

Wiltshire Council

Cabinet

10 October 2017

Subject: Wiltshire Local Plan Review - Regulation 18 of the Town and Country Planning (Local Planning) (England) Regulations 2012 Consultation on the Scope of the Plan

Cabinet Member: Councillor Toby Sturgis - Spatial Planning, Development Management and Property

Key Decision: Yes

Executive Summary

Cabinet at its meeting on 12 September 2017 approved the Wiltshire Local Development Scheme 2017 (LDS). Included in the updated LDS is a timetable for the review of the Wiltshire Core Strategy, covering the plan period 2016 to 2036, to be recast as the Wiltshire Local Plan. It was recognised in the report that one of the next steps would be to consider further, in collaboration with Swindon Borough Council, the scope and content of the proposed Wiltshire Local Plan Review Regulation 18 consultation programmed for the autumn 2017 and the approach to the Joint Spatial Framework. The scope of the Plan is set out in the LDS.

At the meeting in reaffirming the Council's commitment to joint working with Swindon it was recognised that given the Council's responsibilities to support the interest of Wiltshire's communities that Cabinet would need to be satisfied that appropriate plans are in place to maintain deliverable five year housing land supply in both areas before approving plans. This will become relevant in later stages of plan making when policy proposals start to emerge.

This report sets out the proposed content for the initial consultation on the Wiltshire Local Plan Review and consultation arrangements. This includes two documents. Firstly, an issues paper inviting views on the methodology, scope and objectives for the Joint Spatial Framework and its relationship with the Local Plan reviews; as well as strategic issues to be considered in preparing the Joint Spatial Framework. Secondly, a position statement to inform the Wiltshire Local Plan Review, which carries forward the work undertaken on the previously proposed partial review of the core strategy which focused on assessing the need for further development management policies through a review of the remaining saved district local plan policies and national policy.

Maintaining an up-to-date development plan in accordance with the National Planning Policy Framework, in cooperation with Swindon Borough Council, will support plan led growth across the county safeguarding the authority from speculative and unplanned development which does not support sustainable

and resilient communities. The consultation will involve Wiltshire's community and other stakeholders in the early stages of plan making.

Proposals

That Cabinet:

- (i) Approves the documents set out at Appendices 1 and 2 for the purposes of consultation on the scope and content of the Wiltshire Local Plan Review, subject to amendment in (ii);**
- (ii) Authorises the Associate Director for Economic Development and Planning in consultation with the Cabinet Member for Spatial Planning, Development Management and Property to: make any necessary changes to the consultation documents before they are finalised for publication and agree any changes to Appendix 1 with Swindon Borough Council; and make arrangements for, and undertake statutory consultation for a 6 week period starting during the week commencing 6 November 2017 concurrently with Swindon Borough Council.**

Reason for Proposals

To ensure that progress continues to be made on maintaining an up-to-date development plan for Wiltshire in line with the Council's Local development Scheme and statutory requirements.

Alistair Cunningham, Corporate Director

Wiltshire Council

Cabinet

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Cabinet Member: Councillor Toby Sturgis - Spatial Planning, Development Management and Property

Key Decision: Yes

Purpose of Report

1. To seek approval for the initial consultation on the Wiltshire Local Plan Review and the development of the non-statutory Joint Spatial Framework being prepared jointly with Swindon Borough Council in accordance with the Wiltshire Local Development Scheme 2017 and legislation.

Relevance to the Council's Business Plan

2. The Business Plan 2017-2027 'Forward Thinking' seeks to create strong communities in Wiltshire. One of the four priorities, 'Growing the Economy', recognises the importance of job creation and improving housing supply to enable people to live and work locally. Delivering development where it is needed forms one of the Goals of the Business Plan. The timely review of the Wiltshire Local Plan to ensure planning policies on the release of land for development to support sustainable growth and resilient communities contributes to this Goal.

Background

3. Cabinet at its meeting on 12 September 2017 approved revisions to the Wiltshire Local Development Scheme. Included in the updated LDS is a timetable for the review of the Wiltshire Core Strategy over the plan period 2016 to 2036 to be recast as the Wiltshire Local Plan. It was recognised in the report that one of the next steps would be to consider further, in collaboration with Swindon Borough Council, the scope and content of the proposed Wiltshire Local Plan Regulation 18 consultation programmed for the autumn 2017.
4. The Wiltshire Core Strategy was adopted in January 2015 and provides a positive and flexible overarching planning policy framework to guide development across the period to 2026. It is required to be consistent with

national planning policy contained in the National Planning Policy Framework and the supporting Planning Practice Guidance.

