensure that there is access for all to a decent affordable home
- Greatly increase local employemnt opportunities
- Protect and enhance the best of the built heritage and natural environments
- Ensure that buildings provide access for all
- Ensure communities are viable, robust and resilient and retain important local services
- Provide meaningful transport choices for those who are marginalised due to not having a private motor car.
- Will deliver improved sport and recreational facilities for all
- Plan for new pitches for gypsies and travellers.

What measures does, or could, the strategy / policy / procedure / practice include to address existing patterns of discrimination, harassment or disproportionally?

The strategy attempts to tackle existing inequalities through:

- Delivering a step-change in affordable housing delivery
- Designing consultation exercises to target hard to reach groups.
- · Ensuring new homes are deigned to be suitable for all
- Meeting 'safe by design' guidance in new development to reduce fear of crime and especially make females and minority groups feel safe within their communities
- Provide new leisure opportunities for younger people.
- Providing facilities for gypsies and travellers

What impact will the strategy / policy / procedure / practice have on promoting good relations and wider community cohesion?

While, as detailed above actions have been taken to engage and address the causes of inequalities, the Wiltshire Core Strategy has been developed to deliver a vibrant, pluralistic society that has opportunities for homes, jobs and leisure for all irrespective of background. The overall goals are best encapsulated in the Spatial Vision which is as follows:

By 2026 Wiltshire will have stronger, more resilient communities based on a sustainable pattern of development, focused principally on Trowbridge, Chippenham and Salisbury. Market towns and service centres will have become more self-contained and supported by the necessary infrastructure, with a consequent reduction in the need to travel. In all settlements there will be an improvement in accessibility to local services, a greater feeling of security and the enhancement of a sense of community and place. This pattern of development, with a more sustainable approach towards transport and the generation and use of power and heat, will have contributed towards tackling climate change.

Employment, housing and other development will have been provided in sustainable locations in response to local needs as well as the changing climate and incorporating exceptional standards of design. Wiltshire's important natural and built environment will have been safeguarded and, where necessary, extended and enhanced to provide appropriate green infrastructure, while advantage will have been taken of the County's heritage to promote cultural and lifestyle improvements as well as tourism for economic benefit.

Partnership working with communities will have helped plan effectively for local areas and

allow communities to receive the benefit of managed growth, where appropriate.

If the strategy / policy / procedure / practice is likely to have a negative effect ('adverse impact'), what are the reasons for this?

The process does involve allocating new devlopment sites, especially around Trowbridge, Chippenham and Salisbury, and there will be people who feel they are disadvantaged by the proximity of new building to their own homes. The strategy has been devised to where possible address such concerns, and represents a proportionate response to the need to deliver some 37,000 homes in the area while protecting the quality of life of existing residents. The concerns have been raised by individuals and groups during the consultation process.

Major development will be located in the major settlements, leading to pressure on existing services in smaller rural settlements. This could have an impact on access to services. We must ensure that the elderly have good access to vital services, which is a challenge in such a large rural district. The implementation of a Sustainable Settlement Strategy based on the principles of sustainability have been included to counter this potential indirect discrimination.

Age, ethnicity and migratory patterns may be a factor when encouraging engagement in the LDF process, particularly the heavy use of new technologies such as the internet. May leave a proportionately higher number of certain groups, not used to computer technology, disenfranchised. The use of a range of consultation techniques, based on a sound Statement of Community Involvement has been implemented to treat this issue.

If growth is centered on large settlements then addressing social deprivation in rural areas through planning gain becomes difficult. The strategy treats this risk of indirect discrimination through ensuring that balanced growth and social inclusion offers opportunities across the whole district.

What practical changes will help reduce any adverse impact on particular groups?

Although the Core Strategy is sound and has taken significant steps to ensure it addresses the challenges of planning for a pluralistic society, there are key areas of learning and best practice that could be built upon to help improve practice in the future. These include:

- Staff training including up to date legal briefing on case law related to the Race Relations Act, Sex Discrimination Act, Disability Discrimination Act, Human Rights Act and other employment legislation.
- Ensure an in depth understanding of the diversity of the community and discuss with experts how best to engage hard to reach groups.
- Target easy to understand and participate activity sessions, such as 'planning for real' more widely and at specific groups.
- Ensure lead-in and frontloading is designed into the process, to give the time to identify and set up positive dialogue and partnerships with under-represented groups.
- Training of communication skills best suited to each audience consider training of consultation champions.
- Ensuring that time, cost and resources are properly planned for and that consultation is not reduced to a 'tick-box exercise.
- It is important to seek balanced views and where there is conflict a forum which promotes debate between parties with differing views is extremely beneficial in seeking compromise. For example between residents who want no new growth and the small business community, who feel that their voice in favour of growth is not being heard.
- Promoting the developers to set up community engagement to help shape the new developments in a manner most acceptable to existing residents.

What evidence is there that actions to address any negative effects on one area of equality may affect other areas of equality or human rights?

None. The strategy has been developed to treat areas of disadvantage without having consequential negative impacts on others.

What will be done to improve access to, and take-up of, services or understanding of the policy / strategy / function or procedure?

Achieve Corporate awareness of the central importance of the Core Strategy to service delivery through sound corporate governance arrangements including the LDF Management Board, which has set up a mandate for corporate working on a thematic basis, which entails cross-cutting Corporate teams on a topic basis.

Review and tailor staff skills to carrying out effective community engagement

Implementing ongoing partnerships with communities, landowners and developers to deliver outcomes which make a positive contribution to addressing causes of inequality. Implementation of a joined -up multi-disciplinary development team approach.

Establishing a wider network of groups to ensure there is representation and input into key policy devlopment and delivery of outcomes.

Step 5 – Procurement and Commissioning

Consideration of external contractor obligations and partnership working

Parts of the evidence base have been produced through new empirical research carried out on behalf of Wiltshire Council through procurement of external consultants. Each procurement process has been carefully carried out in liaison with the Corporate Procurement Team and legal services to ensure that the tendering specifications, process for awarding contracts, the contract and management has taken full account of equality obligations and equality more broadly.

Step 6 – making a decision

Summarise your findings and give an overview of whether the strategy / policy / procedure /

practice will meet the Council's responsibilities in relation to equality and human rights

The Core Strategy is a statutory requirement on authorities and will help meet the statutory duties related to equalities and diversity in the following manner:

- Promotes equality of opportunity by ensuring that there is an adequate supply of housing to
 meet all ranges of affordability. Ensures that new devlopment is planned in or close to service
 centres thereby promoting access to services. Plans for the expansion of employment
 opportunities to provide local opportunities for all
- Includes polices requiring new buildings to take account of the needs of all in society including the mobility impaired and elderly.
- The strategy has been developed by reaching out consultatively to all sectors of society to request their views. This includes sending a direct consultation letter to every business and home in Wiltshire and targeting hard to reach groups through direct approach.
- The statutory process has been subject to quality control and accreditation to check, amongst other matters, compliance with Human Rights laws.

The Core Strategy process has used an evidence based approach to identify areas where there are risks of promoting inequalities if mitigatory actions are not taken. The necessary steps to ensure that issues of social exclusion are successfully treated have been taken. These include promotion of gypsy sites, protecting rural services and promoting rural diversification.

What practical actions do you recommend to reduce, justify or remove any adverse / negative impact?

The Integrated Delivery Plan Core Strategy sets out how its delivery will be managed. The delivery of the Strategy will deliver the significant benefits for all and mitigate those slight areas of indirect discrimination. Its implementation will be wholly positive.

Step 7 - monitoring, evaluating and reviewing

How will the recommendations of this assessment be built into wider planning and review processes?

This assessment will sit alongside other key documents such as the Sustainability Appraisal, and Appropriate Assessment under the Habitats Regulations and form part of a toolbox that has informed both the devlopment of the Strategy, but will also guide its delivery through the Integrated Delivery Plan. The outcomes of the strategy will be reviewed and monitored through a range of means, led by the Annual Monitoring Report and the assessment in the toolbox will be reviewed and updated when required.

Environmental scanning will be used to ensure that changes in law, guidance and best practice are identified and incorporated wherever relevant.

How will you monitor the impact and effectiveness of the strategy / policy / procedure / practice?

As above - as is a statutory obligation the Strategy will be predominantly monitored through the Annual

Monitoring Report., which will set out the performance against targets set out in the Strategies Integrated Delivery Plan. This EIA will be regularly reviewed, including at least once within the first year of adoption of the Core Strategy.

Give details of how the results of the impact assessment will be published

This EIA forms an important background document to the Wiltshire Core Strategy. It will be published and be available through the statutory pre-submission consultation. It will be available on the Council website, in libraries and on request.

Step 8 – action plan

	Actions	Target date	Responsible post holder and Directorate	Monitoring post holder and Directorate
Involvement, Consultation and Partnerships	The Statement of Community Involvement (SCI) (adopted February 2010) explains that the Council will actively monitor the success of community involvement techniques. This monitoring review will occur within the Council's AMR after a major consultation exercise, when the extent to which the SCI is being successfully implemented will be assessed.	December, annually, if appropriate i.e. following a major consultation exercise	Mathew Pearson Planning Officer Economy & Enterprise	Georgina Clampitt-dix Head of Spatial Planning Economy & Enterprise
b Data collection and evidence 5	Review LDF database and update regularly to ensure it is relevant and contemporary	Throughout the life of the Strategy until 2026	Dave Milton, Team Leader Spatial Planning (South Office) Economy & Enterprise	Georgina Clampitt-dix Head of Spatial Planning Economy & Enterprise
Assessment and analysis	Using Annual Monitoring Report as key tool, assess delivery of desired outcomes of the Strategy.	December, annually	Neil Tiley Team Leader Regional and Strategic Planning Economy and Enterprise	Georgina Clampitt-dix Head of Spatial Planning Economy & Enterprise
Procurement and Commissioning	Continue to ensure that all consultancy work meets corporate procurement standards	Throughout the life of the Strategy until 2026	Dave Milton, Team Leader Spatial Planning (South Office) Economy & Enterprise	Georgina Clampitt-dix Head of Spatial Planning Economy & Enterprise
Monitoring, evaluating and reviewing	Based on the Integrated Delivery Plan and using Annual Monitoring Report as key tool, assess delivery of desired outcomes of the Strategy. If unexpected outcomes are being produced which	Throughout the life of the Strategy until 2026	Dave Milton, Team Leader Spatial Planning (South Office) Economy & Enterprise	Georgina Clampitt-dix Head of Spatial Planning Economy & Enterprise

introduce unforeseen discrimination, assess and implement options for mitigation

Sign-off

The final stage of the EIA is to formally sign off the document as being a complete, rigorous and robust assessment

The strategy / policy / procedure / practice has been fully assessed in relation to its potential effects on equality and all relevant concerns have been addressed.

Author of strate	gy / policy / procedure / pr	ractice and	EIA
Author; Dave Mi	lton BA (Hons) MA MRTPI (Cert Mgt (Op	pen).
Dave Milton	Spatial Planning Manager, Economy & Regeneration	Date: June 2012	Signature:

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Wiltshire Council

Council

26 June 2012

Aggregate Minerals Site Allocations Development Plan Document (DPD) –Submission to Secretary of State

Executive Summary

Since the adoption of the Minerals Core Strategy and Minerals Development Control Policies Development Plan Documents (DPD) in 2009, considerable progress has been made on the preparation of the Aggregate Minerals Site Allocations DPD (the Sites DPD). Despite the changes in the planning system, it is clear that the Government remains committed to a managed aggregates supply system premised upon long-term forecasting.

The capacity of Wiltshire and Swindon to meet the Government's proposed forecast provision rate of 1.41 million tonnes per annum has been fully assessed through the preparation of the Sites DPD. Evidence underpinning the DPD has demonstrated that a lower, locally derived forecast rate of 1.2 million tonnes per annum should be applied.

Cabinet on 19 June 2012 will consider the Aggregate Minerals Site DPD. The outcome of Cabinet will be made available prior to the Council meeting and published on the website.

Following further work and consultation, the Sites 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 between January and March 2012;
- The arrangements for submitting the Sites DPD; and
- Next steps.

Following approval from Council, the Sites DPD, along with all other supporting documents, will 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. At the end of the process, the Inspector will issue the Councils with a report on the outcome of the Examination process. Should this report recommend that the Sites DPD is sound; arrangements will be made for formal adoption. This is scheduled for early 2013.

