



Working towards a Core Strategy for Wiltshire

Report on the Conformity of the Wiltshire Core Strategy Pre-Submission Document to the National Planning Policy Framework

June 2012

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Executive Summary

The National Planning Policy Framework (NPPF) was published by the Department for Communities and Local Government on 27 March 2012. The NPPF replaces national policy (including many Planning Policy Statements and Planning Policy Guidance Notes¹) with immediate effect.

The Wiltshire Core Strategy Pre-Submission Document (February 2012) has been developed in line with the aforementioned suite of national planning policy but the document is also in general conformity with the recently published NPPF.

The Wiltshire Core Strategy Pre-Submission Document is a flexible and positive plan for growth and through this report it is demonstrated that it is broadly in conformity with the NPPF. In particular the overarching principles of the NPPF to plan for sustainable growth, application of the presumption in favour of sustainable development and the core plan-making principles are met.

This report provides a detailed comparison of the Wiltshire Core Strategy Pre-Submission Document to the NPPF and identifies some omissions in the Core Strategy. It is recommended that the majority of these minor requirements are met either through minor changes to the Wiltshire Core Strategy Pre-Submission Document or through wider spatial planning processes such as neighbourhood planning.

It is also proposed to schedule an early Core Strategy review into the Local Development Scheme. This is to address the NPPF requirement to positively plan for all town centres in Wiltshire, including defining the extent of town centres, setting out policy on what uses will be permitted in these locations and undertaking an assessment of the need to expand town centres to ensure a sufficient supply of sites. The Core Strategy is designed to be a strategic document and saves some district Local Plan policies². An early review of the Core Strategy will also enable these saved Local Plan policies to be updated and reviewed as appropriate.

New national guidance has also been published on Gypsy and Travellers in Planning Policy for Traveller Sites published 23 March 2012. An assessment has been made of the conformity of the Wiltshire Core Strategy Pre-Submission Document and scheduled Gypsy and Traveller Site Allocations Development Plan Document, with this national policy. The documents are broadly in conformity with the national policy apart from some minor changes to the proposed Core Strategy policy on Gypsy and Travellers to ensure criteria for the identification of sites for Gypsy and Travellers are fully compliant.

¹ See National Planning Policy Framework Annex 3: Documents replaced by this Framework.

² See Appendix D of the Wiltshire Pre-Submission Core Strategy.

1.0 Background

- 1.1 The National Planning Policy Framework (NPPF) sets out the Government's planning policies for England and is a key part of the national reforms designed to make the planning system less complex and more accessible but still retaining the key principle of sustainable development and growth. It reflects the objective of the Localism Act 2011 to enable communities and local councils to produce spatially distinctive local and neighbourhood plans.
- 1.2 The NPPF introduces the principle of the 'presumption in favour of sustainable development' as the 'golden thread' that runs through plan making and delivery. For plan making it is essential that the plan provides the opportunity for development needs in the area to be met. If a robust plan is in place then decisions must not be taken against it.
- 1.3 The NPPF replaces a raft of national planning policy guidance and statements³.
- 1.4 The draft Wiltshire Core Strategy has been through a series of public consultations for which current evidence was collected and where requirements in national planning policy and guidance were met. Information on these stages of development can be found in the supporting topic papers for the various stages of core strategy development. The consultation documents are as follows:
- Wiltshire Core Strategy Pre-Submission Document February 2012⁴.
 - Wiltshire Core Strategy Consultation Document June 2011⁵.
 - Wiltshire 2026: Planning for Wiltshire's Future Consultation Document October 2009⁶.
- 1.5 The final NPPF was published on the 27th March 2012. The direction of some national guidance areas has changed and it is essential to ensure that the Wiltshire Core Strategy is in compliance with the published NPPF.
- 1.6 The draft NPPF was published on the 25th July and was consulted on until the 17th October 2011. The Wiltshire Core Strategy Pre-Submission Document has taken account of the draft NPPF and now the final document has been published it is important to scrutinise in detail how the Wiltshire Core Strategy Pre-Submission Document complies with the published NPPF and to identify any gaps where further work may be required to amend the Core Strategy or new policies need to be developed within the wider Local Development Framework. It should be noted that it is the pre-submission version of the Core Strategy that is being compared to the NPPF but the generic term 'Wiltshire Core Strategy' is used throughout the detailed assessment.
- 1.7 This report compares in detail the requirements of the NPPF with the Wiltshire Core Strategy Pre-Submission Document under each sub-heading of the NPPF, this detailed assessment can be found in Appendix A. Where sections are not directly relevant to the Wiltshire Core Strategy or where they are addressed elsewhere within

³ See Annex 3 of the NPPF for a full list of the documents replaced by the NPPF.

⁴<http://www.wiltshire.gov.uk/planninganddevelopment/planningpolicy/wiltshirecorestrategy/wiltshirecorestrategypresubmissionconsultation.htm>

⁵<http://www.wiltshire.gov.uk/planninganddevelopment/planningpolicy/wiltshirecorestrategy/wcsconsult2011.htm>

⁶ http://www.wiltshire.gov.uk/wiltshire_2026_-_planning_for_wiltshire_s_future_october_2009.pdf

the planning system they have not been assessed in this report⁷. A summary of the key findings, omissions and actions can be found in the next section.

- 1.8 New national guidance has also been published on planning for Gypsy and Traveller Sites in Planning Policy for Traveller Sites⁸. An assessment of the conformity of the Wiltshire Pre-Submission Core Strategy and Gypsy and Traveller Site Allocations Document to this national guidance can be found in Appendix B.
- 1.9 The Planning Inspectorate has provided a checklist prepared by PAS and the Local Government Association. This checklist has been provided to help assess the content of the Core Strategy against requirements in the NPPF that are new or significantly different from national policy previously set out in national guidance. This checklist has also been completed for the Core Strategy Pre-Submission Document and can be found at Appendix C. A full checklist on conformity with the full NPPF (not just areas where there is a significant change from former national policy) has recently been published⁹. This will also be completed prior to the examination.

2.0 Summary of Findings, Omissions and Proposed Actions

The Core Land Use Planning Principles

- 2.1 The NPPF introduces a set of 12 core overarching planning principles for both plan-making and decision-making. The Wiltshire Core Strategy Pre-Submission Document meets all of these principles. The Wiltshire Core Strategy is Wiltshire Council's response to national planning policy and embraces the need to plan positively for growth and to provide clarity and certainty through a plan led system. The plan is the result of comprehensive community and stakeholder engagement, and sets out clear policies to deliver the sustainable strategic growth necessary to meet Wiltshire's challenges and needs. The challenges and needs in Wiltshire are identified in the strategic objectives at the beginning of the document. These strategic objectives are delivered by:
 - Core policies 1, 2 and 3 which set the most sustainable locations for growth in the settlement strategy, the levels of growth and how it will be delivered.
 - A clear framework for each community areas, by indicating land use challenges by community area, within which communities can produce their own plans should they choose to do so.
 - The plan also provides a new set of pan-Wiltshire thematic policies in Chapter 6 against which planning applications can be predictably and efficiently judged.
- 2.2 The core land use planning principles are all met, including through:
 - Supporting sustainable economic development, which is the driving force behind the strategy, meeting the goal of delivering stronger, more resilient communities. The strategy is based on an analysis of the role and function of the settlements in Wiltshire and provides a positive model of growth which includes the strategic site

⁷ This includes section 13: facilitating the sustainable use of mineral which is dealt with through the minerals development plan document and the section on decision-taking which relates to development management processes.

⁸ Planning Policy for Traveller Sites 23rd March 2012.

⁹ A full NPPF checklist was published on the 23rd May 2012:
<http://www.pas.gov.uk/pas/core/page.do?pageId=2118093>

allocations and requirement for specific non-strategic sites to be delivered through the neighbourhood planning process or a site allocations development plan document.

- Seeking high quality design and amenity with place-shaping being a key thread running throughout the document.
- Recognising the intrinsic natural beauty of Wiltshire through the pan-Wiltshire core policies and area specific requirements.
- Supporting the transition to a low carbon future by focusing development at the most sustainable settlements, potentially reducing the need to travel, and through the specific strategic objective and core policies addressing climate change.
- Conserving and enhancing the natural environment and allocating development on land of lesser environmental value through strategic objective 5, pan-Wiltshire core policies on protecting the natural environment and area specific policies.
- Encouraging the effective use of land by promoting the reuse of land that has been previously developed and setting a target of 35% of development to be on previously developed land (PDL).
- Promoting mixed use development through the strategic site development templates.
- Conserving heritage assets through strategic objective 5 and the pan-Wiltshire core policies.
- Making fullest use of public transport by focussing the growth needed on the larger settlements, especially Chippenham, Salisbury and Trowbridge.
- Ensuring access to facilities and services and enabling resilient communities.

The Presumption in Favour of Sustainable Development

- 2.3 The Core Strategy defines sustainable development within the local context of Wiltshire. In particular Core Policy 1 outlines the Settlement Strategy which identifies the role and function of Wiltshire's settlements and identifies which are the most sustainable locations for growth based on the level of homes, jobs, services, facilities and transport choices. The settlement strategy is implemented by Core Policy 2: The Delivery Strategy and supported through the provision of infrastructure in Core Policy 3.
- 2.4 In Core Policy 2 the Wiltshire Core Strategy encourages the presumption in favour of sustainable development in the most sustainable locations. This is within the limits of development at the Principal Settlements, Market Towns, Local Service Centres and Large Villages. Outside of these locations the Strategy considers that the most sustainable locations for development can be identified with the local community through neighbourhood plans or a site allocations development plan document if necessary. Through identifying housing requirements in each community area and setting out the approach to identifying specific non-strategic sites the plan is positively enabling development.
- 2.5 A flexible and responsive approach to employment and housing land delivery is enabled through the identification of strategic sites and through setting a quota of development to be delivered with local communities through other mechanisms, namely retained Local Plan allocations, existing commitments, regeneration projects such as those in the Principal Settlements of Chippenham, Salisbury and Trowbridge, business expansion plans and non strategic sites to be identified through neighbourhood plans or a site allocations development plan document.

2.6 It is clear that the Wiltshire Core Strategy has sustainable development at its core and that the presumption in favour of sustainable development has been enabled in the most sustainable locations. Should neighbourhood planning fail to deliver specific non-strategic sites a Site Allocations Development Plan Document will be progressed to ensure the needs in Wiltshire are met.

Thematic Requirements

2.7 Details on the core strategy compliance with the thematic requirements in the NPPF can be found in Appendix A. The few instances where conformity of the Core Strategy could be improved with the NPPF are summarised in the table below. Suggestions to address these through minor changes to the Core Strategy, an early stage Core Strategy review and through other mechanisms in the wider Local Development Framework can be found in the summary table below.

Table 1: Table summarising NPPF requirements that could be addressed to improve conformity

NPPF Requirement	How does the Core Strategy address it?	Potential Gap	How are we addressing this?
<p>Previously Developed Land (PDL) Encourage the effective use of land by reusing land that has been previously developed (paragraph 17 and 50).</p>	<p>Core Policy 2 sets this out in its second paragraph and sets a target of 35% of all development to be on such land.</p> <p>Core Policy 37: Military Establishments prioritises the reuse of military land.</p> <p>Core Policy 6: Economic Regeneration prioritises economic regeneration on PDL.</p>	<p>Whilst the WCS meets this requirement by setting a target for development on PDL it may be beneficial to provide further mechanisms to encourage and incentivise development on PDL in locations where it is sustainable.</p>	<p>Further mechanisms to prioritise development on PDL could be developed further through the neighbourhood planning process.</p>
<p>Employment Land Planning policies should avoid long term protection of sites allocated for employment sites where delivery for that use is unrealistic (paragraph 22).</p>	<p>Core policy 35: existing employment sites identifies Principal Employment Locations and protects all other employment land. Change of use on employment land outside the Principal Employment Locations is enabled if a set of strict criteria are met.</p>	<p>Core Policy 35 does not allow any scope for change of use at Principal Employment Locations – a flexible approach should enable criteria to be included to enable change of use in exceptional circumstances.</p>	<p>Recommended change to increase the flexibility of Core Policy 35: existing employment sites to allow change of use of Principal Employment Locations in exceptional circumstances.</p>
<p>Town Centre Definition and Use Define the extent of</p>	<p>Primary and secondary retail frontages are saved</p>	<p>Need to subsequently review as</p>	<p>To be subject of an early review of the Core Strategy as</p>

town centres and primary shopping areas, based on a clear definition of primary and secondary frontages in designated centres, and set policies that make clear which uses will be permitted in such locations (paragraph 23).	from the district Local Plans and defined on the Proposals Map.	timetabled in the LDS.	per the Local Development Scheme.
Town Centre Definition and Use Local planning authorities should undertake an assessment of the need to expand town centres to ensure a sufficient supply of suitable sites (paragraph 23).	Addressed through full retail appraisal by GVA Grimley and Topic Paper 6 – Retail. This evidence underpins the town centre strategies for Chippenham, Trowbridge and Salisbury CP9 Chippenham Central Areas of Opportunity), CP21 (Maltings/Central Car Park, Salisbury CP 28 (Trowbridge central Areas of Opportunity).	Primary and secondary retail frontages are saved from the district Local Plans and defined on the Proposals Map and Need to subsequently review as timetabled in the LDS.	To be subject of an early review of the Core Strategy and per the Local Development Scheme
Town Centre Definition and Use Allocate appropriate edge of centre sites for main town centre uses where suitable and viable town centre sites are not available. If sufficient edge of centre sites cannot be identified, set policies for meeting the identified needs in other accessible locations that are well connected to the town centre (paragraph 23).	See approach outlined above which identifies suitable sites in the principal settlements	Additional sites will be identified, if required through the review of the Core Strategy and neighbourhood plans	Additional sites to be provided through an early review of the Core Strategy as per the Local Development Scheme and neighbourhood plans.
Markets Retain and enhance existing markets and, where appropriate, re-introduce or create new ones, ensuring that markets remain attractive and	The importance of retaining and enhancing existing markets is acknowledged throughout the Core Strategy (for example para 5.106, Salisbury).	Needs monitoring and additional policy consideration should markets struggle. To be incorporated through the review of the Core	Additional policy support to be considered through an early review of the Core Strategy as per the Local Development Scheme and

competitive (paragraph 23).	Town centre regeneration is focussed on achieving enhanced trading positions which boost the markets viability and do not run counter to them.	Strategy and neighbourhood plans	neighbourhood plans.
Conversion of Rural Buildings Support the sustainable growth and expansion of all types of business and enterprise in rural areas, both through conversion of existing buildings and well designed new buildings (paragraph 28).	Core Policy 48 enables the reuse of redundant agricultural buildings.	The NPPF is more flexible and uses the term 'existing buildings'.	Recommended change to Core Policy 48 to read 'redundant rural buildings' rather than redundant agricultural buildings.
Housing trajectories Housing trajectory for market and affordable housing and set out a housing implementation strategy (paragraph 47).	A housing trajectory is set out in Appendix C of the Core Strategy. The Housing Implementation is the delivery strategy set out in Core policy 2.	Affordable housing trajectory omitted.	Affordable housing trajectory prepared and recommend as a minor change to the Wiltshire Core Strategy Pre-Submission Document.
Rural Housing In rural areas housing should be located where it will enhance or maintain the vitality of rural communities (paragraph 55). The requirement to prioritise economic use first has been removed.	Core Policy 48 enables the conversion of redundant agricultural buildings for housing in exceptional circumstances.	Core Policy 48 is more onerous regarding the re-use of rural buildings as it requires economic or tourism use before residential use. This is considered to be a sound approach for Wiltshire, where its rural character means there are a proliferation of rural buildings which needs some control.	No change recommended.
Green Belt Consider whether it is appropriate to establish Green Belt around larger scale development, such as	Not addressed.		This is discretionary. No new towns are proposed and the strategic sites do not follow garden

new settlements or urban extensions (Garden City principles) (paragraph 52).			city principles.
Garden Grabbing Consider setting out policies to resist inappropriate development of residential gardens (paragraph 53).	Core Policy 57 – Ensuring high quality design and place shaping requires development to be contextually considered and important green spaces to be retained. This is further emphasised by Core Policy 51 on Landscape	Not a specific policy but incorporated into two others which should afford the protection sought by the NPPF	Policies in place and efficacy can be addressed through monitoring and review of the Core Strategy review if necessary.
Sports and recreation facilities Planning policies should be based on robust and up-to-date assessments of the need for open space, sports and recreation facilities and assessments for new provision (paragraph 73)	Core Policy 52 – Green Infrastructure, plans for the long term management of green spaces including sports and leisure facilities. It is also covered through former district saved policies.	The Technical Team are updating the former district information on open space and recreation facilities.	This information could inform the Core Strategy review if necessary.
Local Green Space Designation Allow local communities to identify green areas for special protection, through a Local Green Space designation (paragraphs 76-78)			To be addressed through the neighbourhood planning process.
Community Right to Build Take a positive and collaborative approach to enable development to be brought forward under a Community Right to Build Order (paragraph 71)	Not addressed.		This can be addressed outside the Core Strategy.
Core Strategy Time Horizon Local Plans should be drawn up over an appropriate timescale, preferably a 15-year	The Wiltshire Core Strategy is likely to have 13 years remaining post adoption.	There is not a 15 year time horizon, which is not mandatory	No change suggested. A 13 year timescale is appropriate for the Wiltshire Core Strategy and the

time horizon and take account of longer term requirements (paragraph 157).			imperative to have an up to date plan in place is the imperative.
Environmental Protection Identify land where development would be inappropriate, for instance because of its environmental or historic significance (paragraph 157).	The statutorily protected environmental and historically important sites are identified on the proposals map and development is controlled in these areas through the relevant core policies, for example, Core Policy 59: The Stonehenge, Avebury and associated sites World Heritage Site	No further locally significant areas of environmental or historic significance have been identified.	If necessary locally significant areas of environmental or historic significance can be identified through the neighbourhood planning process.
Nature Improvement Areas Contain a clear strategy for enhancing the natural, built and historic environment, and supporting Nature Improvement Areas where they have been identified (paragraph 157).	An approach to enhancing the natural, built and historic environment can be found in strategic objective 5 core policies 50, 51, 52, 53, 54 and 58	Nature Improvement Areas are not referred to.	Minor change recommended to refer to Nature Improvement Areas in the supporting text for Core Policy 50: Biodiversity and Geodiversity.
Annex 1 All saved Local Plan policies shall receive due weight according to their degree of consistency with this framework.			An early review of the saved local plan policies to move to replacement and a single set of NPPF consistent policies across Wiltshire is to be implemented as per the LDS

Gypsy and Traveller Sites

- 2.8 The Wiltshire Pre-Submission Core Strategy and Gypsy and Travellers Site Allocations Development Plan Document are broadly in conformity with the national policy apart from some minor changes to the proposed Core Strategy policy to ensure criteria for the identification of sites for Gypsy and Travellers and fully compliant.

Table 2: Table summarising national requirements that could be addressed to improve conformity:

Planning for Traveller Sites Requirement	How does the Core Strategy/ DPD address it?	Potential Gap	How are we addressing this?
Identify and update annually, a supply of specific deliverable sites sufficient to provide five years' worth of sites against their locally set targets (para 9b).		Further monitoring of development required.	Set up process to use the bi-annual caravan count to monitor implementation of permissions and report on supply in Annual Monitoring Report.
Relate the number of pitches or plots to the circumstances of the specific size and location of the site and the surrounding population's size and density (9d).	Wiltshire Core Strategy CP47 does this in part, for example, sensitively designed, access.	CP47 doesn't consider surrounding population size only neighbouring properties. Adopted South Wiltshire Core Strategy policy 4 does include criteria relating to the impact on existing settlement and surroundings.	Introduce adopted South Wiltshire Core Strategy criteria to the Wiltshire Core Strategy.
When assessing the suitability of sites in rural or semi-rural settings, local planning authorities should ensure that the scale of such sites does not dominate the nearest settled community (para 12).		Wiltshire Core Strategy policy does not cover this, however, adopted South Wiltshire Core Strategy policy 4 does include criteria relating to the impact on existing settlement and surroundings.	Introduce adopted South Wiltshire Core Strategy criteria to the Wiltshire Core Strategy.
Traveller sites (temporary or permanent) in the Green Belt are inappropriate development. Only bring forward as part of plan process and not through planning applications.		Wiltshire Core Strategy policy does not specifically mention green belt but does refer to impact on the landscape. Adopted South Wiltshire Core Strategy policy 4 does include criteria relating to protecting nationally recognised designations.	Introduce adopted South Wiltshire Core Strategy criteria to the Wiltshire Core Strategy.

<p>If a local planning authority cannot demonstrate an up-to-date five-year supply of deliverable sites, this should be a significant material consideration in any subsequent planning decision</p>		<p>5 year supply not monitored.</p>	<p>Add assessment of a 5 year supply of deliverable traveller sites to Appendix C of the Wiltshire Core Strategy.</p>
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3.0 Conclusions

- 3.1 The Wiltshire Core Strategy Pre-Submission Document is a flexible plan and it has been demonstrated that it is in general conformity with the NPPF. The overarching principles of the NPPF to plan for sustainable and balanced growth, the presumption in favour of sustainable development and the core plan making principles of the NPPF are clearly met. The Wiltshire Core Strategy Pre-Submission Document is also broadly in conformity with the Planning Policy for Traveller Sites.
- 3.2 The detailed comparison of the Wiltshire Core Strategy Pre-Submission Document to the NPPF and Planning Policy for Traveller Sites has highlighted some omissions which can be met through the early review of the Core Strategy, minor suggested changes to the Core Strategy or through the wider planning process as follows:

Early Core Strategy Review (as proposed to be timetabled in the Local Development Scheme):

- A review to ensure that positive policies are in place to plan for the growth of town centres in Wiltshire. This will include defining the extent of town centres and setting out policy on what uses will be permitted in these locations and undertaking an assessment of the need to expand town centres to ensure a sufficient supply of sites. It will also include identifying any need for edge of centre sites for town centre uses where central sites are not available and setting policy to apply to non central sites for town centre use.
- If necessary consider setting out policies to resist inappropriate development of residential gardens.
- A review of all saved Local Plan policies for development management and other detailed matters.

Minors Changes to the Wiltshire Core Strategy:

- Addition of the Affordable Housing Trajectory.
- Refer to Nature Improvement Areas in the supporting text for Core Policy 50: Biodiversity and Geodiversity.
- Increase flexibility of Core Policy 35 to enable change of use at Principal Employment Locations in exceptional circumstances.
- Add assessment of a 5 year supply of deliverable traveller sites to Appendix C of the Wiltshire Core Strategy.
- Increase the flexibility of Core Policy 48 to refer to the re-use of redundant rural buildings.
- Introduce adopted South Wiltshire Core Strategy Gypsy and Traveller site criteria to the Wiltshire Core Strategy.

Wider Spatial Planning Processes:

- If necessary locally significant areas of environmental or historic significance can be identified through the neighbourhood planning process.
- Developing a collaborative approach to enable development to be brought forward under a Community Right to Build Order.
- If necessary mechanisms to prioritise development on previously developed land can be identified through the neighbourhood planning process.
- Local communities could identify green areas for special protection through a Local Green Space designation through the neighbourhood planning process.
- Retain and enhance existing markets and create new ones where appropriate through the neighbourhood planning process.

