

Wiltshire Council

Cabinet

24 May 2011

Subject: Wiltshire Core Strategy Consultation Document

Cabinet Member: Cllr Fleur de Rhé-Philippe

Key Decision: Yes

Executive Summary

Consideration of the response to the 'Wiltshire 2026 - Planning for Wiltshire's Future' consultation, ongoing dialogue with key stakeholders and recent local consultations at the Community Area level, together with other evidence, have informed the development of draft policies proposed for inclusion within the emerging draft Wiltshire Core Strategy.

In light of the Government's clear intention to revoke Regional Spatial Strategies an additional stage of public consultation is recommended to allow, in particular, comment on the proposed amount and distribution of new employment land to support the delivery of job growth and new homes within Wiltshire, together with the emerging Spatial Strategy that will enable this to be delivered.

Public consultation at this stage will form an important test of the robustness of the evidence that underpins this and will allow the full involvement of Wiltshire's communities.

The response to the consultation, together with other evidence, will inform the development of a sound draft Core Strategy for Wiltshire, which is programmed to be prepared for Cabinet approval November 2011.

Proposals

That Cabinet:

- (i) Approves the format and approach for the Wiltshire Core Strategy Consultation Document.
- (ii) Approves the overarching Spatial Strategy (as set out in **Appendix 1**) and the Community Area Strategies (as set out in **Appendix 4**) for the purposes of consultation.

- (iii) Authorises the Service Director for Economy and Enterprise, in consultation with the Cabinet Member:
- With the relevant Area Board Chairs, to make any necessary changes in the interests of clarity and accuracy only to the Community Area Strategies.
 - To finalise the policies (as set out in **Appendix 5**) and make any changes in the interests of clarity and accuracy to the overarching Spatial Strategy.
 - To prepare the consultation document including supporting papers.
 - To make the necessary arrangements for the consultation, commencing on 13 June 2011 and ending on 8 August 2011.
- (v) Authorises the Service Director for Economy and Enterprise, in consultation with the Cabinet Member, following the close of the consultation, to proceed with the next steps and prepare the pre-submission draft of the Wiltshire Core Strategy for approval by Cabinet.

Reason for Proposals

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

MARK BODEN

Corporate Director, Neighbourhood and Planning

Wiltshire Council

Cabinet

24 May 2011

Subject: Wiltshire Core Strategy Consultation Document

Cabinet Member: Cllr Fleur de Rhé-Philippe

Key Decision: Yes

Purpose of Report

1. To seek approval for:
 - (i) The format and approach for the Wiltshire Core Strategy Consultation Document, including proposed Core Policies to be included, and arrangements for public consultation.
 - (ii) The detail of the proposed overarching Spatial Strategy and the Community Area Strategies for the Consultation Document, including proposed levels and distribution of new employment land and homes, for the purposes of consultation.
 - (iii) The Service Director for Economy and Enterprise, in consultation with the Cabinet Member, to prepare the Consultation Document and supporting papers and undertake the next steps following consultation.

Background

2. The Wiltshire Core Strategy, when adopted, will provide the up-to-date strategic planning policy for Wiltshire and ensure that Wiltshire develops in the most sustainable way. The South Wiltshire Core Strategy, which is progressing ahead of the Wiltshire Core Strategy, will be subsumed into the emerging Wiltshire Core Strategy at the appropriate time to ensure delivery of a single Core Strategy for Wiltshire.
3. Consultation was completed on 'Wiltshire 2026 - Planning for the future of Wiltshire' January 2010, with the outcomes reported to Cabinet on 20 April 2010. Wiltshire 2026 formed the first stage in the development of a Wiltshire-wide Core Strategy. The document was based on the Community Areas outside of south Wiltshire, alongside an overarching spatial strategy for Wiltshire as a whole. Wiltshire 2026 enabled us to identify with our communities what the issues, opportunities and challenges are in planning for jobs and homes in each Community Area. The number of jobs and homes to be planned for within the document were based on the latest version of the Draft Regional Spatial Strategy for the South West (draft RSS).