Proposals

Cabinet at its meeting on 19 June 2012 will be asked to make the following recommendations to Council:

- (i) Approves the Submission draft Aggregate Minerals Site Allocations DPD and proposed modifications set out at **Appendix 3** and the Equalities Impact Assessment at **Appendix 4**, for the purpose of submission to the Secretary of State.
- (ii) Delegates to the Director for Economy and Regeneration, in consultation with the Cabinet Member for Economic Development and Strategic Planning, authorisation to propose other minor modifications to the Sites DPD for submission to the Secretary of State 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

To ensure that progress continues to be made on preparing an up-to-date minerals policy framework for Wiltshire (and Swindon) in line with the timetable set out in the Council's revised Local Development Scheme and statutory requirements. Once adopted, the Sites DPD will form part of the Council's policy framework.

Regulatory and constitutional procedures require that the policy framework of the authority be a shared matter for Cabinet and Council¹. 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
Director for Economy and Regeneration

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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

Council

26 June 2012

Aggregate Minerals Site Allocations Development Plan Document (DPD) – Submission to Secretary of State

Purpose of Report

- 1. The purpose of this report is to request that Council:
 - (i) approves the Submission draft Aggregate Minerals Site Allocations DPD (the Sites DPD) together with proposed minor modifications set out in **Appendix 3** for the purpose of submission to the Secretary of State for Examination and
 - (ii) delegates to the Director for Economy and Regeneration, in consultation with the Cabinet Member for Economic Development and Strategic Planning, authorisation to propose other minor modifications to the Sites DPD for Submission 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.

Background

- Since the adoption of the Minerals Core Strategy and Minerals Development Control Policies DPDs in 2009, considerable progress has been made on the preparation of the Sites DPD. Despite the changes in the planning system, including publication of the National Planning Policy Framework (NPPF), it is clear that the Government remains committed to a managed aggregates supply system premised upon long-term forecasting.
- 3. Cabinet has met to discuss the progress of the Sites DPD at various stages during the plan preparation process. The dates of these meetings, and the decisions made at each, are listed in the table below.

Cabinet Date	Decision resolved
27 July 2010	Recognised the need to identify sites for sand and gravel extraction in order to address long-term supply issues and the short-term shortfall in permitted reserves (the landbank) and approved that public consultation is undertaken on initial site options. Resolved that Wiltshire Councillors should be advised of any potential sites identified within their respective division and that town and parish councils should be similarly kept informed.
	·

22 March The Interim report on the consultation undertaken on the proposed 2011 minerals sites (between 5 August 2010 and 31 October 2010) was considered. It was resolved that the initial 62 site options be reduced to 22 sites and subjected to further detailed assessments to inform their suitability for allocation, and targeted consultation be undertaken on one additional site. In addition, a local figure for aggregate provision in Wiltshire and Swindon would be produced on the basis of these further assessments. Subsequent assessments clearly showed that Wiltshire and Swindon cannot make provision for the sub-regional apportionment figure of 1.85 million tonnes per annum as set out in the draft Regional Spatial Strategy for the South West. 14 June 2011 Resolved that: (i) A local forecast rate of 1.2 million tonnes per annum (decreased from current 1.85 million tonnes per annum figure) is used as the basis for making provision in the Sites DPD; and (ii) Eight² sites would be carried forward into the Sites DPD. Following this meeting, the Director for Economy and Enterprise wrote to central Government notifying them of the provision that can be met for the period to 2026. This sets out clear reasons as to why a forecast rate of 1.2 million tonnes per annum is appropriate for Wiltshire and Swindon. 7 December Approved the pre-submission draft Sites DPD for a final stage of consultation relating to the soundness of the document. This took 2011 place between 30 January and 12 March 2012³.

Note the number of sites carried forward into the DPD was altered to 7 with extensions to Brickworth considered as one site option due to their shared characteristics and shared restoration potential
The consultation was extended by 5 days in the Borough of Swindon as an advert was not placed in the Swindon

The consultation was extended by 5 days in the Borough of Swindon as an advert was not placed in the Swindon Evening Advertiser on the day of the consultation commenced, appearing instead on the 26 January 2012 - prior to the start of consultation. An advert was subsequently re-placed in the Swindon Evening Advertiser on the 3 February 2012. Furthermore, due to a database error 513 consultees were informed of the consultation 2 weeks late. The consultation was extended by an additional 2 people in the 20 consultees.

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Main Considerations for the Council

- 4. Cabinet on 19 June 2012 will consider the Aggregate Minerals Site DPD. The outcome of Cabinet will be made available prior to the Council meeting and published on the website.
- 5. The recent consultation undertaken between January and March 2012 was a formal stage of the process whereby respondents were invited to comment on matters of soundness⁴. The consultation generated 124 comments from 53 organisations, consultees and members of the public. These comments will be considered by a Government appointed Inspector and form the basis of the forthcoming Examination.
- 6. A breakdown of the key points raised through the formal consultation stage, which will inform matters for consideration and discussion at Examination can be found at **Appendix 2**. A schedule of proposed modifications to the Sites DPD arising from consultation comments is presented at **Appendix 3**. Verbatim comments received, and a detailed report⁵ 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.
- 7. The Sites DPD has been prepared in light of the resolutions of Cabinet in 2011 and is attached at **Appendix 1**. This is considered to be a sound document that is based on robust and proportionate evidence gathering and consultation. In order to finalise the plan preparation process it should now be submitted to the Secretary of State for Examination. The documents to be submitted alongside the Sites DPD for Examination are set out in paragraph 7 below.
- 8. The evidence base to be submitted comprises:
 - (i) Initial site appraisal matrices completed by officers to highlight the issues for each potential site.
 - (ii) Mineral Resource Zone site identification sieving report.
 - (iii) Detailed Assessments undertaken by Wiltshire Council on Landscape and Visual Impact; Transport; Archaeology; and the Historic Built Environment.
 - (iv) An Ecological Assessment Report (incorporating Habitat Regulations Assessment requirements, as required by European legislation) undertaken by the Council's Ecologist.
 - (v) Noise and Air Quality assessments and hydrogeological impact assessments undertaken by external consultants.
 - (vi) Consultation output report (detailing the consultation and evidence gathering work undertaken to date) Regulation 30(1)d and 30(1)e⁶ (Regulation 22(1)(c)).
 - (vii) A Sustainability Appraisal Report.
 - (viii) Schedule of proposed modifications to the Sites DPD.

⁴ Government policy, as set out through the National Planning Policy Framework (NPPF) states that to be sound a DPD should be positively prepared, justified, effective and consistent with national policy.

⁵ The Regulation 30(1)(d)(e) Statement (Town and Country Planning (Development) (England) Regulations 2004 (as amended)/ Regulation 22(1)(c) Statement (The Town and Country Planning (Local Planning) (England) Regulations 2012).

⁶ In accordance with the Town and Country Planning (Local Planning)(England) Regulations 2012, the requirements of Regulation 30 are now set out at Regulation 22. Page 103

- (ix) Soundness Self Assessment.
- (x) Equalities Impact Assessment.
- (xi) National Planning Policy Framework checklist.
- 9. Whilst officers consider that no significant new issues have been raised during the consultation, comments and concerns were raised on a number of areas within the plan. Some of the general concerns/issues are discussed below, site based issues are detailed in **Appendix 2**.
- 10. Concerns were raised from some sections of the minerals industry that Wiltshire and Swindon are not seeking to allocate sufficient sites to fulfil long-standing and agreed aggregate provision obligations through the intention to pursue a locally derived forecast figure of 1.2 million tonnes of sand and gravel per annum. They felt that the proposed provision rate could lead to a downward spiral/reduction in the number of submitted planning applications and does not offer flexibility. However, evidence from the past 10 years of production of sand and gravel at quarries located within the plan area indicates that production has consistently fallen short of the original figure of 1.85 million tonnes per annum and the recently revised figure of 1.41 million tonnes per annum sitting at slightly less than 1.1 million tonnes per annum. Therefore, officers are confident that a proposed locally derived forecast figure of 1.2 million tonnes per annum as detailed through the Sites DPD is justified, evidence based and flexible to changing market conditions.
- 11. Landowners of previously considered, but dropped, sites U15, U17 and C16 asked for the Councils to revisit these with the view of reconsidering their inclusion in the Sites DPD. The Sites DPD has been informed by a positive and inclusive approach to site identification, using a detailed methodology, as demonstrated through the consideration of all site options through previous rounds of consultation. The sites presented in the plan offer the most sustainable site options and therefore the Councils are of the view that previously considered, but removed, sites should not be included in the Sites DPD.
- 12. A general comment made about all sites related to the need for noise and dust assessments to address the cumulative impacts at remote roadside properties where HGV traffic would pass when transporting mineral from the proposed sites. In response to this, suitable text has been developed as a proposed modification to highlight the issue of potential impacts to roadside properties remote from the site along HGV routes associated with operations at sites in the plan.
- 13. Furthermore, concern was expressed that cumulative effects had not been adequately addressed for all sites. Particular reference was made to aviation safety, environmental impact, transport/HGV movement impacts and potential impacts on Gloucestershire. However, the issue of cumulative effects associated with proposed minerals development is already recognised within the Sites DPD and will therefore be considered through any subsequent planning application. Issues of potential cumulative impacts on Gloucestershire are highlighted as a key consideration through the adopted Wiltshire and Swindon Minerals Core Strategy DPD, which any planning application will also need to comply with.

- 14. In light of comments and advice received during the last round of consultation some minor modifications to the Minerals Site Allocations DPD are proposed, which should be submitted to the Secretary of State alongside the Sites DPD. In broad terms these modifications concern issues of clarity, consistency, updating the DPD in light of changes to the planning system and the NPPF, minor text changes and additional wording within some site profile tables to reflect concerns raised by consultees on issues including the water environment, traffic and transportation, human health and amenity and archaeology. These proposed modifications are not considered by officers to be substantial and can be accommodated into the DPD in order to strengthen sections where necessary, without undermining the overall soundness of the document. A full list of proposed modifications can be viewed at **Appendix 3**.
- 15. By endorsing the Sites DPD for submission to the Secretary of State, Council considers that the document is sound and that it should be submitted to the Secretary of State for Independent Examination. Swindon Borough Council Cabinet met to discuss the Sites DPD on 11 June 2012 and endorsed the DPD to be presented to Swindon Borough Council Full Council on 19 July 2012.
- 16. Once submitted to the Secretary of State, the process of independent Examination by a Government appointed Planning Inspector will commence.

The National Planning Policy Framework (NPPF)

- 17. Officers consider that the Sites DPD and policies included within the Minerals Core Strategy and Minerals Development Control Policies DPD's are in general conformity with the policies of the recently introduced NPPF and prepared consistent with the duty to co-operate as prescribed through the Localism Act 2011 and NPPF.
- 18. The NPPF (paragraph 145) clearly stipulates that local authorities should base their provision rate on the basis of a rolling average of the past 10 years production/sales (currently 1.1 million tonnes per annum of sand and gravel for Wiltshire and Swindon) and should take the advice of an Aggregate Working Party when preparing local Aggregate Assessments. The Council has been in compliance with this approach throughout the process of site selection, the development of the Sites DPD and the approach taken to determine a locally derived apportionment figure of 1.2 million tonnes per annum.
- 19. The duty to co-operate requirement only came into force through the Localism Act in November 2011; however, the Council has been working within the 'spirit' of the duty to co-operate throughout the preparation of the Minerals Development Framework and the Sites DPD. The Council has consulted extensively with all relevant bodies (as listed in regulation 4 of the Town and Country Planning (Local Planning) (England) Regulations 2012) throughout the preparation of the Sites DPD⁷.

⁷ See The Regulation 30(1)(d)(e) Statement (Town and Country Planning (Development) (England) Regulations 2004 (as amended), Regulation 22(1)(c) Statement (The Town and Country Planning (Local Planning) (England) Regulations 2012) for details of previous rounds of previous rounds of previous rounds of CM09393 FC

Environmental and Climate Change Considerations

- 20. The Sites DPD has been prepared in accordance with legislative procedures and national policy⁸. In addition, the document is in general conformity with the adopted Minerals Core Strategy.
- 21. In preparing and appraising the document, all reasonable site options have 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 to be examined alongside the document. As such, the final schedule of proposed site allocations are considered to represent the most sustainable options for meeting forecast requirements for aggregate minerals.
- 22. Matters in relation to the potential environmental impact of bringing forward new mineral sites 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, appropriate changes/amendments to site profiles have been proposed to reflect information presented by consultees (e.g. The Environment Agency, English Heritage) through previous consultation work.
- 23. Environmental and climate change implications have, and will continue to be, fully considered and minimised as far as is reasonable practicable at the plan level. Detailed proposals in relation to climate change adaptation and the mitigation of social / environmental impacts will be matters for any subsequent planning application process.