- Set up process to use the bi-annual caravan count to monitor implementation of Gypsy and Traveller permissions and report on supply in Annual Monitoring Report.
- Review of open space and recreation facilities, to inform the early Core Strategy review if appropriate.

3.3 A full PAS NPPF checklist has recently been published and in the interests of completeness will also be undertaken prior to examination.

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Appendix A: Detailed Assessment of NPPF Sections

The following sections compare each NPPF section¹⁰ with the Wiltshire Core Strategy Pre-Submission Document and show where the requirements are met. Bold text in column four indicates a NPPF requirement that is not met, is partially met or where further work is required.

A.1 Achieving Sustainable Development and the Presumption in Favour of Sustainable Development¹¹

National Planning Policy Framework (NPPF)		Wiltshire Pre-Submission Core Strategy	
What does the NPPF say?	What is the local plan required to do?	Where does the Core Strategy meet these requirements?	How will the Core Strategy meet these requirements?
<p>The purpose of the planning system is to contribute to the achievement of sustainable development. Paragraphs 18-219 of the NPPF are the Government's view on what sustainable development in England means.</p> <p>The planning system should play three roles:</p> <ul style="list-style-type: none"> An economic role: contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure. A social role: supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment, with accessible local services that reflect the 	<p>Economic, social and environmental gains should be sought jointly through the planning system.</p> <p>Plans and decisions need to take local circumstances into account, so that they respond to the different opportunities for achieving sustainable development in different areas.</p>	<p>Spatial Vision Strategic Objective 1: Delivering a Thriving Economy Strategic Objective 2: Addressing Climate Change Strategic Objective 3: Providing Everyone with Access to a Decent, Affordable Home Strategic Objective 4: Helping to Build Resilient Communities Strategic Objective 5: Protecting and Enhancing the Natural, Historic and Built Environment Strategic Objective 6: Ensuring that Adequate Infrastructure is in Place to Support Communities The Spatial Strategy: Core Policies 1, 2 and 3 Community Area Strategies Pan-Wiltshire Thematic Policies</p>	<p>The full range of policies in the Core Strategy is designed to positively enable balanced and sustainable growth in Wiltshire.</p> <p>The plan is flexible and identifies separate community area strategies enabling different opportunities for sustainable development to be met in different areas.</p>

¹⁰ Apart from sections that do not need to be covered by the Wiltshire Core Strategy, specifically decision making and section 13: facilitating the sustainable use of minerals.

¹¹ Paragraphs 6-16 of the NPPF.

<p>community's needs and support its health, social and cultural well-being.</p> <ul style="list-style-type: none"> An environmental role: contributing to protecting and enhancing our natural, built and historic environment; and, as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy. <p>Pursuing sustainable development involves seeking positive improvements in the quality of the built, natural and historic environment, as well as in people's quality of life.</p>			
<p>At the heart of the National Planning Policy Framework is a presumption in favour of sustainable development, which should be seen as a golden thread running through both plan-making and decision-taking.</p>	<p>Local planning authorities should positively seek opportunities to meet the development needs of their area.</p> <p>Local Plans should meet objectively assessed needs, with sufficient flexibility to adapt to rapid change, unless:</p> <ul style="list-style-type: none"> Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole Specific policies in this Framework indicate development should be restricted. <p>Policies in Local Plans should follow the approach of the presumption in favour of sustainable development so that it is clear that development which is sustainable can be approved without delay. All plans should be based upon and reflect the presumption in favour of sustainable development, with clear policies that will guide how the presumption should be applied locally.</p>	<p>Core Policy 2: Delivery Strategy</p>	<p>Core Policy 2 encourages a presumption in favour of sustainable development within the defined limits of development at the Principal Settlements, Market Towns, Local Service Centres and Large Villages. This ensures that development comes forward at those places identified as most sustainable in the settlement strategy and that the full range of sustainability objectives can be met by enabling people to have the opportunity to live and work in the same location.</p> <p>Para 4.26 outlines that contingency for sites will be made through the application of plan, monitor and manage. If under delivery becomes apparent, because for example Neighbourhood Plans are slow coming forward, then sites will be identified through a site allocations DPD.</p>

A.2 Core Land Use Planning Principles¹²

National Planning Policy Framework (NPPF)		Wiltshire Pre-Submission Core Strategy	
What does the NPPF say?	What is the local plan required to do?	Where does the Core Strategy meet these requirements?	How will the Core Strategy meet these requirements?
The NPPF maintains a plan led system and provides a set of core land-use planning principles for both plan-making and decision making.	Be genuinely plan-led, empowering local people to shape their surroundings, with succinct local and neighbourhood plans. Plans should be kept up-to-date, and be based on joint working and co-operation to address larger than local issues. They should provide a practical framework within which decisions on planning applications can be made.	Community Area Strategies Consultation Reports Topic Papers Core Policy 2: Delivery Strategy Community Area Strategies	The WCS is Wiltshire Council's response to national planning policy and embraces the need to provide clarity and certainty through a plan led system. The plan is the result of comprehensive community and stakeholder engagement, and sets out clear policies to deliver the sustainable strategic growth necessary to meet Wiltshire's challenges. It also sets out a clear framework, by indicating land use challenges by Community Area, within which communities can produce their own plans should they choose to do so. The plan also provides a new set of pan-Wiltshire policies in Chapter 6 against which planning applications can be predictably and efficiently judged.
	Be a creative exercise in finding ways to enhance and improve the places in which people live their lives.	Core Policies 1-3. Community Area Strategies. Overall strategy to provide sustainable strategic level guidance and allow local communities to develop community level neighbourhood plans.	The WCS is not simply a development management tool to be used to scrutinise planning applications. It is much more than that. The WCS is a proactive strategy which sets out what represents sustainable development within the local context and encourages a positive framework to allow development to come forward in a manner that will form resilient and prosperous communities. Furthermore the WCS sets a positive framework for neighbourhood planning through setting strategic goals in the separate Area Strategies, which is empowering communities to take control and make land use decisions for themselves.
	Proactively drive and support sustainable	Full strategy	The introduction to the WCS sets out the

¹² Paragraph 17 of the NPPF.

	<p>economic development to deliver the homes, business and industrial units, infrastructure and thriving local places. Every effort should be made objectively to identify and then meet the housing, business and other development needs of an area, and respond positively to wider opportunities for growth. Plans should take account of market signals, such as land prices and housing affordability, and set out a clear strategy for allocating sufficient land which is suitable for development in their area, taking account of the needs of the residential and business communities.</p>	<p>Strategic Site Development Templates Saved Local Plan Allocations Principle Employment Locations Assessment of available sites in the Strategic Housing Land Availability Assessment Core Policy 1: Settlement Strategy Core Policy 2: Delivery Strategy Core Policy 3: Infrastructure Requirements</p>	<p>underpinning objectives of the WCS. It is a strategy which places an emphasis on economic growth as the driving force behind meeting the goal of delivering stronger, more resilient communities. This thread is taken through the document consistently from Strategic Objective 1 (page 16) to the strategic allocations, to the employment policies in Chapter 6. Core Policy 1 and 2 are fundamental as they set out how the role and function of settlements has been analysed to understand how Wiltshire currently functions and to set a positive framework of managed growth including through the allocation of the strategic site allocations. The Strategy clearly defines where development is required and identifies and seeks to remove potential barriers to growth. The accompanying Infrastructure Delivery Plan supports this focus on delivery. As based on the assessment of evidence the strategy makes provision for sustainable development to meet local needs through delivering 178ha of employment land. The Strategy empowers local communities to identify specific non-strategic sites through neighbourhood plans. Should neighbourhood plans not deliver these sites contingency is in place to identify specific sites for development, with local communities, through a Site Allocations Development Plan Document.</p>
	<p>Seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings.</p>	<p>Core Policy 57: Ensuring High Quality Design and Place Shaping Strategic Site Development Templates Core Policy 1: Settlement Strategy Core Policy 2: Delivery Strategy</p>	<p>Place shaping is another thread running through the document. From the outset the strategy identifies delivery of sustainable development in a manner which does not erode the intrinsic character of Wiltshire as a key objective. Paragraph 1.16 sets out how the quality for the environment is a key competitive advantage to attract investment and that this will be managed to ensure that the new growth sits comfortably within its context. The strategy sets out how this will be achieved through the strategic understanding of the role and function of our settlements and careful allocation of strategic sites (CP1 and 2). The development templates for the strategic sites allocations set out minimum design and amenity criteria that need to be satisfied and design/place shaping policies set out in Chapter 6 (Core Policy 57),</p>

	<p>Take account of the different roles and character of different areas, promoting the vitality of our main urban areas, protecting the Green Belts around them, recognising the intrinsic character and beauty of the countryside and supporting thriving rural communities within it.</p>	<p>Area strategies for each of the 20 established community areas. Each of these include spatially distinctive:</p> <ul style="list-style-type: none"> • Spatial information and context • The strategy for the community area • Issues and considerations • How the community area will change by 2026 • Community area map • Core polices • Housing figures <p>Strategic Objective 5: Protecting and Enhancing the Natural, Historic and Built Environment.</p> <p>Core Policy 48: Supporting Rural Life</p> <p>Core Policy 49: Protection of Services and Community Facilities</p> <p>Core Policy 51: Landscape</p>	<p>will apply to all planning applications received to ensure that high quality is delivered.</p> <p>Returning to the introduction of the document a consistent thread running through the document is that of the delivery of sustainable development to meet local needs in a manner which does not erode the intrinsic character of Wiltshire. This underpins the whole strategy and includes how the WCS takes a spatial approach to ensure that the varying roles and diverse character of Wiltshire is fully addressed. It does this by setting out distinctive area strategies for each of the 20 established community areas. For each these include spatially distinctive:</p> <ul style="list-style-type: none"> • Spatial information and context • The strategy for the community area • Issues and considerations • How the community area will change by 2026 • Community area map • Core polices • Housing figures <p>Chapter 6 includes cross-Wiltshire polices which ensure adequate protection for the countryside and polices which support rural life.</p>
	<p>Support the transition to a low carbon future in a changing climate, taking full account of flood risk, and encourage the reuse of existing resources, including conversion of existing buildings, and encourage the use of renewable resources.</p>	<p>Strategic Objective 2: Addressing Climate Change</p> <p>Core Policy 41: Sustainable Construction and Low Carbon Energy</p> <p>Core Policy 42: Standalone Renewable Energy Installations</p>	<p>This aim supports the key thread that runs through the document. By striving to build stronger more resilient communities, this is based on the underlying principles of seeking to manage future development to ensure that communities have, as far as possible, an appropriate balance of jobs, services, facilities and homes, thereby providing local choices and trying to reduce the environmental impacts of out commuting. Strategic Objective 2, addressing climate change (paragraph 3.5, page 16) and subsequent Core Polices, in addition to planning for the most sustainable pattern of development, will deliver:</p> <ul style="list-style-type: none"> • Supply of energy from renewable sources • Sustainable building practices • High energy efficiency in new buildings • New buildings will incorporate adaptation and mitigation measures for climate change • Sustainable waste management.

	<p>Contribute to conserving and enhancing the natural environment and reducing pollution. Allocations of land for development should prefer land of lesser environmental value.</p>	<p>Strategic Objective 5: Protecting and Enhancing the Natural, Historic and Built Environment Community Area Strategies Core Policy 50: Biodiversity and Geodiversity Core Policy 51: Landscape Core Policy 52: Green infrastructure Core Policy 53: Wilts and Berks and Thames and Severn Canals</p>	<p>Strategic Objective 5 seeks to ensure the protection of the natural environment and that is followed through in the strategy which seeks to direct development away from the most sensitive and valuable natural assets, habitats and species. These objectives are articulated further by the identification of spatially distinctive challenges in the 20 area strategies and also by cross - Wiltshire policies in Chapter 6.</p>
	<p>Encourage the effective use of land by reusing land that has been previously developed, provided that it is not of high environmental value.</p>	<p>Core Policy 2: Delivery Strategy</p>	<p>The WCS prioritises the use of previously developed land (PDL) where possible. Core Policy 2 sets this out in its second paragraph and sets a target of 35% of all the development on such land. This is supported by CP36, prioritises the use of Brownfield sites in the main settlements for economic regeneration and Core Policy 37, facilitates the reuse of redundant military sites, which is a significant opportunity within Wiltshire The WCS meets this requirement by setting a target for development on PDL. If necessary further mechanisms to prioritise development on PDL can be identified through the neighbourhood planning process.</p>
	<p>Promote mixed use developments, and encourage multiple benefits from the use of land in urban and rural areas, recognising that some open land can perform many functions.</p>	<p>Strategic Site Development Templates Community Area Strategies</p>	<p>The idea of attaining benefits from mixed use developments has been embraced in the WCS. Of the 20 strategic site allocations made by Core Policy 2 50% of these are mixed use sites. While the other 10 are for single uses they are being used in a way which balances employment, retail and homes around settlements to improve the overall mix of uses at those communities. All strategic sites are required to be subject to master planning, with community input from the initial stages, and to demonstrate how they will accommodate open land and link into a green infrastructure network across Wiltshire.</p>
	<p>Conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations.</p>	<p>Strategic Objective 5: Protecting and Enhancing the Natural, Historic and Built Environment Core Policy 58: Ensuring the Conservation of the Historic Environment Core Policy 59: The Stonehenge, Avebury and associated sites World Heritage Site Site Selection Process</p>	<p>From the outset the WCS identifies the high quality of the environment, including heritage assets as a key attractor to use to attract inward investment. It sets out to use this competitive advantage in a manner which protects and where possible enhances the historic built environment. Strategic Objective 5 seeks to ensure the protection of heritage assets and that is followed through in the</p>

	<p>Actively manage patterns of growth to make the fullest possible use of public transport, walking and cycling, and focus significant development in locations which are or can be made sustainable.</p>	<p>Settlement Strategy Strategic Objective 6: To Ensure that Infrastructure is in Place to Support Communities</p>	<p>strategy, both in spatially distinctive policies within the 20 area strategies and the Wiltshire wide policies in Chapter 6.</p> <p>This aim supports the key thread that runs through the document. By striving to build stronger more resilient communities, this is based on the underlying principles of seeking to manage future development to ensure that communities have, as far as possible, an appropriate balance of jobs, services, facilities and homes, thereby providing local choices and trying to reduce the environmental impacts of out commuting. By focussing the growth needed on the larger settlements, especially Chippenham, Salisbury and Trowbridge, the WCS proactively is seeking to ensure growth is accompanied by real transport choices. Again this thread runs through the document from the introduction to Strategic Objectives, to Core Policy 1 on defining a sustainable settlement strategy, Core Policy 2 the delivery strategy which directs allocations to sustainable locations and Core Policy 3 which ensures that infrastructure, including transport choices support are delivered alongside growth. Chapter 6 contains 7 policies relating to transport.</p>
	<p>Take account of and support local strategies to improve health, social and cultural well being for all, and deliver sufficient community and cultural facilities and services to meet local needs.</p>	<p>Strategic Objective 4: Helping to Build Resilient Communities</p>	<p>Delivering stronger more resilient communities is the fundamental aim of the WCS. This has been covered above. The strategy takes account of other plans and strategies, most notably the Wiltshire Community Plan 2011-2026 and one of the 6 strategic objectives is 'helping to build resilient communities', which amongst other things includes:</p> <ul style="list-style-type: none"> • A framework for neighbourhood plans which allows communities to benefit from hosting new development • Community safety • Social exclusion • Provision of education and healthcare facilities to support growth • More stringent protection for existing services and community facilities • Improved sport and recreational opportunities <p>These objectives are taken through in spatially distinctive actions within the 20 area strategies,</p>

			and in the Wiltshire-wide polices in Chapter 6 (for example Core Policy 48 (supporting rural life)).
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A.3 Building a Strong and Competitive Economy¹³

National Planning Policy Framework (NPPF)		Wiltshire Pre-Submission Core Strategy		
What does the NPPF say?	What is the local plan required to do?	Where does the Core Strategy meet these requirements?	How will the Core Strategy meet these requirements?	
<p>1. Building a strong, competitive economy (paragraphs 18-22)</p> <p>Summary</p> <p>Create jobs and prosperity to meet the challenges of global competition and a low carbon future.</p> <p>The planning system should plan for, support and encourage sustainable growth.</p> <p>Local planning authorities should plan proactively to meet the development needs of business.</p> <p>Planning policies should recognise and address potential barriers to investment.</p>	<ul style="list-style-type: none"> Clear economic vision and strategy that positively and proactively encourages growth (paragraph 21) 	<p>Spatial Vision Paragraph 6.2-6.8 provides detail to the economy vision.</p> <p>Strategic Objective 1: Delivering a Thriving Economy</p>	<p>Provide employment in sustainable locations.</p>	
			<p>Core Policy 2: Delivery Strategy</p>	<p>To enable sustainable development and provide local jobs</p>
		<ul style="list-style-type: none"> Set criteria or identify strategic sites for local and inward investment (paragraph 21) 	<p>Core Policy 2: Delivery Strategy</p>	<p>Provides for 178ha of new employment land between 2011 to 2026</p>
			<p>Core Policies 4,7,10 to 20, 26, 27, 29, 31, 32 (strategic site allocations)</p>	<p>Provide for 178ha of new employment land through new allocations and saved local plan allocations. Additional employment land to be provided by Neighbourhood Plans or Site Specific Allocations DPD.</p>
		<ul style="list-style-type: none"> Support existing business sectors and identify and plan for new or emerging sectors. Policies should be flexible enough to accommodate need not anticipated in the plan. (paragraph 21) 	<p>Strategic Objective 1: Delivering a Thriving Economy</p>	<p>Strategic objective supports established and emerging employment sectors and expansion of green jobs, tourism and night-time economy</p>
			<p>Core Policies 4,7,10 to 20, 26, 27, 29, 31, 32 (strategic site allocations)</p>	<p>Policies allocate employment land and support existing Principal Employment Locations</p>
		<p>Core Policy 34: Additional Employment Land Core Policy 35: Existing Employment Sites Core Policy 38: Retail and Leisure Core Policy 39: Tourist Development Core Policy 40: Hotels, Bed and Breakfasts, Guest Houses and Conference Facilities Core Policy 48: Supporting Rural Life</p>	<p>Other policies specifically support existing employment land and business sectors, and plan for additional employment land</p>	

¹³ Paragraphs 18-22 of the NPPF.

National Planning Policy Framework (NPPF)		Wiltshire Pre-Submission Core Strategy	
What does the NPPF say?	What is the local plan required to do?	Where does the Core Strategy meet these requirements?	How will the Core Strategy meet these requirements?
	<ul style="list-style-type: none"> Plan positively for knowledge drive, creative or high technology industries (paragraph 21) 	<p>Strategic objective 1: Delivering a Thriving Economy Para 6.10 identifies high value target sectors supported by CP34.</p> <p>Core Policy 5: Porton Down</p>	<p>Strategic objective supports defence-related, bioscience, advanced manufacturing and business services, and green jobs</p> <p>Policy supports development of science campus for research and development</p>
	<ul style="list-style-type: none"> Planning policies should avoid long term protection of sites allocated for employment sites where delivery for that use is unrealistic (paragraph 22) 	<p>Core Policy 35: Existing Employment Sites</p>	<p>Policy identifies Principal Employment Locations and protects all other employment land.</p> <p>The Principal Employment Locations are justified in the evidence base.</p> <p>Saved local plan employment allocations have been assessed for their deliverability for such uses.</p> <p>Change of use on employment land outside the Principal Employment Locations is enabled if a set of strict criteria are met.</p> <p>Recommended change to increase the flexibility of Core Policy 35: existing employment sites to allow change of use of Principal Employment Locations in exceptional circumstances.</p>
	<ul style="list-style-type: none"> Identify priority areas for economic regeneration, infrastructure provision and environmental enhancement (paragraph 21) 	<p>Core Policy 2: Delivery Strategy</p> <p>Core Policy 8: Chippenham Central Areas of Opportunity</p> <p>Core Policy 20: Salisbury Community Area</p> <p>Core Policy 21: The Maltings/ Central Car Park</p> <p>Core Policy 23: Old Sarum Airfield</p> <p>Core Policy 28: Trowbridge Central Areas of Opportunity</p>	<p>Identify priority areas for economic regeneration</p>

National Planning Policy Framework (NPPF)		Wiltshire Pre-Submission Core Strategy	
What does the NPPF say?	What is the local plan required to do?	Where does the Core Strategy meet these requirements?	How will the Core Strategy meet these requirements?
		Core Policy 36: Economic Regeneration Core Policy 37: Military Establishments	Support regeneration of brownfield sites and redundant military sites
		Core Policy 3: Infrastructure Requirements	Identifies priorities for infrastructure provision
		Core Policy 6: Stonehenge Core Policy 51: Green Infrastructure. Core Policy 53: Canals Core Policy 54: Cotswolds Water Park Core Policy 59: The Stonehenge, Avebury and associated sites World Heritage Site Core Policy 69: Protection of the River Avon SAC	Identify priority areas for environmental enhancement
	<ul style="list-style-type: none"> Facilitate flexible working practices, such as live/ work units (paragraph 21) 	Paragraph 6.7	Strategic employment sites will contribute to the development of flexible and affordable workspace

A.4 Ensuring the Vitality of the Town Centre¹⁴

National Planning Policy Framework (NPPF)		Wiltshire Pre-Submission Core Strategy	
What does the NPPF say?	What is the local plan required to do?	Where does the Core Strategy meet these requirements?	How will the Core Strategy meet these requirements?
<p>2. Ensuring the vitality of town centres (paragraphs 23-27)</p> <p>Summary</p> <p>Planning policies should be positive, promote competitive town centre environments and set out policies for the management and growth of centres over the plan period</p>	<ul style="list-style-type: none"> Recognise town centres as the heart of their communities and pursue policies to support their viability and vitality (paragraph 23) 	<p>Strategic objective 1: Delivering a Thriving Economy Chippenham, Trowbridge and Salisbury Vision work Core Policy 38: Retail and Leisure</p>	<p>Employment and housing provision should strengthen role and function of existing town centres to secure their future vitality and viability.</p> <p>Town centres should be regenerated and enhanced.</p> <p>Town centres should fulfil the roles appropriate to their sizes and communities they serve and should complement one another</p>
		<p>Strategic Objective 1: Delivering a Thriving Economy</p>	<p>Appropriate retail, leisure and employment opportunities will have been located within town centres</p> <p>Planning applications for retail development will have been determined in line with the need to safeguard town centres</p> <p>Good progress will have been made towards a broadened night-time economy within town centres, especially Chippenham, Salisbury and Trowbridge</p>

¹⁴ Paragraphs 23-27 of the NPPF.

