



South Wiltshire Core Strategy

Matter 14

Relationship to other DPDs

Ref: DJM/JC/SWCS/M14

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Question 14.1. The Wiltshire Core Strategy. *The Council intends to prepare a core strategy for the whole of Wiltshire. How would the south Wiltshire CS relate to this?*

- 1.0 Wiltshire Council is committed to the preparation of a single core strategy for the whole of Wiltshire. The need to provide certainty in the identification of strategic housing and employment sites in advance of a new core strategy for the whole of Wiltshire being in place has driven the continuation of the core strategy for the area of the former Salisbury District (Salisbury Housing Market Area). The Government Office for the South West has recognised the shortfall in supply and supported this approach through the development of the Local Development Scheme.
- 1.1 The Wiltshire-wide core strategy will reflect the spatial distinctiveness of the various parts of the county, which differ in character and needs from place to place. The structure of the core strategy will be based on that of the 'Wiltshire 2026' consultation document (prepared to inform the development of a Core Strategy for the whole of Wiltshire), which was the subject of extensive public consultation between 31 October and 31 December 2009. In recognition of the work and extensive consultation already undertaken in South Wiltshire this focused on those Community Areas outside of South Wiltshire. 'Wiltshire 2026' set out not only an overall spatial strategy - which was carefully co-ordinated with the approach in the South Wiltshire Core Strategy - but also an appraisal of the characteristics and needs of the individual Community Areas. In the submission draft of the Wiltshire-wide core strategy, there will be place-specific strategic policies to address these needs, as appropriate.
- 1.2 On this basis, it should be comparatively easy to align the spatially distinctive elements of the emerging Wiltshire-wide Core strategy with the South Wiltshire Core Strategy to produce a seamless coverage of the whole county. It is not intended that the Wiltshire-wide core strategy should do other than incorporate the sound South Wiltshire Core Strategy policies and proposals wholesale. In preparing the Wiltshire-wide core strategy, Wiltshire Council will not seek to review any of the issues in the South Wiltshire Core Strategy or to open them to further examination as they will be based on robust evidence and have recently been found sound by an independent Inspector. Although additional, over-arching policies which affect south Wiltshire as well as the rest of the county might be appropriate.
- 1.3 This approach will be reinforced when, following the adoption of the Wiltshire-wide core strategy, the Council addresses the need for the preparation of DPDs for development management policies and for the allocation of development in the rural areas and smaller settlements, which fall below the level of the strategic sites identified in the core strategy itself.
- 1.4 The merging of the two Core Strategies is facilitated by focussing the spatial expression of the strategy on the established Community Areas for Wiltshire, as is shown by Fig 1 on page 8 of the South Wiltshire Core Strategy document.

Question 14.2. Site Specific Allocations DPD. *The Council intends to prepare a Site Allocations DPD. What policy context does the CS provide for this document? Does the CS strike the right balance between, on the one hand, making clear spatial choices about where development should go and, on the other avoiding being too prescriptive about the type and location of development?*

- 2.0 Core Policy 1 (“CP 1”) provides the context for the Site Specific Allocations Development Plan Document (“SSA DPD”), the timetable for which is under review at the time of drafting). The aim of the SSA DPD will be to allocate sites to accommodate growth in the medium and long term of the CS, in a sustainable manner and in accordance with the settlement hierarchy encapsulated within CP 1.
- 2.1 It is the case that the Core Strategy has been conceived and drafted to provide a robust framework for more detailed further work that is required to follow on. The setting out of how the overarching strategy applies to the established community areas expressed through Chapters 7 to 11 of the Core Strategy, explains the context for the level of growth identified in CP1, and the local issues that the Council will seek to address.
- 2.2 The choices over growth in the smaller settlements, while critically important in seeking to strike a balance between growth to meet housing and employment needs and conserving their intrinsic character, is considered too fine grain for a Core Strategy, which are by their nature strategic documents (see PPS12, Chapter 4, 'Nature of Core Strategies'). Deciding how best to accommodate growth in smaller settlements to meet the overall spatial distribution of development clearly set out and justified through the Core Strategy, is detailed work better suited to alternative mechanisms of delivery.
- 2.3 While a significant vehicle will be the Site Specific Allocations DPD, drawing on advice in Chapter 5 of PPS12, 'Other Development Plan Documents', there may be a number of other methods that lead to the identification of growth. Market conditions may bring forward planning applications that are appropriately located and designed in a manner that accords with the Development Plan. Furthermore, a review of the settlement boundaries, which will be carried out in conjunction with the Site Specific Allocations work, may also identify appropriate opportunities.
- 2.4 It is acknowledged that the references to the SSA DPD within CP 1 as drafted are only explicit in respect of the paragraphs relating to the Mere and Tisbury Community Areas (“CAs”).
- 2.5 It is therefore recommended that an extra paragraph be added to CP 1, viz:

‘Further locations for growth in all Community Areas, beyond the first five years of the plan period, will be identified through a subsequent Site Specific Allocations DPD’, in conjunction with a review of existing settlement boundaries.
- 2.6 In order to avoid duplication, the sentences making reference to the SSA DPD within the CP 1 paragraphs covering the Mere and Tisbury CA should then be deleted.

- 2.7 In addition to its inclusion in CP 1, the SSA DPD is given further policy context through its identification as a Delivery Mechanism under Strategic Objective 2 in the Core Strategy Integrated Delivery Plan (contained in Appendix E).
- 2.8 The Settlement Strategy contained in CP 1 has been set out using a clear rationale for the distribution of development, balanced with an evidence based approach to setting levels of development to meet needs identified in specific areas. These issues are more fully explained in the Councils response to Matter 2.