Equalities Impact of the Proposal

24. The Sites 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 (EIA) will be included with the documents and evidence submitted to the Secretary of State to support the Examination process. An EIA has been prepared and is set out at **Appendix 4** for consideration by Council.

Risk Assessment

25. The key risks associated with the preparation of this DPD are:

- (i) Risks associated with procedural compliance matters, including the legal duty to co-operate these 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.
- (ii) The principal risk associated with the submission and examination stage relates to soundness. In presenting the Sites DPD to the Secretary of State, the Councils are of the opinion that the proposals it [the document] contains are sound. This opinion will be tested by the Inspector through

⁸ The bulk of the plan preparation process was undertaken in the light of previous national planning policy, as set out across the former Mineral Planning Statements and Planning Policy Statements. With the publication of the National Planning Policy Framework, the Sites DPD happened for general conformity with new policies. CM09393 FC

- the Examination of all submitted matters (i.e. the primary documents and all consultation materials).
- (iii) The Government may not accept the proposal to reduce the sand and gravel provision rate for Wiltshire and Swindon. Evidence submitted by the minerals industry and landowners during the consultation period has challenged the Councils' approach to site identification and proposals to progress with a local apportionment figure of 1.2 million tonnes per annum. However, in taking an evidence based approach to establishing a reasonable new rate of aggregates provision for Wiltshire and Swindon, the Councils are confident that a realistic and pragmatic approach to determining a suitable rate has been used. In addition, the approach is considered to be fully compliant with the new national policy position (NPPF, paragraph 145).
- (iv) Following Independent Examination, a legal challenge could be made on the process leading to the adoption of the Sites DPD.

Financial Implications

26. The cost of preparing the Sites DPD has been planned financially and the Examination costs can be met from a reserve built up for this purpose. 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 and costs will need to be met.

Legal Implications

- 27. The legal issues associated with the Examination process are broadly set out above.
- 28. The steps undertaken to date, and those next steps proposed within this report, are considered to be fully compliant with regulatory requirements as set out in Regulations 25 and 27 of the Town and Country Planning (Development) (England) Regulations 2004 (as amended).⁹

Options Considered

29. The process of developing the Sites DPD has been one of considering and refining the options available based on full appraisal of the available evidence. The site options considered in the previous consultation in 2010 were fully appraised. Only those site options considered suitable in social, environmental and economic terms have been included in the Sites DPD. Those options that are considered unsuitable have been excluded. The Submission draft of the DPD therefore represents the most suitable options having considered all reasonable alternatives.

⁹ Please note that the implementation of the Localism Act, 2011 and the recently published National Planning Policy Framework (NPPF) has led to the publishing of an amended set of planning regulations – The Town and Country Planning (Local Planning) (England) Regulations 2012. The steps undertaken to date in the development of the Sites DPD and the next steps proposed are considered to be fully compliant with regulatory requirements 18, 19 and 35 as set out in the Town and Country Planning (Local Planning) (England) Regulations 2012. CM09393 FC

Conclusions

- 30. The submission of the Minerals Site Allocations DPD represents the final preparatory stage of the plan making process. The process of developing the Sites DPD has been one of considering and refining the options available based on full appraisal of the available evidence.
- 31. In light of comments and advice received during the last round of consultation some minor modifications to the Minerals Site Allocations DPD are proposed, which should be submitted to the Secretary of State alongside the Sites DPD. These proposed modifications are not considered by officers to be substantial and can be accommodated into the DPD in order to strengthen sections where necessary, without undermining the overall soundness of the document.
- 32. Subject to the resolutions of Cabinet on 19 June and approval by Council, 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 Director for Economy and Regeneration

Report Authors: **Georgina Clampitt-Dix** Head of Spatial Planning Tel No. (01225) 713472

Geoff Winslow

Team Leader – Minerals and Waste Policy Tel No. (01225) 713213

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

None

Appendices:

Appendix 1 - Wiltshire and Swindon Aggregate Minerals Site Allocations
 DPD – Submission Draft
 Appendix 2 - Main issues arising from the Minerals Sites DPD consultation
 Appendix 3 - Proposed changes to the Minerals Sites DPD following
 Consultation
 Appendix 4 - Submission Stage Equalities Impact Assessment

Main issues arising from the Minerals Sites DPD consultation

Following an assessment of the comments received through the pre-submission consultation process, a number of issues for discussion and further consideration were raised by consultees. It is likely that these issues will be discussed during the independent examination of the plan and a decision will be made on the merits of each issue where a change in the plan is proposed or requested.

Wiltshire and Swindon's Sand and Gravel Apportionment figure

Concerns were raised from some sections of the minerals industry that Wiltshire and Swindon are not seeking to allocate sufficient sites to fulfil long-standing and agreed aggregate provision obligations. Of particular concern was the approach that the councils have taken regarding the implementation of a locally derived forecast figure of 1.2 million tonnes of sand and gravel per annum. A number of comments were made covering this approach and potential implications such as:

- The need to ensure an adequate and steady supply of aggregates for use within the plan area. Wiltshire must consider a more robust method of local forecasting.
- The proposed reduction in provision rates is an abrogation of responsibility and places
 pressure on surrounding counties who may have to make a larger provision to cover
 Wiltshire's shortfall.
- In-direct encouragement of mineral importation by road runs contrary to the policies set out in MPS1.
- The proposals may lead to a downward spiral of unrealistically low assumptions of the levels of mineral needed [to serve local markets], leading to a reduction in the number of submitted planning applications against a backdrop of continual decline for construction minerals.
- The proposed provision rate does not offer flexibility or workable prospects for landbank maintenance for the industry, nor does it have an in-built contingency should demand increase significantly during the plan period.
- The Draft Regional Spatial Strategy (RSS) provision levels should be perpetuated (i.e. at a rate of 1.85 mtpa). The councils' revised figure for sand and gravel provision requirements might require an amendment of the adopted Minerals Core Strategy.

It was also felt that the proposals do not support the provision of adequate supplies of aggregate minerals from local quarries to support local development.

Previously dropped sites

Landowners of previously considered, but dropped sites¹ U15, U17 and C16 asked for the councils to revisit the assessment approach; and the information used to drop these sites with the view of reconsidering their inclusion in the Minerals Sites DPD. In the case of

¹See 'Initial Site Options Report for the Wiltshire and Swindon Aggregate Minerals Site Allocations DPD' (August 2010) and 'A report of the results of consultation on initial site options for sand and gravel extraction' (August – October 2010).

dropped sites U15 and U17 the landowner provided evidence of survey work and investigations into the quality and depth and resource at these locations. It was argued that the generic estimates used from British Geological Survey data was unreliable and that the councils should carry out a robust review of these two dropped sites as they could be suitable options to help meet Wiltshire and Swindon's minerals apportionment figure. With regards to dropped site C16, the landowner and mineral operator put forward an argument that the site should be reconsidered and developed sensitively to provide a sustainable source of local building materials.

Human health and amenity

A general comment made about all sites suggested that any noise and dust assessments should address the cumulative impacts at relatively remote roadside properties where HGV traffic would pass when transporting mineral from the proposed sites. To mitigate these impacts, planning permissions for mineral workings should be conditioned to control operating hours and vehicle movements associated with the operation of sites. Furthermore, MPS2 should be the minimum standard of noise control that is applied and site specific noise considerations should be developed.

Cumulative effects

Concern was expressed that cumulative effects [associated with proposed minerals development] had not been adequately addressed for all sites. Of particular note, the MOD raised concern about the potential cumulative effects from development of sites identified in proximity to RAF Fairford on aviation safety grounds. Sites close to the Gloucestershire County boundary could have 'in-combination' environmental, amenity and supporting infrastructure effects which should be considered. The cumulative impact of increased HGV traffic was cited as being of particular concern for those sites located in the Upper Thames Valley but also at the site located on land near Compton Bassett, in part due to current HGV traffic associated with waste operations in the area and the movement of this traffic through the centre of Calne and surrounding villages. Hampshire County Council expressed concern that potential HGV traffic associated with workings at the proposed extensions to Brickworth Quarry site be restricted to only using the A36 and thereby avoid using the A27.

Site Specific Issues

Cox's Farm

COX 3 1 all

 The MOD commented that the proposed site is situated within the explosive, height and technical safeguarding consultation zone which surrounds RAF Fairford and subsequently presented a line within the site boundary where they cannot accept mineral working (in line with requirements of explosives safeguarding).

 The MOD also commented on the need to reduce the risks associated with birdstrike, the requirement to not work within the Inhabited Building Distance (IBD²), that restoration should not feature wetland habitat and that all phased workings are approved by DIO³ safeguarding.

² Inhabited Building Distance (IBD) - Within this safeguarding zone the MOD monitors the management and use of developments to maintain public safety and tends to object to any persons living, working or congregating for long periods of time. Allowing mineral workings within this zone will introduce a significant risk to operations at RAF Fairford by severely reducing the licensed storage capacity at several ammunitions storage facilities located at the aerodrome.

³ Defence Infrastructure Organisation – Manages the military estate, including accommodation for Service personnel and their families, on behalf of the MoD. The DIO was formed on 1 April 2011. The DIO should be consulted when a planning application for the site is received.

- Comments received from residents of Marston Meysey sought an increased buffer zone or designated 'Zone of Sensitivity' (over 100m) to the west of the site to protect the historic setting of the village, limit noise and dust impacts and reduce landscape impacts.
- The archaeological value of the site and surrounding areas was highlighted as being of particular importance requiring suitable mitigation in line with policy and guidance notes.
- Numerous comments were received pointing to the need for improvements to the local C class roads in the area, the introduction of a 30/40 mph speed limit and that traffic issues in the area are looked at in a co-ordinated manner.
- There were calls for more assessments to be undertaken into the impact of quarrying on water courses and water flow and questions were raised over the credibility and robustness of the evidence used by the councils whilst the Environment Agency is carrying out re-modelling work in the area.

Blackburr Farm

- The MOD expressed a preference for restoration to dry land on the site whilst the Cotswold Canal trust felt that restoration of the canal and creation of a marina in the area was of great importance to the Cotswold Canal restoration project as a whole.
- Concerns around the issues of noise, dust and disruption to village life in Castle Eaton
 and the nearby Second Chance Touring Park were of particular prominence.
 Recommendations were proposed whereby any permission at the site should include a
 comprehensive noise condition derived from a combination of good practice, existing
 guidance and the current World Health Organisation advice on the impacts of noise on
 health with enforceable target noise levels.
- Due to the relatively elevated position of Castle Eaton, quarrying at this location would have a significant detrimental impact on the historical/landscape character of the area – in particular with impacts to the setting of Caste Eaton conservation area and St Marys Parish Church (Grade 1 listed).
- The archaeological value of the site and surrounding areas was highlighted, with evidence of a prehistoric/roman settlement in the vicinity requiring suitable mitigation in line with policy and guidance notes.
- It was felt that the local C-class roads in the area would require major improvements to service new quarries (similar to points raised against Cox's Farm) and the safety of the A419 was questioned.
- There were calls for more assessments to be undertaken on the potential impact of quarrying on water courses and the pattern of water flow. Questions were raised over the credibility and robustness of the evidence used by the councils whilst the Environment Agency is carrying out re-modelling work in the area.

North Farm

- Part of the site is said to be owned by one of the consultees who objects to the
 inclusion of the land in the Minerals Sites DPD. They were also of the opinion that the
 inclusion of the site was an economically unsound proposition as the site had the
 smallest potential yield of all sites in the DPD, with the greatest potential difficulty and
 associated developer costs.
- There was support for the proposed restoration objective, however the MOD would prefer the site was restored to dry land, there were also concerns that restored land will reduce landscape value.