National Planning Policy Framework (NPPF)		Wiltshire Pre-Submission Core Strategy	
What does the NPPF say?	What is the local plan required to do?	Where does the Core Strategy meet these requirements?	How will the Core Strategy meet these requirements?
		Core Policy 2: Delivery strategy Core Policy 8: Chippenham Central Areas of Opportunity Core Policy 20: Salisbury Community Area Core Policy 21: The Maltings/ Central Car Park Core Policy 23: Old Sarum Airfield Core Policy 28: Trowbridge Central Areas of Opportunity	Identifies key town centre regeneration schemes in the principal settlements but not in other smaller centres.
		Core Policy 36: Economic Regeneration	Supports regeneration of brownfield sites.
		Core Policy 38: Retail and Leisure	Supports new retail development within primary and secondary retail frontages.
	<ul style="list-style-type: none"> Define a network and hierarchy of centres that is resilient to anticipated and future economic changes (paragraph 23) 	Core Policy 1: Settlement Strategy	Identifies the settlements where sustainable development will take place; identifying principal settlements, market towns, local service centres, and large and small villages.
	<ul style="list-style-type: none"> Define the extent of town centres and primary shopping areas, based on a clear definition of primary and secondary frontages in designated centres, and set policies that make clear which uses will be permitted in such locations (paragraph 23) 	Core Policy 38: Retail and Leisure	Supports new retail development within primary and secondary retail frontages
		Proposals Map and saved Local Plan policies	Identifies primary and secondary retail frontages
			<p>To be addressed and updated through an early review of the Core Strategy. The Local Development Scheme is being adjusted accordingly.</p> <p>This review will define the extent of town centres and set out policy on what uses will be permitted in these locations.</p>

National Planning Policy Framework (NPPF)		Wiltshire Pre-Submission Core Strategy	
What does the NPPF say?	What is the local plan required to do?	Where does the Core Strategy meet these requirements?	How will the Core Strategy meet these requirements?
	<ul style="list-style-type: none"> Promote competitive town centres that provide customer choice and a diverse retail offer and which reflect the individuality of town centres (paragraph 23) 	Strategic objective 1: Delivering a Thriving Economy	Town centres should fulfil the roles appropriate to their sizes and communities they serve and should complement one another.
	<ul style="list-style-type: none"> Retain and enhance existing markets and, where appropriate, re-introduce or create new ones, ensuring that markets remain attractive and competitive (paragraph 23) 	Strategic objective 1: Delivering a Thriving Economy	<p>Appropriate retail, leisure and employment opportunities will have been located within town centres.</p> <p>Planning applications for retail development will have been determined in line with the need to safeguard town centres.</p> <p>Good progress will have been made towards a broadened night-time economy within town centres, especially Chippenham, Salisbury and Trowbridge.</p> <p>Further work on markets can be carried out through the neighbourhood planning process.</p>
	<ul style="list-style-type: none"> Allocate a range of suitable sites to meet the scale and type of retail, leisure, commercial, office, tourism, cultural, community and residential development needed in town centres. Local planning authorities should undertake an assessment of the need to expand town centres to ensure a sufficient supply of 	<p>Core Policy 2: Delivery Strategy</p> <p>Core Policy 8: Chippenham Central Areas of Opportunity</p> <p>Core Policy 20: Salisbury Community Area</p> <p>Core Policy 21: The Maltings/ Central Car Park</p> <p>Core Policy 28: Trowbridge Central Areas of Opportunity</p>	Identify key town centre regeneration schemes

National Planning Policy Framework (NPPF)		Wiltshire Pre-Submission Core Strategy	
What does the NPPF say?	What is the local plan required to do?	Where does the Core Strategy meet these requirements?	How will the Core Strategy meet these requirements?
	sites		<p>To be addressed through an early review of the Core Strategy. The Local Development Scheme is being adjusted accordingly.</p> <p>This will include undertaking an assessment of the need to expand town centres to ensure a sufficient supply of sites.</p>
	<ul style="list-style-type: none"> Allocate appropriate edge of centre sites for main town centre uses when suitable and viable town centre sites are not available, set policies for meeting the identified needs in other accessible locations that are well connected to the town centre. 		<p>To be addressed through an early review of the Core Strategy. The Local Development Scheme is being adjusted accordingly.</p> <p>This will include identifying any need for edge of centre sites for town centre uses where central sites are not available and setting policy to apply to non central sites for town centre use.</p>
	<ul style="list-style-type: none"> Set policies for the consideration of proposals for main town centre uses which cannot be accommodated in or adjacent to town centres. 	Core Policy 38: Retail and Leisure	This policy requires all proposals for retail and leisure use that are not on a central site to be accompanied by an impact and sequential assessment.
	<ul style="list-style-type: none"> Recognise that residential development can play an important role in ensuring the vitality of centres and set out policies to encourage residential development on appropriate sites 	Strategic objective 1: Delivering a Thriving Economy	Employment and housing provision should strengthen role and function of existing town centres to secure their future vitality and viability.
	<ul style="list-style-type: none"> Where town centres are in decline, local planning authorities should plan 	Core Policy 38: Retail and Leisure	Supports new retail development within primary and secondary retail frontages.

National Planning Policy Framework (NPPF)		Wiltshire Pre-Submission Core Strategy	
What does the NPPF say?	What is the local plan required to do?	Where does the Core Strategy meet these requirements?	How will the Core Strategy meet these requirements?
	positively for their future to encourage economic activity	Core Policy 2: Delivery strategy Core Policy 8: Chippenham Central Areas of Opportunity Core Policy 20: Salisbury Community Area Core Policy 21: The Maltings/ Central Car Park Core Policy 23: Old Sarum Airfield Core Policy 28: Trowbridge Central Areas of Opportunity	Identify key town centre regeneration schemes.
	<ul style="list-style-type: none"> Local planning authorities should apply a sequential test to planning applications for main town centres uses that are not in an existing centre and are not in accordance with an up-to-date Local Plan. 	Core Policy 38: Retail and Leisure	Requires a sequential test.
	<ul style="list-style-type: none"> Local authorities should require an impact assessment when assessing applications for retail, leisure and office development outside of town centres, which are not in accordance with an up-to-date Local Plan, over a proportionate, locally set threshold. 	Core Policy 38: Retail and Leisure	Requires an impact assessment and sets a threshold for the assessment appropriate to Wiltshire's rural nature.

A.5 Supporting a Prosperous Rural Economy¹⁵

National Planning Policy Framework (NPPF)		Wiltshire Pre-Submission Core Strategy	
What does the NPPF say?	What is the local plan required to do?	Where does the Core Strategy meet these requirements?	How will the Core Strategy meet these requirements?
<p>3. Supporting a prosperous rural economy (paragraph 28)</p> <p>Summary</p> <p>Planning policies should support economic growth in rural areas in order to create jobs and prosperity by taking a positive approach to sustainable new development</p>	<ul style="list-style-type: none"> Support the sustainable growth and expansion of all types of business and enterprise in rural areas, both through conversion of existing buildings and well designed new buildings (<i>paragraph 28i</i>) 	<p>Strategic Objective 4: Helping to Build Resilient Communities</p>	To improve access to essential services and facilities in rural areas
		<p>Core Policy 34: Additional Employment Land</p>	<p>Supports employment development involving:</p> <ul style="list-style-type: none"> new rural based business within or adjacent to large or small villages sustainable farming and food production through allowing development required to adapt to modern agricultural practices and diversification.
		<p>Core Policy 39: Tourist Development</p>	<p>Supports proposals for tourist development in villages (and, in exceptional circumstances, in rural areas outside villages) to be located in existing or replacement buildings, where appropriate.</p>
		<p>Core Policy 40: Hotels, Bed and Breakfasts, Guest Houses and Conference Facilities</p>	<p>Supports proposals for new hotels, bed and breakfasts, guest houses and conference facilities in villages (and, in exceptional circumstances, in rural areas outside villages), where appropriate in scale and character.</p>
		<p>Core Policy 48: Supporting Rural Life</p>	<p>Supports the re-use of redundant agricultural buildings for employment and tourism uses.</p> <p>Minor change recommended to change 'redundant agricultural buildings' to 'redundant rural buildings'.</p>

¹⁵ Paragraph 28 of the NPPF.

National Planning Policy Framework (NPPF)		Wiltshire Pre-Submission Core Strategy	
What does the NPPF say?	What is the local plan required to do?	Where does the Core Strategy meet these requirements?	How will the Core Strategy meet these requirements?
	<ul style="list-style-type: none"> Promote the development and diversification of agricultural and other land-based rural businesses (paragraph 28) 	Core Policy 34: Additional Employment Land	Supports employment development involving: <ul style="list-style-type: none"> new rural based business within or adjacent to large or small villages sustainable farming and food production through allowing development required to adapt to modern agricultural practices and diversification,
		Core Policy 48: Supporting Rural Life	Supports the re-use of redundant agricultural buildings for employment and tourism uses.
	<ul style="list-style-type: none"> Support sustainable rural tourism and leisure developments that benefit businesses in rural areas, communities and visitors, and which respect the character of the countryside (paragraph 28) 	Core Policy 39: Tourist Development	Supports proposals for tourist development in villages (and, in exceptional circumstances, in rural areas outside villages) to be located in existing or replacement buildings, where appropriate.
		Core Policy 40: Hotels, Bed and Breakfasts, Guest Houses and Conference Facilities	Supports proposals for new hotels, bed and breakfasts, guest houses and conference facilities in villages (and, in exceptional circumstances, in rural areas outside villages), where appropriate in scale and character.
		Core Policy 48: Supporting Rural Life	Supports the re-use of redundant agricultural buildings for employment and tourism uses.
	<ul style="list-style-type: none"> Promote the retention and development of local services and community facilities in villages, such as local shops, meeting places, sports venues, cultural buildings, public houses and places of worship (paragraph 28) 	Strategic Objective 4: Helping to Build Resilient Communities	To use more effective planning controls to retain existing buildings, such as village shops and pubs and encourage community management of such facilities.
		Core Policy 48: Supporting Rural Life Core Policy 49: Protection of Services and Community Facilities	Supports new village shops and community ownership of local shops, pubs and other services

A.6 Promoting Sustainable Transport¹⁶

National Planning Policy Framework (NPPF)		Wiltshire Pre-Submission Core Strategy	
What does the NPPF say?	What is the local plan required to do?	Where does the Core Strategy meet these requirements?	How will the Core Strategy meet these requirements?
<p>4. Promoting Sustainable Transport (paragraphs 29-41)</p> <p>Summary</p> <p>Transport policies play important role in sustainable development and wider sustainability and health objectives</p> <p>Smarter use of technologies can reduce the need to travel</p> <p>The transport system needs to be balanced in favour of sustainable transport modes</p>	<ul style="list-style-type: none"> Support development that facilitates sustainable transport (paragraph 30) 	<p>Spatial Vision</p>	<p>Settlements will become more self-contained and supported by the necessary infrastructure, with a consequent reduction in the need to travel</p> <p>The pattern of development will have a more sustainable approach towards transport</p>
		<p>Strategic Objective 6: To Ensure that Infrastructure is in Place to Support Communities</p>	<p>To ensure that strategic and local transport needs are managed in a sustainable manner</p>
		<p>Strategic Objective 6: To Ensure that Infrastructure is in Place to Support Communities</p>	<p>To ensure policies reduced greenhouse gas emissions associated with transport.</p> <p>To provide sustainable transport alternatives to reduce car use, including transport choices for those without access to a car and for freight distribution.</p> <p>To provide a safer and more integrated transport system that shifts the balance towards sustainable transport modes.</p> <p>To implement sustainable transport modes to reduce impact of traffic on people's quality of life and built and natural environment.</p> <p>Implement measures to reduce traffic delays and disruptions.</p> <p>To optimise the use of existing transport infrastructure.</p>

¹⁶ Paragraphs 29-41 of the NPPF.

			<p>To improve the safety of road users in Wiltshire.</p> <p>To remove barriers to transport and access for people with disabilities.</p> <p>To safeguard and improve strategic transport corridors.</p>
		Core Policy 60: Sustainable Transport	Supports reducing the need to travel and the sustainable movement of people and goods in Wiltshire.
		Core Policy 61: Transport and Development	Supports new development that is located and designed to reduce the need to travel and encourage the use of sustainable transport.
		Core Policy 63: Transport Strategies	Supports packages of integrated transport measures in Chippenham, Salisbury and Trowbridge, to help facilitate sustainable growth, to be supported and implemented through joint working with partners and others.
		Core Policy 65: Movement of Goods	Supports a sustainable freight distribution system.
	<ul style="list-style-type: none"> Work with neighbouring authorities and transport providers to develop strategies for the provision of infrastructure to support sustainable development (paragraph 31) 	Strategic Objective 6: To Ensure that Infrastructure is in Place to Support Communities	There will have been effective partnership working between the council, other infrastructure providers and developers over the delivery of infrastructure.
		Core Policy 3: Infrastructure Requirements	Requires partnership working with infrastructure providers and neighbouring authorities to identify and facilities infrastructure.
		Core Policy 60: Sustainable Transport	Supports reducing the need to travel and the sustainable movement of people and goods in Wiltshire.
		Core Policy 63: Transport Strategies	Supports packages of integrated transport measures in Chippenham, Salisbury and Trowbridge, to help facilitate sustainable growth, to be supported and implemented through joint working with partners and others.
		Core Policy 65: Strategic Transport Network	Supports improvement to the strategic transport network in conjunction with transport providers and other agencies.
	<ul style="list-style-type: none"> Require a transport statement or assessment for developments generating significant amounts of movement, considering: 	Core Policy 61: Transport and Development	Requires a transport assessment, considering needs of all transport users, safe access to transport network, provision of safe unloading/loading facilities.

	<ul style="list-style-type: none"> ○ sustainable transport opportunities ○ safe and suitable site access ○ improvements to transport network to limit impact of development (paragraph 32) 	Core Policy 62: Development Impacts on the Transport Network	Supporting text (paragraph 6.152) requires developers to submit a transport assessment if development is likely to have significant transport implications
	<ul style="list-style-type: none"> • Take account of the growth and role of ports, airports and airfields in serving business, leisure, training and emergency service needs (paragraph 33) 	N/A	N/A
	<ul style="list-style-type: none"> • Ensure developments that generate significant movement are located where need to travel is minimised and maximum opportunities for sustainable transport exist (paragraph 34) 	Core Policy 60: Sustainable Transport	Supports reducing the need to travel and the sustainable movement of people and goods in Wiltshire.
		Core Policy 61: Transport and Development	Supports new development that is located and designed to reduce the need to travel and encourage the use of sustainable transport.
		Core Policy 1: Settlement Strategy	Identifies settlements where sustainable development will take place, giving people the opportunity to live and work in the same location and reducing the need to travel.
	<ul style="list-style-type: none"> • Protect and exploit opportunities for use of sustainable transport for the movement of goods or people (paragraph 35) 	Core Policy 60: Sustainable Transport	Supports reducing the need to travel and the sustainable movement of people and goods in Wiltshire.
		Core Policy 63: Transport Strategies	Supports packages of integrated transport measures in Chippenham, Salisbury and Trowbridge, to help facilitate sustainable growth, to be supported and implemented through joint working with partners and others.
		Core Policy 65: Movement of Goods	Supports a sustainable freight distribution system.
	<ul style="list-style-type: none"> • Require developments generating significant amounts of movement to provide a travel plan (paragraph 36) 	Core Policy 61: Transport and Development	Requires travel plans to encourage use of sustainable transport alternatives and more sustainable freight movements.
		Core Policy 62: Development Impacts on the Transport Network	Supporting text (paragraph 6.154) requires developers to submit a travel plan if development is likely to have significant transport implications.
	<ul style="list-style-type: none"> • Balance land uses within area to encourage minimum journey lengths (paragraph 37) 	Core Policy 2: Delivery Strategy	Supports the most sustainable pattern of development within Wiltshire that aims to reduce the need to travel and increase the self-containment of settlements.
	<ul style="list-style-type: none"> • Promote mix of uses on large scale residential developments to provide key facilities within walking distance, for example, work units, primary schools, and 	Core Policy 2: Delivery Strategy	Supports the most sustainable pattern of development within Wiltshire that aims to reduce the need to travel and increase the self-containment of settlements.

	local shops. (paragraph 38)	Core Policies 7, 9, 10, 20, 21, 23, 28 and 29 (allocates land for mixed-use strategic sites)	Allocates land for mixed-use developments, to include employment and key infrastructure facilities on large residential developments.
	<ul style="list-style-type: none"> • Set parking standards to take into account: <ul style="list-style-type: none"> ○ accessibility of development ○ type, mix and use of development ○ availability of public transport ○ local car ownership levels ○ need to reduce high-emission vehicles (paragraph 39) 	Core Policy 64: Demand Management	Supports demand management measures, including car parking charges and standards, which take into account service role and strength of the local economy, use of existing parking spaces, availability of sustainable transport modes, and neighbouring parking charges.
	<ul style="list-style-type: none"> • Improve quality of town centre car parking and set car parking charges that do not undermine the vitality of town centres (paragraph 40) 	Core Policy 64: Demand Management	Supports demand management measures, including car parking charges and standards, which take into account service role and strength of the local economy, use of existing parking spaces, availability of sustainable transport modes, and neighbouring parking charges.
	<ul style="list-style-type: none"> • Identify and protect sites and routes that could be critical in developing transport infrastructure (paragraph 41) 	Strategic Objective 6: To Ensure that Infrastructure is in Place to Support Communities	To safeguard and improve strategic transport corridors.
Core Policy 63: Transport Strategies		Supports packages of integrated transport measures in Chippenham, Salisbury and Trowbridge, to help facilitate sustainable growth, to be supported and implemented through joint working with partners and others.	
Core Policy 65: Strategic Transport Network		Supports improvement to the strategic transport network in conjunction with transport providers and other agencies.	

A.7 Supporting High Quality Communications Infrastructure¹⁷

National Planning Policy Framework (NPPF)		Wiltshire Pre-Submission Core Strategy	
What does the NPPF say?	What is the local plan required to do?	Where does the Core Strategy meet these requirements?	How will the Core Strategy meet these requirements?
<p>5. Supporting high quality communications infrastructure (paragraphs 42-46)</p> <p>Summary</p> <p>Advanced, high quality communications infrastructure is essential for sustainable economic growth</p> <p>The development of high speed broadband technology and other communications networks plays a vital role in enhancing the provision of local community facilities and services</p>	<ul style="list-style-type: none"> Support the expansion of electronic communications networks, including telecommunication and high speed broadband (paragraph 43) 	Introduction	Links Strategic Objective 1: delivering a thriving economy to the objectives of the Swindon and Wiltshire Local Enterprise Partnership, most relevantly 'achieving 85% coverage of super-fast broadband'.
		Core Policy 3: Infrastructure Requirements	Supporting text (paragraph 4.36) prioritises high speed broadband as 'essential infrastructure'
		Tisbury Area Strategy	Supporting text (paragraph 5.144) expects 'new faster broadband provision will have helped alleviate rural exclusion' by 2026
		Core Policy 34: Supporting Rural Life	Supports rural way of life, partly, through the provision of broadband. Sets a target of 85% super fast broadband coverage in Wiltshire by 2026.
	<ul style="list-style-type: none"> Have sufficient evidence to demonstrate that telecommunications infrastructure will not interfere with other electrical equipment, air traffic services or instrumentation operated in the national interest (paragraph 44) 	N/A	N/A
<ul style="list-style-type: none"> Considered the possibility of new development interfering with broadcast and telecommunications services (paragraph 44) 	Core Policy 3: Infrastructure requirements	Supporting text (paragraph 4.33) requires that new development proposals build safeguards into schemes to protect and enhance appropriate services and facilities, including telecommunications equipment (particularly high speed broadband infrastructure)	

¹⁷ Paragraphs 42-46 of the NPPF.

A.8 Delivering a Wide Choice of High Quality Homes¹⁸

National Planning Policy Framework (NPPF)		Wiltshire Pre-Submission Core Strategy	
What does the NPPF say?	What is the local plan required to do?	Where does the Core Strategy meet these requirements?	How will the Core Strategy meet these requirements?
<p>6. Delivering a Wide Choice of High Quality Homes (paragraphs 47-55)</p> <p>Summary</p> <p>Local authorities should boost significantly the supply of housing</p>	<ul style="list-style-type: none"> Use the evidence base to ensure that the full, objectively assessed needs for market and affordable housing (including identifying key sites which are critical to the delivery of the housing strategy) (paragraph 47) 	<p>Strategic Objective 3: Providing Everyone with Access to a Decent, Affordable Home Housing Technical Requirement Topic Paper</p>	To provide for at least 37,000 new homes in Wiltshire between 2006 and 2026.
		<p>Strategic Objective 3: Providing Everyone with Access to a Decent, Affordable Home Core Policy 43: Providing Affordable Homes</p>	Significant progress towards addressing the shortfall in affordable housing homes across Wiltshire through ensuring a minimum of 40% affordable homes in all new schemes of five or more houses.
		<p>Core Policy 2: Delivery Strategy</p>	Strategic housing requirement set out against defined sub-county areas as identified within the Wiltshire Strategic Housing Market Assessment (SHMA).
		<p>Core Policies 4,7,10 to 20, 26, 27, 29, 31, 32 (strategic site allocations)</p>	Identifies strategic sites, which are critical to the delivery of the housing strategy.
		<p>Core Policy 45: Meeting Wiltshire's Housing Needs</p>	Supports housing density of new developments to address local housing need.
		<p>Appendix C: Housing Trajectory</p>	Housing need based on Strategic Housing Market Assessment (SHMA). Illustrates the expected delivery rate of net dwellings and demonstrates how the proposed housing requirement could be achieved.
	<ul style="list-style-type: none"> Identify and update annually a 5-year supply of specific deliverable sites, with an additional 5% buffer to ensure choice and competition in the market for land (20% where persistent under delivery of housing) (paragraph 47) 	<p>Strategic objective 3: providing everyone with access to a decent, affordable home</p>	To ensure a continuous supply of housing over the plan period
		<p>Core Policy 2: Delivery Strategy</p>	Identifies a deliverable supply of housing (with additional contingencies) relative to the targets for the defined sub county areas, based on the housing market areas (HMAs). A 5% buffer is considered to be appropriate in each for the Housing Market Areas and housing

¹⁸ Paragraphs 47-55 of the NPPF.