4. Since then, the Government announced its intention to revoke Regional Spatial Strategies. As a result, on 19 October 2010 Cabinet agreed that a comprehensive review of Wiltshire's strategic housing requirement be undertaken as part of the Core Strategy process. The outcome of the Wiltshire 2026 consultation, together with this review, has informed the development of policies and proposals for the emerging Core Strategy.
5. The review of the strategic requirement for jobs and homes for South Wiltshire was reported to Full Council on 22 February 2011. This informed the approved changes to the level of jobs and homes within South Wiltshire (9,900 new homes and 10,400 jobs over the period 2006 to 2026) submitted to the Inspector examining the draft South Wiltshire Core Strategy. Consultation is being undertaken on these and related changes, which ends on 27 May 2011. The Inspector has indicated his intention to reopen the examination formal hearing sessions during August 2011.
6. During March and April 2011, meetings hosted by Community Area Boards outside of South Wiltshire took place to help shape proposals for these Community Areas. At these meetings, officers were able to test their understanding of the issues relating to the provision of jobs and homes in each Community Area, using what was learnt from Wiltshire 2026 as the basis of discussion, to help determine how development could better support the sustainability of local communities. In addition, officers have continued to develop evidence to support the emerging Core Strategy through discussions with other key stakeholders (e.g. Environmental Alliance, Wiltshire Strategic Economic Partnership, English Heritage and Natural England).
7. The importance of adopting a Core Strategy for Wiltshire was reinforced in the recent Ministerial Statement accompanying the Budget, which requires Local Planning Authorities to consider growth favourably where up-to-date development plans are not in place.

Main Considerations for the Council

8. Given the Government's clear intention to abolish Regional Spatial Strategies and Wiltshire Council's responsibility for establishing the right level of jobs and homes within the area and the context of the emerging Localism agenda, an additional stage of full public consultation is proposed.
9. The purpose of undertaking further consultation at this stage of the process is to allow public engagement on the proposed:
 - (ii) Employment land to deliver jobs and number of homes required for Wiltshire over the period 2006 to 2026;
 - (ii) Spatial Strategy for Wiltshire to deliver this growth and ensure sustainable development takes place;
 - (iii) Strategies for Community Areas (outside of South Wiltshire), including proposals for employment land and homes at the main settlements; and
 - (iv) Core Policies relating to other matters such as affordable housing and design of new developments.

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

10. The Consultation Document will form the basis for the development of a draft Core Strategy for Wiltshire. The proposals it contains will need to undergo further refinement and development, taking into account new evidence as it emerges, including responses arising from the consultation, before it can be fully developed as a sound draft Core Strategy for Wiltshire.
11. It is proposed that the form and structure of the Consultation Document will be as follows:
 - (i) *Introduction* - clarifying what the Wiltshire Core Strategy is; how it relates to the ongoing examination of the South Wiltshire Core Strategy; how it fits with the emerging changes to the planning system and how the document should be used to enable everyone to respond appropriately to the consultation.
 - (ii) *What is Wiltshire like now and where does Wiltshire want to be?* - will set out the key challenges and principles underpinning the emerging Core Strategy, together with the overall Spatial Vision for Wiltshire and Strategic Objectives to deliver the Vision and the key outcomes each objective will deliver.

This section will include similar content to the Wiltshire 2026 consultation due to the general support for the Vision and Objectives arising through that consultation. Although additional consultation is therefore not necessarily required, it is proposed to be included in this Consultation Document for completeness and to ensure that anyone commenting on the document is able to appreciate the underlying Vision and Objectives of the emerging Core Strategy.

- (iii) *Delivering the Vision, the spatial strategy for Wiltshire* (included at **Appendix 1**) - sets out the overarching Spatial Strategy for Wiltshire as a whole in the form of three core policies, summarised below:
 - Core Policy 1 - 'Settlement Strategy', which sets out the role of settlements within Wiltshire to ensure the most sustainable pattern of development, can be achieved.
 - Core Policy 2 - 'Delivery Strategy' clarifies the level of new jobs and homes required; how this will be delivered and recognises the contribution of brownfield sites and regeneration opportunities.
 - Core Policy 3 - 'Infrastructure Requirements' clarifies how infrastructure will be provided to support development and provides the policy context for developing the Community Infrastructure Levy.

- (iv) *Community Area Strategies* (included at **Appendix 4**) - sets out spatial strategies for the Community Areas outside of South Wiltshire to contribute towards the delivery of the overarching Spatial Strategy for Wiltshire, which include:
- An overview of the characteristics of the Community Area.
 - Issues that should be addressed in planning for the future development of each Community Area, including key messages identified through the recent consultation events together with specific infrastructure requirements.
 - How the Community Area will change by 2026, including any new employment land to support job growth and new homes that should be planned for, together with specific policy (or policies) that alongside generic policies will help deliver the Strategy for each area and support the development of more sustainable communities within Wiltshire.
- (v) *Delivering the Spatial Objectives* - will set out Core Policies that, together with Core Policies 1, 2 and 3 and those within the Community Area Strategies, underpin the delivery of the Strategy and Strategic Objectives to manage and shape development. These are listed in **Appendix 5**, together with a brief summary of the purpose of each policy. These are in the process of being finalised and will form part of the Consultation Document.