- Concerns were raised as to the potential impact of working the site on the Thames habitat corridor and associated species and the Thames National Path.
- The issue of noise, dust and disruption to village life in Castle Eaton and the nearby Second Chance Touring Park was of particular prominence in submitted representations. Recommendations were proposed whereby any permission at the site should include a comprehensive noise condition with target noise levels.
- It was felt that due to the relatively elevated position of Castle Eaton, quarrying at this location would have a significant detrimental impact on the historical/landscape character of the area in particular with impacts to the setting of Caste Eaton conservation area and St Mary's Parish Church (Grade 1 listed).
- There was a strong feeling amongst consultees that the infrastructure in the area is not
 effective to take additional HGV traffic. Again, safety issues and required road
 improvements were cited as significant concerns. One transport solution should be
 sought to address problems of the four proposed sites in the area.
- The archaeological value of the site and surrounding areas was highlighted as being of considerable importance and likely to contain more finds of equal if not greater significance requiring suitable mitigation in line with policy and guidance notes.
- Concern was raised that the land is subject to winter flooding which could increase the risk of pollutants entering the surrounding land and the River Thames.

Land east of Calcutt

- It was pointed out that the site is in close proximity to a Sewage Treatment Works and that Thames Water have operational assets crossing the site. It was suggested that the Minerals Sites DPD be amended to reflect this fact.
- Concerns were expressed that the habitat and landscape value of the River Thames will be spoilt by the erection of bunds and screening.
- The archaeological value of the site and surrounding areas was highlighted, with the site located in proximity to Ermin Way and the site of a former Roman Villa requiring suitable mitigation in line with policy and guidance notes.
- There was a strong feeling amongst consultees that the infrastructure in the area is not
 effective to take additional HGV traffic. Again, safety issues and required road
 improvements were cited as significant concerns. One transport solution should be
 sought to address problems of the four proposed sites in the area.
- Concern was raised that the land is subject to winter flooding which could increase the risk of pollutants entering the surrounding land and the River Thames.

Land at Cotswold Community

- There was support for the inclusion of this site, however there were conflicting views regarding how issues of access should be approached within the Minerals Sites DPD. Hills Quarry Products Ltd. (an adjacent mineral operator), felt that the site should be treated as an extension to the adjoining quarrying activity located to the north of the proposed site. However the owner of the site objected to the site being treated as an extension to the adjoining quarry to the north and instead requested that the site be treated as independent with its own access arrangements (direct to the Western Spine Road) developed.
- The archaeological value of the site and surrounding areas was highlighted, whilst English Heritage commented on the likely potential change to the context and setting of the former school/farmstead and grade 2 listed buildings. However, it was also suggested that these buildings may have already been compromised by past construction and that restoration could improve these aspects.

Land near Compton Bassett

- The proposed preferred restoration objective for the site split opinion. Natural England broadly welcomed the proposals and the potential to enhance public rights of way and cycle routes. However local residents felt that a restoration timescale was required, there was still concern that sand extraction would be followed by waste disposal (landfilling) activities. Comments were made that the inclusion of the site was to the detriment of strategic restoration and amenity proposals considered for the whole Lower Compton site.
- Concern was expressed that working of the site would impact on the well-being of Calne communities as a result of air quality impacts and associated movement of HGV traffic through the centre of Calne.
- The issue of HGV traffic and associated movements was raised by a number of consultees. It was felt that the location of the site was likely to exacerbate traffic issues in Calne whilst increases in HGV traffic along the A3102 and through Royal Wootton Bassett, Lyneham, Goatacre and Hilmarton would not be acceptable to residents in these locations. It was also highlighted that HGV routeing would have to be down Sandpit Lane where a new housing estate has recently been built and that traffic pressures would increase around Lower Compton Road and the A4 junction.
- Comments considered that the likely impact on the nearby North Wessex Downs AONB and visual impact on Morgan's Hill had not been adequately assessed and that an Environmental Impact Assessment would be required for proposed works.
- It was also considered that current workings in the area have affected underlying groundwater and aquifer dynamics and that further extraction in the area would exacerbate this issue.

Extensions to Brickworth Quarry

A recurring issue expressed by consultees was an objection to the footprint of the site being located in an area designated as Ancient Woodland and County Wildlife Site. Comments raised suggested that the Minerals Sites DPD does not show that the need for the site outweighs the loss of woodland habitat; that Ancient Woodland (as a system) cannot be trans-located; that the loss of Ancient Woodland would run contrary to government forestry policies and that although soil structures can be maintained and preserved, areas of Ancient Woodland that are disturbed are unlikely to survive. This page is intentionally left blank

Schedule of Proposed Minor Modifications arising from the consultation on the Proposed Submission draft Aggregate Minerals Site Allocations Local Plan Consultation

General changes/comments on approach/comments on introduction

Comment reference	Summary of Submitted Representation	Modification suggested (Yes/No)/agreed	Pre-submission draft document reference	Officer response/Suggested modification if made and location within document
	General comment/modifications			
PM1	Update copyright dates for all maps in the plan.	Yes	Figure 1.1, Area and Inset Maps.	Maps and Figures Copyright details for all maps and figures to be updated to read "© Crown copyright and database rights 2012 Ordnance Survey 100049050"
PM2	Amend figure 1.1 to un-embolden the boundary of Southampton.	Yes	Figure 1.1	Figure 1.1 To be amended to remove bold outline of Southampton area in the interests of consistency.
PM3	In accordance with the National Planning Policy requirements for Development Frameworks to be called Development Plans and Development Plan Documents to be re-termed Local Plans - update all references.	Yes	All relevant references	All relevant references Replace all references to Local Development Frameworks (LDFs) with 'Development Plans' and all references to Development Plan Documents/DPD to 'Local Plan(s)'.
PM4	Replace all references to the draft National Planning Policy Framework with National Planning Policy Framework	Yes	All relevant references	All relevant references Replace all references to the draft National Planning Policy Framework with 'National Planning Policy Framework'
PM5	In accordance with the National Planning Policy delete references to MPS's and PPS's/PPG's and/or replace with NPPF where relevant.	Yes	All relevant references	All relevant references Delete references to MPS's and PPS's/PPG's and/or replace with 'NPPF' where relevant.
	Comments in order of Local Plan site profile			

	Human Health and Amenity			
PM6	All sites should be assessed against the MPS2 minimum standard of noise control.	Yes	The Noise section within the Human Health and Amenity criteria within each of the site profile tables.	Officers are currently in discussions with Public Protection Services regarding the position to take in light of the recently introduced National Planning Policy Framework (NPPF).
	Traffic and transportation			
PM7	The traffic and transportation section needs to be looked at in a co-ordinated way with other plans and strategies to limit the impacts of HGV movements on the A419 through Latton and Cricklade.	Yes	The Upper Thames Valley – context section.	Context Section Reflect the fact that issues of a strategic and local nature will need to be addressed through the development of minerals proposals in the Upper Thames Valley. Additional text as a new paragraph to be added beneath paragraph 2.4, to read: 'The planned release of minerals sites in the Upper Thames Valley will need to ensure that all relevant strategic and local considerations (including HGV movements along the A419 and the requirements of other plans and strategies in the area) have been factored into the development of minerals proposals.'
	The Water Environment			
PM8	Reference should be made in all cases to the relevant Catchment Flood Management Plan and to Wiltshire Council's Flood Risk Assessment.	Yes in part	Water environment section of all site profile tables.	Site Profiles Reference should be made to the Wiltshire SFRA and to floodplain protection. However it was felt unnecessary to make reference to relevant catchment flood management plans. Suggested change in all water environment sections to read 'With reference to the Wiltshire SFRA, the site is A Flood Risk Assessment should be submitted with any subsequent planning application with proposals to protect the floodplain where necessary.'
PM9	Add text to detail the relevant vulnerability of aquifers for each site.	Yes	Water environment section of all site profile tables.	Through discussion with the Environment Agency and following the Agency's advice. Add text into the water environment section of all site profile tables detailing the vulnerability of aquifers in relation to each site.

Comments by site: Cox's Farm

Comment reference	Summary of Submitted Representation	Modification suggested/agreed (Yes/No)	Pre-submission draft document reference	Officer response/Suggested modification if made and location within document
	General comment/modifications			
	Preferred restoration objective			
PM10	The restoration sub-section fails to give adequate prominence to the public rights of way network and its importance to landscape setting locally. The restoration section should be amended to ensure any subsequent restoration scheme preserves, enhances, maintains and improves these features.	Yes	Table 2.2 – Preferred restoration objective	Site Profiles It is agreed that reference should be made to the need to retain and enhance the existing PRoW network on the site. Text should be altered to read 'In addition, there should be no net loss or degradation of the important local footpath PRoW network in the area, these features should, where possible, be maintained during working and enhanced during restoration.'
	Human Health and Amenity			
PM11	A 'Zone of Sensitivity' should be developed whereby mineral extraction should carry strong conditions to offer suitable noise, dust, landscape and historical setting protection to the residents, and setting, of Marston Meysey Conservation area. Proposed standoff area to be the line of the first field boundaries to the west and displayed on the site map.	Yes – in part	Table 2.2 – Human Health and Amenity	Site Profiles It is agreed that reference could be made in the site profile table to a 'zone of sensitivity'. It is not appropriate to incorporate a standoff zone onto the site map as this would be a matter for the planning application process to determine in precise detail. The following text should be added to the bottom of the human health and amenity section: 'To protect the historic character and residential amenity of Marston Meysey, a 'Zone of Sensitivity' incorporating a proposed minimum 100m 'stand off distances' will need to be negotiated at the planning application stage.'
	Landscape and visual			
PM12	A 'Zone of Sensitivity' should be developed whereby mineral extraction should carry strong conditions to offer	Yes – in part	Table 2.2 – Landscape and Visual	Site Profiles It is agreed that reference could be made in the site profile table to a 'zone of sensitivity'. It is not

	suitable noise, dust, landscape and historical setting protection to the residents, and setting, of Marston Meysey Conservation area. Proposed standoff area to be the line of the first field boundaries to the west and displayed on the site map.			appropriate to incorporate a standoff zone onto the site map as this is a matter for the planning application process to determine. The following text should be text should be added to the landscape and visual section:'to protect the historic landscape setting of Marston Meysey village. A 'Zone of Sensitivity' will need to be negotiated at the planning application stage.'
PM13	Archaeology Strengthen wording of the Archaeology section to make reference to the need for appropriate investigation and response in line with PPS5 and its practice guide, Minerals Extraction and the Historic Environment (English Heritage March 2008) and; Minerals Extraction and Archaeology: A Practical Guide (English Heritage June 2008) as the site is likely to include a number of archaeological features.	Yes	Table 2.2 – Archaeology	Site Profiles Agreed, however in light of the introduction of the NPPF and subsequent replacement of PPS5 updated wording was sought from English Heritage and the County Archaeologist. The following text should be added to bottom of the Archaeology section: 'Appropriate investigation, mitigation and response in line with the NPPF; PPS5 Practice Guide (or its replacement); Minerals Extraction and the Historic Environment (English Heritage March 2008), and; Minerals Extraction and Archaeology: A Practical Guide (English Heritage June 2008) will be required.'
PM14	Historic built environment A 'Zone of Sensitivity' should be developed whereby mineral extraction should carry strong conditions to offer suitable noise, dust, landscape and historical setting protection to the residents, and setting, of Marston Meysey Conservation area. Proposed standoff area to be the line of the first field boundaries to the west and displayed on the site map.	Yes - in part	Table 2.2 –Historic built environment	Site Profiles It is agreed that reference could be made in the site profile table to a 'zone of sensitivity'. It is not appropriate to incorporate a standoff zone onto the site map as this is a matter for the planning application process to determine. The following text should be added to the Historic built environment section: 'Mitigation will need to offer robust buffer and landscape screening to the west of the site (through the incorporation of a 'Zone of Sensitivity', negotiated at the planning application stage) in

	Troffic and transportation			order to protect the setting of the Marston Meysey Conservation Area.'
PM15	Traffic and transportation Make reference to the fact that – 'Any permissions will need to be conditioned to mitigate impacts on individual properties adjoining access routes and along HGV movement routes, and control the hours of vehicle movements'.	Yes – In part	Table 2.2 – Traffic and transportation	Site Profiles The councils are of the view that this change can be accommodated in part. It is not for this plan to include controls on the hours of vehicle movements as this will be an issue for any subsequent planning application to determine. However, reference can be made to the need to mitigate impacts on individual properties on adjoining access routes. Text should be included to the effect of: 'A Transport Assessment should be submitted with a planning application to identify the measures that will be taken to adequately mitigate or compensate for the anticipated transport and related environmental impacts of the proposal including impacts on individual properties adjoining HGV access and movement routes.'