National Planning Policy Framework (NPPF)		Wiltshire Pre-Submission Core Strategy	
What does the NPPF say?	What is the local plan required to do?	Where does the Core Strategy meet these requirements?	How will the Core Strategy meet these requirements?
		Appendix C: Housing Trajectory	supply is provided to meet this requirement Illustrates the expected delivery rate of net dwellings and demonstrates how the proposed housing requirement could be achieved.
	<ul style="list-style-type: none"> Identify supply of specific, developable sites or broad locations for growth (paragraph 47) 	Strategic Objective 3: Providing Everyone with Access to a Decent, Affordable Home Core Policy 1: Settlement Strategy Core Policy 2: Delivery Strategy Core Policies 4,7,10 to 20, 26, 27, 29, 31, 32 (strategic site allocations)	Focus of new housing development will have been at Trowbridge, Chippenham, Salisbury and the market towns. Identifies settlements where growth will be targeted – these settlements can be considered to be broad locations for growth. Provides for at least 37,000 new homes in Wiltshire between 2006 and 2026. Specific developable sites are identified in the strategic site allocations. Other sources of supply include saved Local Plan allocations, commitments and sites identified in the Chippenham, Salisbury and Trowbridge visions.
	<ul style="list-style-type: none"> Housing trajectory for market and affordable housing and set out a housing implementation strategy (paragraph 47i) 	Appendix C: Housing trajectory Core Policy 2: Delivery Strategy	Illustrates the expected delivery rate of net dwellings and demonstrates how the proposed housing requirement could be achieved. Recommended change: Affordable Housing Trajectory, which will be provided for the Examination.
	<ul style="list-style-type: none"> Set out approach to housing density to reflect local circumstances (paragraph 47v) 	Strategic Objective 3: Providing Everyone with Access to a Decent, Affordable Home Core Policy 57: Ensuring High Quality Design and Place Shaping Core Policy 45: Meeting Wiltshire's Housing Needs	To plan for an appropriate mix of types, sizes and tenures and to provide a range of housing types and sizes to meet local needs. This policy ensures efficient use of land is made whilst taking account of the characteristics of the site and local context. Supports housing density of new developments to address local housing need.
	<ul style="list-style-type: none"> May make an allowance for windfall sites in five year supply if evidence of their 	Core Policy 2: Delivery Strategy	Identifies windfall sites in accordance with the delivery strategy as a source to ensure a continuous supply of housing across the plan

National Planning Policy Framework (NPPF)		Wiltshire Pre-Submission Core Strategy	
What does the NPPF say?	What is the local plan required to do?	Where does the Core Strategy meet these requirements?	How will the Core Strategy meet these requirements?
	likely availability (paragraph 48)		period. In Wiltshire windfall has continued to deliver providing some 54% of development over the last five years. The strategy supports the development of windfall sites within the settlement framework and so this source of supply is expected to continue to deliver and has been included within the supply calculations.
		Appendix C: Housing Trajectory	Illustrates the expected delivery rate of net dwellings and demonstrates how the proposed housing requirement could be achieved.
	<ul style="list-style-type: none"> Consider housing applications in the context of presumption in favour of development. Housing policies not up-to-date if unable to demonstrate 5 year supply. (paragraph 49) 	Core Policy 2: Delivery Strategy	Identifies a deliverable supply of housing (with additional contingencies >5%) relative to the targets for the defined sub county areas, based on the housing market areas (HMAs).
		Appendix C: Housing Trajectory	Illustrates the expected delivery rate of net dwellings and demonstrates how the proposed housing requirement could be achieved.
	<ul style="list-style-type: none"> Plan for a mix of housing, identify the size, type and range of housing required, and set policies for meeting an identified affordable housing need (paragraph 50) 	Core Policy 43: Providing Affordable Homes	Supports provision of 40% affordable housing on sites of five or more dwellings.
		Core Policy 44: Rural Exceptions Sites	Supports provision for local need solely for affordable housing in settlements defined in Core Policy 1: Settlement Strategy as Local Service Centres, Large and Small Villages and settlements not identified in Core Policy 1. This includes enabling cross subsidy to be considered in exceptional circumstances and provided strict criteria can be met.
		Core Policy 45: Meeting Wiltshire's Housing Needs	Supports housing density of new developments to address local housing need.
		Core Policy 46: Meeting the Needs of Wiltshire's Vulnerable and Older People	Supports the provision of new housing to meet the specific needs of vulnerable and older people.

National Planning Policy Framework (NPPF)		Wiltshire Pre-Submission Core Strategy	
What does the NPPF say?	What is the local plan required to do?	Where does the Core Strategy meet these requirements?	How will the Core Strategy meet these requirements?
		Core Policy 47: Meeting the Needs of Gypsies and Travellers	Provision of 82 permanent pitches for Gypsies and Travellers, 25 transit pitches and 5 plots for Travelling Showpeople between 2011 and 2026.
	<ul style="list-style-type: none"> Identify and bring back into residential use empty housing and buildings (paragraph 51) 	Core Policy 48: Supporting Rural Life	In exceptional circumstances, supports proposals for reuse of redundant agricultural buildings to residential development. A strategy to bring empty homes back into by use is being developed by the New Housing Team.
	<ul style="list-style-type: none"> Consider whether it is appropriate to establish Green Belt around larger scale development, such as new settlements or urban extensions (Garden City principles) (paragraph 52) 		This requirement is discretionary. No new towns are proposed and the strategic sites do not follow garden city principles.
	<ul style="list-style-type: none"> Consider setting out policies to resist inappropriate development of residential gardens (paragraph 53) 	Core Policy 57 – Ensuring high quality design and place shaping	This requirement is addressed through the Core Policy 57 requiring high quality design and place shaping including respecting the contribution of open spaces to local context. This is supported by Core Policy 51, Landscape
	<ul style="list-style-type: none"> Avoid isolated new homes in the countryside unless special circumstances such as rural workers dwellings, where it would result in the optimal use of a heritage asset, where it would reuse redundant buildings or it is of exceptional quality of innovative design (paragraph 55) NB: when reusing rural buildings the requirement to prioritise economic use first has been removed. 	Core Policy 1: Settlement Strategy	Supports a hierarchy of settlements indicating where sustainable development will take place. Wiltshire is a predominantly rural county and it is considered appropriate to still prioritise economic and tourism uses for the re-use of redundant rural buildings before housing is considered.

A.9 Requiring Good Design¹⁹

National Planning Policy Framework (NPPF)		Wiltshire Pre-Submission Core Strategy	
What does the NPPF say?	What is the local plan required to do?	Where does the Core Strategy meet these requirements?	How will the Core Strategy meet these requirements?
<p>7. Requiring Good Design (paragraphs 56-68)</p> <p>Summary</p> <p>Good design is a key aspect of sustainable development, is indivisible from good planning and should contribute positively to making places better for people</p> <p>Important to plan positively for the achievement of high quality and inclusive design for all development</p>	<ul style="list-style-type: none"> Develop robust and comprehensive policies that set out the quality of development that will be expected for the area (paragraph 58i-vi) 	<p>Spatial Vision</p>	<p>There will be an improvement in accessibility, a greater feeling of securing and the enhancement of a sense of community and place.</p> <p>Development will incorporate exceptional standards of design.</p>
		<p>Appendix A: Development templates for strategic development sites</p>	<p>Set out requirements to ensure a high quality of design on strategic development sites.</p>
	<ul style="list-style-type: none"> Consider using design codes where they could help deliver high quality outcomes (paragraph 59) Promote or reinforce local distinctiveness (paragraph 60) 	<p>Core Policy 57: Ensuring High Quality Design and Place Shaping</p>	<p>Supports a high standard of design in all new developments.</p>
		<p>Core Policy 41: Sustainable Construction and Low-Carbon Energy</p>	<p>Supports sustainable construction design codes, e.g. Code for Sustainable Homes, BREEAM standards.</p>
		<p>Strategic Objective 5: Protecting and Enhancing the Natural, Historic and Built Environment</p>	<p>Well designed developments help to promote a sense of place, add to local distinctiveness and promote community cohesion and social well-being.</p> <p>New development will need to respect Wiltshire's distinctive characteristics.</p> <p>New development will have incorporated exceptional design quality which reflects local characteristics and fosters community cohesion</p>
		<p>Core Policy 57: Ensuring High Quality Design and Place Shaping</p>	<p>Sets various criteria to support the enhancement of local distinctiveness by responding to the natural and historic environment, landscape and natural features,</p>

¹⁹ Paragraphs 56-68 of the NPPF.

National Planning Policy Framework (NPPF)		Wiltshire Pre-Submission Core Strategy	
What does the NPPF say?	What is the local plan required to do?	Where does the Core Strategy meet these requirements?	How will the Core Strategy meet these requirements?
			existing townscape, and historic buildings and landscape.
	<ul style="list-style-type: none"> Address the connections between people and places and the integration of new development into the natural, built and historic environment (paragraph 61) 	Strategic Objective 5: Protecting and Enhancing the Natural, Historic and Built Environment	<p>Wiltshire contains some outstanding built heritage which is an important asset to be safeguarded and which should be reflected in new development.</p> <p>Wiltshire has a rich historic environment. These sites will be protected from inappropriate development.</p> <p>Delivery of housing and employment growth needs to be carefully managed in a sustainable manner, including maintaining, enhancing and expanding Wiltshire's multi-functional green infrastructure network.</p> <p>Development will be directed away from the most sensitive and valuable natural assets, habitats and species</p> <p>New development will have contributed towards the delivery of the Wiltshire Biodiversity Action Plan (BAP).</p> <p>Local biodiversity and wildlife corridors will have been incorporated into new development</p> <p>Wiltshire's distinctive built heritage will have been used as the inspiration for new developments</p> <p>New development will have incorporated exceptional design quality which reflects local characteristics and fosters community cohesion.</p>

National Planning Policy Framework (NPPF)		Wiltshire Pre-Submission Core Strategy	
What does the NPPF say?	What is the local plan required to do?	Where does the Core Strategy meet these requirements?	How will the Core Strategy meet these requirements?
		Core Policy 57: Ensuring High Quality Design and Place Shaping	Supports the enhancement of local distinctiveness by responding to the natural and historic environment, landscape and natural features, existing townscape, and historic buildings and landscape.
	<ul style="list-style-type: none"> Put in place local design review arrangements to provide assessment and support to ensure high standards of design (paragraph 62) 	Core Policy 57: Ensuring High Quality Design and Place Shaping	To be monitored through the Wiltshire Monitoring Framework.

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A.10 Promoting Healthy Communities²⁰

National Planning Policy Framework (NPPF)		Wiltshire Pre-Submission Core Strategy	
What does the NPPF say?	What is the local plan required to do?	Where does the Core Strategy meet these requirements?	How will the Core Strategy meet these requirements?
<p>8. Promoting healthy communities (paragraphs 69-78)</p> <p>Summary</p> <ul style="list-style-type: none"> The planning system can play an important role in promoting healthy communities by: Facilitating social interaction Delivering social, recreational and cultural facilities and services Taking a positive approach to enable development to be brought forward under a Community Right to Build Order Proactive, positive and collaborative approach to ensuring sufficient school places for new and existing development Ensuring access to high quality open spaces and opportunities for sport and recreation Protecting existing open space, sports and recreational buildings and land, including playing fields Protect and enhance public rights of way and access Allow local communities to identify green areas for special protection, 	<ul style="list-style-type: none"> Facilitate social interaction and create healthy, inclusive communities by: <ul style="list-style-type: none"> Providing mixed-use developments, strong neighbourhood centres and active street frontages, which bring together those who work, live and play in the area Providing safe and accessible environments Providing safe and accessible developments <p>(paragraph 69)</p> <ul style="list-style-type: none"> Deliver social, recreational and cultural facilities and services needed by the community by: <ul style="list-style-type: none"> Planning positively for the provision and use of shared space, community facilities and services Guard against unnecessary loss of valued facilities and services 	<p>Spatial Vision</p>	<p>There will be stronger, more resilient communities based on a sustainable pattern of development.</p> <p>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.</p>
		<p>Strategic Objective 4: Helping to Build Resilient Communities</p>	<p>To provide support for Wiltshire's communities, enabling them to help themselves and improve their quality of life, foster a sense of community belonging, safety, social inclusion and self-sufficiency.</p> <p>A positive contribution will have been made to social inclusion.</p>
		<p>Core Policies 7, 9, 10, 20, 21, 23, 28 and 29 (allocates land for mixed-use strategic sites)</p>	<p>Allocates land for mixed-use developments, to include employment and key infrastructure facilities on large residential developments.</p>
		<p>Core Policy 57: Ensuring High Quality Design and Place Shaping</p>	<p>Supports a high standard of design in all new developments, including safety and accessibility.</p>
		<p>Strategic Objective 6: to Ensure that Infrastructure is in Place to Support our Communities</p>	<p>Provision of appropriate 'place-shaping infrastructure', for example, leisure and open space, green infrastructure, libraries, public art and cultural facilities.</p>
		<p>Core Policy 3: Infrastructure Requirements</p>	<p>Prioritises open space and leisure and recreation provision as 'place-shaping infrastructure'</p>

²⁰ Paragraphs 69-78 of the NPPF.

National Planning Policy Framework (NPPF)		Wiltshire Pre-Submission Core Strategy	
What does the NPPF say?	What is the local plan required to do?	Where does the Core Strategy meet these requirements?	How will the Core Strategy meet these requirements?
through a Local Green Space designation	<ul style="list-style-type: none"> o Ensure that established facilities and services are able to develop sustainably and retained for community benefit o Ensure integrated approach to locating housing, employment and community facilities and services (paragraph 70) 	Appendix A: Development templates for strategic sites	Sets out the community facilities needed to deliver the strategic sites.
		Core Policy 3: Infrastructure Requirements	Support protection of existing community facilities or re-use for an alternative community function.
		Core Policy 48: Supporting Rural Life	
		Core Policy 49: Protection of Services and Community Facilities	Support co-location of community facilities.
	<ul style="list-style-type: none"> • Take a positive and collaborative approach to enable development to be brought forward under a Community Right to Build Order (paragraph 71) 		Can be addressed outside the Core Strategy
	<ul style="list-style-type: none"> • Take a proactive, positive and collaborative approach to planning for school places to meet existing and new communities (paragraph 72) 	Key outcomes to strategic objective 4: helping to build resilient communities	Strategic growth will have been matched by the provision of new education facilities.
		Core Policy 3: Infrastructure requirements	Prioritises education provision as 'essential infrastructure' and requires collaborative working with infrastructure service providers.
	<ul style="list-style-type: none"> • Planning policies should be based on robust and up-to-date assessments of the need for open space, sports and recreation facilities and assessments for new provision (paragraph 73) 	Strategic Objective 4: Helping to Build Resilient Communities	Significant progress will have been made towards addressing the identified shortfall in the range of sport, leisure and recreation facilities.
			Provision of appropriate 'place-shaping infrastructure', for example, leisure and open space, green infrastructure, libraries, public art and cultural facilities.
		Core Policy 3: Infrastructure Requirements	Prioritises open space and leisure and recreation provision as 'place-shaping infrastructure'.
	Core Policy 52: Green Infrastructure	Supports provision of accessible open spaces in line with the requirements of the adopted	

National Planning Policy Framework (NPPF)		Wiltshire Pre-Submission Core Strategy	
What does the NPPF say?	What is the local plan required to do?	Where does the Core Strategy meet these requirements?	How will the Core Strategy meet these requirements?
			Wiltshire Open Space Standards. The Technical Team are updating the former district information on open space and recreation facilities. This information could inform the Core Strategy review if necessary.
	<ul style="list-style-type: none"> Protecting existing open space, sports and recreational buildings and land, including playing fields (paragraph 74) 	<p>Strategic objective 6: to Ensure that Infrastructure is in Place to Support our Communities</p> <p>Core Policy 3: Infrastructure Requirements</p> <p>Core Policy 48: Supporting Rural Life</p> <p>Core Policy 49: Protection of Services and Community Facilities</p> <p>Core Policy 52: Green Infrastructure</p>	<p>Existing infrastructure service and facilities will have been protected unless they are no longer needed or there is alternative provision elsewhere.</p> <p>Support protection of existing community facilities or re-use for an alternative community function.</p> <p>Supports retention and enhancement of existing green infrastructure.</p>
	<ul style="list-style-type: none"> Planning policies should protect and enhance public rights of way and access (paragraph 75) 	<p>Core Policy 3: Infrastructure Requirements</p> <p>Appendix A: Development templates for strategic sites</p>	<p>Prioritises sustainable transport measures as 'essential infrastructure' and the Infrastructure Delivery Plan (IDP) includes details of rights of way that need to be enhanced or protected.</p> <p>Sets out the rights of way that need to be enhanced or protected to deliver the strategic sites.</p>
	<ul style="list-style-type: none"> Allow local communities to identify green areas for special protection, through a Local Green Space designation (paragraphs 76-78) 		To be addressed through the neighbourhood planning process.

A.11 Protecting Green Belt Land²¹

National Planning Policy Framework (NPPF)		Wiltshire Pre-Submission Core Strategy	
What does the NPPF say?	What is the local plan required to do?	Where does the Core Strategy meet these requirements?	How will the Core Strategy meet these requirements?
<p>9. Protecting Green Belt Land (paragraphs 79-92)</p> <p>Summary</p> <p>The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence</p>	<ul style="list-style-type: none"> Plan to positively enhance the beneficial use of the Green Belt, for example, for recreation, access, retain and enhance landscape, visual amenity and biodiversity, or improve derelict land (paragraph 81) 	Bradford on Avon Area Strategy	Development should be planned to conserve and enhance the high quality built and natural environment in the community area having particular regard to the potential constraints of the Green Belt.
	<ul style="list-style-type: none"> Establish Green Belt boundaries that set the framework for Green Belt and settlement policy (paragraph 83) 	Spatial Portrait	Defines Western Wiltshire Green Belt, which protects the openness of the countryside between Bath, Bradford on Avon and Trowbridge.
		Community area maps	Show development constraints, such as Green Belt.
		Proposals map	Shows the extent of the Western Wiltshire Green Belt.
		Saved Local Plan policies	See Appendix D of the Wiltshire Pre-Submission Core Strategy.
	<ul style="list-style-type: none"> When defining boundaries: <ul style="list-style-type: none"> Ensure consistency with strategy for sustainable development Not include land that it is unnecessary to keep permanently open Where necessary, identify areas of 'safeguarded land' between urban area and Green Belt, in order to meet longer-term development needs post-plan period Make clear that 'safeguarded land' 	N/A	N/A

²¹ Paragraphs 79-92 of the NPPF.

National Planning Policy Framework (NPPF)		Wiltshire Pre-Submission Core Strategy	
What does the NPPF say?	What is the local plan required to do?	Where does the Core Strategy meet these requirements?	How will the Core Strategy meet these requirements?
	<p>is not allocated for development at the present time</p> <ul style="list-style-type: none"> o Satisfy that Green Belt boundaries will not need to be altered at the end of the plan period o Define boundaries clearly, using physical features that are recognisable and likely to be permanent <p>(paragraph 85)</p>		
	<ul style="list-style-type: none"> • Take into account need to promote sustainable patterns of development when drawing up or reviewing Green Belt boundaries (paragraph 84) 	N/A	N/A
	<ul style="list-style-type: none"> • Regard the construction of new buildings as inappropriate in Green Belt, with certain exceptions (paragraph 89) 	Strategic objective 3: Providing Everyone with Access to a Decent, Affordable Home	Development will have avoided encroachment on the Western Wiltshire Green Belt.
		Bradford on Avon Area Strategy	Development should be planned to conserve and enhance the high quality built and natural environment in the community area having particular regard to the potential constraints of the Green Belt.
		Core Policy 42: Standalone Renewable Energy Installations	Proposals for standalone renewable energy installations need to demonstrate how impacts on the Western Wiltshire Green Belt have been taken into account.
		Core Policy 51: Landscape	Supports use of the Green Belt to check expansion of towns in the area, mainly Bristol and Bath, and to safeguard surrounding countryside.

A.12 Meeting the Challenge of Climate Change, Flooding and Coastal Change

National Planning Policy Framework (NPPF)		Wiltshire Pre-Submission Core Strategy	
What does the NPPF say?	What is the local plan required to do?	Where does the Core Strategy meet these requirements?	How will the Core Strategy meet these requirements?
<p>10. Meeting the Challenge of Climate Change, Flooding and Coastal Change (paragraphs 93-108)</p> <p>Summary</p> <p>Planning plays a key role in helping to shape places to secure radical reductions in greenhouse gas emissions, minimising vulnerability and providing resilience to the impacts of climate change, and supporting the delivery of renewable and low carbon energy and associated infrastructure. This is central to the economic, social and environmental dimensions of sustainable development.</p>	<ul style="list-style-type: none"> Adopt proactive strategies to mitigate and adapt to climate change (paragraph 94) 	<p>Spatial Vision</p>	<p>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.</p>
		<p>Strategic Objective 2: Addressing Climate Change</p>	<p>To deliver the most sustainable development and shape communities that are resilient to the unavoidable consequences of climate change.</p>
		<p>Strategic Objective 2: Addressing Climate Change</p>	<p>Sustainable pattern of development, with improved self-containment and reduced car use, will contribute towards tackling climate change.</p> <p>New development will have incorporated appropriate adaptation and mitigation for climate change.</p>
		<p>Strategic Objective 6: To Ensure that Infrastructure is in Place to Support Communities</p>	<p>Development will appropriately address the risk of flooding and, where necessary, provide attenuation measures designed to adapt to the challenge of climate change. See Core Policy 67.</p> <p>Proposals for new development will have reduced the overall risk of flooding through the appropriate implementation of climate change adaptation measures.</p>
		<p>Core Policy 41: Sustainable Construction and Low Carbon Energy</p>	<p>Supports encouragement of new development to include measures to reduce energy demand.</p> <p>Requires major development proposals to be accompanied by a Sustainable Energy Strategy.</p>
		<p>Core Policy 42: Standalone Renewable Energy Installations</p>	<p>Supports proposals for standalone renewable energy installations and aims to increase the amount of renewable energy capacity in</p>

National Planning Policy Framework (NPPF)		Wiltshire Pre-Submission Core Strategy	
What does the NPPF say?	What is the local plan required to do?	Where does the Core Strategy meet these requirements?	How will the Core Strategy meet these requirements?
			Wiltshire.
	<ul style="list-style-type: none"> • Support the move to a low carbon future by: <ul style="list-style-type: none"> ○ Plan for development that reduces greenhouse gas emissions ○ Support energy efficiency improvements to existing buildings ○ Conformity with Zero Carbon Buildings policy and adopt nationally described standard (paragraph 95) 	<p>Strategic Objective 2: Addressing Climate Change</p>	<p>New development will have incorporated sustainable building practices and contributed to improving existing building stock, where possible.</p> <p>High energy efficiency will have been incorporated into new buildings and development.</p>
		<p>Core Policy 41: Sustainable Construction and Low Carbon Energy</p>	<p>Supports encouragement of new development to include measures to reduce energy demand.</p> <p>Supports conformity with Code for Sustainable Homes and BREEAM standards and Zero-carbon standards.</p> <p>Supports retrofitting measures to improve the energy performance of existing buildings.</p>
	<ul style="list-style-type: none"> • Recognise the responsibility of communities to contribute to energy generation from renewable or low carbon sources by: <ul style="list-style-type: none"> ○ Having a positive strategy to promote renewable or low carbon sources ○ Design policies to maximise renewable and low carbon energy development, while addressing adverse impacts ○ Consider identifying areas for renewable and low carbon energy ○ Identify opportunities where 	<p>Strategic Objective 2: Addressing Climate Change</p>	<p>Supply of heat and energy from renewable sources will have contributed to national targets and help address fuel poverty.</p> <p>High energy efficiency will have been incorporated into new buildings and development.</p>
		<p>Core Policy 30: Trowbridge Low-Carbon, Renewable Energy Network</p>	<p>Supports development of a low carbon renewable district energy/ heat network in Trowbridge.</p>
		<p>Core Policy 41: Sustainable Construction and Low Carbon Energy</p>	<p>Supports encouragement of new development to include measures to reduce energy demand.</p>

National Planning Policy Framework (NPPF)		Wiltshire Pre-Submission Core Strategy	
What does the NPPF say?	What is the local plan required to do?	Where does the Core Strategy meet these requirements?	How will the Core Strategy meet these requirements?
	<p>development can draw energy from decentralised, renewable or low carbon energy supply systems and co-locating heat customers and suppliers (paragraph 97)</p>	Core Policy 42: Standalone Renewable Energy Installations	Supports proposals for standalone renewable energy installations and aims to increase the amount of renewable energy capacity in Wiltshire.
	<ul style="list-style-type: none"> Take account of climate change over the longer term, for example, flood risk, water supply and changes to biodiversity and landscape. Plan new development to avoid increased risk to climate change impacts. Where development is in an area at risk, ensure risks managed through mitigation measures, including green infrastructure (paragraph 99) 	Strategic Objective 2: Addressing Climate Change	New development will have incorporated appropriate adaptation and mitigation for climate change
		Strategic Objective 6: To Ensure that Infrastructure is in Place to Support Communities	<p>Development will appropriately address the risk of flooding and, where necessary, provide attenuation measures designed to adapt to the challenge of climate change.</p> <p>The natural function of floodplains will have been maintained.</p> <p>The use of appropriate surface water management will have become a pre-requisite for development to ensure that flood risk is not increased elsewhere.</p> <p>Sustainable urban drainage systems (SUDs) will have been used in most cases.</p> <p>Proposals for new development will have reduced the overall risk of flooding through the appropriate implementation of climate change adaptation measures.</p>
		Core Policy 67: Flood Risk	Requires new development to include Sustainable Urban Drainage systems (SUDs).
	<ul style="list-style-type: none"> Direct development away from areas at highest risk but where development is necessary, make it safe without increasing flood risk elsewhere (paragraph 100) 	Strategic Objective 6: To Ensure that Infrastructure is in Place to Support Communities	<p>The natural function of floodplains will have been maintained.</p> <p>The use of appropriate surface water management will have become a pre-requisite</p>

National Planning Policy Framework (NPPF)		Wiltshire Pre-Submission Core Strategy	
What does the NPPF say?	What is the local plan required to do?	Where does the Core Strategy meet these requirements?	How will the Core Strategy meet these requirements?
			for development to ensure that flood risk is not increased elsewhere. Sustainable urban drainage systems (SUDs) will have been used in most cases.
	<ul style="list-style-type: none"> Supported by Strategic Flood Risk Assessment and develop policies to manage flood risk from all sources (paragraph 100) 	Core Policy 67: Flood Risk	Supported by Strategic Flood Risk Assessment.
	<ul style="list-style-type: none"> Apply a sequential, risk-based approach to the location of development to avoid flood risk (paragraph 100) 	Strategic Objective 6: To Ensure that Infrastructure is in Place to Support Communities	A sequential approach to flood risk will have been followed, with development being located first in areas of lowest risk.
		Core Policy 67: Flood Risk	Supports a sequential test.

