

Schedule of Changes to the South Wiltshire Core Strategy Submitted at the Resumed Hearings

Please note these proposed changes are based on the text of the proposed submission draft and none of the changes proposed during examination. The proposal to add 'at least' is based on the review change of overall numbers to 9,900 being sound. If this is not accepted the council have not considered adding 'at least' in front of 12,400.

Insert 'at least' before overall south Wiltshire and community area wide housing figures – highlighted in grey

| Review Examination Change | CS Reference | Change | Stage Change Proposed |
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| REX/01 | 4.0 Page 29 | <p>4.0 Core Strategy Spatial Vision: <i>By 2026 south Wiltshire will be thriving and vibrant, where people can learn and develop their skills, enjoy a good quality of life and good health in a safe, clean neighbourhood, appreciate a superb environment which makes the most of the natural landscapes and historic buildings and compliments them with exciting new buildings.</i></p> <p><i>The At least 12,400 homes will have delivered over 4,000 affordable homes in south Wiltshire. The retail, leisure and cultural function of Salisbury will have been greatly enhanced by the successful redevelopment of the Maltings/Central Park. The successful redevelopment of Churchfields will have created a new and vibrant neighbourhood of the city, with the new and relocated businesses prospering in their new locations. The new homes balanced with the economic growth will have provided local opportunities to work and live in the local area and will have successfully reduced the amount of out commuting.</i></p> | |
| REX/02 | 4.3 Page 30 | <p>Strategic Objective 2: To provide everyone with access to a decent, affordable home. This Strategy makes provision for at least 12,400 new homes in south Wiltshire to meet demand up to 2026. It sets out a plan for an appropriate mix of types, sizes and tenures, particularly in order to address affordable housing needs. It identifies deliverable strategic sites to ensure there is a rolling five-year supply of housing.</p> <p>Desired outcomes:</p> <ul style="list-style-type: none"> <input type="checkbox"/> The delivery of at least 12,400 new homes carefully managed to be in the most sustainable location and to respect the local character. Well over half the number will have been built in or around Salisbury, with significant growth in Amesbury. | |

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| | | <ul style="list-style-type: none"> □ More modest growth proportionate to the size of the settlement will have been delivered in the local centres of Mere, Downton, Wilton and Tisbury. The Strategy has addressed the shortfall in affordable homes across south Wiltshire through ensuring a minimum of 40% of such homes have been delivered in all new schemes of 15 or more houses and 25% on developments of 5 to 14 houses. □ All new homes meet the Lifetime Homes Standards, to allow more of the ageing population to live in their own communities. □ New homes have delivered water efficiency improvements and where possible, will be low carbon or carbon neutral □ The regeneration of the UK Land Forces HQ in Wilton with a significant number of new homes matched by employment opportunities will have taken place. □ The regeneration of Salisbury will have been achieved through a residential led mixed-use development on the Churchfields Estate. □ New pitches will have been provided for gypsies and travellers. <p>Headline performance indicator: Net additional homes provided per year (National indicator 154 to be monitored through AMR). Target: average of 620 new homes per year.</p> | |
| REX/02 A | Para 5.46 (d), page 60 | <p><i>(d) The rural areas</i></p> <p><u>The issue of giving local communities, especially in the rural areas more ownership over the level of growth they see as appropriate for their area is central to the Localism Bill. This will introduce neighbourhood plans and the community right to build in a way which hands more control over planning matters to the communities themselves. The published Bill states that Neighbourhood Plans must work inside some limits and will still need to be compliant with national planning policy.</u></p> <p><u>Therefore, due to the views received from the communities and the publication of the Localism Bill it is considered that it is important that the Core Strategy makes provision for new housing in the rural areas in order to facilitate delivery of these local aspirations through neighbourhood plans and community right to build and ensures compliance with emerging national policy.</u></p> <p><u>Consequently, Core Policy 1 indicates that 1,000 homes have been set aside to allow Neighbourhood Plans and Community Right to Build Schemes to deliver homes in rural areas that are put forward, prepared and agreed by the local communities. Consequently,</u></p> | |

