



# South Wiltshire Core Strategy

Changes proposed by Wiltshire Council as a result of the review into the implications of the potential abolition of the South West Regional Spatial Strategy – as approved by Full Council, February 22<sup>nd</sup> 2011

**Focussed Changes as approved by Full Council**

February 2011



## SCHEDULE OF CHANGES TO SOUTH WILTSHIRE CORE STRATEGY (PROPOSED SUBMISSION DOCUMENT) AS A RESULT OF THE REVIEW 2011.

Note: The text changes here represent changes made to the original proposed submission draft SWCS text (as in the orange book) and do not include and proposed major or minor change consulted on after EIP, nor the changes made by Full Council prior to submission.

### FOCUSSED REVIEW CHANGES

Proposed Review Change Reference	CS REFERENCE	CHANGE
FOC/01	Para 4.3, page 30	<p><b>Strategic Objective 2:</b> To provide everyone with access to a decent, affordable home. This Strategy makes provision for <del>12,400</del> <u>9,900</u> 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"> <li>• The delivery of <del>12,400</del> <u>9,900</u> 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.</li> <li>• More modest growth proportionate to the size of the settlement will have been delivered in the local centres of Mere, Downton, Wilton and Tisbury.</li> <li>• 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.</li> <li>• All new homes meet the Lifetime Homes Standards, to allow more of the ageing population to live in their own communities.</li> <li>• New homes have delivered water efficiency improvements and where possible, will be low carbon or carbon neutral</li> <li>• 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.</li> <li>• The regeneration of Salisbury will have been achieved through a residential led mixed-use development on</li> </ul>

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		<p>the Churchfields Estate.</p> <ul style="list-style-type: none"> <li>• New pitches will have been provided for gypsies and travellers.</li> </ul> <p><b>Headline performance indicator:</b></p> <p>Net additional homes provided per year (National indicator 154 to be monitored through AMR).</p> <p>Target: average of <del>620</del> <u>495</u> new homes per year.</p>
FOC/02	Para 4.4, page 31	<p><b>Strategic Objective 3:</b> To deliver a thriving economy which provides a range of job opportunities to match a growing population and where traditionally strong sectors, such as scientific research and development, continue to be world leaders.</p> <p>To facilitate economic growth in a sustainable manner, this Strategy will deliver the following outcomes over the next 20 years:</p> <p>Desired outcomes:</p> <ul style="list-style-type: none"> <li>• Land will have been identified in sustainable locations to provide for about <del>13,900</del> <u>10,400</u> new jobs up to 2026.</li> <li>• The business aspirations of Porton Down, Boscombe Down, Salisbury District Hospital and the MOD will have been delivered.</li> <li>• Growth sectors specific to south Wiltshire, such as biotechnology and military sectors will have been successfully facilitated.</li> <li>• Relocation of businesses from the Churchfields Estate to more unconstrained locations will have been implemented.</li> <li>• The regeneration projects identified through the Salisbury Vision, such as redevelopment of the Maltings/Central Car Park will have been delivered.</li> <li>• The loss of 1200 jobs caused by the relocation of the UK Land Forces HQ away from Wilton will have been mitigated.</li> <li>• Strategic employment growth will have been designed to meet <del>RSS</del> and building regulation environmental targets in order to contribute to the delivery of a low carbon economy.</li> </ul>

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		<p>Headline performance indicator:            Creation of new jobs per year (monitored on NOMIS figures at www.nomisweb.co.uk and reported in AMR).            Target: average of <del>690</del> <u>520</u> jobs per annum <del>(as per RSS requirement)</del></p>
FOC/03	Core Policy 1	<p><b>Core Policy 1 - The Settlement Strategy and distribution of growth in south Wiltshire</b></p> <p>This strategy plans for the delivery of <del>42,400</del> <u>9,900</u> dwellings and <del>43,900</del> <u>10,400</u> jobs over the period to 2026. The growth required to meet local needs will be accommodated in the following manner:</p> <p><u>Salisbury and Wilton Community Areas</u></p> <p><u>Salisbury and Wilton.</u>            Planned growth:  <del>7,480</del> <u>6060</u> homes and <del>36</del> <u>29</u> ha (<del>30</del> <u>23</u> ha new allocation and 6 ha saved) of employment land. A retail-led mixed-use development is also planned.</p> <p>The city of Salisbury is <del>identified as a Strategically Significant City or Town ("SSCT") under Development Policy A of the RSS.</del> Salisbury is the primary service, economic and cultural centre for south Wiltshire and, <del>in line with RSS,</del> will remain the focal point for the majority of new development in south Wiltshire.</p> <p><u>Wilton Community Area</u>            Planned growth:  <del>Wilton Local Service Centre: 620 homes, 3 ha of employment land</del>            Rest of Wilton Community Area: <del>950</del> <u>220</u> homes</p> <p>Wilton is the Local Service Centre for its Community Area <del>and relates to Development Policy B in the RSS.</del> 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 <del>three secondary villages (equivalent to RSS Development Policy C), which are Broad Chalke, Dinton and Great Wishford, where limited growth will be appropriate.</del></p>