A.13 Conserving and Enhancing the Natural Environment²²

National Planning Policy Framework (NPPF)		Wiltshire Pre-Submission Core Strategy	
What does the NPPF say?	What is the local plan required to do?	Where does the Core Strategy meet these requirements?	How will the Core Strategy meet these requirements?
<p>11. Conserving and Enhancing the Natural Environment (paragraphs 109-125)</p> <p>Summary</p> <p>Planning system should contribute to and enhance the natural and local environment</p>	<ul style="list-style-type: none"> Aim to minimise pollution and other adverse effects on the local and natural environment (paragraph 110) 	<p>Strategic objective 5: Protecting and Enhancing the Natural, Historic and Built Environment</p>	<p>Good air quality will have been maintained and significant progress will have been made in treating areas of risk through the implementation of air quality management plans.</p>
	<ul style="list-style-type: none"> Allocate land with the least environmental or amenity value (paragraph 110) 	<p>Core Policies 4,7,10 to 20, 26, 27, 29, 31, 32 (strategic site allocations) Site selection process</p>	<p>Allocate strategic sites for housing and employment development, plus regeneration areas, following a strategic site selection process, which assessed each site against environmental and amenity value.</p>
	<ul style="list-style-type: none"> Encourage effective use of land by re-using previously developed land (brownfield land) (paragraph 111) 	<p>Strategic objective 5: Protecting and Enhancing the Natural, Historic and Built Environment</p>	<p>Maximise re-use of previously developed land unless of high environmental value.</p>
		<p>Core Policy 2: Delivery Strategy</p>	<p>Target of 35% of development on PDL.</p>
	<ul style="list-style-type: none"> Take into account economic and other benefits of the best and most versatile 	<p>Core Policy 8: Chippenham Central Areas of Opportunity Core Policy 20: Salisbury Community Area Core Policy 21: The Maltings/ Central Car Park Core Policy 23: Old Sarum Airfield Core Policy 28: Trowbridge Central Areas of Opportunity</p>	<p>Identify PDL sites for regeneration.</p>
	<p>Site selection process</p>	<p>The best and most versatile agricultural land was included as a constraint in the site</p>	

²² Paragraphs 109-125 of the NPPF.

National Planning Policy Framework (NPPF)		Wiltshire Pre-Submission Core Strategy	
What does the NPPF say?	What is the local plan required to do?	Where does the Core Strategy meet these requirements?	How will the Core Strategy meet these requirements?
	agricultural land, seeking to use areas of poorer quality land in preference to that of a higher quality (paragraph 112)		selection process.
	<ul style="list-style-type: none"> Set criteria based policies against which proposals for any development on or affecting wildlife or geodiversity sites or landscape areas will be judged, making distinctions between international, national and locally designated sites (paragraph 113) 	Core Policy 50: Biodiversity and Geodiversity	<p>Supports sensitive site location and layout, buffers and ecological connectivity with wider environment to avoid impact on local sites.</p> <p>Requires development proposals to demonstrate how they protect and, where possible, enhance features of nature conservation and geological value.</p> <p>Requires development to seek opportunities to enhance biodiversity.</p> <p>Requires development to include measures to avoid and reduce disturbance to sensitive wildlife species and habitat.</p>
		Core Policy 51: Landscape	<p>Requires development to protect, conserve and where possible enhance landscape character.</p> <p>Development must not have an unacceptable impact upon landscape character, while any negative impacts must be mitigated through sensitive design and landscape measures.</p> <p>Proposals should be informed by and sympathetic to the distinctive character areas identified in the Landscape Character Assessments.</p>
		Core Policy 52: Green Infrastructure	Requires development to make provision for the retention and enhancement of Wiltshire's Green Infrastructure network, and to ensure that links to the network are provided and maintained.

National Planning Policy Framework (NPPF)		Wiltshire Pre-Submission Core Strategy	
What does the NPPF say?	What is the local plan required to do?	Where does the Core Strategy meet these requirements?	How will the Core Strategy meet these requirements?
	<ul style="list-style-type: none"> Set out a strategic approach, planning positively for the creation, protection, enhancement and management of networks of biodiversity and green infrastructure (paragraph 114) 	Spatial Vision	Natural environment will have been safeguarded and, where appropriate, extended and enhanced to provide appropriate green infrastructure.
		Strategic objective 5: Protecting and Enhancing the Natural, Historic and Built Environment	<p>To use natural environment to attract inward investment in such a way to protect and enhance it.</p> <p>Sustainably manage housing and employment growth, including maintaining, enhancing and expanding multi-functional green infrastructure network.</p> <p>Development will have been directed away from most sensitive and valuable natural assets, habitats and species.</p> <p>New development will have contributed towards delivery of Wiltshire Biodiversity Action Plan (BAP).</p> <p>Local biodiversity and wildlife corridors will have been incorporated into new development.</p> <p>Multi-functional green infrastructure network will have been maintained and enhanced to achieve vision in Green Infrastructure Strategy.</p>
		Core Policy 50: Biodiversity and Geodiversity	<p>Supports sensitive site location and layout, buffers and ecological connectivity with wider environment to avoid impact on local sites.</p> <p>Requires development proposals to demonstrate how they protect and, where possible, enhance features of nature conservation and geological value.</p>

National Planning Policy Framework (NPPF)		Wiltshire Pre-Submission Core Strategy	
What does the NPPF say?	What is the local plan required to do?	Where does the Core Strategy meet these requirements?	How will the Core Strategy meet these requirements?
			<p>Requires development to seek opportunities to enhance biodiversity.</p> <p>Requires development to include measures to avoid and reduce disturbance to sensitive wildlife species and habitats.</p>
		Core Policy 52: Green Infrastructure	Requires development to make provision for the retention and enhancement of Wiltshire's Green Infrastructure network, and to ensure that links to the network are provided and maintained.
	<ul style="list-style-type: none"> Great weight should be given to conserving landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty (paragraph 115) 	Spatial Vision	Natural environment will have been safeguarded and, where appropriate, extended and enhanced to provide appropriate green infrastructure.
		Strategic Objective 5: Protecting and Enhancing the Natural, Historic and Built Environment	Landscape character of Wiltshire will have been protected and enhanced, contributing to the delivery of landscape scale plans and projects.
		Core Policy 51: Landscape	<p>Requires development to protect, conserve and where possible enhance landscape character.</p> <p>Development must not have an unacceptable impact upon landscape character, while any negative impacts must be mitigated through sensitive design and landscape measures.</p> <p>Proposals should be informed by and sympathetic to the distinctive character areas identified in the Landscape Character Assessments.</p>
		Area strategies	Reference to protecting and enhancing AONBs in the relevant area strategies.

National Planning Policy Framework (NPPF)		Wiltshire Pre-Submission Core Strategy	
What does the NPPF say?	What is the local plan required to do?	Where does the Core Strategy meet these requirements?	How will the Core Strategy meet these requirements?
	<ul style="list-style-type: none"> Planning policies should minimise the impact of development on biodiversity and geodiversity by: <ul style="list-style-type: none"> Planning for biodiversity across local authority borders Identify and map components of the local ecological networks Promote the preservation, restoration and re-creation of priority habitats, ecological networks and protection and recovery of priority species population, linked to national and local targets and identify suitable indicators for monitoring biodiversity in the plan Aim to prevent harm to geological conservation interests Consider specifying the types of development appropriate in Nature Improvement Areas, if identified in the Local Plan (paragraph 117) 	Spatial Vision	Natural environment will have been safeguarded and, where appropriate, extended and enhanced to provide appropriate green infrastructure.
		Strategic Objective 5: Protecting and Enhancing the Natural, Historic and Built Environment	Increased recreational pressures on sensitive wildlife will have been effectively managed. Network of County Wildlife Sites identified on the Proposals Map.
		Core Policy 50: Biodiversity and Geodiversity	Supports sensitive site location and layout, buffers and ecological connectivity with wider environment to avoid impact on local sites Requires development proposals to demonstrate how they protect and, where possible, enhance features of nature conservation and geological value Requires development to seek opportunities to enhance biodiversity Requires development to include measures to avoid and reduce disturbance to sensitive wildlife species and habitats
	<ul style="list-style-type: none"> Ensure new development is appropriate for its location, to prevent unacceptable risks from pollution and land instability (paragraph 120) 	Core Policy 56: Contaminated Land	Requires developers to demonstrate that the development site is, or will be, made suitable for the proposed final use
	<ul style="list-style-type: none"> Ensure that the site is suitable taking into account ground conditions and land instability, including natural hazards or former activities such as mining, pollution from previous uses, land remediation or impacts on natural environment resulting from that remediation (paragraph 121) 	Core Policy 56: Contaminated Land	Requires development proposals on or adjacent to land that may have been subject to contamination to demonstrate that measures to mitigate impacts of land contamination on protect public health, environmental quality and amenity Requires developers to demonstrate that the

National Planning Policy Framework (NPPF)		Wiltshire Pre-Submission Core Strategy	
What does the NPPF say?	What is the local plan required to do?	Where does the Core Strategy meet these requirements?	How will the Core Strategy meet these requirements?
			development site is, or will be, made suitable for the proposed final use
	<ul style="list-style-type: none"> Address impacts of noise from new development by: <ul style="list-style-type: none"> Avoid significant effects on health and quality of life Mitigate and reduce other adverse impacts of noise Recognise development will create some noise and not unreasonable restrict existing businesses wanting to develop because of changes in land use since they were established Identify and protects areas of tranquillity (paragraph 123) 	Core Policy 51: Landscape	Requires development proposals to demonstrate that they have considered tranquillity and the need to protect against intrusion from noise.
	<ul style="list-style-type: none"> Comply with and contribute towards EU limit values or national objectives for pollutants, taking into account Air Quality Management Areas and cumulative impacts on air quality from individual sites in local areas (paragraph 124) 	Strategic Objective 5: Protecting and Enhancing the Natural, Historic and Built Environment	Good air quality will have been maintained and significant progress will have been made in treating areas of risk through the implementation of air quality management plans.
		Core Policy 55: Air Quality	Requires development likely to exacerbate existing areas of poor air quality to demonstrates that measures to mitigate emission levels to protect public health, environmental quality and amenity.
	<ul style="list-style-type: none"> Encourage good design and limit impact of light pollution (paragraph 125) 	Core Policy 51: Landscape	Requires development proposals to demonstrate that they have considered tranquillity and the need to protect against intrusion from light pollution.

A.14 Conserving and Enhancing the Historic Environment²³

National Planning Policy Framework (NPPF)		Wiltshire Pre-Submission Core Strategy	
What does the NPPF say?	What is the local plan required to do?	Where does the Core Strategy meet these requirements?	How will the Core Strategy meet these requirements?
<p>12. Conserving and Enhancing the Historic Environment (paragraphs 126-141)</p> <p>Summary</p> <p>Heritage assets are an irreplaceable resource and should be conserved in a manner appropriate to their significance</p>	<ul style="list-style-type: none"> • Set out a positive strategy for the conservation and enjoyment of the historic environment, taking into account: <ul style="list-style-type: none"> ○ Desirability of sustaining and enhancing heritage assets and putting them to viable uses consistent with their conservation ○ Wider social, cultural, economic and environmental benefits ○ Desirability of new development making a positive contribution to local character and distinctiveness ○ Opportunities to draw on the contributions made by the historic environment to the character of a place (paragraph 126) 	<p>Spatial Vision</p>	<p>Take advantage of Wiltshire's heritage to promote cultural and lifestyle improvements as well as tourism for economic benefit</p>
		<p>Strategic Objective 5: Protecting and Enhancing the Natural, Historic and Built Environment</p>	<p>Use historic environment as a catalyst to attract inward investment in such a way that also protects and enhances them.</p> <p>Outstanding built heritage is an important asset to be safeguarded and should be reflected in new development.</p> <p>Protect rich historic environment, including the Stonehenge and Avebury World Heritage Sites from inappropriate development.</p> <p>Features of historical and cultural value will have been conserved and where possible enhanced, including the sensitive re-use of historical buildings.</p> <p>Wiltshire's distinctive built heritage will have been used as the inspiration for new developments.</p> <p>Archaeological sites and features will have been adequately protected.</p> <p>The outstanding universal value of Stonehenge and Avebury World Heritage Sites will have been protected from inappropriate development.</p>

²³ Paragraphs 126-141 of the NPPF.

National Planning Policy Framework (NPPF)		Wiltshire Pre-Submission Core Strategy	
What does the NPPF say?	What is the local plan required to do?	Where does the Core Strategy meet these requirements?	How will the Core Strategy meet these requirements?
		Core Policy 6: Stonehenge	Supports the provision of new visitor facilities.
		Core Policy 57: Ensuring High Quality Design and Place Shaping	Requires development proposals to demonstrate: <ul style="list-style-type: none"> How they will enhance local distinctiveness by responding to the value of the historic environment How they will be sympathetic to and conserve historic buildings and landscapes.
		Core Policy 58: Ensuring the Conservation of the Historic Environment	Requires development to protect, conserve and where possible enhance the historic environment but not have an unacceptable impact on the historic environment, particularly where this could be avoided or mitigated. Designated historic assets and their settings will be conserved and, where appropriate, enhanced. Requires development to conserve and seek opportunities to enhance structures and areas of heritage significance throughout Wiltshire. Requires the conservation, enhancement of distinctive elements of Wiltshire's historical environment and their potential to contribute towards wider cultural, social, economic and environmental benefit.
	<ul style="list-style-type: none"> When considering the designation of conservation areas, should ensure that area justifies its status because of special architectural or historic interest (paragraph 127) 	Core Policy 58: Ensuring the Conservation of the Historic Environment	Supporting text (paragraph 6.135) states that the council will continue to keep under review Conservation Areas and, where appropriate, designate new areas. Appraisals of Conservation Areas will define the boundaries and analyse the special architectural and historic interest of the area.
	<ul style="list-style-type: none"> Identify and assess the particular 	Community area strategies	Individual area strategies identify specific

National Planning Policy Framework (NPPF)		Wiltshire Pre-Submission Core Strategy	
What does the NPPF say?	What is the local plan required to do?	Where does the Core Strategy meet these requirements?	How will the Core Strategy meet these requirements?
	significance of any heritage asset that may be affected by a proposal (paragraph 127)		distinct heritage assets, conservation challenges, and, where appropriate, specific opportunities.

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A.15 Plan-Making²⁴

National Planning Policy Framework (NPPF)		Wiltshire Core Strategy	
What does the NPPF say?	What is the local plan required to do?	Where does the Core Strategy meet these requirements?	How will the Core Strategy meet these requirements?
<p>Local planning authorities should seek opportunities to achieve each of the economic, social and environmental dimensions of sustainable development, and net gains across all three. Significant adverse impacts on any of these dimensions should be avoided and, wherever possible, alternative options which reduce or eliminate such impacts should be pursued. Where adverse impacts are unavoidable, measures to mitigate the impact should be considered. Where adequate mitigation measures are not possible, compensatory measures may be appropriate.</p> <p>Local Plans should be aspirational but realistic. They should address the spatial implications of economic, social and environmental change. Only policies that provide a clear indication of how a decision maker should react to a development proposal should be included in the plan.</p> <p>Early and meaningful engagement and collaboration with neighbourhoods, local organisations and businesses is essential. A wide section of the community should be proactively engaged, so that Local Plans, as far as possible, reflect a collective vision and a set of agreed priorities for the sustainable development of the area.</p>	<p>Local Plans should set out the opportunities for development and clear policies on what will or will not be permitted and where.</p> <p>Local planning authorities should set out the strategic priorities for the area in the Local Plan.</p> <p>This should include strategic policies to deliver:</p> <ul style="list-style-type: none"> • The homes and jobs needed in the area. • The provision of retail, leisure and commercial development. • The provision of infrastructure for transport, telecommunications, waste management, water supply, wastewater, flood risk, and the provision of minerals and energy. • The provision of health, security, community and cultural facilities and other infrastructure and facilities. • Climate change mitigation and adaption, conservation and enhancement of the natural and historic environment including landscape. 	<p>Core Policy 1: Settlement Strategy Core Policy 2: Delivery Strategy Core Policy 3: Infrastructure Requirements Strategic Objectives 2 and 5</p>	<p>The WCS is a proactive strategy which sets out what represents sustainable development within the local context and encourages a positive framework to allow development to come forward in a manner that will form resilient and prosperous communities. Furthermore the WCS sets a positive framework for neighbourhood planning through setting strategic goals in the separate Area Strategies, which is empowering communities to take control and make land use decisions for themselves.</p> <p>The WCS allocates strategic sites for growth and enables specific non-strategic sites to be identified through the neighbourhood planning process, or a sites allocations development plan document if necessary.</p> <p>The WCS is Wiltshire Council's response to national planning policy and embraces the need to provide clarity and certainty through a plan led system. The plan is the result of comprehensive community and stakeholder engagement, and sets out clear polices to deliver the sustainable strategic growth necessary to meet Wiltshire's challenges. It also sets out a clear framework, by indicating land use challenges by Community Area, within which communities can produce their own plans should they choose to do so. The plan also provides a new set of pan-Wiltshire polices in Chapter 6 against which planning</p>

²⁴ Paragraphs 150-157 of the NPPF.

			<p>applications can be predictably and efficiently judged.</p> <p>The WCS allocates strategic sites for growth and enables specific non-strategic sites to be identified through the neighbourhood planning process, or a sites allocations development plan document if necessary.</p>
<p>The NPPF sets out eight requirements that Local Plans must fulfil (para 156)</p>	<p>Plan positively for development and infrastructure.</p>	<p>Core Policy 1: Settlement Strategy Core Policy 2: Delivery Strategy Core Policy 3: Infrastructure Requirements</p>	<p>The WCS allocates strategic sites for growth and enables specific non-strategic sites to be identified through the neighbourhood planning process, or a sites allocations development plan document if necessary.</p> <p>The WCS is supported by an Infrastructure Delivery Plan that ensures appropriate infrastructure has been identified and can be delivered to support growth.</p>
	<p>Be drawn up over an appropriate timescale, preferably a 15-year time horizon, take account of longer term requirements and be kept up to date.</p>		<p>Likely to be 13 year time horizon from adoption that is considered to be appropriate and pragmatic for the Wiltshire Core Strategy when balanced against the imperative to get a up to date plan in place</p>
	<p>Be based on co-operation with neighbouring authorities, public, voluntary and private sector organisations.</p>		<p>See 'Duty to Cooperate' report.</p>
	<p>Indicate broad locations for strategic development on a key diagram and land-use designations on a proposals map</p>	<p>Strategic Site Allocations Core Policy 2: Delivery Strategy</p>	<p>Allocated strategic sites. Braid locations for growth are the settlements identified in the settlement strategy in Core Policy 2.</p>
	<p>Allocate sites to promote development and flexible use of land, bringing forward new land where necessary, and provide detail on form, scale, access and quantum of development where appropriate.</p>	<p>Strategic Site Allocations</p>	<p>The Wiltshire Core Strategy proposed a number of strategically important sites that help meet the objectives for the plan.</p>
	<p>Identify areas where it may be necessary to limit freedom to change the uses of buildings, and support such restrictions with a clear explanation.</p>	<p>Core Policy 35: Principle Employment Locations Core Policy 38: Retail and Leisure</p>	
	<p>Identify land where development would be inappropriate, for instance because of its environmental or historic significance.</p>	<p>Proposals Map Statutory Designations Core Policy 51: Landscape Core Policy 59: The Stonehenge, Avebury and associated World Heritage Site</p>	<p>The statutorily protected environmental and historically important sites are identified on the proposals map and development is controlled in these areas through the relevant core policies.</p> <p>No further locally significant areas of environmental or historic significance have been identified.</p>

			If necessary locally significant areas of environmental or historic significance can be identified through the neighbourhood planning process.
	Contain a clear strategy for enhancing the natural, built and historic environment, and supporting Nature Improvement Areas where they have been identified.		An approach to enhancing the natural, built and historic environment can be found in strategic objective 5 core policies 50, 51, 52, 53, 54 and 58. Nature Improvement Areas are not referred to. Minor change recommended to refer to Nature Improvement Areas in the supporting text for Core Policy 50: Biodiversity and Geodiversity.