5. Advice in the NPPF states that local plans should be “*drawn up over an appropriate time scale, preferably a 15-year time horizon, take account of longer term requirements, and be kept up to date*” (paragraph 157). The adopted Wiltshire Core Strategy has a time horizon of 2026 which is 9 years hence, less than the preference expressed in the NPPF. It is, therefore appropriate to begin a review of the plan as identified in the 2017 LDS.
6. Historically, the Local Development Scheme envisaged a partial review of the Wiltshire Core Strategy. The purpose of that review was to assess the need for further detailed development management policies to ensure consistency of approach across the county and in effect remove the remaining saved district local plan policies. It would also allow for any gaps in policy to be addressed in order to improve conformity with national planning policy. There was a particular commitment to update retail and town centre policies. Consultation on the scope of that plan and evidence to inform the partial review of policies was undertaken April to May 2015. In line with the 2017 Local Development Scheme, this work should be absorbed into the review and roll forward the development policies to 2036.
7. The proposed scope for the Wiltshire Local Plan Review included in the LDS 2017 was reported to Cabinet on 12 September and combined the intentions of the former Wiltshire Core Strategy partial review and Gypsy and Traveller Development Plan Document.
8. The LDS 2017 also included the development of a non-statutory Joint Spatial Framework with Swindon Borough Council to give strategic direction to the broad scale and location of development and supporting infrastructure across Wiltshire and Swindon informed by a shared evidence base. The current evidence base to inform that work includes the Strategic Housing Market Assessment (SHMA) and Functional Economic Market Area Assessment (FEMAA) as reported to Cabinet on 12 September 2017. The Joint Spatial Framework will provide the strategic context and evidence to inform the individual local plans prepared by Wiltshire and Swindon.
9. At Cabinet on 12 September, in reaffirming the Council’s commitment to joint working with Swindon it was also resolved that given the Council’s responsibilities to support the interest of Wiltshire’s communities that Cabinet would need to be satisfied that appropriate plans are in place to maintain deliverable five year housing land supply in both areas before approving plans.

Main Considerations for the Council

10. To ensure plans are prepared on a sound footing, local planning authorities are obliged to undertake consultation at the start of the process. This is a requirement under Regulation 18 of the Town and Country Planning (Local Planning) (England) Regulations 2012.

11. In the Regulation 18 consultation the authorities are required to state the subject of the plan that is proposed to be prepared and invite representations about what a local plan with that subject ought to contain. The consultation must be for a minimum of 6 weeks. It is an opportunity to seek comments on what the review should cover and any other matters that would help the authority develop their plan.
12. As set out in the September Cabinet paper on the update to the LDS, the Regulation 18 consultation is also an opportunity to start to engage with the community and other interested parties on the development of the Joint Spatial Framework. As a consequence the Regulation 18 consultation on the Wiltshire Local Plan Review should run concurrently with that for the Swindon Local Plan Review. A similar paper is being considered by Swindon Borough Council's Cabinet on 18 October 2017.
13. As well as seeking comments on the proposed scope of the plan, the consultation should therefore also include:
 - (i) A discussion document on the strategic issues facing the combined area of Swindon and Wiltshire, as set out in **Appendix 1** (The Swindon and Wiltshire Joint Spatial Framework: Issues Paper) and summarised below;
 - (ii) A position statement in relation to the Wiltshire Local Plan Review, which includes information relating to the previously proposed partial review of the core strategy, as set out in **Appendix 2** and summarised below;
 - (iii) Awareness raising in relation to a call for sites; and
 - (iv) Wiltshire Local Plan Review Sustainability Scoping Report.

The Swindon and Wiltshire Joint Spatial Framework Issues Paper

14. This is a joint paper with Swindon Borough Council to invite comments on:
 - (i) The proposed methodology, scope and objectives of the Joint Spatial Framework and its relationship with the Local Plan reviews; and
 - (iii) Strategic issues in the proposed housing market areas, as well as Swindon, Chippenham, Salisbury, Trowbridge and Wiltshire's market towns (as defined in the Wiltshire Core Strategy).
15. The main findings of the Swindon and Wiltshire Housing Market Assessment (SHMA) and the Swindon and Wiltshire Functional Economic Area Assessment (FEMAA) have informed the Issues Paper. The paper also draws on published information such as the census, the Swindon Local Plan and Wiltshire Core Strategy and other relevant policy documents.