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| | | <p><u>Core Policy 1 includes the allocation of some 1,100 homes in the rural areas, outside of the local service centres, which reflect historic windfall delivery rates and will provide a flexible framework for the communities to meet their neighbourhood planning aspirations and deliver homes in rural areas in a manner which can help meet local needs</u></p> <p>The Sustainable Settlement Strategy and Core Policy 1 indicate how growth will be distributed across south Wiltshire. A finer grain analysis through a Site Specific Allocations DPD will be carried out to identify how the growth can best be accommodated.</p> | |
| REX/03 | 5.7 Page 40 | <p>5.7 The Spatial Strategy for South Wiltshire</p> <p>South Wiltshire will plan for <i>at least</i> 12,400 houses and 13,900 jobs over the next 20 years. 13,500 of these jobs will be delivered in the Salisbury Travel to Work Area ("TTWA")⁴⁹ within south Wiltshire. A further 400 jobs will need to be delivered within the rest of south Wiltshire, outside the TTWA. Essential infrastructure improvements will be delivered when required to ensure that this growth can be adequately supported. Where necessary the delivery of development will be phased to ensure that the infrastructure improvements are implemented in a timely manner. Map 3 sets out the principal elements of the Strategy. In order to ensure that these figures can be delivered, the Strategy has been designed to be flexible and to have contingency.</p> | |
| REX/04 | Core Policy 1 Page 45 | <p>Core Policy 1 - The Settlement Strategy and distribution of growth in south Wiltshire</p> <p>This strategy plans for the delivery of <i>at least</i> 12,400 dwellings and 13,900 jobs over the period to 2026. The growth required to meet local needs will be accommodated in the following manner:</p> <p>Salisbury <i>Planned growth: At least</i> 7480 homes and 36 ha (30ha new allocation and 6ha saved) of employment land. A retail-led mixed-use development is also planned. The city of Salisbury is identified as a Strategically Significant City or Town ("SSCT") under Development Policy A of the RSS. Salisbury is the primary service, economic and cultural centre for south Wiltshire and, in line with RSS, will remain the focal point for the majority of new development in south Wiltshire.</p> <p>Wilton Community Area <i>Planned growth:</i> Wilton Local Service Centre: <i>At least</i> 620 homes, 3 ha of employment land</p> | |