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A.17 Using a proportionate evidence base²⁵

National Planning Policy Framework (NPPF)		Wiltshire Pre-Submission Core Strategy
What does the NPPF say?	What is the local plan required to do?	Evidence
Each local planning authority should ensure that the Local Plan is based on adequate, up-to-date and relevant evidence about the economic, social and environmental characteristics and prospects of the area (para 158).	Housing Local Planning Authorities should have a clear understanding of housing need. They should: <ul style="list-style-type: none"> • Prepare a Strategic Housing Market Assessment • Prepare a Strategic Housing Land Availability Assessment 	Strategic Housing Market Assessment (2011) Strategic Housing Land Availability Assessment (2012) Topic Paper 2: Housing (2012) Topic Paper 15: Housing Technical Paper (2012)
	Business Local planning authorities should have a clear understanding of business needs within the economic markets operating in and across their area. To achieve this they should: <ul style="list-style-type: none"> • Work together with county and neighbouring authorities and with Local Enterprise Partnerships to prepare and maintain a robust evidence base to understand both existing business needs and likely changes in the market • Work closely with the business community to understand their changing needs and identify and address barriers to investment, including a lack of housing, infrastructure or viability. They should assess: <ul style="list-style-type: none"> • The needs for land or floorspace for economic development, including both the quantitative and qualitative needs for all foreseeable types of economic activity over the plan period, including for retail and leisure development. • The existing and future supply of land available for economic development and its sufficiency and suitability to meet the identified needs. Reviews of land available for economic development should be undertaken at the same time as, or combined with, Strategic Housing Land Availability Assessments and should include a reappraisal of the suitability of previously allocated land. • The role and function of town centres and the relationship between them, including any trends in the performance of centres. • The capacity of existing centres to accommodate new town centre development. • Locations of deprivation which may benefit from planned remedial action. • The needs of the food production industry and any barriers to investment that planning can resolve. (paras 160-161)	Wiltshire Workspace and Employment Land Review (2011) South Wiltshire Employment Land Review (2011) Future Employment Needs in Wiltshire (2011) Wiltshire Workspace Strategy (2009) Topic Paper 7: Economy (2012) and the studies and surveys referenced within it. Topic Paper 7 - Economy Addendum (January 2012) Wiltshire Town Centre and Retail Study (2011) Wiltshire Core Strategy Topic Paper 6 Retail Addendum (2012) Topic Paper 6 - Retail Addendum (January 2012) South Wiltshire Core Strategy evidence
	Infrastructure	Infrastructure Delivery Plan 2011-2026 and

²⁵ Paragraphs 158-177 of the NPPF.

National Planning Policy Framework (NPPF)		Wiltshire Pre-Submission Core Strategy
What does the NPPF say?	What is the local plan required to do?	Evidence
	<p>Local planning authorities should work with other authorities and providers to:</p> <ul style="list-style-type: none"> Assess the quality and capacity of infrastructure for transport, water supply, wastewater and its treatment, energy (including heat), telecommunications, utilities, waste, health, social care, education, flood risk and coastal change management, and its ability to meet forecast demands. Take account of the need for strategic infrastructure including nationally significant infrastructure within their areas. <p>(Para 162)</p>	<p>appendices (February 2012) Topic Paper 8: Infrastructure and Developer Contributions (2012) SWCS Integrated Delivery Plan (2009) SWCS Topic Paper 11: Planning Obligations SWCS Topic Paper 17: Infrastructure</p>
	<p>Defence, national security, counter-terrorism and resilience</p> <p>Local planning authorities should:</p> <ul style="list-style-type: none"> Work with the Ministry of Defence's Strategic Planning Team to ensure that they have and take into account the most up-to-date information about defence and security needs in their area. Work with local advisors and others to ensure that they have and take into account the most up-to-date information about higher risk sites in their area for malicious threats and natural hazards, including steps that can be taken to reduce vulnerability and increase resilience. <p>(para 164)</p>	
	<p>Environment</p> <ul style="list-style-type: none"> Planning policies and decisions should be based on up-to-date information about the natural environment and other characteristics of the area including drawing, for example, from River Basin Management Plans. Working with Local Nature Partnerships where appropriate, this should include an assessment of existing and potential components of ecological networks. A sustainability appraisal which meets the requirements of the European Directive on strategic environmental assessment should be an integral part of the plan preparation process, and should consider all the likely significant effects on the environment, economic and social factors. Local Plans may require a variety of other environmental assessments, including under the Habitats Regulations where there is a likely significant effect on a European wildlife site (which may not necessarily be within the same local authority area), Strategic Flood Risk Assessment and assessments of the physical constraints on land use. <p>(paras 165-166)</p>	<p>Sustainability Appraisal (2012) Habitats Regulations Assessment (2012) Green Infrastructure Strategy Update (2012) Landscape Assessment of Strategic Site options (2011) Surface Water Management Plan (2011) Wiltshire Strategic Flood Risk Assessment level 1 (2009) Wiltshire Landscape Character Assessment (2005) Wiltshire Biodiversity Action Plan (2008) Topic Paper 5: Natural Environment (2012)</p>
	<p>Historic environment</p> <ul style="list-style-type: none"> Local planning authorities should have up-to-date evidence about the historic environment in their area and use it to assess the significance of heritage assets and the contribution they make to their environment. They should also use it to predict the likelihood that 	<p>Wiltshire Historic Landscape Assessment (2012) Ongoing project on Historic Landscape Characterisation Assessment</p>

National Planning Policy Framework (NPPF)		Wiltshire Pre-Submission Core Strategy
What does the NPPF say?	What is the local plan required to do?	Evidence
	<p>currently unidentified heritage assets, particularly sites of historic and archaeological interest, will be discovered in the future. Local planning authorities should either maintain or have access to a historic environment record.</p> <ul style="list-style-type: none"> Where appropriate, landscape character assessments should also be prepared, integrated with assessment of historic landscape character, and for areas where there are major expansion options assessments of landscape sensitivity. (paras 169-170) 	Topic Paper 9: Built and Historic Environment
	<p>Health and well-being</p> <ul style="list-style-type: none"> Local planning authorities should work with public health leads and health organisations to understand and take account of the health status and needs of the local population (such as for sports, recreation and places of worship), including expected future changes, and any information about relevant barriers to improving health and well-being. (Para 171) 	Infrastructure Delivery Plan The Technical Team are updating the former district information on open space and recreation facilities.
	<p>Public safety from major accidents</p> <ul style="list-style-type: none"> Planning policies should be based on up-to-date information on the location of major hazards and on the mitigation of the consequences of major accidents. (para 172) 	
	<p>Ensuring viability and deliverability</p> <ul style="list-style-type: none"> Pursuing sustainable development requires careful attention to viability and costs in plan-making and decision-taking. Plans should be deliverable. Therefore, the sites and the scale of development identified in the plan should not be subject to such a scale of obligations and policy burdens that their ability to be developed viably is threatened. To ensure viability, the costs of any requirements likely to be applied to development, such as requirements for affordable housing, standards, infrastructure contributions or other requirements should, when taking account of the normal cost of development and mitigation, provide competitive returns to a willing land owner and willing developer to enable the development to be deliverable. Local planning authorities should set out their policy on local standards in the Local Plan, including requirements for affordable housing. They should assess the likely cumulative impacts on development in their area of all existing and proposed local standards, supplementary planning documents and policies that support the development plan, when added to nationally required standards. In order to be appropriate, the cumulative impact of these standards and policies should not put implementation of the plan at serious risk, and should facilitate development throughout the economic cycle. Evidence supporting the assessment should be proportionate, using only appropriate available evidence. Where practical, Community Infrastructure Levy charges should be worked up and tested alongside the Local Plan. 	Affordable Housing Viability Assessment (2011) A Community Infrastructure Levy Charging Schedule is due for adoption in July 2013

National Planning Policy Framework (NPPF)		Wiltshire Pre-Submission Core Strategy
What does the NPPF say?	What is the local plan required to do?	Evidence
	<ul style="list-style-type: none"> Where safeguards are necessary to make a particular development acceptable in planning terms (such as environmental mitigation or compensation), the development should not be approved if the measures required cannot be secured through appropriate conditions or agreements. The need for such safeguards should be clearly justified through discussions with the applicant, and the options for keeping such costs to a minimum fully explored, so that development is not inhibited unnecessarily. It is equally important to ensure that there is a reasonable prospect that planned infrastructure is deliverable in a timely fashion. To facilitate this, it is important that local planning authorities understand district-wide development costs at the time Local Plans are drawn up. For this reason, infrastructure and development policies should be planned at the same time, in the Local Plan. Any affordable housing or local standards requirements that may be applied to development should be assessed at the plan-making stage, where possible, and kept under review. (paras 173-177) 	

A.18 Planning strategically across local boundaries²⁶

National Planning Policy Framework (NPPF)		Wiltshire Core Strategy	
What does the NPPF say?	What is the local plan required to do?	Where does the Core Strategy meet these requirements?	How will the Core Strategy meet these requirements?
<p>Public bodies have a duty to cooperate on planning issues that cross administrative boundaries, particularly those which relate to the strategic priorities set out in paragraph 156:</p> <ul style="list-style-type: none"> • Homes and jobs needed in the area. • Provision of retail, leisure and other commercial development. • Provision of infrastructure. • Provision of health, security, community and cultural infrastructure and other facilities. • Climate change mitigation and adaption, conservation and enhancement of the natural and historic environment, including landscape. <p>The Government expects joint working on areas of common interest to be diligently undertaken for the mutual benefit of neighbouring authorities (para 178).</p> <p>Local planning authorities should work collaboratively with other bodies to ensure that strategic priorities across local boundaries are properly co-ordinated and clearly reflected in individual Local Plans. Joint working should enable local planning authorities to work together to meet development requirements which cannot wholly be met within their own areas – for</p>	<p>The Localism Act introduces a 'duty to cooperate' and the NPPF provides further detail on this requirement. Local authorities are required 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.</p> <p>The 'duty to cooperate' has been introduced when the Core Strategy is at a late stage of development but co-operation has been part of the core strategy preparation.</p> <p>Further detail on the 'duty to cooperate' and how we are meeting the requirement through the preparation of the Core Strategy (both prior to and after the introduction of the requirement) can be found in the specific report on the 'duty to cooperate'.</p>		

²⁶ Paragraphs 178-181 of the NPPF.

<p>instance, because of a lack of physical capacity or because to do so would cause significant harm to the principles and policies of this Framework (para 179).</p>	
<p>Local planning authorities should take account of different geographic areas, including travel-to-work areas. Local planning authorities should work collaboratively on strategic planning priorities to enable delivery of sustainable development in consultation with Local Enterprise Partnerships and Local Nature Partnerships. Local planning authorities should also work collaboratively with private sector bodies, utility and infrastructure providers (para 180).</p>	
<p>Local planning authorities will be expected to demonstrate evidence of having effectively cooperated to plan for issues with cross-boundary impacts when their Local Plans are submitted for examination. This could be by way of plans or policies prepared as part of a joint committee, a memorandum of understanding or a jointly prepared strategy which is presented as evidence of an agreed position. Cooperation should be a continuous process of engagement from initial thinking through to implementation, resulting in a final position where plans are in place to provide the land and infrastructure necessary to support current and projected future levels of development (para 181).</p>	

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A.19 Annex 1

National Planning Policy Framework (NPPF)	Wiltshire Pre-Submission Core Strategy
What does the NPPF say?	How will the Core Strategy meet these requirements?
The policies in this Framework apply from the day of publication.	This report assesses conformity of the Wiltshire Pre-Submission Core Strategy with the NPPF.
The National Planning Policy Framework aims to strengthen local decision making and reinforce the importance of up-to-date plans.	The Wiltshire Core Strategy will provide an up to date plan.
Planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise.	Decision –making.
For the purposes of decision-taking, the policies in the Local Plan (and the London Plan) should not be considered out-of-date simply because they were adopted prior to the publication of this Framework.	Decision-making
However, the policies contained in this Framework are material considerations which local planning authorities should take into account from the day of its publication. The Framework must also be taken into account in the preparation of plans.	The draft NPPF was published on the 25 th July and was consulted on until the 17 th October 2011. The Wiltshire Core Strategy Pre-Submission Document is a flexible plan and has taken account of the draft NPPF and this document scrutinises in detail how the Wiltshire Core Strategy Pre-Submission Document complies with the NPPF.
Plans may, therefore, need to be revised to take into account the policies in this Framework. This should be progressed as quickly as possible, either through a partial review or by preparing a new plan.	This report has compared the Wiltshire Pre-Submission Document to the NPPF. Any omission have been identified within this report and are addressed either through minor recommended changes to the plan, through wider planning processes or through the proposed Core Strategy Review to be scheduled through the Local Development Scheme.
<p>For 12 months from the day of publication, decision-takers may continue to give full weight to relevant policies adopted since 2004 even if there is a limited degree of conflict with this Framework. This applies to development plan documents adopted in accordance with the Planning and Compulsory Purchase Act 2004 or published in the London Plan.</p> <p>In other cases and following this 12-month period, due weight should be given to relevant policies in existing plans according to their degree of consistency with this framework (the closer the policies in the plan to the policies in the Framework, the greater the weight that may be given).</p>	<p>The Wiltshire Core Strategy Pre-Submission Document is designed to be a strategic level planning document. A number of existing district Local Plan policies have been saved to provide detailed development management and other policy guidance where appropriate. A full list of the saved policies can be found in Appendix D of the Wiltshire Pre-Submission Core Strategy.</p> <p>The saved policies are from the following local plans: Kennet Local Plan 2011 (adopted 2003). North Wiltshire Local Plan 2011 (adopted 2006). West Wiltshire Local Plan 1st Alteration (adopted 2004).</p> <p>For 12 weeks from adoption the saved policies from the North Wiltshire Local Plan can be given full weight for a period of 12 months even if there is a limited degree of conflict with the NPPF. Saved policies from the Kennet and West Wiltshire local Plan were not adopted before the Planning and Compulsory Purchase Act 2004 came into force and therefore due weight can be given to relevant saved policies according their their consistency with the NPPF.</p> <p>In either case following a period of 12 months form NPPF publication due weight should be given to relevant policies in existing plans according to their degree of consistency with this framework.</p> <p>An early review of the saved local plan policies with an aim to move to their replacement with a single set of NPPF consistent polices across Wiltshire is to be implemented as per</p>

National Planning Policy Framework (NPPF)	Wiltshire Pre-Submission Core Strategy
What does the NPPF say?	How will the Core Strategy meet these requirements?
	the LDS
<p>From the day of publication, decision-takers may also give weight to relevant policies in emerging plans according to:</p> <ul style="list-style-type: none"> • The stage of preparation of the emerging plan (the more advanced the preparation, the greater the weight that may be given); • The extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given); and • The degree of consistency of the relevant policies in the emerging plan to the policies in this Framework (the closer the policies in the emerging plan to the policies in the Framework, the greater the weight that may be given). 	Decision-making.

Appendix B: Gypsy and Traveller Policy

Planning Policy for Traveller Sites	Wiltshire Pre-Submission Core Strategy and Gypsy and Traveller Development Plan Document
What does national policy say?	Where does the Core Strategy meet these requirements?
Early and effective community engagement with settled and traveller communities (para 6a)	Issues and options consultation on Gypsy & Traveller DPD in 2010 did this. WCS policy relies on evidence collected then.
Collaborative working with neighbouring authorities to understand accommodation needs of travellers (para 6b)	Meetings have taken place with neighbouring authorities to understand traveller provision in their areas. This is documented in the report on duty to cooperate to be submitted to the Inspector to accompany the core strategy.
Co-operate with travellers and their representatives to understand accommodation needs of travellers (para 6b)	Contact with Gypsy & Traveller forum and race equalities council as part of Gypsy & Traveller DPD in 2010. Visits to selected individual sites during 2010 to better understand their accommodation needs. Travellers invited to submit sites for consideration as part of Site Allocations DPD preparation. Further engagement will be planned as part of developing the Site Allocations DPD.
Use a robust evidence base to establish accommodation needs and inform plan preparation (para 6c)	Topic Paper 16 is our evidence base using July 2011 caravan count.
Set pitch targets for gypsies and travellers and plot targets for travelling showpeople (para 8)	Wiltshire Core Strategy CP47 does this
Identify and update annually, a supply of specific deliverable sites sufficient to provide five years' worth of sites against their locally set targets (para 9a)	Gypsy & Traveller DPD will identify sites. Currently monitor permissions granted but not when they are implemented Set up process to use the bi-annual caravan count to monitor implementation of permissions and report on supply in Annual Monitoring Report.
Identify a supply of specific, developable sites or broad locations for growth, for years six to ten and, where possible, for years 11-15 (para 9a)	Site Allocations DPD will identify specific sites and broad locations for growth.
Consider production of joint development plans that set targets on a cross-authority basis (para 9c)	Working with neighbours to understand their targets and travelling patterns but preparing separate evidence base and policy.
Relate the number of pitches or plots to the circumstances of the specific size and location of the site and the surrounding population's size and density (para 9d)	Wiltshire Core Strategy CP47 does this in part eg sensitively designed, access etc. CP47 doesn't consider surrounding population size only neighbouring properties. Adopted South Wiltshire Core Strategy policy 4 does include criteria relating to the impact on existing settlement and surroundings. Introduce adopted South Wiltshire Core Strategy criteria to the Wiltshire Core Strategy.
Protect local amenity and environment (para 9e)	Wiltshire Core Strategy CP47 does this
Criteria should be set to guide land supply allocations where there is identified need. Where there is no identified need, criteria-based policies should be included to provide a basis for decisions in case applications nevertheless come forward (para 10)	Criteria included with CP47 does the criteria are not restricted to apply only where there is evidence of need.
Policies should be sustainable ie access to health, education, environmental impact, local infrastructure, services, allow work, avoid flood plains (para 11a-h)	CP47 does this
When assessing the suitability of sites in rural or semi-rural settings, local planning authorities	Wiltshire Core Strategy policy does not cover this, however, adopted South Wiltshire Core

should ensure that the scale of such sites does not dominate the nearest settled community (para 12)	Strategy policy 4 does include criteria relating to the impact on existing settlement and surroundings. South Wiltshire Core Strategy has been subsumed into the Wiltshire Core Strategy but these criteria were omitted. Introduce adopted South Wiltshire Core Strategy criteria to the Wiltshire Core Strategy.
A rural exception site policy enables small sites to be used, specifically for affordable traveller sites, in small rural communities. Households should be current residents, have existing family or employment connection (para 13)	Evidence has not suggested that affordability is an issue in Wiltshire. The county has a large supply of council rented traveller pitches as well as private sites. There are plans to improve and extend council run sites to increase the supply of rented accommodation.
Traveller sites (temporary or permanent) in the Green Belt are inappropriate development. Only bring forward as part of plan process and not through planning applications (para 14)	Wiltshire Core Strategy policy does not specifically mention green belt but does refer to impact on the landscape. Adopted South Wiltshire Core Strategy policy 4 does include criteria relating to protecting nationally recognised designations. South Wiltshire Core Strategy has been subsumed into the Wiltshire Core Strategy but these criteria were omitted. Introduce adopted South Wiltshire Core Strategy criteria to the Wiltshire Core Strategy.
Include sites for mixed residential and business use (paras 15-17)	CP47 allows these to come forward. Need to consider this further when identifying specific sites in the Site Allocations DPD
Local planning authorities should strictly limit new traveller site development in open countryside that is away from existing settlements (para 23)	CP47 links location to access to facilities. More detail on distance access to facilities will be developed in the Site Allocations DPD
References effective use of previously developed land. Not covered in plan making section (para 24)	CP47 gives preference to previously developed land.
If a local planning authority cannot demonstrate an up-to-date five-year supply of deliverable sites, this should be a significant material consideration in any subsequent planning decision (para 25)	Add assessment of a 5 year supply of deliverable traveller sites to Appendix C of the Wiltshire Core Strategy.



Local Plans and the National Planning Policy Framework

Compatibility Self Assessment Checklist

(April 2012)

Introduction

We have produced a checklist to help you assess the content of your local plan²⁷ against requirements in the National Planning Policy Framework (NPPF) that are new or significantly different from national policy previously set out in PPGs and PPSs.

²⁷ We use the term “local plan” throughout this document. However, adopted plans may comprise a number of development plan documents prepared under the Planning and Compulsory Purchase Act 2004, in which case it may be all of those documents that a local planning authority may wish to consider in the context of the NPPF using this document.

These elements are highlighted in red and in italics.

Although not part of the NPPF it also includes the 'Planning policy for traveller sites' published on 23 March 2012.

How will it help?

We want to help local authorities to get up-to-date plans in place. This tool will help you to:

- assess your local plan against national policy
- identify gaps
- understand risks
- start to plan how to manage those risks.

This will help you to:

- respond proactively and speedily to the NPPF
- prepare for an examination
- make robust planning decisions
- implement your policies.

PAS will continue to work with authorities through the NPPF transition period.

Why does it matter?

It matters because to have a plan-led system we need to have sound plans in place. The transition arrangements give authorities with an adopted plan a year to get their policies 'up to date' (in conformity with the NPPF). After that, the policies will be judged by their degree of conformity and the presumption in favour of sustainable development will apply. If you haven't got a plan in place, you need to do so as soon as possible; the further along the process you are, and the closer the conformity of your policies, the more weight they will have (for full details see Annex 1 'Implementation' paragraphs 208-219).

For PAS's interpretation of what you need to know about transition, see ['Things we think you should know about the NPPF'](#).

Who should use it?

The checklist was written with adopted plans in mind, but it should also be useful as a check for emerging local plans. It is for all planning authorities in England, including counties and National Parks.

What it doesn't do

It is not an interpretation of national planning policy or a prescribed solution. It excludes the implications of the Localism Act. It doesn't deal with the process of plan-making or aspects of the NPPF which relate specifically to decision making. Nor does it list the things that you *don't* have to do any more as requirements have been dropped.

What else are PAS doing?

There are more parts to this document to follow, including

- a comprehensive checklist of all requirements, new and retained,
- An understanding of what the 'gaps' or discrepancies might mean for you (your risks)
- Some actions you could take to address these risks

How should you use it?

We have structured the checklist in the order of the NPPF, but you might want to prioritise the areas that you think are most important to your area and your overall strategy, and concentrate on the policy areas where you have the most development pressure.

The checklist has used, wherever possible, the same wording as that set out in the NPPF. However, our focus has been to capture the main 'prompts' that you need to consider while keeping the checklist to a reasonable length. However you should cross-refer to the NPPF itself whilst going through the checklist. We have provided paragraph references to help you do this.

Note, however, that this document highlights the new/significantly different bits of the NPPF compared to PPGs and PPSs. You'll need to think about whether, if you've quite an old adopted plan, it was fully compliant with more recent bits of government guidance (eg PPS3 revised June 2011).

The checklist concentrates on identifying where the gaps (or incompatibilities) are; you might want to also keep your own audit trail of the evidence you have identified to demonstrate compatibility, or otherwise, with the NPPF.

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How we made it

- We looked at the NPPF and the Impact Assessment published alongside the draft NPPF.
- We identified the main things that it asks or requires local plans to include, and highlighted those that are significantly different from previous national policy and guidance as set out in PPGs and PPSs.
- We turned this into a checklist, and set out some ideas about how local planning authorities could identify parts of their local plan that may be most at odds with this, what may happen as a result, and things they could do to manage this (*to follow*).
- We developed these ideas in consultation with a selection of local planning authorities.

We've worked with the Planning Inspectorate on this and it builds on pilot work done by the Inspectorate. The checklist is intended to provide a constructive starting point for any assessment of how the Framework impacts on plan preparation and is an important element of the support service referred to in paragraph 217 of Annex 1 to the National Planning Policy Framework

What will happen to this document in the future?

It will be reviewed in the light of feedback from local planning authorities that have used it and other stakeholders and updated again as necessary later in 2012.