Comments by site: Blackburr Farm

Comment reference	Summary of Submitted Representation	Modification suggested (Yes/No)	Pre-submission draft document reference	Officer response/Suggested modification if made and location within document
	General comment/modifications			
	Site Description			
PM16	Include reference to the PRoW running centrally through the small parcel of land to the west and for the need to retain access for infrastructure providers.	Yes – in part	Table 2.3 - Site description	Site Profiles Agreed. Incorporate reference to the PRoW on the site. The retention of infrastructure provider access will need to be addressed as part of a planning application process. Insert text to read 'where vegetation does not offer natural screening. A PRoW runs through the southern section of the site.'
	Preferred restoration objective			
PM17	Amend wording to highlight the importance of the canal project in the area. Wording to state that 'restoration of the canal at this location must be considered within the wider context of the restoration of the Cotswold Canals project as a whole.'	Yes – in part	Table 2.3 – Preferred restoration objective	Site Profiles Agreed in part. Whilst the preferred restoration objective section of the table could more strongly refer to the need for the restoration of the canal network at this location, to suggest that it 'must' would be to predetermine any restoration scheme proposed through a planning application. Therefore suggested amended wording to read 'Restoration of the canal which bisects the site could also be considered as part of a wider restoration project should be considered within the wider context of the Cotswold Canals restoration project as a whole. However,'
	Archaeology			
PM18	Strengthen wording of the Archaeology section to make reference to the need for appropriate investigation and response in line with PPS5 and its practice guide,	Yes	Table 2.3 – Archaeology	Site Profiles Agreed, however in light of the introduction of the NPPF and subsequent replacement of PPS5 updated wording was sought from English Heritage and the

	Minerals Extraction and the Historic Environment (English Heritage March 2008) and; Minerals Extraction and Archaeology: A Practical Guide (English Heritage June 2008) as the site is likely to include a number of archaeological features. Traffic and transportation			County Archaeologist. The following text should be added to bottom of the Archaeology section: 'Appropriate investigation, mitigation and response in line with the NPPF; PPS5 Practice Guide (or its replacement); Minerals Extraction and the Historic Environment (English Heritage March 2008), and; Minerals Extraction and Archaeology: A Practical Guide (English Heritage June 2008) will be required.'
PM19	Strengthen the text in this section to refer to the requirement for improvements to the C124.	Yes	Table 2.3 – Traffic and transportation	Site Profiles This change can be accommodated by utilising the same detail as that used for the Cox's Farm traffic and transportation section as both sites could access the C124. Suggested wording to incorporate 'The site should be treated as an extension to nearby sites, utilising existing access arrangements wherever possible. Access from the site could make use of the C124 although appropriately planned improvements will need to be made to this route to ensure that it is of an appropriate standard for accommodating minerals HGVs.'
PM20	Make reference to the fact that – 'Any permissions will need to be conditioned to mitigate impacts on individual properties adjoining access routes and along HGV movement routes, and control the hours of vehicle movements'.	Yes – In part	Table 2.3 – Traffic and transportation	Site Profiles The councils are of the view that this change can be accommodated in part. It is not for this plan to include controls on the hours of vehicle movements as this will be an issue for any planning application to determine. However, reference can be made to the need to mitigate impacts on individual properties on adjoining access routes. Text should be included to the effect of: 'A Transport Assessment should be submitted with a planning application to identify the measures that will be taken to adequately mitigate or compensate for the anticipated transport and related environmental

	impacts of the proposal including impacts on
	individual properties adjoining HGV access and
	movement routes.'

Comments by site: North Farm

Comment reference	Summary of Submitted Representation	Modification suggested/agreed (Yes/No)	Pre-submission draft document reference	Officer response/Suggested modification if made and location within document
	General comment/modifications			
	Archaeology			
PM21	Strengthen wording of the Archaeology section to make reference to the need for appropriate investigation and response in line with PPS5 and its practice guide, Minerals Extraction and the Historic Environment (English Heritage March 2008) and; Minerals Extraction and Archaeology: A Practical Guide (English Heritage June 2008) as the site is likely to include a number of archaeological features.	Yes	Table 2.4 – Archaeology	Site Profiles Agreed, however in light of the introduction of the NPPF and subsequent replacement of PPS5 updated wording was sought from English Heritage and the County Archaeologist. The following text should be added to bottom of the Archaeology section: 'Appropriate investigation, mitigation and response in line with the NPPF; PPS5 Practice Guide (or its replacement); Minerals Extraction and the Historic Environment (English Heritage March 2008), and; Minerals Extraction and Archaeology: A Practical Guide (English Heritage June 2008) will be required.'
	Traffic and transportation			
PM22	Make reference to the fact that – 'Any permissions will need to be conditioned to mitigate impacts on individual properties adjoining access routes and along HGV movement routes, and control the hours of vehicle movements'.	Yes – In part	Table 2.4 – Traffic and transportation	Site Profiles The councils are of the view that this change can be accommodated in part. It is not for this plan to include controls on the hours of vehicle movements as this will be an issue for any planning application to determine. However, reference can be made to the need to mitigate impacts on individual properties on adjoining access routes. Text should be included to the effect of: 'A Transport Assessment should be submitted with a

	planning application to identify the measures that will
	be taken to adequately mitigate or compensate for the
	anticipated transport and related environmental
	impacts of the proposal including impacts on
	individual properties adjoining HGV access and
	movement routes.'

Comments by site: Land east of Calcutt

Comment reference	Summary of Submitted Representation	Modification suggested (Yes/No)	Pre-submission draft document reference	Officer response/Suggested modification if made and location within document
	General comment/modifications			
	Site Description			
PM23	Amend the section to mention that public Water Mains and Sewers may lie across the site.	Yes	Table 2.5 - Site description	Site Profiles Agreed, this information should be incorporated into the site description. Suggested addition to text 'The site is crossed by an oil pipeline, and low level power lines and possible water mains and sewer. Early consultation with the relevant infrastructure providers to establish the location of installations, and to arrange for them to be diverted and/or safeguarded where necessary should be made.
PM24	Early consultation to establish the position of such mains, and to arrange for them to be diverted where necessary should be made to the relevant water/sewerage company.	Yes	Table 2.5 – Any other issues row	Site Profiles To introduce the requirement for consideration regarding the infrastructure running across the site, add an additional row titled 'Any other issues' above the 'Cumulative effects' row with the following text: 'Early consultation with the relevant infrastructure providers to establish the location of installations on site, and to arrange for them to be diverted and/or safeguarded where necessary, should be made as part of any planning application process.'
	Archaeology			
PM25	Strengthen wording of the Archaeology	Yes	Table 2.5 – Archaeology	Site Profiles

	section to make reference to the need for appropriate investigation and response in line with PPS5 and its practice guide, Minerals Extraction and the Historic Environment (English Heritage March 2008) and; Minerals Extraction and Archaeology: A Practical Guide (English Heritage June 2008) as the site is likely to include a number of archaeological features. Traffic and transportation			Agreed, however in light of the introduction of the NPPF and subsequent replacement of PPS5 updated wording was sought from English Heritage and the County Archaeologist. The following text should be added to bottom of the Archaeology section: 'Appropriate investigation, mitigation and response in line with the NPPF; PPS5 Practice Guide (or its replacement); Minerals Extraction and the Historic Environment (English Heritage March 2008), and; Minerals Extraction and Archaeology: A Practical Guide (English Heritage June 2008) will be required.'
PM26	Make reference to the fact that – 'Any	Yes – In part	Table 2.5 – Traffic and	Site Profiles
T IVIZO	permissions will need to be conditioned to mitigate impacts on individual properties adjoining access routes and along HGV movement routes, and control the hours of vehicle movements'.		transportation	The councils are of the view that this change can be accommodated in part. It is not for this plan to include controls on the hours of vehicle movements as this will be an issue for any planning application to determine. However, reference can be made to the need to mitigate impacts on individual properties on adjoining access routes. Text should be included to the effect of: 'A Transport Assessment should be submitted with a planning application to identify the measures that will be taken to adequately mitigate or compensate for the anticipated transport and related environmental impacts of the proposal including impacts on individual properties adjoining HGV access and movement routes.'

Comments by site: Land at Cotswold Community

Comment reference	Summary of Submitted Representation	Modification suggested (Yes/No)	Pre-submission draft document reference	Officer response/Suggested modification if made and location within document
	General comment/modifications			
	Site Description			
PM27	Make specific reference to the sewage works located on the site.	Yes	Table 2.6 - Site description	Site Profiles Agreed, this information should be incorporated into the site description. Suggested addition to text 'The spine road cycle track also runs along the southern perimeter of the site. A sewage works facility is located within the southern section of the site.'
PM28	Wording will need to be introduced to highlight the need for early consultation with the relevant infrastructure company to arrange for the sewage works facility and any associated infrastructure to be safeguarded and/or diverted where necessary.	Yes	Table 2.6 – Any other issues row	Site Profiles To introduce the requirement for consideration regarding the infrastructure running across the site, add an additional row titled 'Any other issues' above the 'Cumulative effects' row with the following text: 'Early consultation with the relevant infrastructure providers to arrange for the sewage works facility and any associated infrastructure (once location is established) to be safeguarded and/or diverted where necessary should be made as part of any planning application process.'
	Archaeology			
PM29	Strengthen wording of the Archaeology section to make reference to the need for appropriate investigation and response in line with PPS5 and its practice guide, Minerals Extraction and the Historic Environment (English Heritage March 2008) and; Minerals Extraction and	Yes	Table 2.6 – Archaeology	Site Profiles Agreed, however in light of the introduction of the NPPF and subsequent replacement of PPS5 updated wording was sought from English Heritage and the County Archaeologist. The following text should be added to bottom of the Archaeology section:

	Archaeology: A Practical Guide (English Heritage June 2008) as the site is likely to include a number of archaeological features.			'Appropriate investigation, mitigation and response in line with the NPPF; PPS5 Practice Guide (or its replacement); Minerals Extraction and the Historic Environment (English Heritage March 2008), and; Minerals Extraction and Archaeology: A Practical Guide (English Heritage June 2008) will be required.'
PM30	Add 'English Heritage' as a contact that any prospective applicant will need to work closely with when bringing forward proposals.	Yes	Table 2.6 – Archaeology	Site Profiles Agreed, due to the potential for archaeology findings on and around the site associated with the historically important features in the area this change should be accommodated into the archaeology section of the site profile. Text addition to read 'any applicant will need to work closely with the County Archaeologist and English Heritage to develop and implement sufficient and suitable mitigation plans.'
	Historic built environment			
PM31	Due to the presence of listed buildings within the site boundary. Insert text to the effect of: 'A cultural heritage assessment and conservation plan to inform which buildings might be removed and the measures required to secure the enhancement of the historic farmstead should form part of any mitigation/restoration plan.'	Yes	Table 2.6 – Historic built environment	Site Profiles Agreed, due to the listed status of some of the buildings located towards the centre of the site, information should be included within the plan requesting measures be put in place during operations to limit the impact on these buildings and to incorporate the buildings into any restoration proposals. Additional text should be inserted after the current text in this section and to read 'A cultural heritage assessment and conservation plan to inform which buildings might be removed and the measures required to secure the enhancement of the historic farmstead should form part of any mitigation/restoration plan.' (proposed to cross reference this point in the restoration section of the site profile)
	Traffic and transportation			
PM32	Make reference to the fact that – 'Any permissions will need to be conditioned to	Yes – In part	Table 2.6 – Traffic and transportation	Site Profiles The councils are of the view that this change can be

mitigate impacts on individual properties	accommodated in part. It is not for this plan to include
adjoining access routes and along HGV	controls on the hours of vehicle movements as this will
movement routes, and control the hours	be an issue for any planning application to determine.
of vehicle movements'.	However, reference can be made to the need to
	mitigate impacts on individual properties on adjoining
	access routes. Text should be included to the effect of:
	'These highlighted concerns will need to be addressed
	through a Transport Assessment submitted with a
	planning application and to identify the measures that
	will be taken to adequately mitigate or compensate for
	the anticipated transport and related environmental
	impacts of the proposal including impacts on
	individual properties adjoining HGV access and
	movement routes.'