16. The purpose of the Joint Issues Paper is to explain the nature of joint working through the preparation of the Joint Spatial Framework clearly and transparently and to invite views early in the plan preparation process on relevant strategic issues that may influence plan making. The document contains a number of questions designed to so this.

Wiltshire Local Plan Policy Review Position Statement

17. In the spring of 2015 Wiltshire Council consulted on the scope of the then proposed Wiltshire Core Strategy Partial Review. The partial review was focused on assessing the need for further development management policies to ensure consistency of approach across the county. The intention was to in effect, remove the remaining saved district local plan policies. The partial review also included an analysis of potential gaps in policy to improve conformity with national planning policy, for example, an update of saved retail and town centre policies. The consultation was supported by:
- (i) A gap assessment of saved policies, March 2015;
 - (ii) A gap assessment on compliance with national policy, March 2015;
 - (iii) Wiltshire Core Strategy Retail Review, February 2015; and
 - (iv) Wiltshire Open Spaces Study, March 2015.

18. The Wiltshire Local Plan Policy Review Position Paper (**Appendix 2**) recaps on what happened as part of the earlier consultation and identifies the main outcomes of that consultation to give an indication of the policy areas which need to be considered as part of the current review. The consultation should provide the opportunity for additional comments to be made, given the time that has lapsed since they were first consulted on.

Call for Sites

19. Landowners and promoters of land for development have the opportunity at any time to put forward land for consideration in plan making. Opportunities are assessed through the strategic housing and employment land availability assessment, which is periodically published.
20. The Wiltshire Strategic Housing and Employment Land Availability Assessment 2017 will be published on the Council's website to coincide with the proposed consultation and will inform the assessment of strategy options included within the Joint Spatial Framework. However, it is possible that additional sites may come forward through the plan making process and these will need to be considered early on in the process, as such a call for site should also be undertaken to raise awareness of the opportunity to submit further sites.

Wiltshire Local Plan Review Sustainability Appraisal Scoping Report

21. Current legislation requires that all Development Plan Documents (i.e. Local Plans) are subject to a Sustainability Appraisal and a report on the findings of the Sustainability Appraisal must be published alongside the

plan. The Sustainability Appraisal performs a key role in providing a sound evidence base; it assesses the social, economic and environmental effects of plans, including reasonable alternatives, and ensures that sustainable development is treated in an integrated way in the plan preparation process.

22. The Wiltshire Local Plan Review will be subject to sustainability appraisal. Work is on-going to align the assessment criteria in relation to the Wiltshire Local Plan and Swindon Borough Local Plan to ensure consistency of approach across the combined plan area. It is proposed to consult on the Wiltshire Sustainability Appraisal Scoping Report alongside the Regulation 18 consultation.

Consultation Arrangements

23. Subject to Cabinet approval, preparations will be made to finalise and publish the consultation material to support the consultation for a period of six weeks in accordance with the Council's Statement of Community Involvement and statutory requirements. The consultation will start as soon as possible during the week commencing 6 November 2017 which will ensure the consultation period closes before the Christmas break. As part of the consultation process the following arrangements will be put in place (with similar arrangements made by Swindon Borough Council in relation to their area):
- (i) Early notification of the consultation period to Parish and Town Councils following Cabinet approval;
 - (ii) Letter or email to consultees on the spatial planning consultation database, providing notification of the consultation;
 - (iii) Online publication of all consultation documents on the Council's website including consultation portal;
 - (iv) Publication of advertisement in local newspapers to cover Wiltshire;
 - (v) An item about the consultation in the Parish/Town Council Newsletter;
 - (vi) Publication of a press release on 'Our Community Matters' websites;
 - (vii) Notification of the consultation to be distributed through Community Area Board networks and via Chairman's announcements at Board meetings leading up to and during the consultation period as necessary;
 - (viii) Documents being made available for viewing at the Council's main office hubs (Chippenham, Devizes, Salisbury and Trowbridge) and at Wiltshire Council libraries; and