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| | <p>Rest of Wilton Community Area: <i>At least</i> 950 homes Wilton is the Local Service Centre for its Community Area and relates to Development Policy B in the RSS. The proximity of Salisbury to the east means that Wilton has a functional relationship with its larger neighbour but retains an identity of its own. The UK Land Forces HQ in Wilton is a strategically important regeneration site, which will deliver employment and housing. The Community Area has two secondary villages (equivalent to RSS Development Policy C), which are Broad Chalke and Dinton, where limited growth will be appropriate.</p> <p>Amesbury Community Area <i>Planned growth:</i> Amesbury Service Centre: <i>At least</i> 1960 homes Rest of Amesbury Community Area: <i>At least</i> 690 homes, 17 ha of employment land Amesbury, with support from Durrington and Bulford, is the Service Centre for the area. Although these settlements are distinct from one another, their close geographical and functional relationships between Amesbury, Durrington and Bulford mean that they constitute a unique group of settlements within south Wiltshire that neither conforms to the SSCT category nor is <u>not</u> directly comparable with any other category of settlement. the Local Service Centres or any of the Village categories. Amesbury Community Area contains the majority of allocated employment land in south Wiltshire (outside <u>Salisbury</u> of the SSCT), including land at Solstice Park, Boscombe Down and Porton Down. Porton, Shrewton, and Tilshead are secondary villages in this community area, as well as “The Winterbournes” collectively. These settlements conform to Development Policy C of the RSS and perform a complementary role to Amesbury, Durrington and Bulford, each having a range a more local of services, which serve the surrounding areas</p> <p>Southern Wiltshire Community Area <i>Planned Growth:</i> Downton Local Service Centre: <i>At least</i> 190 homes Rest of Southern Wiltshire Community Area: <i>At least</i> 550 homes Downton is a large settlement providing a good level of services and performs the role of Local Service Centre for this Community Area. It provides a good source of employment with one of eight strategically important employment sites in south Wiltshire located in Downton. The secondary villages (equivalent to RSS Development Policy C) in the Southern Wiltshire Community Area are Alderbury, Coombe Bissett, Morgan's Vale/Woodfalls, Pitton, Whiteparish and The Winterslows. These villages provide a reasonable level of local services and facilities where modest growth will be appropriate. The proximity of Salisbury</p> | |
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| | | <p>to the north means that a number of settlements located in the northern part of this community area have a much stronger functional relationship with the City performing the role of the service centre rather than with Downton.</p> <p>Mere Community Area <i>Planned Growth:</i> Mere Local Service Centre: <i>At least</i> 270 homes, 3 ha of employment land Rest of Mere Community Area: <i>at least</i> 20 homes Mere is the Local Service Centre for this Community Area as it offers a range of services and facilities and is an important centre for the outlying villages in the west of south Wiltshire. This Community Area is unique in south Wiltshire in that there are no settlements that perform a secondary village role and hence it is anticipated that the majority of growth will take place in Mere over the plan period. Where exactly this growth will take place will be identified through a subsequent Site Specific Allocations DPD. The existing Local Plan employment allocation at Mere of approximately 3 hectares will be implemented during the period of this Strategy.</p> <p>Tisbury Community Area <i>Planned Growth:</i> Tisbury Local Service Centre: <i>At least</i> 160 homes, 1.4 ha of employment land Rest of Tisbury Community Area: <i>At least</i> 280 Tisbury is the Local Service Centre for this Community Area and serves a wide and sparsely populated hinterland. The existing Local Plan employment and housing allocations on Hindon Lane will be implemented during the period of this Strategy. Fovant, Hindon and Ludwell are the secondary villages in this Community Area. These villages provide a reasonable level of local services and facilities and can accommodate reasonable levels of growth. Specific sites that can accommodate this growth will be identified through a subsequent Site Specific Allocations DPD.</p> <p>The Council's target for housing development on previously developed land is 34% from the date of adoption of this Core Strategy to 2026. This includes the conversion of existing buildings.</p> <p>Apart from the housing numbers attached to Local Service Centres, development will be focussed on the Secondary Villages in each Community Area. In addition, infill development will be permitted in the Small Villages of Barford St Martin, Bodenham, Britford, Chilmark, Figheldean/Ablington, Gomeldon, Middle Woodford, Newton Toney, Odstock, Orcheston,</p> | |
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| | | <p>Stapleford, Steeple Langford, Wylve and Zeals. Exception development, based on identified local need, will also be permitted in these villages.</p> <p>New housing will not be permitted outside the settlements named in Core Policy 1 [nb. numbers rounded]</p> <p>Targets: Qualitative: The delivery of levels of growth in conformity with the Settlement Strategy; average of 620 housing completions per year; 34% of housing completions per year to be on previously-developed land. Monitoring and Review: AMR & housing trajectory, number of dwellings built in sustainable locations aligned with the Sustainable Settlement Strategy Delivery Responsibility: Wiltshire Council, Development Industry, Strategic Partnerships. Policies replaced: Policy H1</p> | |
| REX/05 | 6.9 Page 73 | <p><i>6.9 The scale and distribution of growth</i> <u>At least</u> 7480 new homes and 36 ha of employment land (comprising 30ha new allocation and 6ha saved) will be provided to meet Salisbury needs over the lifetime of this Strategy, and as shown in Map 477. Because of how the administrative boundaries around the city are set out, a large proportion of the allocations are not located within the boundary of the city itself but on new Greenfield sites in adjoining parishes within the Southern Wiltshire and Wilton Community Areas.</p> | |
| REX/06 | 7.10 Page 92 | <p><i>7.10 The scale and distribution of growth</i> <u>At least</u> 1570 new homes and 3 ha of employment land will be provided to meet the needs of the Wilton Community Area over the lifetime of this Strategy. Core Policy 2 in Chapter 5 sets out the strategic allocations. These allocations are shown on the map above and in summary are:</p> | |
| REX/07 | 8.7 Page 99 | <p><i>8.7 The scale and distribution of growth</i> <u>At least</u> 2650 new homes and 17 ha of employment land will be provided to meet the needs of the Amesbury Community Area over the lifetime of this Strategy¹⁰². Core Policy 2 in Chapter 5 sets out the strategic allocations. These allocations are shown on the map above and in summary for the Amesbury Community Area include:</p> | |
| REX/08 | 9.9 Page 109 | <p><i>9.9 The scale and distribution of growth</i> <u>At least</u> 740 new homes will be provided to meet the needs of Southern Wiltshire Community Area over the lifetime of this Strategy. These will be in addition to the two major growth sites for Salisbury in the parish of Laverstock identified in Chapters 6 and 7.</p> | |
| REX/09 | 10.10 Page 116 | <p><i>10.10 The scale and distribution of growth</i> <u>At least</u> 290 new homes and 3 ha of employment land (on a saved Local Plan allocation)</p> | |

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| | | will be delivered to meet needs in the Mere Community Area over the lifetime of this Strategy. It is anticipated that most, if not all, of this growth will be centred on Mere. However, the Strategy is designed to be flexible and has the potential for some of the growth to be accommodated through infill and affordable exception development at Zeals. The identification of new growth sites will be made through the subsequent Site Specific Allocations DPD. No new strategically important sites have been identified in this Core Strategy but the following is saved: | |
| REX/10 | 11.8 Page 123 | <i>At least</i> 440 new homes and 1.4 ha of employment land (on a saved Local Plan allocation) will be provided in the Tisbury Community Area over the 20 year lifetime of this Strategy. The identification of new growth sites will be made through a subsequent Site Specific Allocations DPD. No new strategically important sites have been identified in this Core Strategy but the following mixed-use site is saved: | |