

**Draft Wiltshire Core Strategy Consultation Document - Proposed Core Policies**  
**(Core Policy 22 onwards)**

Note: policy ordering may change following further refinement of document for consultation.

<b>Policy</b>	<b>Title</b>	<b>Purpose</b>
CP22	Additional employment land	Policy for determining applications for additional employment land.
CP23	Existing Employment sites	Policy to protect existing employment sites and facilitate relocation from and reuse of outdated sites.
CP24	Economic Regeneration	Supports the regeneration of brownfield sites. Identifies specific regeneration sites.
CP25	Re-use of Military Establishments	Supports the redevelopment, conversion and/or change of use of redundant Ministry of Defence sites subject to certain criteria.
CP26	Rural diversification and enterprise	Policy to support rural communities by encouraging suitable tourism and employment opportunities.
CP27	Sustainable Construction and Low Carbon Energy	Policy ensuring energy efficiency and sustainable construction.
CP28	Standalone Renewable Energy Installations	Policy to support and encourage standalone renewable energy installation schemes subject to certain criteria.
CP29	Providing affordable homes	Sets affordable housing target/provision.
CP30	Meeting housing needs	Sets type and mix of housing needed as well as seeking housing that meets the needs of vulnerable and older people and ensuring that all housing to meet Lifetime Homes Standards.
CP31	Lifetime Homes Standards	Requires all new dwellings to meet Lifetime Homes Standards.
CP32	Meeting the needs of Gypsies and Travellers	Sets number and type of gypsy/traveller pitches needed in Wiltshire and distributes to the former district areas. Identifies criteria that sites will be determined against.
CP33	Protection of Services and Community Facilities	Development management policy to protect the loss of services and community facilities.
CP34	Biodiversity and Geodiversity	Looks to protect biodiversity and geodiversity sites. Provides mitigation in terms of council's requirement under the European Habitats Regulations.
CP35	Landscape	Development management policy to protect and conserve Wiltshire's landscape.
CP36	Green Infrastructure	Supports projects that contribute to delivery of Wiltshire's Green Infrastructure network.
CP37	Green Infrastructure Development Management Policy	Development management policy that makes provision for the retention and enhancement of Wiltshire's Green Infrastructure Network.
CP38	Ensuring high quality design and place shaping	Development management policy to ensure high quality design and place shaping.
CP39	Ensuring protection of the historic environment	Protects and seeks opportunities to improve Wiltshire's historic environment including historic buildings, archaeology, and historic parks and gardens.
CP40	Housing density	Directs highest housing densities to more built up areas and sets criteria to assess if the density proposed in applications is appropriate. Sets indicative minimum density of 30 dph.
CP41	The Stonehenge, Avebury and Associated Sites World Heritage Site and its Setting	Provides protection to the World Heritage Site and its outstanding universal value.
CP42	Retail and leisure	Ensures that an impact assessment is provided for retail and leisure applications to protect our town and village centres.

CP43	Transportation	Requires developers to show how a proposal will contribute to the aims of the Transport Strategies and Local Transport Plan 3 including measures to encourage modal shift away from the use of the private motor car.
CP44	Flood risk	Identifies that Wiltshire has a supply of housing land outside of flood zones.
CP45	Water efficiency and the River Avon Special Area of Conservation	Requires development to meet a certain level of water efficiency to mitigate against harmful impacts on the River Avon. Policy is in accordance with council's obligation to meet requirements of Habitats Regulations.
CP46	Pollution and phosphate levels in the Water Environment	To avoid and reduce possible environmental effects on water quality in the River Avon. Policy is in accordance with council's obligation to meet requirements of Habitats Regulations.

## Core Policy 32 - Meeting the needs of gypsies and travellers (DRAFT)

Provision should be made to help meet the accommodation needs of all of Wiltshire's communities, including the Gypsy and Traveller community and travelling showpeople, who normally reside in or travel to the County. The development of new permanent and transit Gypsy and Traveller caravan sites in suitable and sustainable locations will be considered in accordance with the criteria set out in Core Policy 32. The requirements for new pitches set in Core Policy 32 and the criteria applied are based on:

- Wiltshire Gypsy and Traveller Accommodation Assessment carried out by the former Wiltshire local authorities in 2006
- Examination of that assessment through the draft Regional Spatial Strategy for the South West (RSS) process and proposals within the draft RSS
- National policy and guidance on extrapolating need, and
- Consultation responses during a Gypsy and Traveller issues consultation carried out by Wiltshire Council in 2010.

Further information is provided within the Gypsy and Traveller Topic Paper.

The provision of new transit pitches will enable pitches to be provided to meet the needs of Gypsies and Travellers who come to the area but have no permanent place to stay.

The Council will use national policy and the criteria-based approach to identify the most suitable sites for Gypsy and Traveller pitches and will produce supplementary guidance on the interpretation and implementation of Core Policy 32. The government has recently published a draft Planning Policy Statement on planning for traveller sites which includes the general principle of aligning planning policy on traveller sites more closely with that for other forms of housing and of requiring council's to demonstrate a five year supply of pitches against a long term target based on clear evidence. Core Policy 32 reflects this approach by introducing a set of criteria against which potential sites will be tested. The criteria have regard to local amenity, access to facilities and impact on the landscape in a similar way to policies for general housing.

Since 2006 a number of permanent planning permissions for Gypsy and Traveller sites have been granted. The numbers of pitches that have been granted planning permission (1 April 2006 to 31 March 2011) are set out in Table 1, below. In addition to these permanent permissions, temporary planning permissions have been granted for 19 pitches in north Wiltshire, 3 in west Wiltshire and 2 in south Wiltshire. Specific sites to meet the residual need will be identified in a Gypsy and Traveller Site Allocations Development Plan Document. The preference will be for small, private sites.

Area	Proposed Requirement (2006 -16)	Permitted 06-11	Residual Requirement
North	51	39	12
South	21	0	21
East	6	0	6
West	15	6	9
Total	93	45	48

If the temporary permissions are excluded from the above residual requirement then 19 pitches would be left to find in the south, 6 both the east and west, with no additional requirement in north Wiltshire.

## **Core Policy32 - Meeting the needs of Gypsies and Travellers**

Provision should be made for 93 permanent pitches for Gypsies and Travellers, 27 transit pitches and 5 plots for Travelling Showpeople during the period 2006 to 2016. Permanent pitches should be distributed as follows:

North Wiltshire	51
South Wiltshire	21
East Wiltshire	6
West Wiltshire	15

In appropriate locations outside or within settlement boundaries where no planning policy or other barrier to development exists, proposals for gypsies and travellers pitches must satisfy the following general criteria:

- I. No significant barriers to development exist in terms of flooding, poor drainage, poor ground stability or proximity to other hazardous land or installation where conventional housing would not be suitable;
- II. Unacceptable impacts on the character and appearance of the surrounding landscape will be minimised through the sensitive and appropriate design of the scheme;
- III. The site is located in or near to existing settlements with access to a range of local services such as shops, doctors and schools, and a range of amenities including play areas and other recreation facilities.
- IV. The proposal will not result in an unacceptable loss of amenity of neighbouring land uses; and
- V. Mixed-use proposals (that is sites that include a business use) will only be considered if appropriate to the locality and such uses will not result in an unacceptable loss of amenity.