- (ix) Creation of a joint web page (hosted on the Wiltshire Council website) to provide information on joint working and the Joint Spatial Framework, and links to the appropriate pages of each authority's local plan review website. Any material relating to joint working will be approved by the Cabinet Member for Spatial Planning, Development Management and Property and Swindon Borough Council's Cabinet Member for Strategic Planning and Sustainability.
24. It is also proposed to hold specific events for representatives of parish and town councils, as representatives of their communities, on the new HMA basis. This could be extended to Steering Groups involved in neighbourhood planning as well as Wiltshire Councillors. These would be in the form of an evening meetings for invited participants (starting at 6.30pm), in particular, to explain:
- (i) the conclusions of the SHMA and FEMAA;
 - (ii) the purpose of the consultation on the scope and content of the plan(s);
 - (iii) the approach to joint working with Swindon Borough Council and role of the Joint Spatial Framework; and
 - (iv) relationship with neighbourhood planning.
25. It is proposed that four events are held in Wiltshire, one in Chippenham (Chippenham HMA), Salisbury (Salisbury HMA), Royal Wootton Bassett (Swindon HMA) and Trowbridge (Trowbridge HMA). A fifth event would also be held within Swindon Borough led by their Council officers. The timings and details should be agreed with Swindon Borough Council to ensure a coordinated approach to the events. It will be important for Officers from each authority to be able to attend both events relating to the Swindon HMA. It is also proposed that a developers forum is held during the consultation period.

Next Steps

26. Once the consultation has closed all responses will be considered in order to determine whether any changes to the proposed scope of the Wiltshire Local Plan Review are required. Furthermore, the responses to the questions embedded in the Joint Issues Paper will be assessed to inform the preparation of both the Joint Spatial Framework and each authority's local plan review.
27. The outcome of the consultation following consideration of responses will be reported back to Cabinet as part of the material to support the proposed consultation on a draft Joint Spatial Framework and draft options for the Wiltshire Local Plan Review. The Local Development Scheme anticipates that this will be in the summer 2018 and winter 2018/19 respectively. Following these consultations the Local Development Scheme anticipates pre-submission consultation on the draft

Wiltshire Local Plan Review supported by the final Swindon and Wiltshire Joint Spatial Framework in the summer of 2019.

Overview and Scrutiny Engagement

28. There has been no overview and scrutiny engagement at this stage.
29. The proposed approach to joint working and the proposed scope of the Regulation 18 consultations has been discussed with members within the Swindon and Wiltshire Joint Working Group, a forum for informal discussion established to facilitate joint working.

Safeguarding Implications

30. There are no safeguarding implications arising from the proposal

Public Health Implications

31. Planning for sustainable development to meet the employment, housing and infrastructure needs of communities helps foster their wellbeing. Well planned development, including appropriate infrastructure, supports health and well-being of local communities, for example through the provision of green infrastructure and infrastructure to encourage walking and cycling as means of travel. Maintaining up-to-date policy for Wiltshire supports the timely delivery of social infrastructure to improve the resilience of our communities.

Procurement Implications

32. The Regulation 18 consultation is the first step in the plan making process and, of itself, has no direct procurement implications. However, the development of the Swindon and Wiltshire Joint Spatial Framework and Wiltshire Local Plan Review will have procurement implications in order to gather appropriate evidence to support the plan making process. For example, officers have procured further information on the provision of employment land across the county in the form of a Wiltshire Employment Land and Workspace Strategy. Where such procurement implications do arise these requirements will be undertaken in accordance with Council Procurement and Contracting Regulations, and in consultation with the Strategic Procurement Hub.

Equalities Impact of the Proposal

33. The purpose of maintaining up to date planning policies in Wiltshire is to make sure growth and development in the County is positively managed.

The public consultation processes and community involvement embedded in plan preparation in accordance with the Wiltshire Statement of Community Involvement ensures that everyone has an opportunity to inform the review of the local plan.

34. In line with Regulations, when plans are submitted to the Secretary of State for examination they must be accompanied by an Equality Impact Assessment.

Environmental and Climate Change Considerations

35. The Wiltshire Local Plan relates to the development and use of land and will have implications for the physical, economic and social environment of Wiltshire. Sustainability Appraisal, incorporating Strategic Environmental Assessment and Habitats Regulations Assessment, will be undertaken as part of both the local plan review and the Swindon and Wiltshire Joint Spatial Framework to ensure that negative environmental impacts are avoided, and policies and proposals deliver development in a sustainable manner (see the Programme of Work attached as an appendix to the Swindon and Wiltshire Joint Spatial Framework Issues Paper, at **Appendix 1.**)
36. The process of plan making incorporating Sustainability Appraisal will take into consideration both the current position and predicted future considerations in relation to the local environment, for example, in relation to climate change and flood risk and in relation to future traffic growth.