If you have any feedback please send it to PAS at:

Email: alice.lester@local.gov.uk

Disclaimer

This is a PAS document and has not been endorsed by the Department for Communities and Local Government. We are positive that if you go through this exercise you will be able to make a judgment, with confidence, about how your plan relates to the requirements of the NPPF. It will also give you some indication of the sort of actions you may wish to pursue if you need to move towards alignment with the NPPF in any of the policy areas.

1A: Achieving sustainable development

<p>The presumption in favour of sustainable development and core planning principles (para 6-17)</p>			
<p>What NPPF expects local plans to include to deliver its objectives</p>	<p>Questions to help understand whether your local plan includes what NPPF expects</p>	<p>Does your local plan address this issue and meet the NPPF's expectations?</p>	<p>How significant are any differences? Do they affect your overall strategy?</p>

<p><i>Policies in local plans should follow the approach of the presumption in favour of sustainable development and guide how it should be applied locally (15).</i></p>	<p><i>Does the plan positively seek opportunities to meet the development needs of the area?</i></p> <p><i>Does the plan meet objectively assessed needs, with sufficient flexibility to adapt to rapid change, (subject to the caveats set out in para14)?</i></p>	<p>Yes. The introduction explains that 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. Chapter 2 begins by describing the key characteristics of Wiltshire in a ‘spatial portrait’ of the area, and identifying six key strategic challenges which planning policy can assist in addressing. The spatial portrait and the key strategic challenges form the basis for the vision and strategic objectives which are set out in Chapter 3. The strategic objectives in turn provide a clear direction for the ‘spatial strategy’ and three overarching policies presented in Chapter 4. Key local challenges and issues are contained within the community area spatial strategies presented in Chapter 5. Finally there are a set of Wiltshire wide policies in Chapter 6, which are required to complement the core policies in preceding sections and contribute to effective development management.</p> <p>The Core Strategy takes the phrase from the NPPF, ‘sustainable development’ and defines it within the local context. Core Policy 1 (Settlement Strategy) is key in this respect in that it describes the role and function of Wiltshire’s settlements and identifies which are the more sustainable locations for growth based on the level of homes, jobs,</p>	<p>No significant differences.</p>
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	<p><i>Do you have a policy or policies which reflect the principles of the presumption in favour of sustainable development? A model policy is provided on the Planning Portal in the Local Plans section, as a suggestion (but this isn't prescriptive).</i></p>	<p>services, facilities and transport choices. This policy forms the basis for defining what sustainable development within the local Wiltshire context is. This policy is complimented by Core Policy 2 (Delivery Strategy) which is focused on the delivery of the sustainable growth needed to meet Wiltshire's future needs. Core Policy 2 adds definition to the settlement hierarchy by clarifying where development will be considered sustainable (through explaining limits to development) and also specifies the strategically important site specific allocations to ensure sustainable growth needs (as identified through the evidence base) can be delivered. Core Policy 3 (Infrastructure requirements), ensures that development is truly sustainable as it is supported by essential infrastructure.</p> <p>Chapter 6 contains a suite of policies which will set out more detailed criteria for ensuring that development is sustainable, and the plan should be read as a whole with all policies considered when making development management decisions.</p> <p>The WCS takes a flexible and responsive approach to employment and housing land delivery. It does this by both identifying deliverable strategic sites in CP2 (Delivery Strategy) that have been subject to partnership working with the</p>	
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		<p>developers to secure commitment for delivery, but also plans for contingency by setting a clear quanta for development on non-strategic sites to be brought forward through a number of sources: retained Local Plan allocations, existing commitments, regeneration projects, for example, those in Chippenham, Trowbridge and Salisbury, business expansion plans, non-strategic sites identified through community-led planning policy documents, including neighbourhood plans and windfall sites in accordance with the delivery strategy.</p> <p>As set out in para' 4.26 of the plan, contingency will be made through application of the plan, monitor, manage approach and should under delivery become apparent through monitoring, (because, for example, Neighbourhood Plans are slow in coming forward) then provision is made for the Council to identify further growth sites through a Site Specific Allocations DPD</p> <p>The WCS also recognises that the provision of affordable housing linked to open market housing development must be realistic, with regard to economic viability, but flexible to variations between sites and changes in market conditions over the plan period through basing assessment on the most recent credible evidence of needs. The WCS is also supported by a detailed</p>	
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		<p>Infrastructure Delivery Plan and where necessary, the growth in the strategy will be phased to ensure essential infrastructure is delivered within a timescale to support development. This is ensured through the use of development templates in appendix A of the strategy which require master plans to be developed demonstrating that specified essential infrastructure is in place.</p>	
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<p>The NPPF sets out a set of 12 core land-use principles which should underpin plan-making (and decision-making) (17):</p> <p>(1) Be genuinely plan-led, empowering local people to shape their surroundings, with succinct local and neighbourhood plans setting out a positive vision for the future of the area. Plans should be kept up-to-date, and be based on joint working and co-operation to address larger than local issues. They should provide a practical framework within which decisions on planning applications can be made with a high degree of predictability and efficiency;</p>		<p>The WCS is Wiltshire Council’s response to national planning policy and embraces the need to provide clarity and certainty through a plan led system. The plan is the result of comprehensive community and stakeholder engagement, and sets out clear policies to deliver the sustainable strategic growth necessary to meet Wiltshire’s challenges. It also sets out a clear framework, by indicating land use challenges by Community Area, within which communities can produce their own plans should they choose to do so. The plan also provides a new set of pan-Wiltshire policies in Chapter 6 against which, together with all other policies in the strategy and saved policies, planning applications can be predictably and efficiently judged.</p>	<p>No significant difference.</p>
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<p>(2) Not simply be about scrutiny, but instead be a creative exercise in finding ways to enhance and improve the places in which people live their lives;</p>	<p style="text-align: center; opacity: 0.3; font-size: 48px; font-weight: bold;">DRAFT</p>	<p>The WCS is not simply a development management tool to be used to scrutinise planning applications. It is much more than that. The WCS is a proactive strategy which sets out what represents sustainable development within the local context and provides a positive framework to allow development to come forward in a manner that will form resilient and prosperous communities. In this way it seeks to deliver the golden thread that runs through all of the work of Wiltshire Council, to deliver resilient and more self-contained communities. Furthermore the WCS sets a positive framework for neighbourhood planning through setting strategic goals in the separate Area Strategies, which is empowering communities to take control and make land use decisions for themselves. It is also important to recognise that the Core Strategy provides choices for local communities. It is of course not compulsory to produce a neighbourhood plan and the strategy is sufficiently detailed to ensure that growth can still come forward in a proportionate manner to the scale of the community, if they are not produced. It does this by defining where development is considered sustainable and utilizing the 'presumption in favour' within the NPPF. CP1 and 2 are key as explained earlier.</p>	<p>No significant difference.</p>
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<p>(3) Proactively drive and support sustainable economic development to deliver the homes, business and industrial units, infrastructure and thriving local places that the country needs. Every effort should be made objectively to identify and then meet the housing, business and other development needs of an area, and respond positively to wider opportunities for growth. Plans should take account of market signals, such as land prices and housing affordability, and set out a clear strategy for allocating sufficient land which is suitable for development in their area, taking account of the needs of the residential and business communities.</p>	<p style="text-align: center; opacity: 0.5; font-size: 48px; font-weight: bold;">DRAFT</p>	<p>The introduction to the WCS sets out the underpinning objectives of the WCS. It is a strategy which places an emphasis on economic growth as the driving force behind meeting the goal of delivering stronger, more resilient communities. This thread is taken through the document consistently from Strategic objective 1 (page 16) to the strategic allocations, to the employment policies in Chapter 6. Core Policy 1 and 2 are fundamental as they set out how the role and function of settlements has been analysed to understand how Wiltshire currently functions. These policies set a positive framework for managed growth through the allocation of the strategic site allocations. The Strategy clearly defines where development is required and identifies and seeks to remove potential barriers to growth, such as ambiguous infrastructure requirements or viability issues. The accompanying Infrastructure Delivery Plan supports this focus on delivery. This is linked into the plan through CP3 (infrastructure requirements) (page 35). As based on the assessment of evidence the strategy makes provision for sustainable development to meet local needs through delivering 178ha of employment land and at least 37,000 new homes.</p> <p>Comprehensive analysis of market</p>	<p>No significant difference.</p>
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		<p>signals including ongoing dialogue with the business community has gone into producing the strategy. The approach to employment land is consequently reflective of the spatially distinctive needs of Wiltshire. It is ambitious, providing a generous supply affording a flexible range of choice, but without flooding the market. It does this by allocating employment land through CP2 and also providing a flexible approach to additional sites through CP34 (additional employment land, page 161). It seeks to support and focus on existing world class employers such as Porton Down campus, (see CP 5, page 45) and facilitate economic growth in a predominantly rural County (see CP 48, Supporting rural life, page 189).</p>	
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<p>(4) Always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings</p>		<p>Place shaping is another thread running through the document. From the outset the strategy identifies delivery of sustainable development in a manner which does not erode the intrinsic character of Wiltshire as a key objective. Paragraph 1.16 sets out how the quality of the environment is a key competitive advantage to attract investment and that this will be managed to ensure that the new growth sits comfortably within its context. The strategy sets out how this will be achieved through the strategic understanding of the role and function of our settlements and careful allocation of strategic sites (CP1 and 2) chosen taking into account landscape impacts and place shaping potential within the local context. The development templates for the strategic sites allocations set out minimum design and amenity criteria that need to be satisfied and design/place shaping policies set out in Chapter 6 (Core Policy 57), will apply to all planning applications received to ensure that high quality is delivered.</p>	<p>No significant difference.</p>
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<p>(5) Take account of the different roles and character of different areas, promoting the vitality of our main urban areas, protecting the Green Belts around them, recognising the intrinsic character and beauty of the countryside and supporting thriving rural communities within it</p>	<p style="text-align: center; opacity: 0.5; font-size: 48px; font-weight: bold;">DRAFT</p>	<p>Returning to the introduction of the document a consistent thread running through the document is that of the delivery of sustainable development to meet local needs in a manner which does not erode the intrinsic character of Wiltshire. This underpins the whole strategy and includes how the WCS takes a spatial approach to ensure that the varying roles and diverse character of Wiltshire is fully addressed. It does this through CP1 and CP2 as explained above and then sets out distinctive area strategies for each of the 20 established community areas. For each these include spatially distinctive:</p> <ul style="list-style-type: none"> • Spatial information and context • The strategy for the community area • Spatially distinctive issues and considerations in planning for each • How the community area will change by 2026 • Community area map • Core polices <p>Chapter 6 includes a suite of polices which will be used to manage development across Wiltshire, which will promote the urban areas (e.g. CP2, and regeneration schemes in the Chippenham, Salisbury and Trowbridge Area Strategies), Landscape protection (CP51 page 196), and polices which ensure adequate protection for the</p>	<p>No significant difference.</p>
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		<p>countryside and policies which support rural life (see Core Policy 48). Again it needs to be emphasized that the plan needs to be read a whole and that the policy framework is conceived to balance the priority of economic growth to meet Wiltshire's needs without eroding the very character that make it so attractive to begin with.</p>	
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<p>(6) Support the transition to a low carbon future in a changing climate, taking full account of flood risk and coastal change, and encourage the reuse of existing resources, including conversion of existing buildings, and encourage the use of renewable resources (for example, by the development of renewable energy)</p>	<p style="text-align: center; opacity: 0.3; font-size: 48px; font-weight: bold;">DRAFT</p>	<p>This is a key thread that runs through the document. In striving to build stronger more resilient communities, this is based on the underlying principles of seeking to manage future development to ensure that communities have, as far as possible, an appropriate balance of jobs, services, facilities and homes, thereby providing local choices and trying to reduce the environmental impacts of vehicular travel. One of the fundamental principles to achieve this and provide greater self containment for our settlements is by ensuring that development is located in the most sustainable locations. This is delivered through CP 1 and CP2 as explained above. Strategic Objective 2, addressing climate change' (paragraph 3.5, page 16) and subsequent Core Policies, in addition to planning for the most sustainable pattern of development, will deliver:</p> <ul style="list-style-type: none"> • Supply of energy from renewable sources • Sustainable building practices • High energy efficiency in new buildings • New buildings incorporating adaptation and mitigation measures for climate change • Sustainable waste management. • Core Policy 67 of flood risk 	<p>No significant difference.</p>
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<p>(7) Contribute to conserving and enhancing the natural environment and reducing pollution. Allocations of land for development should prefer land of lesser environmental value, where consistent with other policies in this Framework</p>		<p>Strategic objective 5 seeks to ensure the protection of the natural environment and that is followed through in the strategy which seeks to direct development away from the most sensitive and valuable natural assets, habitats and species. These objectives are articulated further by the identification of spatially distinctive challenges in the 20 area strategies and also by cross—Wiltshire policies in Chapter 6, on Biodiversity and Geodiversity (see CP 50 page 193); landscape (CP 51 page 196); green infrastructure (CP 52 page 199); canals (CP 53, page 201); air quality (CP55 page 204); contaminated land (CP 56, page 206)</p>	<p>No significant difference.</p>
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<p>(8) Encourage the effective use of land by reusing land that has been previously developed (brownfield land), provided that it is not of high environmental value</p>		<p>The WCS prioritises the use of previously developed land where possible. The strategic delivery policy Core Policy 2, sets this out in its second paragraph and sets a target of 35% of all the development on such land. An example is Core Policy 37 (Military establishments, page 165) which provides a positive framework within which a specific issue facing Wiltshire can be effectively managed.</p>	<p>No significant difference.</p>
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<p>(9) Promote mixed use developments, and encourage multiple benefits from the use of land in urban and rural areas, recognising that some open land can perform many functions (such as for wildlife, recreation, flood risk, mitigation, carbon storage, or food production)</p>		<p>The idea of attaining benefits from mixed use developments has been embraced in the WCS. Of the 20 strategic site allocations made by Core Policy 2 50% of these are mixed use sites. While the other 10 are for single uses they are being used in a way which balances employment, retail and homes around settlements to improve the overall mix of uses at those communities. All strategic sites are required to be subject to master planning, with community input from the initial stages, and to demonstrate how they will accommodate open land and link into a green infrastructure network across Wiltshire.</p>	<p>No significant difference.</p>
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<p>(10) Conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations</p>		<p>From the outset the WCS identifies the high quality of the environment, including heritage assets as a key attractor to inward investment. It sets out to use this competitive advantage in a manner which protects and where possible enhances the historic built environment. Strategic objective 5 seeks to ensure the protection of heritage assets and that is followed through in the strategy, both in spatially distinctive policies within the 20 area strategies and the Wiltshire wide policies in Chapter 6, particularly CP58 (Ensuring the conservation of the historic environment, page 211) and CP59 (the Stonehenge, Avebury and associated sites World Heritage Site, page 214).</p>	<p>No significant difference.</p>
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<p>(11) Actively manage patterns of growth to make the fullest possible use of public transport, walking and cycling, and focus significant development in locations which are or can be made sustainable;</p>		<p>This is a key thread that runs through the document. Striving to build stronger more resilient communities, is based on the underlying principles of seeking to manage future development to ensure that communities have, as far as possible, an appropriate balance of jobs, services, facilities and homes, thereby providing local choices and improved self containment thereby reducing the environmental impacts of vehicular transport. By focusing the growth needed on the larger settlements, especially Chippenham, Salisbury and Trowbridge, plus the Market Towns, the WCS proactively is seeking to ensure growth is located in settlements with good transport choices. Again this thread runs through the document from the introduction to Strategic Objectives, to Core Policy 1 on defining a sustainable settlement strategy, Core Policy 2 the delivery strategy which directs allocations to the most sustainable locations and Core Policy 3 which ensures that infrastructure, including transport choices support are delivered alongside growth. Chapter 6 contains 7 policies relating to transport (page 215 onwards, CP60 sustainable transport, CP61 transport and development, CP62 development impacts on the transport network, CP63 transport strategies, CP64 demand management, CP65 movement of goods, CP66 strategic transport network)</p>	<p>No significant difference.</p>
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<p>(12) Take account of and support local strategies to improve health, social and cultural wellbeing for all, and deliver sufficient community and cultural facilities and services to meet local needs.</p>	<p style="text-align: center; opacity: 0.5; font-size: 48px; font-weight: bold;">DRAFT</p>	<p>Delivering stronger more resilient communities is the fundamental aim of the WCS. This has been covered above. The strategy takes account of other plans and strategies, most notably the Wiltshire Community Plan 2011-2026 and one of the 6 strategic objectives is 'helping to build resilient communities', which amongst other things includes:</p> <ul style="list-style-type: none"> • A framework for neighbourhood plans which allows communities to benefit from hosting new development • Community safety (e.g. see CP 57 viii, page 208) • Social exclusion (through delivery of affordable homes and a strategy based on improved access to services) • Provision of education and healthcare facilities to support growth (see CP3, infrastructure page 35) • More stringent protection for existing services and community facilities (CP49 page 190) • Improved sport and recreational opportunities <p>These objectives are taken through in spatially distinctive actions within the 20 area strategies, and in the Wiltshire – wide polices in Chapter 6 (for example Core Policy 48 (supporting rural life).</p>	<p>No significant difference.</p>
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1B: Delivering sustainable development

1. Building a strong, competitive economy (paras 18-22)			
What NPPF expects local plans to include to deliver its objectives	Questions to help understand whether your local plan includes what NPPF expects	Does your local plan address this issue and meet the NPPF's expectations?	How significant are any differences? Do they affect your overall strategy?

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<p>Set out a clear economic vision for the area which positively and proactively encourages sustainable economic growth (21).</p>	<p><i>Is there an up to date assessment of the deliverability of allocated employment sites, to meet local needs, to justify their long-term protection (taking into account that LPAs should avoid the long term protection of sites allocated for employment use where there is no reasonable prospect of an allocated site being used for that purpose) para (22)?</i></p>	<p>The WCS is a strategy which places an emphasis on economic growth as the driving force behind meeting the goal of delivering stronger, more resilient communities. Strategic Objective 1 is to deliver a resilient, sustainable and competitive economy. This objective is taken through in spatially distinctive actions within the 20 area strategies, and in the Wiltshire –wide policies in Chapter 6.</p> <p>The Wiltshire Workspace and Employment Land Review and the South Wiltshire Employment Land Review, both produced in December 2011, justifies the strategy which responds through:</p> <ul style="list-style-type: none"> • Allocates enough sites through CP 2, to provide choice and flexibility • Supports the regeneration of the 3 principal settlements by introducing policy support for the respective visions (See Salisbury Central Area Regeneration and CP21, page 112, Trowbridge Central Area Regeneration, page 134 and CP 28, page 137 and regeneration of Chippenham Area page 60, CP9, page 61) • Identification of Principal Employment Areas through the Area strategies in Chapter 5 • Facilitation of additional 	<p>No significant difference</p>
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		<p>employment land where needed under CP34, page 161</p> <ul style="list-style-type: none">• A policy which protects pure employment uses (B1, B2 and B8) on existing sites, but allows for redevelopment where there is clear evidence that they are no longer appropriate to the market for employment use (CP35, page 163),• Supports development on Brownfield sites which can contribute to regeneration (CP36 page 164)• Facilitates reuse of redundant military sites (a specific Wiltshire issue) through CP37, page 165.	
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<p>2. Ensuring the vitality of town centres (paras 23-27)</p>			
<p>What NPPF expects local plans to include to deliver its objectives</p>	<p>Questions to help understand whether your local plan includes what NPPF expects</p>	<p>Does your local plan address this issue and meet the NPPF's expectations?</p>	<p>How significant are any differences? Do they affect your overall strategy?</p>
<p>Set out policies for the management and growth of centres over the plan period (23).</p>	<p><i>Have you undertaken an assessment of the need to expand your town centre, considering the needs of town centre uses?</i></p> <p><i>Have you identified primary and secondary shopping frontages?</i></p>	<p>Yes, as set out in the Wiltshire Town Centre and Retail Study and Retail and Leisure Needs Study for south Wiltshire.</p> <p>Yes, primary and secondary shopping frontages are identified. The larger centres of Chippenham, Salisbury and Trowbridge, and the Market Towns of Amesbury, Bradford on Avon, Calne, Corsham, Cricklade, Devizes, Malmesbury, Marlborough, Melksham, Warminster, Westbury and Royal Wootton Bassett have designated frontages and corresponding policies in the relevant District/Local Plans and these designations and policies will be carried forward.</p> <p>Strategic Objective 1 seeks to deliver a thriving economy. This objective, along with its key outcomes, is set out in Paragraph 3.4 of the WCS. This makes clear that residents within Wiltshire should have access to facilities and retail choice in convenient locations</p>	<p>No significant difference.</p>

		<p>throughout Wiltshire. Employment and housing provision should seek to strengthen the role and function of established town centres to secure their future vitality and viability. Town centres should be regenerated and enhanced as necessary. It does this through CP1 which identifies the settlement strategy and CP2 and CP3 which focus growth in the most sustainable locations to build greater self containment and ensure that adequate infrastructure is in place to support the growth.</p> <p>The WCS seeks to enhance the vitality and viability of the town centres in Wiltshire through policies promoting the regeneration of central areas and delivery of new growth at settlements to support the vitality of centres. The strategy supports the regeneration of the 3 principle settlements by introducing policy support for the respective visions (See Salisbury Central Area Regeneration and CP21, page 112, Trowbridge Central Area Regeneration, page 134 and CP 28, page 137 and regeneration of Chippenham Area page 60, CP9, page 61). These Visions are largely retail and market focused.</p> <p>Paragraphs 6.24 to 6.29 of the WCS in particular set out how this objective will be delivered, and includes Core Policy 38 which seeks to protect the vitality and</p>	
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		<p>viability of centres and Core Policy 49 “Protection of services and community facilities”.</p> <p>Individual strategies for each of the community areas address locally distinct challenges and opportunities, and where relevant, include policies that seek to manage and grow the county’s centres. For example, Core Policy 9 Chippenham Central Areas of Opportunity; Core Policy 21 The Maltings / Central Car Park, Salisbury; and Core Policy 28 Trowbridge Central Areas of Opportunity. The Core Strategy sets a framework for the consideration of subsequent policy support for smaller centres through neighbourhood plans or DPD.</p>	

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3. Supporting a prosperous rural economy (para 28)			
What NPPF expects local plans to include to deliver its objectives	Questions to help understand whether your local plan includes what NPPF expects	Does your local plan address this issue and meet the NPPF's expectations?	How significant are any differences? Do they affect your overall strategy?
<p>Policies should support economic growth in rural areas in order to create jobs and prosperity by taking a positive approach to sustainable new development (28).</p>	<p><i>Do your policies align with the objectives of para 28?</i></p> <p><i>Support the sustainable growth and expansion of all types of business and enterprise in rural areas, both through conversion of existing buildings and well designed new buildings.</i></p> <p><i>Promote the development and diversification of agriculture and other</i></p>	<p>Yes - see below:</p> <p>Core Policy 34 (additional employment land, page 161) aims to support the rural way of life through the promotion of modern agricultural practices, appropriate diversification of the rural economy, and provision of broadband. The policy includes criteria to be met for proposals relating to the retention or expansion of existing businesses within or adjacent to the Principal Settlements, Market Towns, Local Service Centres and Large and Small villages. Core Policy 34 also includes an element of flexibility to allow new employment opportunities to come forward outside but adjacent to the Principal Settlements, Market Towns and Local Service Centres where such proposals are considered to be essential to the economic development of Wiltshire.</p>	<p>No significant differences.</p>

	<p><i>land-based rural business.</i></p> <p><i>Support sustainable rural tourism and leisure developments that benefit businesses in rural areas, communities and visitors, and which respect the character of the countryside. Supporting the provision and expansion of tourist and visitor facilities in appropriate locations where identified needs are not met by existing facilities in rural service centres.</i></p> <p><i>Promote the retention and development of local services and community facilities in villages, such as local shops, meeting places, sports venues, cultural buildings, public houses and places of worship.</i></p>	<p>Core Policy 39 (tourist development, page 168), makes clear that outside the Principal Settlements and Market towns, tourist and visitor facilities should be located in or close to Local Service Centres or Large and Small villages and, where practicable, be located in existing or replacement buildings. Any proposal needs to carefully consider the need to protect landscapes and environmentally sensitive sites. Extensions to existing facilities should be appropriate in scale to its location and help to ensure the future viability of the business, including farm diversification schemes.</p> <p>Core Policy 49 (protection of services and community facilities, page 190) seeks to protect services and community facilities, such as post offices, shops and public houses.</p> <p>Core Policy 48 (supporting rural life, page 188) explains the approach that will be taken to support rural communities, outside the limits of development of Principal Settlements, market Towns, Local Service Centres and Large Villages and outside the existing built up areas of small villages.</p>	
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4. Promoting sustainable transport (paras 29-41)			
What NPPF expects local plans to include to deliver its objectives	Questions to help understand whether your local plan includes what NPPF expects	Does your local plan address this issue and meet the NPPF's expectations?	How significant are any differences? Do they affect your overall strategy?