12. The Consultation Document will be supported by a number of associated documents that provide the evidence to support the proposals and policies within it. These will be made available for public scrutiny at the time of the consultation and are described briefly below:

- (i) *Sustainability Appraisal* - Sustainability Appraisal is undertaken at each stage leading up to the preparation of a draft Core Strategy in order to help ensure that plans are sustainable and negative impacts are avoided through an appraisal of options.
- (ii) *Habitats Regulations Assessment* - In order to protect the integrity of internationally important wildlife sites, European law requires Habitats Regulations Assessments to be undertaken where proposed plans could have a significant effect.
- (iii) *Draft Topic Papers* - Provide the detailed background and evidence collected to date, drawing upon studies and technical reports (for example, the draft Strategic Housing Market Assessment, Wiltshire Workspace Strategy) to explain how the policies and proposals within the Consultation Document have been developed. These will continue to be developed following the consultation, taking into account the response and finalised to support the sound draft Wiltshire Core Strategy.

13. The main purpose of the consultation will be to seek comment on the Spatial Strategy and Community Area Strategies, in particular the proposed levels and distribution of new employment land to ensure the delivery of job growth and new homes. The Spatial Strategy including strategic employment and housing requirements are described in more detail below.

Spatial Strategy for Wiltshire

14. The proposed Spatial Strategy is underpinned by a number of key principles to build more resilient communities, as follows:
- Providing for the most sustainable pattern of development that minimises the need to travel and maximises the potential to use sustainable forms of transport.
 - Creating the right environment to deliver economic growth, delivering the jobs Wiltshire's population needs locally, taking a flexible and responsive approach to employment land delivery.
 - Phasing development to ensure that jobs and the right infrastructure are delivered at the right time to ensure that out commuting does not increase and development provides benefits for communities.
 - Contribute to lowering Wiltshire's carbon footprint by delivering renewable energy, sustainable construction and location of development.
 - Protecting and planning for the enhancement of the environment including development of green infrastructure to support the health and wellbeing of communities.
 - Provide for high quality, well designed development, ensuring full community involvement in planning for larger development proposals.
 - Provide the framework to deliver Neighbourhood Plans.

Spatial Strategy Core Policies

15. **Core Policy 1**, as set out in **Appendix 1**, identifies Chippenham, Salisbury and Trowbridge as 'Principal Settlements', which are strategically important to Wiltshire as the main employment and service centres. These, together with the defined 'Market Towns' of Amesbury, Bradford-on-Avon, Calne, Corsham, Devizes, Malmesbury, Marlborough, Melksham, Tidworth and Ludgershall, Warminster, Westbury and Wootton Bassett, will continue to be the focus for new jobs, homes and community facilities within Wiltshire.
16. For the purposes of the Strategy, Cricklade, Downton, Market Lavington, Mere, Pewsey and Tisbury are defined as 'Local Service Centres' for their surrounding rural areas. These will provide for much more modest levels of growth than the Market Towns in order to safeguard their role as Local Service Centres and help support delivery of local jobs, affordable homes and improved community facilities. The Strategy considers that development may be appropriate on sites adjacent and well related to settlement boundaries in order to provide for development that may be needed.