Risks that may arise if the proposed decision and related work is not taken

37. It is important that Wiltshire continues to maintain up-to-date policy to ensure that plan-led growth, that best meets the needs of Wiltshire, can be delivered. Failing to do so would increase the risk that growth would occur piecemeal, delivered by developers rather than as planned. The government's housing White Paper 'Fixing the broken housing market' (February 2017) and more recently published 'Planning for the right homes in the right places: consultation proposals' by Department for Communities and Local Government (DCLG) on 14 September 2017 set out the clear expectation that plans should be reviewed every 5 years.
38. The National Planning Policy Framework sets out the 'presumption in favour of sustainable development' and states that where plans are out of date, silent or indeterminate, then permission should be granted. In addition, it requires a five year land supply to be maintained and sufficient housing land to be identified. Beginning work now on the review and roll forward of housing and employment requirements in Wiltshire to 2036 should ensure the supply of housing is maintained beyond 2026, reducing the risk of non-plan led development in the longer term. Proposals for the Councils' respective Local Plan housing requirements and how housing land supply can be maintained to deliver these will need to be considered at later stages of the plan making progress.

39. The former district Local Plans were only originally intended to be in place until 2011 but many policies have in effect been rolled forward until they are replaced by consistent policy across Wiltshire. The Wiltshire Local Plan Review will complete the review of all saved policies and ensure consistency of planning policy across Wiltshire. The review will also enable local plan policies to be reviewed in the light of more recent government guidance removing the risk of inconsistency and confusion.

Risks that may arise if the proposed decision is taken and actions that will be taken to manage these risks

40. The draft Wiltshire Housing Site Allocations Plan has recently been published for consultation. It includes housing proposals to deliver the housing requirements established through the adopted Wiltshire Core Strategy. Identifying new land for development is always controversial and there has been considerable reaction to the publication of this document.
41. The proposed Regulation 18 consultation is the first step towards reviewing and rolling forward the Wiltshire Core Strategy housing and employment land requirements to 2036. The risks associated with the recent publication of the draft Wiltshire Housing Site Allocations Plan closely followed by the Regulation 18 consultation for the Wiltshire Local Plan Review include:
- (i) Public concerns about the amount of additional land for development needed in addition to that included in the draft Wiltshire Housing Site Allocations Plan and its impact on local communities; and
 - (ii) Confusion over the role and function of the two separate documents (Joint Spatial Framework and Wiltshire Local Plan Review) and the respective programmes of consultation which may lead to reputational risks to the Council from members of the public who are concerned about the approach to planning in the county.
42. These risks will be managed through clear and timely communications both within and outside the organisation to explain the process of plan making. This will include the specific events for representatives of town and parish councils proposed as part of the consultation process.
43. In addition, following the publication of the Swindon and Wiltshire Strategic Housing Market Area Assessment and Swindon and Wiltshire Functional Economic Area Assessment developers may seek to suggest that the evidence should be used in decision making to justify their proposals. This risk is being managed through publishing information about the status of the two documents as part of the Wiltshire Local Plan Review to help embed the document into the plan making process. It will need to be made clear that the assessments will remain under review in the light of the government's proposed reforms to the planning system.

Housing White Paper and review of National Planning Policy Framework

44. The proposed consultation and programme for the Wiltshire Local Plan Review is being prepared in accordance with current legislation and national policy. In February 2017 the government published its housing White Paper 'Fixing our broken housing market'. The White Paper announced the government's intention to consult on a new standard methodology for calculating objectively assessed housing need and proposals to improve how authorities work together to meet housing and other requirements across boundaries. The 'Planning for the right homes in the right places: consultation proposals' recently published by DCLG seek comments on the proposed methodology and transitional arrangements, as well as a policy on Statements of Common Ground. The consultation document also clarifies that government intends to publish revised updated National Planning Policy Framework Spring 2018.
45. There is a risk that the new methodology and resulting need, when finalised, may not accord with the SHMA and that other changes through the review of the National Planning Policy Framework may introduce new requirements on plan making or change the approach to plan making that will need to be taken into account. Officers will keep the position under review and carefully consider the Council's response to the consultation in collaboration with Swindon Borough Council.