Comments by site: Land near Compton Bassett

Comment reference	Summary of Submitted Representation	Modification suggested/agreed (Yes/No)	Pre-submission draft document reference	Officer response/Suggested modification if made and location within document
	General comment/modifications			
	Site Description			
PM33	Planning consent for the 350 homes detailed has now been granted. Reword the text to reflect this development and remove 'on appeal' text.	Yes	Table 3.2 – Site description	Site Profiles This change should be accommodated as an update to the current picture in the area. Altered text to read: 'Outline Planning consent for 350 homes at Sandpit Lanehas been granted on appeal.'
	Traffic and transportation			
PM34	Make reference to the fact that – 'Any permissions will need to be conditioned to mitigate impacts on individual properties adjoining access routes and along HGV movement routes, and control the hours of vehicle movements'.	Yes – In part	Table 3.2 – Traffic and transportation	Site Profiles Whilst this was not a change requested specifically for this site, in light of other comments and concerns about HGV movements in the area and impacts on Calne and surrounding villages along access routes, the councils are of the view that this change could be accommodated in part. It is not for this plan to include controls on the hours of vehicle movements as this will be an issue for any planning application to determine. However, reference can be made to the need to mitigate impacts on individual properties on adjoining access routes. Text should be included to the effect of: 'A Transport Assessment should be submitted with any planning application to identify the measures that will be taken to adequately mitigate or compensate for the anticipated transport and related environmental impacts of the proposal including impacts on individual properties adjoining HGV access and movement routes.'

Comments by site: Extensions to Brickworth Quarry

Comment reference	Summary of Submitted Representation	Modification suggested/agreed (Yes/No)	Pre-submission draft document reference	Officer response/Suggested modification if made and location within document
	General comment/modifications			
	Preferred restoration objective			
PM35	Strengthen the wording in this section to state the need for management of the site post restoration principally for biodiversity.	Yes	Table 4.2 – Preferred restoration objective	Site Profiles This change should be accommodated, additional text to read: 'Restoration must aim to deliver targets within the Wiltshire Biodiversity Action Plan (WBAP) to support BAP habitats and species and the site will need to be managed for biodiversity enhancement post restoration.'
PM36	Further wording in this section could state the need for reviewing opportunities across the remainder of the wider minerals site which already has planning permission, and exploring options to link woodland habitats in the area.	Yes	Table 4.2 – Preferred restoration objective	Site Profiles This change should be accommodated, additional text to read: 'A key focus of the restored site must be the connectivity of habitats both within and around the site, seeking opportunities to link restored areas of the neighbouring mineral working consents. Options should be explored to link woodland habitats in the surrounding vicinity and also out into the wider countryside area.'
	Biodiversity and geodiversity			
PM37	Review the detailed ecological site assessment outcomes to determine whether impacts to the New Forest SSSI (hydrologically) have been assessed and make reference to outcomes (i.e whether the site will impact on this feature).	Yes	Table 4.2 – Biodiversity and geodiversity	Site Profiles This issue is referenced in the water environment section of the site profile. Through discussion with the County Ecologist, it has been confirmed that the detailed ecological site assessment does assess potential hydrological impacts to the New Forest SSSI. An addition to the text in this section of the plan can be made to make reference to the need for any planning

	Landscape and visual			applicant to provide evidence that the minerals workings will not impact on the water levels in adjacent areas such as the New Forest SSSI. Suggested text to read: 'As the County Wildlife Sites and New Forest SSSI are dependent on both surface water and ground water levels to maintain their special interest'
PM38	As an outcome of the recent Waste Site Allocations DPD examination, it was suggested by the appointed Inspector that any proposals on site, be it waste management operations or mineral working, will need to demonstrate that the interests of the New Forest National Park and its setting are not eroded. The suggested change to the landscape, townscape and visual section of the Waste Site Allocations DPD should therefore be replicated in this section of the Minerals Site Allocations DPD.	Yes	Table 4.2 – Landscape and visual	For consistency and conformity with the approach taken for the site as detailed through the Waste Site Allocations DPD, a requirement to strengthen the wording of the site profile by addressing the issue of proximity to the New Forest National Park is proposed. The following text should be incorporated at the start of the landscape and visual section of the site profile: 'The proximity of the New Forest National Park will need to be fully considered through any subsequent planning application process. Proposals for further mineral working will need to demonstrate that the interests of the New Forest National Park and its setting are not eroded.'

Submission stage Equalities Impact Assessment

An Equalities Impact Assessment for submission was completed in June 2012 and is attached as an Annex (Annex 1) to this Appendix.

It has been undertaken as part of a process to help the Council ensure that it discharges its section 149 duty under the Equality Act 2010 to have due regard to the need to:

- eliminate discrimination;
- advance equality of opportunity between different groups and;
- foster good relations between groups in Wiltshire,

The assessment's approach reflects current equalities legislation, drawing on guidance produced by the Equalities and Human Rights Commission.

It considers the likely effects on equality as a result of the proposed Minerals Site Allocations DPD.

The assessment considered impacts with respect to the protected characteristics of:

- Race
- Disability
- Sex
- Religion or belief
- Age
- Sexual Orientation

The purpose of the assessment is to identify whether and to what extent the Minerals Site Allocations DPD proposals would:

- Produce disproportionate disadvantage or enhance opportunity for any groups with the protected characteristic defined in the Equalities legislation:
- Identify the nature of such disadvantage or enhanced opportunity and how the allocation of a site or policy would impact on those groups;
- Explore how any adverse impacts could be eliminated or reduced;
- Identify specific actions that would help to eliminate or reduce those adverse impacts;
- Identify and explore actions to eliminate or reduce possible barriers that would prevent groups that share a protected characteristic from accessing any benefits arising from the proposed site allocations;

The Council, in taking a decision, has to be mindful of the duties under the Equalities legislation and ensure that it has discharged those duties in relation to this matter.

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<u>Wiltshire & Swindon Aggregate Minerals Site Allocations DPD –</u> Submission Draft Equality Impact Assessment

Stage 1: Screening for Relevance

Name of the Strategy / Policy / Procedure / Practice

Wiltshire & Swindon Aggregate Minerals Site Allocations Local Plan - Submission Draft

Author:

Wiltshire Council & Swindon Borough Council

Name:	Job title and	Date: 01/06/12	Signature:
Geoff Winslow	directorate:		
	Spatial Planning		$(\mathcal{C}_{\mathcal{C}_{\mathcal{C}_{\mathcal{C}}}})$
	Manager – Environment		
	& Resources		
	Economy &		
	Regeneration		

Does the strategy / policy / procedure / practice require an equality impact assessment (EIA)?

Please answer the following questions.

1. What are the main aims, purpose and outcomes of the strategy / policy / procedure / practice and how do these fit in with the wider aims of the organisation?

The Submission draft Wiltshire and Swindon Aggregate Minerals Site Allocations Local Plan (formerly referred to as a DPD¹) ("the draft Plan") builds upon the adopted Wiltshire and Swindon minerals policy framework; and sets out a schedule of proposed minerals sites to meet a locally derived forecast requirement for minerals provision over the period to 2026.

The proposed site allocations represent the councils' 'preferred locations' for mineral extraction having assessed all reasonable alternative options. They have been identified through an iterative and detailed process of site selection and appraisal – i.e. sustainability appraisal (SA, incorporating the requirements of the Strategic Environmental Assessment (SEA) Directive).

Throughout the process of preparing the draft Plan, the councils have applied the policies of their respective Statements of Community Involvement (SCI) and rigorous appraisal techniques (e.g. the sustainability appraisal). The policies of the SCIs in particular seek to ensure that all community engagement and consultation processes are fully inclusive, targeting groups such as:

- People with disabilities;
- Children and young people;
- 25-40 year olds (especially those in fulltime employment);
- Lone parents;
- Those who don't speak English as their first language;
- · Older people;
- Black and ethnic people;

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¹ In accordance with the provisions of the new plan making regulations and the National Planning Policy Framework, all councils will be preparing Local Plans rather than the previously titled Development Plan Documents.

- · Gypsies, Travellers and canal dwellers;
- The military:
- Isolated rural people and community groups;
- Residents who work outside Wiltshire;
- People who work in Wiltshire but live elsewhere.

Once adopted, the draft Plan will form part of the development plan for the area and, as such, be incorporated into the councils' statutory policy frameworks.

2. How will these aims affect our statutory duty to:

- 1. Promote equality of opportunity?
- 2. Eliminate discrimination and harassment?
- 3. Promote good community relations and positive attitudes towards disabled people?
- 4. Encourage participation of disabled people, including the consideration of more favourable treatment of disabled people?
- 5. Protect and promote human rights?

The draft Plan has been prepared through an inclusive process, as outlined above. To this extent, and bearing in mind the scope of the draft Plan, the aims of the document are not considered to adversely impact on our statutory duties in relation to equality and diversity.

- 1. The draft Plan presents a schedule of proposed sites for the winning and working of sand and gravel in specific locations in Wiltshire and Swindon (the plan area). The document does not favour any specific company within the minerals industry, nor does it seek to discriminate or limit the potential for competition in the minerals industry.
- 2. The draft Plan has been influenced by a robust appraisal process. The Sustainability Appraisal (incorporating the requirements of the SEA Directive) presents a range of factors that seek to ensure that the proposals presented within the draft Plan are sound. Although the appraisal process does not explicitly refer to issues such as harassment and discrimination, it does however seek to ensure that the proposals for mineral working do not lead to environmental harm or adverse impacts on local communities. In this sense, we believe that any subsequent detailed proposals for mineral working must accord with the Development Plan (and all relevant minerals policies) and thereby design out impacts on local communities.
- 3. The draft Plan has been prepared through an iterative process of appraisal, engagement and consultation. The SA/SEA process presents a rigorous approach to the management / mitigation of environmental impacts. In addition, the draft Plan should be read within the context of the extant (adopted) policy framework. In this sense, the Minerals Core Strategy and Minerals Development Control Policies DPD² present a clear policy approach to reducing and mitigating the environmental effects of mineral working/operations, particularly in relation to sites and operations that interface with local communities.
- 4. The draft Plan does not actively promote ways in which disabled people can utilise the proposed site allocations during working or after use. The reason for this is simply because the document doesn't positively discriminate; nor does it present detailed design aspects that may assist disabled access. Detailed design aspects within each site will be matters for subsequent planning applications. It is also not common place for working minerals sites/mineral activities to be particularly accessible to the public. Restoration schemes can and do offer opportunities for public access and such issues will need to be addressed through any subsequent planning application process.

² The Mineral Core Strategy and Minerals Development Control Policies documents were prepared prior to the inception of the new plan making arrangements and hence retain their title as "Development Plan Documents (DPDs)".

5. The draft Plan has been prepared and challenged within the context of Sustainability Appraisal (SA). The SA framework presents a range of social criteria against which the proposed site allocations have been assessed. The promotion and protection of human rights does not form an explicit aspect of the appraisal and plan making processes. However, these processes are geared towards the protection of human health and the protection of the environment, which are factors that influence aspects of our basic human rights.

3. Are there any aspects of the strategy / policy / procedure / practice, including how it is delivered, or accessed, that could contribute to inequality? This should relate to all areas of our statutory duties.

The document has been designed to ensure that all proposed sites (and uses) will not lead to adverse impacts on local communities or the wider environment. Each site and proposal outlines the boundary of the site and the spatial extent to which any submitted planning application will need to conform to. It details any issues with the site that any applicant will be required to address through a planning application and also details required mitigation and restoration objectives. The proposals present the detail necessary to guide the preparation of any subsequent planning application. It will be for the planning application process to ensure that all detailed design aspects of each proposal are delivered in a manner which does not lead to inequality, but instead maximises opportunity for inclusion wherever appropriate.

4. Will the strategy / policy / procedure / practice have an impact (positive or negative) upon the lives of people, including members of particular communities and groups? What evidence do you have for this?

The draft Plan has been fully appraised for potential impacts on local communities and particular land uses. Direct positive impacts are difficult to quantify, because the draft Plan does not specifically state what the potential minerals extraction will look like or what restoration will definitely provide following minerals extraction. Each site proposal is classified as a 'preferred location'; and therefore any application submitted in relation to the site will present the detail. For certain sites, the after uses proposed could present opportunity for people to access the site following restoration, particularly those type of after uses that would expect public interaction.

There is the potential for mineral working, as with all forms of development, to lead to negative impacts on local communities, individuals and businesses. Where such impacts could arise, the draft Plan highlights key issues that will require addressing through any planning application. However, the degree to which such impacts manifest will be a matter for detailed control at the planning application / post-permission stage.