17. The Strategy recognises that some limited, small-scale development may be appropriate in large and small villages in order to support the communities within the more rural parts of Wiltshire. An analysis of all villages has been undertaken to determine the role of individual rural settlements in the Strategy as 'Large' or 'Small' villages. This has taken into account size of settlement, employment, level of services and facilities, including public transport, communications (broadband and mobile phone coverage), constraints to development and land with development potential.
18. In line with the Settlement Strategy, **Core Policy 2** proposes the overall level of new employment land (178 hectares) to support job growth and 37,010 homes for the whole of Wiltshire over the full plan period, 2006 to 2026.
19. **Core Policy 2** identifies growth of 27,570 jobs across Wiltshire over the plan period (of which 10,900 are proposed in South Wiltshire). A total of 178 hectares of new employment land is proposed to be released across Wiltshire, including approximately 50 hectares within South Wiltshire. This is in addition to that already developed or committed since 2006 and will provide a range of sites and choice of locations across Wiltshire. Table 1 of **Appendix 2** sets out the proposed employment sites, some of which are included as mixed use strategic allocations at settlements identified within paragraph 25 below.
20. The Strategy (outside of South Wiltshire) proposes the promotion of the A350 corridor as a location for strategic employment growth, particularly at Chippenham and Trowbridge, and responds to the economic potential of the Market Towns of Calne, Devizes and Wootton Bassett. It is proposed that the Consultation Document includes policies to facilitate change in the existing older employment stock and encourage growth in the Wiltshire economy through the release of new land that supports the role of individual places and appropriate safeguarding of existing employment areas.
21. The level of employment land and locations for new development has been informed by consideration of:
 - Wiltshire Workspace and Employment Land Strategy (undertaken by DTZ in 2009) particularly in relation to new locations for growth (sites) and condition of the existing stock of land and buildings in employment use.
 - Cambridge Econometric projections about the employment sectors that are expected to grow.
 - Intelligence from North and Mid Wiltshire Local Economic Partnerships regarding demand from businesses, and Wiltshire Strategic Economic Partnership regarding support required for key sectors of the economy to improve the quality of employment opportunities in Wiltshire.
 - Views of local communities expressed at recent Community Area meetings relating to the need for the Strategy to focus on job growth, as well as other responses received through previous consultations.

22. The evidence indicates that across Wiltshire about 36 hectares are needed to provide for new jobs and 76 hectares are required to facilitate change in the existing older employment stock, which could lead to the release of sites for other uses. The residual amount will allow for choice of employment sites and to enable the Strategy to be responsive to unforeseen significant inward investment opportunities. **Appendix 2** sets out in more detail an assessment of each town's potential for economic growth identifying appropriate locations and scale of new employment land to accommodate job growth. It is proposed that some of this detail is captured in the Community Area Strategies in finalising the document for consultation. Additional work is being undertaken to identify those employment sectors that will best deliver the required growth for each settlement, which will be used to inform the draft Wiltshire Core Strategy when it is prepared.
23. Of the 37,010 new homes required, 27,100 are proposed for the plan area outside of South Wiltshire. Table 1 below indicates that just over half of the proposed 37,010 dwellings is already planned for through either existing completions or commitments:

	Source of Supply	Net Additional Dwellings ¹ 2006 to 2026	
		Wiltshire (37,010)	Wiltshire excl. South Wiltshire (27,100)
(i)	Completions 1 April 2006 to 31 March 2010	8,370	6,585
(ii)	Deliverable Commitments at 1 April 2010 (planning permissions, permissions subject to resolution of Section 106 legal agreements & outstanding Local Plan allocations proposed to be carried forward into Core Strategy)	8,230	6,645
(iii)	Deliverable large site commitments (permitted since 1 April 2010 and extra care permissions)	760	640
	Total Completions and Commitments	17,360	13,870
	Remainder to be planned for 2010 to 2026	19,650	13,230

¹Figures rounded to nearest 5

Table 1: Completed, committed homes and residual requirement

24. **Appendix 3** explains in detail how the initial strategic requirement has been identified and subsequently developed to reach a proposed strategic requirement. This clarifies why 37,010 new homes is considered to be a reasonable and robust level of growth for Wiltshire; not meeting the needs of outlying areas (e.g. Bath, Swindon) but seeking to redress the existing

imbalance of jobs and homes. This requires a balanced approach to the delivery of future growth which favours job creation in the early part of the plan, reducing the need to commute outside of Wiltshire. Table 1 of **Appendix 3** summarises how each Community Area will contribute towards the delivery of the requirement, including strategic allocations, and the considerations that have been taken into account to justify the proposed level of growth for each Community Area. The numbers are included in the Community Area Strategies in **Appendix 4**.

