Dear Mr Cunningham,

Wiltshire Core Strategy (CS)

Further to our earlier correspondence, I note the proposed consultation arrangements. I understand that the hard copy of EXAM34/B will be forwarded to me this week. I now write with details of the proposed main modification I currently consider is necessary to ensure the CS is sound as it relates to Core Policy 42. Furthermore, I include details of two further matters which may be helpful. I must point out, that the Examination is ongoing and these details are liable to further change, including their potential addition and/or deletion, for example as may affect the development templates. They are provided without prejudice to any further alterations I consider may be necessary in light of the available evidence.

To secure consistency with national policy, with regard to the justification provided and to ensure the effectiveness of the policy itself, Core Policy 42 and its supporting text require modification.

To secure consistency with national policy (the Framework, including paragraphs 28 and 55) and with regard to the justification provided, core Policy 48 requires modification to clarify references to ‘redundant’ rural buildings.

‘Saved’ Policy T1a will be effectively replaced by Core Policy 66. I therefore consider a modification in relation to Appendix D is required.

I trust this information is helpful. I must reiterate and with reference to our previous correspondence, further modifications may be identified in due course.

Yours sincerely,

Andrew Seaman

Senior Housing and Planning Inspector
## Preliminary Main Modifications

The modifications below are expressed either in the conventional form of strikethrough for deletions and underlining for additions of text.

<table>
<thead>
<tr>
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<th>Policy/Paragraph</th>
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<tbody>
<tr>
<td>A</td>
<td>175</td>
<td>Core Policy 42</td>
<td><strong>Standalone renewable energy installations</strong>&lt;br&gt;Proposals for standalone renewable energy schemes will be supported subject to satisfactory resolution of all site specific constraints. In particular, proposals will need to demonstrate how impacts on the following factors have been satisfactorily assessed, including any cumulative effects, and taken into account …</td>
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<td>B</td>
<td>175</td>
<td>6.38</td>
<td>The development of most standalone renewable energy installations within Wiltshire will require careful consideration due to their potential visual and landscape impacts, especially in designated or sensitive landscapes, including AONBs and the Stonehenge and Avebury World Heritage Site and its setting. Core policies 51 and 59, which relate to landscape and the World Heritage Site, should be considered alongside this policy. The size, location and design of renewable energy schemes should be informed by a landscape character assessment, alongside other key environmental issues as set out in Core Policy 42. This should help reduce the potential for conflict and delay when determining planning applications. <strong>Cumulative effects should be addressed as appropriate.</strong>&lt;br&gt;Additional guidance will be prepared to support the implementation of Core Policy 42, to identify appropriate separation distances between wind turbines and residential premises in the interests of residential amenity, including safety. In the interim period, prior to the adoption of the guidance, the following minimum separation distances* will be applied:&lt;br&gt;If the height of the wind turbine is-&lt;br&gt;(a) greater than 25m, but does not exceed 50m, the minimum distance requirement is 1000m;&lt;br&gt;(b) greater than 50m, but does not exceed 100m, the minimum distance requirement is 1500m;&lt;br&gt;(c) greater than 100m, but does not exceed 150m, the minimum distance requirement is 2000m;&lt;br&gt;(d) greater than 150m, the minimum distance requirement is 3000m&lt;br&gt;Shorter distances may be appropriate where there is clear support from the local community</td>
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<td>C</td>
<td>188</td>
<td>Core Policy 48</td>
<td><strong>Supporting rural life</strong>&lt;br&gt;Dwellings required to meet the employment needs of rural areas&lt;br&gt;Outside the defined limits of development of the Principal Settlements, Market Towns, Local Service Centres and Large</td>
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<td>Villages, and outside the existing built areas of Small Villages, proposals for residential development will only be supported where these meet the accommodation needs required to enable workers to live at or in the immediate vicinity of their place of work in the interests of agriculture or forestry or other employment essential to the countryside. Proposals for accommodation to meet the needs of employment essential to the countryside should be supported by functional and financial evidence.</td>
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**Improving access to services and improving infrastructure**

Proposals which will focus on improving accessibility between towns and villages, helping to reduce social exclusion, isolation and rural deprivation, such as transport and infrastructure improvements, will be supported where the development will not be to the detriment of the local environment or local residents.

**Conversion and Reuse of redundant rural agricultural buildings**

Proposals to convert and re-use redundant rural agricultural buildings for employment, and tourism, cultural and community uses will be supported where it satisfies the following criteria:

i. the building(s) have architectural merit, is/are structurally sound and capable of conversion without major rebuilding, and with only necessary only modest expansion or modification which preserves the character of the original building; and

ii. the reuse would lead to the viable long-term safeguarding of a heritage asset

iii. the use would not detract from the character or appearance of the landscape or settlement and would not be detrimental to the amenities of residential areas; and

iiiv. the building can be served by adequate access and infrastructure; and

iv. the site has reasonable access to local services; or

vi. the conversion or reuse of a heritage asset would lead to its viable long term safeguarding.

vi. the use meets identified local needs for employment.
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<td>In exceptional circumstances, where there is clear evidence that the above employment or tourism uses cannot be made viable, residential development may be appropriate where it meets the above criteria and has reasonable access to employment. In isolated locations, only the sensitive re-use of redundant or disused buildings for residential purposes may be permitted where it addresses the above criteria (I, ii, iii, v) and will enhance the immediate setting.</td>
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| D   | 330  | Appendix D       | Amend reference in section: **West Wiltshire District Plan 1st Alteration – Adopted June 2004**  
...  
T1a Westbury Bypass Package  Continue to save  Replaced by CP66 (Strategic Road Network) |