Through the recently concluded pre-submission consultation exercise, a number of comments relating to impacts on communities were raised and a number of proposed alterations to site profiles were suggested. These proposed changes were reviewed and have been submitted alongside the draft Plan as proposed modifications to be considered through the Examination process.

5. Are particular communities or groups likely to have different needs, experiences and attitudes in relation to the strategy / policy / procedure / practice?

The draft Plan does not present a level of detail to determine the precise needs of the users of proposed minerals sites or those needs associated with any potential restoration after use. However, the draft Plan does highlight key issues that may have a detrimental impact on the experiences and attitudes of those living and working in proximity to any mineral working and which will need addressing/mitigation at the planning application stage in order to improve the experience and attitudes of those living and working in proximity to the site.

The draft Plan does present opportunity for the Minerals industry. To this extent, it will be for the detailed planning application process to consider the needs of user groups, where this is appropriate to the development in question. It will not always be appropriate for communities or groups to have access to active mineral workings or to particular restoration/after uses, but this does not mean that the draft

Plan should be considered as limiting equality of choice.

Is an EIA required?

If the policy is not relevant to any aspect of the statutory duties or wider equality responsibilities, there is no need to conduct an EIA. In this event, please contact the Corporate Equality and Diversity team to discuss this decision

Remember:

'High' relevance will have potential / actual impact on 3 out of the 5 areas under the statutory duties

'Medium' relevance will have potential / actual impact on 2 of the areas

'Low' relevance policies will not have any impact relating to the areas under the statutory duties

The strategy / policy / procedure / practice is assessed as (please delete appropriately):

• LOW relevance. However, in the interests of ensuring all relevant documents have been appropriately scoped and screened for potential equality and diversity impacts, a full EIA will be prepared (at the point the draft DPD is submitted for independent examination).

NOTE:

At the submission stage of Plan preparation, the Planning Inspectorate requires an Equalities Impact Assessment to be completed and presented along with the councils' evidence.

Author of Screening for	Relevance	
Name: Geoff Winslow	Job title and directorate: Spatial Planning Manager – Environment & Resources	Signature:

Stage 2: Full Assessment

Step 1– scoping the equality impact assessment (EIA)

Building on the material included at the screening stage, you should begin the EIA by determining its scope. The EIA should consider the impact or likely impact of the policy in relation to all areas of our remit, including human rights. The EIA should be proportionate to the significance and coverage of the policy.

1.1. Name of the strategy / policy / procedure / practice

Wiltshire & Swindon Aggregate Minerals Site Allocations Local Plan - Submission Draft

1.2. What are the main aims, purpose and outcomes of strategy / policy / procedure / practice and how does it fit in with the wider aims of the organisation?

The Submission draft Wiltshire and Swindon Aggregate Minerals Site Allocations Local Plan (formerly referred to as a DPD³) ("the draft Plan") builds upon the adopted Wiltshire and Swindon minerals policy framework; and sets out a schedule of proposed minerals sites to meet a locally derived forecast requirement for minerals provision over the period to 2026.

The proposed site allocations represent the councils' 'preferred locations' for mineral extraction having assessed all reasonable alternative options. They have been identified through an iterative and detailed process of site selection and appraisal – i.e. sustainability appraisal (SA, incorporating the requirements of the Strategic Environmental Assessment (SEA) Directive).

The draft Plan will, once adopted, form part of the councils' statutory planning policy framework. The councils are committed to ensuring that planning policy documents are prepared in accordance with statutory provisions and good practice in relation to issues associated with inclusivity and equality.

1.3. List the main activities relating to the strategy / policy / procedure / practice and identify who is likely to benefit from it

The draft Plan presents a schedule of 7 proposed sites for future sand and gravel quarries. The document has been designed to: a) provide security to the minerals industry and local communities as to where new quarries will be located; b) guide potential minerals operators as to what issues will need to be addressed should a planning application be submitted at one of the locations within the draft Plan. It also offers the councils (as Minerals Planning Authorities) assurances on the future supply of mineral to meet the locally derived forecast provision rates⁴.

Furthermore, the draft Plan also proposes preferred restoration objectives for each site – developed through dialogue with key bodies and the minerals industry and through consultation. The document sets the context for outcomes rather than formally delivering detailed proposals.

In terms of process, the draft Plan has been prepared in accordance with statutory provisions; in conformity with requirements published through the National Planning Policy Framework (NPPF); and in the spirit of the duty to co-operate, and in accordance with local policy (the councils' respective Statements of Community Involvement) and the requirements of an iterative sustainability appraisal (SA).

³ In accordance with the provisions of the new plan making regulations and the National Planning Policy Framework, all councils will be preparing Local Plans rather than the previously titled Development Plan Documents.

⁴ The councils have presented evidence to the fact that the current sub-regional forecast provision rates for aggregates provision from Wiltshire and Swindon are too high. The councils are proposing a rate of 1.2 million tonnes per annum over the period up to 2026.

The principle benefits accrued from the document will be essentially realised by the councils (new quarries to meet the agreed sub regional apportionment figure) and industry (new sites for the winning and working of sand and gravel mineral to supply to market).

What do you already know about the relevance of the strategy / policy / procedure / practice? What are the main issues you need to consider?

Some things to consider:

- How is the policy likely to affect the promotion of equality in the areas of age, disability, gender, gender reassignment, race, religion or belief, sexual orientation, or human rights?
- How do you think that the policy will meet the needs of different communities and groups?
- What consultation has already been undertaken which is relevant to the development of this policy?
- Are there any examples of existing good practice in this area such as measures to improve access to the policy among particular groups?
- Do you think that your policy presents any problems or barriers to any community or group?

1.4. What data, research and other evidence or information is available which will be relevant to this EIA?

The draft Plan is supported by a raft of technical evidence designed to support the proposals it contains. Each proposed site within the document represents the culmination of detailed iterative evidence gathering, appraisals and detailed assessments all designed to ensure that any potential impacts (direct, indirect and/or cumulative) on all facets of local communities have been appropriately addressed or identified as a key consideration for a planning application to address. The draft Plan has also been the subject of numerous stages of consultation and recommendations/advice and evidence provided through these exercises has been used to inform the development of the Plan where necessary and appropriate.

It is not entirely possible to demonstrate that the document and all subsequent plan implementation phases will meet the needs of different communities and/or groups in society. The draft Plan is, in essence, a plan which presents options and opportunities for the development of new (or expanded) sand and gravel quarries. Not all of these facilities will be open to the public for use post working/restoration, neither would it be appropriate in all cases for subsequent development/restoration proposals to operate in this manner. The important point to make is that the draft Plan is not designed to discriminate, it is a document designed to deliver a particular form of development that, in part, will service the community (through effective, appropriate and accessible (where possible) restoration post working and the supply of mineral for use in development) and industry.

1.5. What further data or information do you need to carry out the assessment?

The draft Plan will (once submitted) be examined by an independent, government appointed Planning Inspector. At this stage, the councils do not consider that more could be done to improve the draft Plan's assessment of equality impacts. That said, the Planning Inspector may wish to interrogate this as a matter through the examination process.

Once the draft Plan is adopted, any subsequent planning application process associated with the delivery of new sand and gravel quarries for any of the 7 proposed sites will need to demonstrate that all necessary mitigation measures have been designed to address potential impacts on local communities / groups, businesses and individuals. Where necessary, this may entail developing evidence through further assessment work designed to support the application.

Step 2 – Involvement, Consultation and Partnerships

When considering how you will involve and consult other people in developing the policy, you need to think about internal and external audiences and all areas of the statutory duties.

2.1. Please use the table directly below to outline any previous involvement or consultation which is

relevant to this strategy /	policy / procedure / practice
Equality target group	Briefly describe what you did, with whom, when and where. Please provide a brief summary of the responses gained and links to relevant documents, as well as any actions.
Age	Consultation in accordance with the councils' SCIs
Disability	Consultation in accordance with the councils' SCIs
Gender	Consultation in accordance with the councils' SCIs
Gender reassignment	Consultation in accordance with the councils' SCIs
Race	Consultation in accordance with the councils' SCIs
Religion or belief	Consultation in accordance with the councils' SCIs
Sexual orientation	Consultation in accordance with the councils' SCIs
Human rights	Consultation in accordance with the councils' SCIs
Other	Consultation in accordance with the councils' SCIs

Note: The councils have also undertaken inclusive processes of engagement – e.g. The Wiltshire and Swindon Minerals Forum process (2005/2007); public exhibitions, Area Board meetings and wider consultation events/exercises undertaken to support previous stages in the draft Plan's formulation (2010/11and 2012).

2.2. If consultation and involvement of specific groups did not take place, please state why

Not applicable. Consultation on all Local Development Documents prepared by the councils is undertaken in an inclusive manner. Our database of consultees contains a broad mix of statutory ("specific"), non-statutory and general consultees. Community Area Boards and Parish Councils are informed of all key decisions and progress made and this information is disseminated to local communities. We also advertise widely across Wiltshire, Swindon and beyond within local newspapers and engage the media more generally with articles relating to our work.

2.3. What do previous consultations show about the potential take-up of any resulting activities or services?

The results of previous consultations on the draft Plan consistently demonstrate that local communities who consider themselves to be affected by the councils' proposals actively engage the councils. Indeed, we have consistently received comments from more people than originally consulted. Although this doesn't entirely demonstrate our commitment to engaging 'hard to reach' groups, the SCI commitments of both councils have been rigorously applied.

The issue that continues to face the councils is how the process of engaging all facets of local communities can be improved. There is definitely an element of communication failure in the case of 'difficult to reach' groups that still needs to be addressed in order to actively engage with all groups in society (a key facet of the Localism Act). This is being tackled through such measures as translation services.

2.4. How are external partners involved, or how do you intend to involve external partners, in delivering the aims of this strategy / policy / procedure / practice? (if applicable)

The draft Plan has been prepared jointly with Swindon Borough Council. Once adopted, the draft Plan will be a 'shared' document involving the councils, industry and the community (through dialogue and consultation) developing detailed proposals for new sand and gravel quarries.

Step 3 – data collection and evidence

3.1. What evidence or information do you already have about how this policy might affect equality, and what does this tell you?

Please cite any quantitative (for example, statistical or research) and qualitative evidence (for example, monitoring data, complaints, surveys, focus groups, questionnaires, meetings, interviews) relating to

groups having different needs, experiences or attitudes in relation to this project. Describe briefly what evidence you have used.

Bearing in mind the content and strategic status of the draft Plan, it is not possible to fully quantify the extent to which the proposed minerals sites in the plan will impact on equality in local communities. The evidence gathered throughout the plan preparation process combined with the outcomes of the detailed site assessment and iterative sustainability appraisal processes leads the councils to consider that equality and diversity within the community will not be adversely affected.

Detailed site assessments of the 7 sites included in the draft Plan have been undertaken, these included assessments on transport, ecology, landscape and visual, archaeology, historic built environment, noise, air quality and hydrogeological impact assessment (carried out for Upper Thames Valley sites). Through these assessments the councils were able to determine potential impacts on individuals, communities and businesses and where potential impacts could be felt, the draft Plan sets out measures to control and mitigate against these.

Furthermore, through the recently concluded pre-submission consultation exercise, a number of comments relating to impacts on communities were raised and a number of proposed alterations to site profiles were suggested. These proposed changes were reviewed and have been submitted alongside the draft Plan as proposed modifications to be incorporated into the draft Plan where it was deemed that suggested changes would strengthen mitigation measures/wording to reduce impacts on communities.

3.2. What does available data tell you about the potential take-up of any resulting activities or services?

As outlined above, the principle aim of the draft Plan is to present a flexible framework of sites for the future supply of sand and gravel to meet agreed apportionment figures. It [the document] is not designed to provide sites specifically for community use, although such after uses following restoration of sites post working have been promoted where it has been demonstrated there would be benefit.

Once the plan has been adopted and implemented, it (along with sites that are subsequently permitted and developed) will be regularly monitored to ensure that the impacts of development (positive, negative and cumulative) are addressed. This approach will provide the councils with the necessary evidence to undertake reviews of key policies and proposals. In turn, such reviews will also present opportunity to continue the process of engaging with local communities and neighbouring authorities to tackle any impacts that may arise through mineral working at the locations identified.

3.3. What additional research or data is required to fill any gaps in your understanding of the potential or known effects of the strategy / policy / procedure / practice? Have you considered commissioning new data or research?