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<p>Policies that facilitate sustainable development but also contribute to wider sustainability and health objectives (29).</p> <p>Different policies and measures will be required in different communities and opportunities to maximise sustainable transport solutions will vary from urban to rural areas (29).</p>	<p><i>If local (car parking) standards have been prepared, are they justified and necessary? (39)</i> <i>(The cancellation of PPG13 removes the maximum standards for major non-residential development set out in Annex D. PPS4 allowed for non-residential standards to be set locally with Annex D being the default position. There is no longer a requirement to set non-residential parking standards as a</i></p>	<p>Strategic Objective 6 seeks to ensure that essential infrastructure is in place which includes the need to ensure that strategic and local transport needs are managed in a sustainable manner. Core Policies 60 to 66 inclusive set out in detail how this objective will be achieved.</p> <p>Core Policy 52 (Green infrastructure, page 199), makes provision of the retention and enhancement of the Wiltshire Green Infrastructure Network to help contribute to opportunities for outdoors exercise. Similarly the Infrastructure required under CP3 (Infrastructure, page 35, will ensure open space, play areas and sports facilities are delivered to support the planned growth.</p> <p>Appendix 1 to the Infrastructure Delivery Plan comprises a series of delivery schedules for each Community Area in Wiltshire. These delivery schedules list all the infrastructure projects that have been identified as necessary to support the amount and distribution of development in that area, including any specific requirements for the allocated strategic development sites. The infrastructure projects are prioritised as either essential or place-shaping, depending on their importance in the delivery of the Core Strategy.</p>	<p>No significant differences.</p> <p>No significant differences.</p>
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	<p><i>maximum but that does not preclude lpas from doing so if justified by local circumstances).</i></p> <p><i>Plans should ensure developments that generate significant movement are located where the need to travel will be minimized and the use of sustainable transport modes can be maximized. However, this needs to take Has it taken into account how this relates to other policies set out elsewhere in the Framework, particularly in rural areas? (34).</i></p> <p><i>Have you worked with adjoining authorities and transport providers on the provision of viable infrastructure?</i></p>	<p>Core Policy 64 – the provision of parking associated with new private non-residential development will be limited to maximum parking standards (except for disabled parking spaces). These maximum standards will be reduced to reflect local circumstances and the relative accessibility by sustainable transport modes in accordance with an accessibility framework.</p> <p>The IDP shows how the infrastructure projects included within the delivery schedules for each Community Area in Wiltshire link with the strategic objectives and core policies of the Wiltshire Core Strategy. . Chapter 6 contains 7 policies relating to transport (page 215 onwards, CP60 Sustainable transport, CP61 transport and development, CP62 development impacts on the transport network, CP63 transport strategies, CP64 demand management, CP65 movement of goods, CP66 strategic transport network)</p> <p>The IDP has a wider corporate role within Wiltshire Council, forming synergies with other council plans and strategies and contributing to the council’s working relationship with key</p>	<p>No significant difference.</p> <p>No significant difference.</p>
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		<p>external partners. Developed through consultation with both internal and external service providers, developers and the local community, the IDP will be a 'living document' in that it will be regularly monitored and reviewed</p>	
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5. Supporting high quality communications infrastructure (paras 42-46)			
There are no new or significantly different requirements for the policy content of local plans in this section of the NPPF.			

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<p>6. Delivering a wide choice of high quality homes (paras 47-55)</p>			
<p>What NPPF expects local plans to include to deliver its objectives</p>	<p>Questions to help understand whether your local plan includes what NPPF expects</p>	<p>Does your local plan address this issue and meet the NPPF's expectations?</p>	<p>How significant are any differences? Do they affect your overall strategy?</p>
<p>Identify and maintain a rolling supply of specific deliverable sites sufficient to provide five years' worth of housing against their housing requirements; this should include an additional buffer of <i>5% or 20% (moved forward from later in the plan period) to ensure choice and competition in the market for land (47).</i></p>	<p><i>What is your record of housing delivery?</i></p> <p><i>Have you identified:</i></p> <p><i>a) five years or more supply of specific deliverable sites;</i></p> <p><i>b) an additional buffer of 5% (moved forward from later in the plan period), or</i></p> <p><i>c) If there has been a record of persistent under delivery have you identified a buffer of 20% (moved forward from later in the plan period)? [Para 47].</i></p> <p><i>Does this element of housing supply include windfall sites; if so, to what</i></p>	<p>Strategic objective 3: providing everyone with access to a decent, affordable home ensures a continuous supply of housing over the plan period.</p> <p>Core Policy 2 Delivery Strategy - Identifies a deliverable supply of housing (with additional contingency) relative to the targets for the defined sub county areas, based on the housing market areas (HMAs).</p> <p>37, 000 houses is a minimum requirement that can be exceeded where a requirement is identified through a neighborhood plan which will provide the flexibility to deliver appropriately, or through contingency sites to be brought forward if monitoring of a plan identifies a shortfall in a particular Housing Market Area, in which case a Master Plan or DPD may be required</p>	<p>A 13 year timescale is appropriate for the Wiltshire Core Strategy and the imperative to have an up to date plan in place is the imperative.</p> <p>No significant difference</p>

	<p><i>extent is there 'compelling evidence' to justify their inclusion (48)?</i></p>	<p>The WCS takes a flexible and responsive approach to employment and housing land delivery. It does this by both identifying deliverable strategic sites in CP2 (Delivery Strategy) that have been subject to partnership working with the developers to secure commitment for delivery, but also plans for contingency by setting a clear quanta for development on non-allocated sites to be brought forward through a number of sources: retained Local Plan allocations, existing commitments, regeneration projects, for example, those in Chippenham, Trowbridge and Salisbury, business expansion plans, non-strategic sites identified through community-led planning policy documents, including neighbourhood plans and windfall sites in accordance with the delivery strategy.</p> <p>The housing supply does not rely on windfall, albeit evidence does justify its inclusion. The remainder to be identified should be delivered through a plan-led system including neighbourhood planning, and subsequent DPDs. However, windfall will continue to be delivered and this will continue to be counted against the development requirements. The deliverable and developable supply required by NPPF can be demonstrated without an additional windfall allowance (see Topic Paper 15 Housing Technical Paper).</p>	<p>No significant difference.</p>
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<p>Illustrate the expected rate of housing delivery through a trajectory and set out a housing implementation strategy describing how a five year supply will be maintained (47).</p>	<p><i>To what extent does the removal of national and regional brownfield targets have an impact on housing land supply?</i></p>	<p>The Housing Trajectory illustrates the expected delivery rate of new dwellings and demonstrates how the proposed housing requirement could be achieved (appendix c).</p> <p>Core Policy 2 sets a target of at least 35% of development taking place on previously developed land. This target is slightly lower than historic rates of delivery on PDL but allows for the likely reduction in windfall due to the change in the definition of windfall to exclude private residential gardens, parks and allotments. Not having a brownfield target will have the potential impact of a greater proportion of development coming forward on Greenfield land, which does not meet community aspirations (see Topic Paper 2, paragraph 6.4.29).</p>	<p>No significant difference.</p>
<p>Plan for a mix of housing based on current and future demographic and market trends, and needs of different groups (50), and caters for housing demand and the scale of housing supply to meet this demand (para 159)</p>	<p><i>Does the plan include policies requiring affordable housing? Do these need to be reviewed in the light of removal of the national minimum threshold?</i></p> <p><i>Is your evidence for housing provision based on up to date, objectively assessed needs</i></p>	<p>Core Policy 43 requires 40% affordable housing on sites of 5 or more dwellings and commuted some for all new homes below that level.</p> <p>This threshold is already lower than what was the national minimum threshold (15 dwellings) and therefore there is no need to review this policy in light of the removal of the national minimum threshold.</p> <p>CP 44 (page 179) also allows for rural exceptions sites where there is an identified need for affordable housing. Core Policy 45 sets a flexible framework</p>	<p>No significant difference.</p>

		<p>to ensure the right tenure and mix of homes is delivered to meet the prevailing demand.</p> <p>Yes. The SHMA produced in December 2011, and Topic Paper 2 'Housing' and Topic Paper 15, Housing Requirement Technical Paper, set out an objective assessment of housing need which has informed the WCS in terms of the mix and type of dwellings that will best meet the needs of Wiltshire's communities over the plan period.</p>	
<p>In rural areas be responsive to local circumstances and plan housing development to reflect local needs, particularly for affordable housing, including through rural exception sites where appropriate (54).</p>	<p><i>Have you considered whether your plan needs a policy which allows some market housing to facilitate the provision of significant additional affordable housing to meet local needs?</i></p>	<p>The Wiltshire SHMA and the Affordable Housing Viability Assessment are key pieces of evidence to justify the core policies relating to affordable housing and rural exceptions sites.</p> <p>The WCS includes Core Policy 44: Rural Exceptions Sites. This includes a cross-subsidy element which allows for a proportion of open market homes to be delivered in exceptional circumstances.</p>	<p>No significant difference.</p>
	<p><i>Have you considered the case for setting out policies to resist inappropriate development of residential gardens? (This is discretionary)(para 53)</i></p>	<p>While there is no specific policy resisting inappropriate development of residential gardens, they are protected from inappropriate development by Core Policy 57 on requiring high quality design which respects its context. This is supported by Core Policy 51 on landscape. Also Core Policy 2 makes clear that outside the defined limits of development at small villages, development for infill development will</p>	<p>No significant difference.</p>

		<p>only be supported where it respects the existing character and form of the settlement; does not elongate the village or impose development in sensitive landscape areas; and does not consolidate an existing sporadic loose knit area of development related to the settlement.</p>	
<p>In rural areas housing should be located where it will enhance or maintain the vitality of rural communities.</p>	<p><i>Examples of special circumstances to allow new isolated homes listed at para 55 (note, previous requirement about requiring economic use first has gone).</i></p>	<p>The Settlement Strategy of the WCS (Core Policy 1) is underpinned by a robust evidence base (Topic Paper 3). At the settlements identified as villages, a limited level of development will be supported in order to help retain the vitality of these communities.</p> <p>Core Policy 48 sets out that proposals to convert redundant agricultural buildings for employment and tourism uses will be supported, subject to certain criteria. In exceptional circumstances, where there is clear evidence that employment or tourism uses cannot be made viable, residential development may be more appropriate where it meets the criteria of Core Policy 48 and has reasonable access to employment.</p>	<p>It is acknowledged that Core Policy 48 is more onerous regarding the re-use of rural buildings, as it requires economic or tourism use before residential use, which the NPPF does not specify, but does not preclude.</p>

7. Requiring good design (paras 56-68)			
There are no new or significantly different requirements for the policy content of local plans in this section of the NPPF.			

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8. Promoting healthy communities (paras 69-78)			
What NPPF expects local plans to include to deliver its objectives	Questions to help understand whether your local plan includes what NPPF expects	Does your local plan address this issue and meet the NPPF's expectations?	How significant are any differences? Do they affect your overall strategy?

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<p><i>Policies should plan positively for the provision and use of shared space, community facilities and other local services (70).</i></p>	<p><i>Does the plan include a policy or policies addressing community facilities and local services?</i></p> <p><i>To what extent do policies plan positively for the provision and integration of community facilities and other local services to enhance the sustainability of communities and residential environments; safeguard against the unnecessary loss of valued facilities and services; ensure that established shops, facilities and services are able to develop and modernize; and ensure that housing is developed in suitable locations which offer a range of community facilities and good access to key services and infrastructure?</i></p>	<p>Strategic Objective 4 seeks to help build resilient communities. Key outcomes of this objective include that a positive contribution will have been made to help areas of social exclusion, especially access to essential services and local facilities in the rural areas, which will have been improved; and more effective planning controls will have resulted in the retention of existing facilities such as village shops and pubs. Strategic growth will have been matched by the provision of new educational and healthcare facilities; significant progress will have been made towards addressing the identified shortfall in the range of sport, leisure and recreation facilities.</p> <p>Core Policy 48: Proposals which will focus on improving accessibility between towns and villages, helping to reduce social exclusion, isolation and rural deprivation, such as transport and infrastructure improvements, will be supported where the development will not be to the detriment of the local environment or local residents.</p> <p>Core Policy 49: Protection of services and community facilities safeguards against the unnecessary loss of valued facilities and services.</p> <p>Core Policy 2: Settlement strategy – ensure housing is developed in suitable</p>	<p>No significant difference.</p>
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		locations which offer a range of community facilities and good access to key services and infrastructure.	
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<p><i>Enable local communities, through local and neighbourhood plans, to identify special protection green areas of particular importance to them – ‘Local Green Space’ (76-78).</i></p>	<p><i>Do you have a policy which would enable the protection of Local Green Spaces and manage any development within it in a manner consistent with policy for Green Belts? (Local Green Spaces should only be designated when a plan is prepared or reviewed, and be capable of enduring beyond the end of the plan period. The designation should only be used when it accords with the criteria in para 77).</i></p>	<p>They are protected from inappropriate development by Core Policy 57 on requiring high quality design which respects its context. This is supported by Core Policy 51 on landscape. Furthermore, the introduction to the WCS makes clear that this is a strategy based on localism which provides communities with a solid framework within which appropriate community-led planning policy documents can be brought forward and communities themselves can decide how best to plan locally. So whilst the WCS provides a clear overall strategic direction for development in Wiltshire, this still enables finer detail to be determined through the neighbourhood planning process; if a local community identifies an area appropriate for Local Green Space designation, then neighbourhood plans etc will be the vehicles through which to do this.</p>	<p>No significant difference</p>
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9. Protecting Green Belt land (paras 79-92)			
What NPPF expects local plans to include to deliver its objectives	Questions to help understand whether your local plan includes what NPPF expects	Does your local plan address this issue and meet the NPPF's expectations?	How significant are any differences? Do they affect your overall strategy?
<p>The general extent of Green Belts across the country is already established. New Green Belts should only be established in exceptional circumstances (82)</p> <p>Local planning authorities with Green Belts in their area should establish Green Belt boundaries in their Local Plans which set the framework for Green Belt and settlement policy (83).</p> <p>Boundaries should be set using 'physical features likely to be permanent' amongst other things (85)</p>	<p>If you are including Green Belt policies in your plan, do they accurately reflect the NPPF policy? For example:</p> <p>Lpas should plan positively to enhance the beneficial use of the Green Belt. <i>Beneficial uses are listed in para 81.</i> PPG2 set out that 'Green Belts have a positive role to play in fulfilling objectives. Para 1.6 of PPG2 set out the objectives – some of these have been rephrased/ amended and 'to retain land in agricultural, forestry and related uses' has been omitted.</p> <p>Ensure consistency with the Local Plan strategy for meeting identified requirements for sustainable development (85).</p> <p>Does it allow for the extension or alteration of a <i>building</i>, provided that it does not result in disproportionate additions over and above the size of the</p>	<p>Wiltshire includes an element of the Western Wiltshire Green Belt, which protects the openness of the countryside between Bath, Bradford-on-Avon and Trowbridge.</p> <p>The extent of the Western Wiltshire Green Belt is shown on the proposals map. The WCS explains that the purpose of the Green Belt is to check the expansion of towns in the area, principally Bristol and Bath, and to safeguard surrounding countryside, and its particular objectives are to:</p> <ul style="list-style-type: none"> - maintain the open character of undeveloped land adjacent to Bath, Trowbridge and Bradford on Avon - prevent the coalescence of Bradford on Avon with Trowbridge or the villages to the east of Bath - limit the spread of development along the A4 between Batheaston and Corsham; and - protect the setting and historic character of Bradford on Avon. <p>Applications for development within the</p>	<p>No significant difference, as the WCS requires applications for development within the Green Belt to be determined in accordance with national planning policy and any relevant saved local plan policies in Appendix D.</p>

	<p>original building? (89). PPG2 previously referred to dwelling. Original building is defined in the Glossary.</p> <p>Does it allow for the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces? (89) PPG2 did not have a separate bullet point – replacement related to dwellings rather than buildings.</p> <p><i>Does it allow for limited infilling or the partial or complete redevelopment of previously developed sites (brownfield land) whether redundant or in continuing use (excluding temporary buildings), which would not have a greater impact on the openness of the Green Belt and the purpose of including land within it than the existing development? (89)</i> (PPG2 referred to ‘major existing developed sites’)</p> <p>Change from ‘Park and Ride’ in PPG2 to <i>local transport infrastructure</i> and the inclusion of <i>‘development brought forward under a Community Right to Build Order’</i> in relation to other forms of development that are not inappropriate in the Green Belt provided they preserve the openness of the Green Belt and do not conflict with the purposes of including land in Green Belt. (90).</p>	<p>Green Belt will be determined in accordance with national planning policy and any relevant saved local plan policies in Appendix D.</p>	
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10. Meeting the challenge of climate change flooding and coastal change (paras 93-108)			
What NPPF expects local plans to include to deliver its objectives	Questions to help understand whether your local plan includes what NPPF expects	Does your local plan address this issue and meet the NPPF's expectations?	How significant are any differences? Do they affect your overall strategy?
<p><i>Adopt proactive strategies to mitigate and adapt to climate change taking full account of flood risk, coastal change and water supply and demand considerations (94).</i></p>	<p><i>Have you planned new development in locations and ways which reduce greenhouse gas emissions?</i></p> <p><i>Does your plan actively support energy efficiency improvements to existing buildings?</i></p> <p><i>When setting any local requirement for a building's sustainability, have you done so in a way that is consistent with the Government's zero carbon buildings policy and adopt nationally described standards? (95)</i></p>	<p>Strategic Objective 2 of the WCS seeks to address climate change.</p> <p>The Settlement Strategy (Core Policy 1) along with the Delivery Strategy (Core Policy 2) seeks to define where development will be the most sustainable across Wiltshire's settlements, thereby helping to reduce greenhouse gas emissions. The WCS provides for the most sustainable pattern of development that minimizes the need to travel and maximizes the potential to use sustainable transport.</p> <p>Core Policy 41 identifies how sustainable construction and low-carbon energy will be integral to all new development in Wiltshire. It actively supports energy efficiency improvements to existing buildings. The policy sets a framework for meeting a number of national and local priorities that seek to achieve sustainable development.</p> <p>The development templates for the</p>	<p>No significant difference.</p>

		strategic allocations consider water supply issues and the Infrastructure Delivery Plan sets out the infrastructure requirements identified by service providers as necessary to support development in the Wiltshire Core Strategy.	
Help increase the use and supply of renewable and low carbon energy (97).	<p><i>Do you have a positive strategy to promote energy from renewable and low carbon sources?</i></p> <p><i>Have you considered identifying suitable areas for renewable and low carbon energy sources, and supporting infrastructure, where this would help secure the development of such sources (see also NPPF footnote 17)</i></p>	Core Policy 42 identifies how standalone renewable energy installations, of all types, will be encouraged and supported. The policy does not identify specific areas for renewable and low carbon energy sources.	No significant difference.

11. Conserving and enhancing the natural environment (paras 109-125)			
What NPPF expects local plans to include to deliver its objectives	Questions to help understand whether your local plan includes what NPPF expects	Does your local plan address this issue and meet the NPPF's expectations?	How significant are any differences? Do they affect your overall strategy?
<p>Planning policies should minimise impacts on biodiversity and geodiversity (para 117).</p> <p>Planning policies should plan for biodiversity at a landscape-scale across local authority boundaries (117).</p>	<p><i>If you have identified Nature Improvement Areas, have you considered specifying the types of development that may be appropriate in these areas (para 117)?</i></p>	<p>Strategic Objective 5 seeks to protect and enhance the natural, historic and built environment. The WCS sets out a number of key outcomes that will mean this objective has been achieved.</p> <p>Core Policy 50 Biodiversity and Geodiversity requires that development proposals must demonstrate how they protect, and where possible enhance, features of natural conservation and geological value as part of the design rational. All development should also seek opportunities to enhance biodiversity.</p> <p>Core Policy 51 requires development to protect, conserve and where possible enhance landscape character and must not have an unacceptable impact upon landscape character.</p> <p>The Wiltshire Green Infrastructure Strategy will define Wiltshire's existing green infrastructure network, and provide the long term vision, objectives, policy framework, and delivery plan for</p>	<p>No significant differences.</p>

		<p>the enhancement of the network. It will also identify the priorities for the improvement of the network. The strategy will emphasise the need to maintain the integrity of green infrastructure across administrative boundaries. Much of the strategy will be delivered through project and partnership working at the local, county and sub regional levels. The strategy is currently in preparation and will be delivered through a partnership of key stakeholders and individuals (Wiltshire Green Infrastructure Partnership). The council will take a key role in the preparation and delivery of the strategy, and Core Policy 52 “ Green Infrastructure” will be delivered in line with the emerging strategy.</p> <p>Nature Improvement Areas have not been identified in the WCS.</p>	
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12. Conserving and enhancing the historic environment (paras 126 – 141)			
There are no new or significantly different requirements for the policy content of local plans in this section of the NPPF.			

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13. Facilitating the sustainable use of minerals (paras 142-149)			
What NPPF expects local plans to include to deliver its objectives	Questions to help understand whether your local plan includes what NPPF expects	Does your local plan address this issue and meet the NPPF's expectations?	How significant are any differences? Do they affect your overall strategy?

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<p>It is important that there is a sufficient supply of material to provide the infrastructure, buildings, energy and goods that the country needs. However, since minerals are a finite natural resource, and can only be worked where they are found, it is important to make best use of them to secure their long-term conservation (142).</p>	<p><i>Does the plan have policies for the selection of sites for future peat extraction? (143) (NPPF removes the requirement to have a criteria based policy as peat extraction is not supported nationally over the longer term).</i></p>	<p>This is covered by the Minerals and Waste Development Framework.</p>	<p>Not applicable to WCS.</p>
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