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		<p>Amesbury Community Area Planned growth: Amesbury Service Centre: <del>4960</del> <u>2100</u> homes. Rest of Amesbury Community Area: <del>690</del> <u>295</u> homes, 17 ha of employment land</p> <p>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 <del>neither conforms to the SSCT category nor is not</del> directly comparable with any other category of settlement. <del>the Local Service Centres or any of the Village categories.</del> Amesbury Community Area contains the majority of allocated employment land in south Wiltshire (outside Salisbury <del>of the SSCT</del>), 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 <del>conform to Development Policy C of the RSS and</del> perform a complementary role to Amesbury, Durrington and Bulford, each having a range <del>a more local</del> of services, which serve the surrounding areas.</p> <p>Southern Wiltshire Community Area Planned Growth: Downton Local Service Centre: 190 <u>homes</u> Rest of Southern Wiltshire Community Area: <del>550</del> <u>365</u> homes</p> <p>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 <del>(equivalent to RSS Development Policy C)</del> 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 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 <del>performing which performs</del> the role of the service centre, rather than with Downton.</p> <p>Mere Community Area Planned Growth: Mere Local Service Centre: <del>270</del> <u>200</u> homes 3 ha of employment land</p>

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		<p>Rest of Mere Community Area: 0 50 homes</p> <p>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. A subsequent Site Specific Allocations DPD will identify where <del>Where</del> exactly this growth will take place <del>will be identified through a subsequent Site Specific Allocations DPD</del>. 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 Planned Growth: Tisbury Local Service Centre: <del>460</del> <u>200</u> homes. 1.4 ha of employment land Rest of Tisbury Community Area: <del>270</del> 220 homes</p> <p>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, Fonthill Bishop, Fovant, Gomeldon, Great Wishford, Middle Woodford, Newton Toney, Odstock, Orcheston, Stapleford, Steeple Langford, Wyllye and Zeals. Exception development, based on identified local need, will also be permitted in these villages.</p> <p><del>New housing will not be permitted outside the settlements named in Core Policy 1</del></p>