25. The Strategy proposes that the residual requirement of 13,230 net additional new homes for the area outside of South Wiltshire should come forward from a number of sources of supply which are explained in paragraph 5.6 of **Appendix 3**. These include proposed strategic allocations to meet the jobs and homes proposed within specific settlements in the most sustainable way. Strategic sites are proposed at Bradford-on-Avon, Chippenham, Tidworth and Ludgershall, Trowbridge and Warminster, the details of which are explained within the respective Community Area Strategies in **Appendix 4**. It is proposed that, subject to Cabinet approval, in order to finalise the Community Area Strategies for consultation that the Chairs of the Area Boards are asked to check the content of their respective Community Area Strategy in the interests of clarity and accuracy.
26. The Strategy includes fewer strategic allocations than the Wiltshire 2026 Consultation Document. This is to allow for smaller scale allocations to be identified through community-led Neighbourhood Plans or a site allocation development plan document (prepared in close consultation with local communities). Where appropriate, these could take the form of greenfield sites on the edge of Market Towns, Local Service Centres and/or larger villages. The amount required from this source will be determined by detailed local analysis of urban potential and specific needs of individual settlements to determine whether greenfield sites should be released, for example, to facilitate the delivery of affordable housing.
27. To manage the supply of homes to ensure that it is better aligned to the delivery of job growth, two phasing periods are proposed in the **Core Policy 2** (2006 to 2016 and 2016 to 2026). The evidence informing the housing requirement indicates that job growth in particular will be slow during the first half of the plan period. This shows the need to manage the delivery of homes during the early part of the plan period so that Wiltshire becomes more sustainable and starts to redress existing imbalances of homes to jobs. Phasing will help manage the rate of housing delivery, which is particularly important given the high levels of housing delivery and commitments (around 51% of the overall requirement) and is necessary to ensure that a continuous supply is provided over the plan period as a whole. Justification for the phasing policy is provided at Section 5 of **Appendix 3**.
28. Phasing can also be informed by the timing of infrastructure required to support strategic growth at the towns. As such, only an indicative phasing policy is proposed for inclusion in the Consultation Document, which will need to be refined following the consultation

29. **Core Policy 3** provides a framework to ensure the timely delivery of appropriate infrastructure to support new development and maximise community benefits. The policy identifies and prioritises types of infrastructure as 'critical', 'essential' and 'place shaping' infrastructure in order to manage competing demands. In addition, it identifies the mechanisms by which infrastructure will be secured, including the role of the Community Area Boards.
30. To reflect the priority that local communities afford the provision of appropriate infrastructure, this policy is a key part of the Spatial Strategy for Wiltshire and will also enable the Council to become a charging authority for the Community Infrastructure Levy.

Other Core Policies

31. A list of other Core Policies proposed for inclusion in the Consultation Document, together with their purpose is outlined in **Appendix 5**. These will be incorporated in full within the Consultation Document. This includes **Core Policy 32**, Meeting the Needs of Gypsies and Travellers, in order to address the full range of housing needs for Wiltshire's settled and travelling communities. This proposes that 93 permanent pitches, 27 transit pitches and 5 plots for travelling showpeople are provided over the first half of the plan period (2006 to 2016). Of the permanent pitches, provision for 69 pitches has been found, including sites with temporary planning permission. Criteria are proposed in order to assess the suitability of new proposals coming forward. The proposed Core Policy 32 is included in full at **Appendix 5**.
32. As part of the number of new homes for Wiltshire, it is necessary to consult on proposed pitch requirements for Gypsy and Travellers in light of the intention to abolish the RSS.

Proposed Consultation Arrangements

33. It is proposed that this additional consultation aligns with the eight week consultation on the Wiltshire and Swindon Proposed Submission Draft Waste Site Allocations Development Plan Document (approved by Cabinet on 22 March 2011) to help make effective use of resources and reduce consultation fatigue. In accordance with the Council's Statement of Community Involvement the first six weeks would take place outside of summer holidays, with the consultation starting on Monday 13 June 2011 and ending Monday 8 August 2011.
34. Consultation arrangements are proposed below, which comply with the Council's Statement of Community Involvement:
 - It is proposed that exhibitions, hosted by the Area Boards (publicised through Area Board networks), are held in each Community Area across Wiltshire. These will be 'market stall' style to allow the above consultations to be undertaken at the same time.

- The exhibitions will include information boards, inviting comment on the day but also providing information as to how people can comment off and on-line; Officers will be in attendance to answer questions.
- The exhibitions will also include information regarding neighbouring Community Areas as required.
- Letters/emails will be sent to all consultees on the Council's Spatial Planning database, publicising the consultation.
- Advertisements in local papers and item in parish newsletter.
- Documents available in main Council offices and libraries across Wiltshire.
- Online publication on Council's consultation portal.
- During the consultation period, it is proposed that officers attend relevant partnership meetings, including Environmental Alliance, Housing Market Partnership and Wiltshire Strategic Economic Partnership; as well as meeting with other groups of stakeholders as appropriate in order to encourage stakeholder engagement.