At this stage, the councils have not considered the need to commission more research. The process of plan, monitor and review will enable the councils to keep abreast of changing circumstances. In addition, the implementation of the plan (post adoption) will lead to the opportunity to fully test the degree to which the proposed mitigation set out for each proposal reduces impacts on local communities.

Step 4 – Assessing impact and strengthening the strategy / policy / procedure / practice

What evidence do you have about how the strategy / policy / procedure / practice will affect different groups and communities in relation to equality and human rights?

4.1. How does / will the strategy / policy / procedure / practice and resulting activities affect different communities and groups?

Some things to consider:

- Is there any potential for, or known, adverse or positive impacts of the policy?
- You should consider how the policy might affect communities with small populations; people affected by discrimination in multiple areas of equality (age, disability, gender, gender reassignment, race, religion or belief, and sexual orientation); specific interest groups such as small businesses, voluntary sector agencies and other service providers.
- Are there examples of good practice that can be built on?
- You may wish to consider how the policy will be delivered or communicated.

The draft Plan sets out proposals for mineral extraction on land considered to offer the most sustainable opportunity for development having assessed all possible options. It does not fully define the precise nature of any subsequent development, to do so would go beyond the scope of what a draft Plan can cover. However, the draft Plan does highlight specific issues that will need to be addressed in order to mitigate for potential impacts on communities and local businesses. It will be for the subsequent implementation phase to fully scope and address the precise nature of mitigation measures.

The draft Plan identifies receptors that may be adversely impacted should operations on the sites allocated in the plan be developed. Local businesses, communities and individuals may be affected by certain factors such as dust, noise and HGV movements, but where it is felt that these issues could have significant impacts, the draft Plan explicitly refers to the need for robust mitigation measures to be designed before any planning approval will be given. The pre-submission consultation exercise provided another opportunity for local communities and businesses to comment on the draft Plan and submit any further modifications to site profile tables. Suggested modifications have been considered, and those that are deemed to strengthen the draft Plan will be submitted, alongside the draft Plan, to the Secretary of State for Independent Examination.

4.2. What measures does, or could, the strategy / policy / procedure / practice include to help promote equality of opportunity?

For example, positive measures designed to address disadvantage and reach different communities or groups?

As the draft Plan covers the identification of sites considered suitable for future sand and gravel extraction, it can only go so far in terms of promoting equality of opportunity. The opportunity presented through the various proposals will be utilised by the Minerals Planning Authorities, the minerals industry and relevant organisations, and the public through restoration of the sites post-working. No specific measures have been included to actively promote equality of opportunity.

4.3. What measures does, or could, the strategy / policy / procedure / practice include to address existing patterns of discrimination, harassment or disproportionally?

This is not a matter that can be addressed within the scope of the draft Plan.

4.4. What impact will the strategy / policy / procedure / practice have on promoting good relations and wider community cohesion?

The draft Plan has been designed to ensure that the impact of any subsequent mineral working will be kept to an absolute minimum. Mineral working is generally considered to be a 'bad neighbour' land use and hence the general feedback received through the consultation has been negative for the most part. This is unfortunate, but explains why the policies of the councils, in relation to minerals, are seeking to breakdown the stigma attached to minerals extraction. The approach that has been adopted is designed to demonstrate that there are sustainability benefits of siting new quarries in areas where existing quarries are located (due to availability of mineral resource) allowing use of existing infrastructure and maintaining existing market supply patterns to reduce environmental impacts as much as possible. The draft Plan has been developed with a restoration led approach at its heart and from its inception. This approach has allowed the councils to develop a plan that has placed great importance on the potential suitable after use of any site in the plan and consultation exercises have sought opinion and recommendation on suitable restoration options throughout the entire plan making process. The draft Plan strongly reflects this approach by planning and holistically outlining suitable

restoration objectives for each site, or a number of sites where they are located in proximity to one another.

4.5. If the strategy / policy / procedure / practice is likely to have a negative effect ('adverse impact'), what are the reasons for this?

Consider and include comments on direct or indirect discrimination.

The draft Plan seeks to ensure that all potentially negative impacts are addressed. Local businesses, communities and individuals may be affected by certain factors such as dust, noise and HGV movements associated with mineral working. Matters in relation to negative effects have been scoped and assessed at various stages in the plan preparation process. The final version of the draft Plan is considered to represent the best practicable option for addressing Wiltshire and Swindon's requirements for sand and gravel production for the period up to 2026.

The detailed design of planned mitigation will be a matter for the planning application process.

4.6. What practical changes will help reduce any adverse impact on particular groups?

For example:

- Changes in communication methods, providing language support, collecting data, revising programmes or involvement activities.
- Have you considered our legal responsibilities under the Disability Discrimination Act, including treating disabled people more favourably where necessary?

The practical aspects of addressing adverse impacts will be a matter for plan implementation. The draft Plan sets out measures to control impacts, but as set out previously, the planning application process will deal with all matters of detailed design (e.g. the mitigation proposed or additional assessments to deal with specific issues/potential impacts as raised in the draft Plan).

4.7. What evidence is there that actions to address any negative effects on one area of equality may affect other areas of equality or human rights?

The councils' have no evidence to address this particular point at this stage.

4.8. What will be done to improve access to, and take-up of, services or understanding of the policy / strategy / function or procedure?

Some things to consider:

- Increasing awareness of the policy among staff.
- Reviewing your staffing profile to make sure you reach all parts of local communities.
- Encouraging wider public involvement in our work or communications activities.
- Encourage different groups, including disabled people, to get involved in what we do.

This aspect of equality has been dealt with above.

Please note that you may need to revisit this section once you have completed the policy development process.

Step 5 – Procurement and Commissioning

5.1. Consideration of external contractor obligations and partnership working

Is the implementation of this strategy / policy / procedure / practice due to be carried out wholly or partly by contractors / commissioning? If yes, have you done any work to include equality and human rights considerations into the contract / service level agreements already?

If you have, please set out what steps you will take to build into all stages of the procurement / commissioning process the requirement to consider the general equality duties and equality more

broadly.

Specifically you should set out how you will make sure that any partner you work with complies with equality and human rights legislation. You will need to think about:

- Tendering and Specifications
- Processes for awarding contracts
- Contract / SLA clauses
- Performance measures and monitoring

Where the councils have relied upon external consultants⁵ to support the preparation of the draft DPD, all contracts have been prepared in accordance with law. Where considered appropriate to the scope of the contract, issues of equality, diversity and opportunity / choice have been included.

Step 6 – making a decision

6.1. Summarise your findings and give an overview of whether the strategy / policy / procedure / practice will meet the Council's responsibilities in relation to equality and human rights

The Proposed Submission draft Wiltshire and Swindon Aggregate Minerals Site Allocations Local Plan ("the draft Plan") is a statutory planning policy document. It contains a framework of 7 sites for locating future sand and gravel quarries having assessed all reasonable alternative options. These proposals set the context for future minerals development; and will help influence choice and decision making in relation to detailed planning applications by establishing the likely issues that will require mitigation.

The councils' have reached the final preparatory stage in preparing the draft Plan – the submission stage. The document will now be submitted to the Secretary of State for Communities and Local Government and examined by an independent, government appointed Planning Inspector who will consider the soundness of the document. As part of this process, the Inspector will examine this impact assessment and consider issues of equality and diversity as they apply to the content of the draft Plan.

All the work that has gone before in terms of preparing the document (detailed site appraisals, environmental appraisals, sustainability appraisals and two rounds of inclusive consultation), has been carried out in accordance with statutory and local policy (SCI) provisions; in accordance with the duty to co-operate; and in compliance with the Town and Country Planning (Local Development) (England) Regulations as amended / Town and Country Planning (Local Planning) (England) Regulations 2012.

When the document has been adopted it will be regularly monitored to ensure that detailed proposals and new development deliver the objectives of the wider Minerals policy framework of Wiltshire and Swindon. Where necessary, the document (or parts therein) will be reviewed in order to address changing circumstances. This process will offer further opportunities to consider matters of equality, diversity and opportunity through engagement and further consultation activity.

6.2. What practical actions do you recommend to reduce, justify or remove any adverse / negative impact?

Please note that these should be reflected in the action plan (see Step 8).

- Ensure that all subsequent planning applications for development on the allocated sites deliver the level of mitigation as set out in the draft Plan;
- Ensure that minerals activities (working and restoration) are monitored regularly to ensure

.

⁵ The councils procured the services of C4S and Enfusion to undertake Sustainability Appraisals (incorporating Strategic Environmental Assessments) and Habitats Regulations Assessments to support the process of plan making. Mouchel (Air Quality, Noise) and URS Scott Wilson (Hydrogeological Impact Assessments of Upper Thames Valley Sites) were also used to undertake assessments of sites.

- compliance with the terms of all subsequent planning permissions;
- Ensure that any subsequent plan review process continues to engage effectively with typically 'hard to reach' groups and individuals within society.

Step 7 – monitoring, evaluating and reviewing

7.1. How will the recommendations of this assessment be built into wider planning and review processes?

This may include policy reviews, annual plans and use of performance management systems.

As with all planning policy documents, the councils are committed to the process of monitoring and review to address changing circumstances (including a monitoring framework to support this Plan). To augment such processes, the councils will continue to learn from best practice and develop a 'joined-up' approach to addressing issues of equality and diversity within local communities.

7.2. How will you monitor the impact and effectiveness of the strategy / policy / procedure / practice?

This could include adaptations or extensions to current monitoring systems, relevant timeframes and a commitment to carry out an EIA review once the policy has been in place for one year.

The plan (once adopted) will be regularly monitored. Where circumstances change, or policies / proposals are deemed to be failing to deliver the outcomes required, then the plan (or parts therein) will be amended. The process of plan review will involve detailed appraisals, assessments, inclusive engagement and consultation in accordance with best practice.

7.3. Give details of how the results of the impact assessment will be published

There is legal requirement to publish assessments. Completed assessments should be first be quality assured and then, once signed off, be published on the Council website, via the Web Team.

The impact assessment will be used to support the examination of the draft Plan. To this extent, it [the impact assessment] will be submitted along with the councils' evidence in support of the draft Plan. It will also be published on the councils' examination website.

Step 8 – action plan

Taking into consideration the respo	Taking into consideration the responses outlined in Steps 1-7, complete the action plan below (if appropriate)	the action plan be	elow (if appropriate).	
	Actions	Target date	Responsible post holder and Directorate	Monitoring post holder and Directorate
Involvement, Consultation and Partnerships	Through the review of the draft Plan (and all other aspects of the Wiltshire and Swindon Minerals Development Framework) the councils will continue to develop methods of communicating and engaging local communities, specific groups and individuals to address equality and diversity issues.	As defined by the councils' Local Development Schemes.	As defined by staffing structures within the two councils.	As defined by staffing structures within the two councils.
ab Data collection and evidence	To investigate best practice methods in terms of data capture and integrate appropriate approaches into the review of all subsequent Minerals DPDs / Local Plans.	As defined by the councils' Local Development Schemes.	As defined by staffing structures within the two councils.	As defined by staffing structures within the two councils.
Assessment and analysis	To develop and utilise best practice methodologies in relation to the assessment of policies; and proposals and the identification and mitigation of the impacts.	As defined by the councils' Local Development Schemes.	As defined by staffing structures within the two councils.	As defined by staffing structures within the two councils.

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Procurement and Commissioning	To develop and utilise best practice methodologies in relation to how the councils procure and commission consultancy work.	As defined by the councils' Local Development Schemes.	As defined by staffing structures within the two councils.	As defined by staffing structures within the two councils.
Monitoring, evaluating and reviewing	To develop and utilise best practice methodologies. To follow the monitoring framework established through the Wiltshire and Swindon Minerals Development Framework and those specifically developed through the Aggregate Minerals Site Allocations Local Plan.	As defined by the councils' Local Development Schemes.	As defined by staffing structures within the two councils.	As defined by staffing structures within the two councils.
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NOTE: As the draft Plan has reached the final preparatory stage, the Action Plan will be developed to support on-going monitoring and review processes.

Sign-off

The final stage of the EIA is to formally sign off the document as being a complete, rigorous and robust assessment

The strategy / policy / procedure / practice has been fully assessed in relation to its potential effects on equality and all relevant concerns have been addressed.

Author of strategy / policy / procedure / practice and EIA			
Name: Geoff Winslow	Job title and directorate: Spatial Planning Manager – Environment & Resources	Date: 01/06/12	Signature:

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