

Wiltshire Council

Cabinet

21 January 2014

Public Participation – Item No. 12 – Review of Local Development Scheme Questions from Mrs Ann Henshaw – CPRE

Question 1

Disaggregating. Dr. Cunningham suggests that he is reviewing the evidence to determine what the appropriate level of growth would be for each HMA and is minded to. Should not the additional housing be distributed to those parts of the County that could absorb additional housing by virtue of present facilities and infrastructure?

Response

The response to the Inspector (Wiltshire Council letter dated 19 December) in suggesting the “*use of a methodology that is based on the distribution of the additional growth on a proportionate basis*” goes on to state that “*we intend to test this at a community area level to ensure consistency with the NPPF and maintain a distribution of growth consistent with Core Policy 1. In doing this we are mindful that there may be constraints, greater potential or other issues in a particular area that will mean some adjustment of the figure for some Community Areas.*” As such, consideration will be given to facilities and infrastructure in determining where the extra growth should be located.

Question 2

Affordable Housing. Dr. Cunningham is suggesting to instigate an independent review of affordable housing viability. Who will carry out the independent review and to whom will it report? How long will it take? Once this review is completed, what happens next? Will there be public consultation on the outcome of the review?

Response

The Council has recently appointed consultant, HDH Planning and Development to undertake the preparation of a viability study on behalf of the Council. Officers are currently working with the consultant to refine the project plan and will be providing a further letter to the Inspector with timelines in due course. It will be an evidence

based document that will be submitted to the Inspector for his consideration, who will determine whether consultation should be undertaken.

Question 3

Settlement Boundaries. Dr. Cunningham says that the review of the settlement boundaries can be undertaken as part of the Site Allocations DPD. Will this be done by an examination of each village in the County? How will decisions following the review be presented in the DPD? What consultation will there be with the public?

Response

The settlement boundaries will be reviewed as part of the development of a new development plan document, as such all the formal consultation stages involved in the preparation of a DPD will apply. The review will only relate to the Principal Settlements, Market Towns, Local Service Centres and Large Villages as set out in the emerging Wiltshire Core Strategy i.e. those settlements that have boundaries. Amendments to the boundaries will be shown on the Proposals Map that will be updated as part of the preparation of the DPD.

The methodology for reviewing the boundaries will specifically set out how the Parish and Town Councils will be consulted.

Question 4

Chippenham. It is clear the Inspector is expecting to see substantial changes to the Core Strategy here. Dr. Cunningham says that the level of growth for the town can be identified within the Core Strategy as set out above. His statement is far from clear and the local community will need to have a clear housing provision figure. What are the growth issues mentioned? It is accepted that a number of issues relating to housing allocation will need to be considered and in these circumstances will there be an early opportunity for a public consultation on this matter.

Do you have a timetable for a DPD presentation for a formal public consultation?

Response

The concerns of the Inspector in relation to the site allocations proposed for Chippenham in the Core Strategy are fully set out in the Inspector's letter of 3 December 2013.

The distribution of the housing requirement in the Core Strategy as referred to in Question 1 will include a figure for Chippenham to provide clarity for the Chippenham DPD.

The Wiltshire Local Development Scheme, as proposed for approval by Cabinet, also includes a timetable for the Chippenham DPD. This shows that formal public consultation will be undertaken October /November 2014.

Question 5

Increased Housing Provision. The Core Strategy is expected to increase the number of houses by 6000. The additional housing ought to be supported by a plan for pro-rata employment. Will this be the case?

Response

The Inspector in his letter of 23rd December considers that it would be reasonable to increase the housing requirement in the plan to 42,000, which is a 5,000 increase on the 37,000 currently shown in the Plan. There is no need to provide for additional employment land in the Plan, as this was not an issue that was raised by the Inspector, owing to the Council's economy-led approach which has resulted in abundant provision of employment land.

Question 6

How realistic is the target date for all the outstanding work on the Core Strategy to be completed especially if our previous questions have confirmed that there will be requirements for public consultation?

Response

The target dates set out for DPD preparation in the Local Development Scheme are overall considered realistic and incorporate formal public consultation stages. However, as the Core Strategy is currently at Examination it will be the Inspector who will ultimately influence the timeline for adoption.