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CONSTABLE WAY RESIDENTS ASSOCIATION

CHAIRMAN – Lt. Colonel Rex Nicholls
7, Constable Way, West Harnham, Salisbury. SP2 8LN

Rep Ref: 3015

Constable Way
Residents Assoc

16 June 2010

I. Kemp BSc Esq.,
Programme Officer
South Wiltshire Core Strategy Examination
36 Campbell Street
Rugby, Warwickshire. CV21 2HY

Dear Mr Kemp

South Wiltshire Core Strategy Examination – (Representor Reference 3015)

I refer to your letter of the 7 June 2010 in which you set out the current position re the Core Strategy Examination and the new Coalition Government's intentions to abolish the Regional Spatial Strategies (RSS) as part of their Open Source Planning Paper.

This Association welcomes the change of direction at a national level and looks forward to more details emerging in the Autumn. We, however, appreciate the dilemma Mr Yuille, the Inspector who is carrying out the South Wiltshire Core Strategy Examination, now finds himself in as a result of the above, but have some very clear views on the current situation and the way forward.

It cannot be disputed that the Regional Spatial Strategy and the South Wiltshire Core Strategy (SWCS) are inextricably linked **ref. Core Strategy Submission Document 1.11 "The Regional Spatial Strategy for the South West forms part of the development plan for Wiltshire and sets out the numbers of houses and jobs that should be provided for. These figures are identified using a review of evidence on the expected economic and population change, regional housing requirements, resources and infrastructure available, the role and function of places and sub-regional relationship between places", the Core Strategy must be in conformity with the Regional Spatial Strategy.** In our view it will therefore be impossible to continue to use the SWCS as a viable document with which to determine the future development of South Wiltshire and Salisbury in particular.

The SWCS has conformed strictly to the RSS parameters and targets and there are strong arguments that it is **unsound** in providing for an oversupply of housing and employment land in the Salisbury City area which would lead to a fundamental deterioration in the nature and character of Salisbury as one of the best preserved examples of a medieval City in the UK. These proposals are **unsustainable** despite the fact that the SWCS, in promoting its "flagship" housing targets, repeatedly contradicts itself in stating the over-riding requirement will be to **"protect a superb environment without eroding the very character that makes the area so attractive", "delivering a better quality of life through sustainable development", "ensuring the special characteristics of South Wiltshire's environment are not harmed by increased growth" etc.....**

It is therefore our view that matters should be put on hold now until the results of the Government revised planning system in the Autumn are known. We see

no merit in the Inspector attempting to continue the current examination of a Strategy which has been driven by the discredited Planning and Compulsory Purchase 2004 Act and its Regional Spatial Strategies which have dictated Local Development Frameworks (LDF). It is significant that the Regional Spatial Strategy for the South West has, itself, been fraught with problems in its passage, with over 40, 000 public objections and with some local authorities deciding to draw up their own Strategies outside its parameters. A tainted South West RSS can only have a negative impact on those Core Strategies that have strictly followed the LDF"s in the Region including that of South Wiltshire.

The whole autocratic and bureaucratic exercise has prompted the former Salisbury District and Wiltshire Councils to expend upwards of a £1million in employing Consultants to produce a "planning behemoth" which very few members of the public could eventually access or understand. The only people to have predominately benefited from this exercise, to date, have been "green field" land holders/speculators (and their agents) who have little or no genuine concern for preserving all that is good about the City of Salisbury which deserves a totally different planning and developmental approach to that currently being postulated.

Yours faithfully

A handwritten signature in blue ink, appearing to read 'R. Nicholls', with a horizontal line underneath.

Lt. Colonel R. Nicholls
Chairman.

cc Department of Communities and Local Government
Wiltshire Council - Leader
Salisbury City Council - Leader
Harnham Neighbourhood Association