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30 MAY 2006	
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Please ask for: Georgina Clampitt-Dix

Our ref : GD/LP/1/5

Your ref :

By Email & Post

28 April 2006

Dear Lachlan

**Wiltshire and Swindon Structure Plan 2016  
Conformity of Revised Deposit Draft North Wiltshire Local Plan 2011**

The Wiltshire and Swindon Structure Plan 2016 was adopted by Wiltshire County Council and Swindon Borough Council on 1 April 2006. In compliance with the Town and Country Planning (Development Plan) Regulations 1999 the County Council has to provide a statement to your authority that the Revised Deposit Draft Local Plan (November 2004) is or is not in general conformity with the alteration to the Structure Plan.

As you are no doubt aware, the Structure Plan covering the period to 2016 only involved limited alterations to the previous Wiltshire Structure Plan 2011, which the Local Plan was considered to be in general conformity with. In summary, the alterations relevant to North Wiltshire District relate to the development strategy, new housing and employment requirements for the period 1996 to 2016 and transportation policies. In light of this, while on the whole the Local Plan is still regarded as consistent with the altered Structure Plan that are parts that no longer can be considered to be in general conformity with the Structure Plan. This is discussed further below together with some considerations that you may wish to take into account in reviewing your Local Plan policy.

With regard to the Plan's overall strategy, the Local Plan does not have a clearly defined spatial strategy that sets out the overall role and function of the different settlements in the Plan area consistent with Policy DP3 of the Structure Plan including the recognition that Chippenham is identified as a Strategic Service Centre and the need to identify Local Service Centres. The emphasis in this policy is to provide for local needs in settlements outside of Chippenham, to support provision of local services and facilities and provide employment opportunities. However, it is recognised that the provision made in the Local Plan for development generally enables the Strategy to be delivered. This does not present an issue in terms of general conformity but is something that should be addressed when reviewing the Local Plan.

In terms of housing provision, Policy DP3 of the Wiltshire and Swindon Structure Plan 2016 is more restrictive than the previous Structure Plan in limiting housing to settlements that have employment opportunities satisfying local need, facilities' and services, and access by public

transport. The identification of some of the settlements for "limited infill" housing development as provided for in Local Plan Policy H3 would therefore no longer conform to the Structure Plan. This means that those settlements not conforming to Structure Plan Policy DP3 should be treated as development in the countryside in line with Policy DP14 of the Structure Plan.

The latest housing land supply position for the District at 1 April 2005 indicates that the capacity of outstanding allocations and other sources of housing including windfall and urban capacity potential are expected to meet the Structure Plan housing requirement of 3,000 net additional dwellings for the Chippenham urban area and 6,000 for the remainder of the district between 1996 and 2016. However, the delivery of housing supply for the remainder of the District is likely to result in over provision. The Structure Plan development strategy (Policy DP3) does allow for some flexibility in the housing requirement to allow for previously developed land to come forward in sustainable locations where the housing land requirement is met on other sites. Given that the outstanding allocations for the remainder of the District generally relate to sustainable previously developed sites in the District's main urban areas the Plan is not regarded as being out of conformity with the Structure Plan in terms of housing provision.

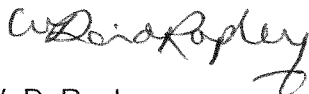
In terms of strategic employment land, Wiltshire County Council's employment land monitoring at 1 April 2005 indicates that around 35 hectares of strategic employment land have been provided for at the Chippenham urban area compared to the 45 hectares required by the Structure Plan. In the remainder of the District, some 97 hectares have been provided compared to the 115 hectares required by the Structure Plan. As the Local Plan period only runs to 2011, the under provision in terms of strategic employment land provision is not considered to be so significant to present an issue in terms of conformity.

To summarise, in terms of conformity, the North Wiltshire Local Plan Revised Deposit Draft (November 2004) is considered to be in general conformity with the Wiltshire and Swindon Structure Plan 2016 with the exception of part of Policy H3 that allows "limited infill" housing development in settlements that would not comply with Structure Plan Policy DP3.

It is recognised that work has commenced on the preparation of the District's Local Development Framework through which the Local Plan Policy will be reviewed and as such the issues raised above can be addressed through this process. However, in the interim period it will be necessary to address the issue of non conformity as set out in the preceding paragraph through the development control process.

If you wish to discuss this further please contact Georgina Clampitt-Dix on the above number.

Yours sincerely



W. D. Rapley  
Strategic Plan Manager