

Wiltshire Council

Cabinet

20 March 2012

Public Participation - Item No.5

**Question from Mr Michael Sprules, - Chairperson RADAR
(Residents Against Development Affecting Recreational Land)**

**Speculative Applications prior to the EiP Stage of the
Pre-Submission Draft Wiltshire Core Strategy.**

Cabinet Members and attending Elected Members

On 7th February 2012, at the Extraordinary Full Council Meeting, Wiltshire Council passed a motion that allowed the Pre-Submission Draft Core Strategy for Wiltshire to go forward for the final stage of Public Consultation with regard to the Soundness and Robustness of the Draft Core Strategy Document.

During the debate, prior to the vote on the motion, the Leader of Wiltshire Council and, indeed, Cabinet Member for Economic Development and Strategic Planning both made the argument that, without a Sound and Robust Adopted Core Strategy, that **“Wiltshire would be open to Speculative Developers”**. Moreover, the argument was also made that the Draft Core Strategy should be Employment lead and that the Housing Element of the Draft Core Strategy should then compliment, in a balanced way, that of an Employment lead Core Strategy.

Taking these points into consideration, my question to Cabinet is :

Whilst I am aware that Cabinet can in no way comment on an individual site, what approach will Cabinet take if a large-scale Housing lead Speculative Application were to be submitted prior to the EiP Stage of the Pre-Submission Draft Core Strategy process ?

May I, once again, thank Cabinet Members and, indeed, Elected Members for allowing me to ask this question.

Response

Wiltshire Council is obliged to consider all planning applications on their own merits. If a planning application is submitted prior to the Wiltshire Core Strategy being adopted, the proposed development will be considered against national policy and the development plan for the area; including policies within the Wiltshire & Swindon Structure Plan 2016, North Wiltshire Local Plan 2011 and national policy regarding housing within PPS3. The emerging Wiltshire Core Strategy and the draft National Planning Policy Framework would be material considerations.