Next Steps

35. Following the consultation, there will be the need to move forward expediently with the preparation of a sound draft Core Strategy for Wiltshire (subsuming relevant policies and proposals from the South Wiltshire Core Strategy), in order to meet the Council's published timetable of bringing the pre-submission consultation draft Wiltshire Core Strategy to Cabinet November 2011.
36. Once the consultation has closed, all responses will be made available for viewing on the Council's website as soon as possible. The response together with new evidence will be used to inform the development of the draft Wiltshire Core Strategy, which following Cabinet approval, can then proceed to its final stage of formal public consultation before being submitted for examination.

Environmental and Climate Change Considerations

37. The Core Strategy relates to the development and use of land and has implications for the physical, economic and social environment of Wiltshire. It is therefore important that its policies and proposals seek to deliver development in a sustainable manner. A Sustainability Appraisal (SA), incorporating Strategic Environmental Assessment and Habitats Regulations Assessment, is being undertaken as part of the process. Both help shape the Core Strategy and ensure that negative environmental impacts are avoided and sustainable development delivered.

38. Climate change is one of the key cross cutting objectives of the Core Strategy. The Consultation 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 is being undertaken as part of the process and the Strategy seeks to promote the most sustainable distribution of growth to promote self containment as far as possible and reduce the need to travel.

Equalities Impact of the Proposal

39. When the draft Core Strategy is submitted to the Secretary of State for examination Regulations require that it is accompanied by a formal Equalities Impact Assessment. The Core Strategy itself will need to take into account the needs of the whole community, with the consultation process seeking to help ensure that everyone has the opportunity to inform its preparation.

Risk Assessment and Options Considered

40. The Government has made it clear that RSS will be revoked and local authorities are responsible for establishing the right level of housing provision within their area without the burden of regional housing targets. Incorporating an early stage of public consultation will enable scrutiny of the Council's employment and housing proposals to take place before the Council reaches the formal stage of consultation, which should be on what it considers to be a robust and sound plan. This will allow the Council to respond to the consultation and minimise the risk of delay at the formal stages of the process.
41. In light of the emerging national planning policy context it is considered important that Wiltshire puts in place an up-to-date development plan as soon as possible. Alongside the recent budget statements, the Government made clear *"its expectation that every council should be firmly on the front foot in encouraging and supporting growth. Local authorities should be pressing ahead without delay in preparing up-to-date development plans which set out the opportunities for growth in their areas."* (Planning and the Budget, Department for Communities Local Government, March 2011).
42. The Government also proposes to consult on a 'presumption in favour of sustainable development' in May 2011. At this stage, it is unclear what this will mean. However, if Wiltshire is to be underpinned by plan-led growth, it will be important that a clear Strategy be prepared to set out what is regarded as sustainable development for the county.

Financial Implications

43. Financial provisions have been made within existing budgets for undertaking this consultation and the next steps of preparing the draft Core Strategy for its final stage of public consultation. Costs associated with the examination, adoption and publishing of the Wiltshire Core Strategy will be met from the 2012/13 budget as planned.

44. Failure to prepare a Core Strategy could result in a funding gap in the provision of schools, highways, open space and other infrastructure. It will also impact on the Council's ability to become a charging authority for the Community Infrastructure Levy. In addition, failure to plan for new jobs and homes could have implications for the Council to benefit from New Homes Bonus, Business Rates and Formula Funding under current Government proposals.

Legal Implications

45. The Council has a statutory duty to prepare a Core Strategy and to engage the public in its preparation as required by Regulation 25 of the Town and Country Planning (Local Development) (England) Regulations 2004 (as amended). The Localism Bill, as currently drafted, would not take away this duty. The consultation is being designed in accordance with the Council's Statement of Community Involvement and these legal requirements.

Conclusions

46. With the intention to abolish Regional Spatial Strategies, an additional stage of public consultation is necessary to allow for Wiltshire's communities and other stakeholders to comment on proposals for employment growth and new homes over the plan period. The consultation also provides the opportunity for comment on the emerging Spatial Strategy, Community Area Strategies and Core Policies that are proposed to form part of the Wiltshire Core Strategy. Emerging national policy and recent Ministerial Statements reaffirm the need to put in place a Core Strategy for Wiltshire as expediently as possible.

MARK BODEN

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

None

Appendices:

- Appendix 1: Delivering the Vision - the Spatial Strategy for Wiltshire (Draft)
- Appendix 2: Planning for Job Growth in Wiltshire 2006 to 2026
- Appendix 3: Developing the Wiltshire Housing Requirement 2006 to 2026
- Appendix 4: Community Area Spatial Strategies (Draft)
- Appendix 5: List of Core Policies and Gypsy and Traveller Core Policy (Draft)