Financial Implications

46. The existing 2017/2018 budget for the Economic Development and Planning Service will meet financial implications of carrying out the Regulation 18 consultation on the Wiltshire Local Plan Review. New evidence will be required to support the evolving plan and the Swindon and Wiltshire Joint Spatial Framework in the later part of 2017/18 and in the financial years 2018/19 to 2019/20.
47. As reported to the September Cabinet meeting, this will involve commissioning of work from external sources due to the technical expertise required or internal resourcing, for example, traffic modelling. Economies of scales suggest some additional evidence could be jointly commissioned with Swindon Borough Council, but this will be decided on a project by project basis. Other evidence may be prepared using 'in-house' resources of the Councils, for example, the Strategic Housing and Employment Land Availability Assessment. Initial estimates suggest a rolling budget of £500,000 per year may be required.
48. Adoption of the Wiltshire Local Plan will help bring forward new sites for housing, thereby enabling the Council to benefit from revenue and capital associated with the delivery of new homes including contributing to the Council's Council Tax base.

Legal Implications

49. In accordance with the Planning and Compulsory Purchase Act 2004 (as amended), the Council has a statutory duty to prepare planning policy, which has been reinforced through the National Planning Policy Framework and the Localism Act 2011. The proposals in relation to Regulation 18 Town and Country Planning (Local Planning) (England) Regulations 2012 consultation have been prepared consistent with legislation.
50. As illustrated by the government's housing White Paper and more recently in the 'Planning for the right homes in the right places: consultation proposals', changes to legislation and the National Planning Policy Framework are being proposed as part of the government's planning reforms. Currently, it is not clear what the full implications will be for the review of the Wiltshire Local Plan as proposals are still the subject of consultation but officers will monitor any changes in legislation or national planning policy as part of the plan making process.
51. Publishing the regulation 18 consultation in the autumn 2017 is in accordance with the Council's recently approved Local Development Scheme 2017.
52. The Council has a statutory duty to engage with local communities and other stakeholders bodies at this stage in the process in accordance with its Statement of Community Involvement. Furthermore, Section 110 of the Localism Act 2011 introduces a 'Duty to Cooperate' in relation to planning for sustainable development (as a new section 33A into the Planning and Compulsory Purchase Act 2004). This requires Wiltshire Council to engage constructively, actively and on an on-going basis to maximise planning on strategic cross boundary issues. Such engagement will be embedded in the plan making process for both Swindon and Wiltshire.
53. The Council's obligations under the 'duty to cooperate' have informed the proposal for joint working with Swindon Borough Council. As identified above, the housing White Paper and recent consultation proposals by DCLG place greater emphasis on the duty to cooperate across boundaries and the need for wider strategic thinking. The preparation of a Joint Spatial Framework responds to the direction set by the White Paper as reinforced in the recent proposals..
54. Once adopted, the Wiltshire Local Plan will form part of the statutory development plan for the area and be used as such for the purpose of determining relevant planning applications across Wiltshire.

Options Considered

55. The options open to the Council are limited as Wiltshire Council is required to maintain up-to-date planning policies within the county. The options considered by officers have related to the best way to achieve that. For example the options for joint working with Swindon Borough Council in relation to the duty to cooperate were set out in the September

12 Cabinet report. The programme of work to pursue independent local plan reviews supported by a non-statutory joint spatial framework were considered to present the most appropriate balance in order to: fulfil the authorities' duty to cooperate; maintain a 5 year housing land supply as required by national policy; avoid confusion in relation to delivery timescales; and avoid 'consultation fatigue' and disengagement by the public.

Conclusion

56. The proposed format of the Regulation 18 consultation on the scope and content of the Wiltshire Local Plan Review will provide a robust basis for the review and roll forward of development proposals in the county. The consultation documents seek to raise awareness and seek views on the strategic issues facing the area which should inform plan making and influence the future pattern of development across Wiltshire. Additionally they establish the basis for joint working with Swindon Borough Council. The review is timely in order to maintain up-to-date planning policies in Wiltshire and guard against speculative, unplanned development.

Mike Wilmott (Acting Director for Economic Development and Planning)

Report Authors:

Georgina Clampitt-Dix
Head of Spatial Planning
Email: georgina.clampitt-dix@wiltshire.gov.uk
Tel: 01225 713472

Carolyn Gibson
Spatial Planning Manager
Email: carolyn.gibson@wiltshire.gov.uk
Tel: 01225 718452

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Appendices

Appendix 1: Draft Swindon and Wiltshire Joint Spatial Framework Issues Paper

Part 1 - Swindon and Wiltshire Joint Spatial Framework Issues Paper
Part 2 - Chippenham Housing Market Area
Part 3 - Salisbury Housing Market Area
Part 4 - Swindon Housing Market Area
Part 5 - Trowbridge Housing Market Area

Appendix 2: Draft Wiltshire Local Plan Review Position Statement (Sept 2017)

Background Papers None