

## 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 15<sup>th</sup> 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.<sup>1</sup> 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

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<sup>1</sup> 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 Wiltshire Core Strategy relating to the former Salisbury district area <del>is well advanced (Inspector's report produced) and its completion was adopted February 2012.</del> <u>This will enabled</u> new housing sites to be identified before the Wiltshire Core Strategy is in place and a five year housing land supply to be maintained in this part of Wiltshire. The policies and proposals within the South Wiltshire Core Strategy <del>will be</del> <u>are being</u> subsumed into the Wiltshire Core Strategy. <u>The South Wiltshire Core Strategy will</u> be replaced by the Wiltshire Core Strategy when it is adopted.
1.8	Update to reflect publication of the national planning framework and the Localism Act
	The Localism Act 2011 introduces the powers to <del>Bill (due to be enacted spring 2012) will</del> revoke regional spatial strategies and introduce neighbourhood plans, neighbourhood development orders and the community right to build. The Government has also <del>consulted on a draft published</del> a National Planning Policy Framework (NPPF), which <del>may have</del> <u>has</u> implications <u>for the content of the</u> LDS <del>once approved.</del>
Table 1	Add reference to the adopted South Wiltshire Core Strategy
	Document: South Wiltshire Core Strategy DPD (adopted February 2012) Area covered: 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) Area covered: 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.
2.6	Amend first bullet point to be more specific
	<u>Wiltshire Site Allocations DPD - the Wiltshire Core Strategy provides the context for the scale of growth in each community area but is not specific in every community about the location of growth. In <u>market towns where no strategic allocation has been identified and in local service centres these community areas</u>, the Core Strategy allows for sites to be identified through neighbourhood plans in line with the provisions of the Localism Act 2011 Bill. However, where neighbourhood plans are not forthcoming and if <u>the Annual Monitoring Report prepared by Wiltshire Council indicates that there could be issues in maintaining a five year</u> the supply of land for housing <del>is begins to decline</del> there may be a case for Wiltshire Council to step in and produce a Wiltshire Site Allocations DPD.</u>
2.6	Delete second bullet point and replace with
	Joint Site Allocations DPD for land west of Swindon - The Wiltshire Core Strategy is being prepared ahead of the Swindon Core Strategy. Both Core Strategies do not support the

allocation of land for housing on land to the west of Swindon within Wiltshire. 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.	
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.
App B	Remove local development document profile for South Wiltshire Core Strategy
App B	Amend other document profile for the community infrastructure levy (see below)
App B	Add local development document profile for partial review of Wiltshire Core Strategy (see below)

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

### Wiltshire Core Strategy (partial review) (2006-2026)

Role and subject	<p>The purpose of the partial review of the Wiltshire Core Strategy will be to introduce further detailed development management policies to the adopted Wiltshire Core Strategy. It will involve a review and update of the saved 2011 local plan development management policies not replaced by the Wiltshire Core Strategy and developing additional locally distinctive policies to guide development within Wiltshire consistent with national policy. A key area of new policy will be to plan positively for all town centres in Wiltshire.</p> <p>All policies will be drafted to become part of the Wiltshire Core Strategy. It is not the purpose of the review to re-open discussion about other parts of the plan and will effectively be an addendum to the adopted core strategy.</p>
Geographical coverage	Wiltshire
Document type/status	Development plan document
Chain of conformity	National policy
<b>Timetable</b>	
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 representations	January - March 2014
Submission to Secretary of State	April 2014
Examination (including hearing and receipt of Inspectors report)	May - October 2014
Adoption	December 2014
<b>Production and participation</b>	
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	Infrastructure providers; central and local government agencies; 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.
Political oversight	Cabinet of Wiltshire Council