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		<p><del>[nb. numbers rounded]</del></p> <p><del>Note: All numbers have been rounded up and include a contingency allowance.</del></p> <p>Targets: Qualitative: The delivery of levels of growth in conformity with the Settlement Strategy; average of <del>620</del> <u>495</u> housing completions per year; 34% of housing completions per year to be on previously-developed land.</p> <p>Monitoring and Review: AMR &amp; housing trajectory, number of dwellings built in sustainable locations aligned with the Sustainable Settlement Strategy.</p> <p>Delivery Responsibility: Wiltshire Council, Development Industry, Strategic Partnerships.</p> <p>Policies replaced: Policy H1</p>																														
FOC/04	Core Policy 2, page 49	<p><b>Core Policy 2: Strategic Allocations</b></p> <p>Planning permission will be granted for proposals that meet the requirements set out in the Development Templates at Appendix A of this document, for the following sites:</p> <table data-bbox="654 922 1975 1264"> <thead> <tr> <th></th> <th>Housing</th> <th>Employment and other uses</th> </tr> </thead> <tbody> <tr> <td>Fugglestone Red</td> <td>1250 dwellings</td> <td>8 ha</td> </tr> <tr> <td>Hampton Park</td> <td>500 dwellings</td> <td>0 ha</td> </tr> <tr> <td>Longhedge (Old Sarum)</td> <td><del>800</del><u>450</u> dwellings</td> <td>8 ha</td> </tr> <tr> <td>Churchfields &amp; Engine Sheds</td> <td>1100 dwellings</td> <td>5 ha to be retained</td> </tr> <tr> <td>UKLF</td> <td>450 dwellings</td> <td>3 ha</td> </tr> <tr> <td><del>South of Netherhampton Road</del></td> <td><del>400 dwellings</del></td> <td><del>10 ha</del></td> </tr> <tr> <td>Central Car Park</td> <td>200 dwellings</td> <td>Up to 40,000 sq m gross external area retail and leisure floorspace</td> </tr> <tr> <td>Kings Gate, Amesbury</td> <td>1300 dwellings</td> <td>0 ha</td> </tr> <tr> <td>Former Imerys Quarry</td> <td>0 dwellings</td> <td>4 ha</td> </tr> </tbody> </table> <p>The specific, detailed infrastructure requirements to allow this Strategy to be delivered are included in the Area</p>		Housing	Employment and other uses	Fugglestone Red	1250 dwellings	8 ha	Hampton Park	500 dwellings	0 ha	Longhedge (Old Sarum)	<del>800</del> <u>450</u> dwellings	8 ha	Churchfields & Engine Sheds	1100 dwellings	5 ha to be retained	UKLF	450 dwellings	3 ha	<del>South of Netherhampton Road</del>	<del>400 dwellings</del>	<del>10 ha</del>	Central Car Park	200 dwellings	Up to 40,000 sq m gross external area retail and leisure floorspace	Kings Gate, Amesbury	1300 dwellings	0 ha	Former Imerys Quarry	0 dwellings	4 ha
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		<p>Visions (Chapters 6-11), the Development Templates at Appendix A and Integrated Delivery Plan at Appendix E. Key strategic elements of infrastructure central to the delivery of this plan are:</p> <ul style="list-style-type: none"> <li>• New secondary school capacity for Salisbury.</li> <li>• New primary schools at strategic sites at Fugglestone Red, Hampton Park, Longhedge,</li> <li>• <del>Harnham</del> and Kings Gate.</li> <li>• Additional doctor and dentist surgery capacity.</li> <li>• Adequate fire service response to areas of new growth.</li> <li>• Green Infrastructure linkages.</li> <li>• Retention of important green infrastructure to the northern slopes and the green lung running south from land east of Old Sarum and west of Hampton Park.</li> <li>• Demand Management measures to alleviate additional traffic pressures on Salisbury ring road.</li> <li>• A strategy for mitigating phosphate levels in the watercourses.</li> <li>• An integrated 'water grid' to ensure water supply.</li> </ul> <p>Targets: See Core Policy 1; Reduction in local unemployment figures.  Monitoring and Review: AMR housing completions; NOMIS official labour market statistics.  Delivery Responsibility: Wiltshire Council; Developers.  Policies replaced: None</p>
FOC/05	Para 5.46 (b)	<p><i>(b) Strategic areas of search around Salisbury</i></p> <p><del>The site selection process and the SHLAA have indicated broad areas of search around Salisbury, which may provide in the region of 1000 additional homes. Further work through a site allocation DPD will be required to further investigate these sites to see if they are deliverable<sup>64</sup>. The site selection process which led to the selection of the Strategic Allocations also identified an additional area which has potential for strategic development (Area 12 on the map in Appendix K) as well as a number of areas with limited potential for strategic growth (the blue areas on the map in Appendix K). These are the strategic areas of search round Salisbury which may provide for some 1000 additional homes and some 15ha of employment land. The identification of these areas of land is not tantamount to a future allocation. More work would need to be done either through the development management process or the Site Specific Allocations DPD to ascertain their appropriateness or otherwise for future development.</del></p> <p>Delete MIN/47(as above) and amend to:</p>

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		<p><b>5.46 (b) Strategic areas of search around Salisbury</b></p> <p>The map '<u>potential areas for strategic growth in and around Salisbury/Wilton</u>' in topic paper 19 <del>site selection process and SHLAA have indicated</del> broad areas of search around Salisbury. <del>which may provide in the region of 1000 additional homes.</del> <u>As part of our ongoing monitoring process, if further land is required in the future, the sites at Netherhampton and an additional phase at Longhedge, should be considered.</u> If necessary further work through a site allocation DPD will be required to further investigate these sites to see if they are deliverable.</p>