



Working towards a core strategy for Wiltshire

Wiltshire Core Strategy

Inspector's Proposed Modifications

April 2014

Wiltshire Council

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如果有需要我們可以使用其他形式（例如：大字體版本或者錄音帶）或其他語言版本向您提供有關威爾特郡政務會各項服務的資訊，敬請與政務會聯繫，電話：0300 456 0100，文本電話：(01225) 712500，或者發電子郵件至：customerservices@wiltshire.gov.uk

يمكن، عند الطلب، الحصول على معلومات حول خدمات مجلس بلدية ويلتشير وذلك بأشكال (معلومات بخط عريض أو سماعية) ولغات مختلفة. الرجاء الاتصال بمجلس البلدية على الرقم ٠٣٠٠٤٥٦٠١٠٠ أو من خلال الاتصال النصي (تيكست فون) على الرقم ٧١٢٥٠٠ (٠١٢٢٥) أو بالبريد الإلكتروني على العنوان التالي: customerservices@wiltshire.gov.uk

ولشائر کونسل (Wiltshire Council) کی سروسز کے بارے میں معلومات دوسری طرزوں میں فراہم کی جاسکتی ہیں (جیسے کہ بڑی چھپائی یا آڈیو ہے) اور درخواست کرنے پر دوسری زبانوں میں فراہم کی جاسکتی ہیں۔ براہ کرم کونسل سے 03004560100 پر رابطہ کریں، ٹیکسٹ فون سے (01225)712500 پر رابطہ کریں یا customerservices@wiltshire.gov.uk پر ای میل بھیجیں۔

Na życzenie udostępniamy informacje na temat usług oferowanych przez władze samorządowe hrabstwa Wiltshire (Wiltshire Council) w innych formatach (takich jak dużym drukiem lub w wersji audio) i w innych językach. Prosimy skontaktować się z władzami samorządowymi pod numerem telefonu 0300 456 0100 lub telefonu tekstowego (01225) 712500 bądź za pośrednictwem poczty elektronicznej na adres: customerservices@wiltshire.gov.uk

Background

Comments are invited on 'Inspector's Proposed Modifications (April 2014)' during the six week consultation period from Monday 14th April to Tuesday 27 May 2014 (inclusive). The context for this consultation document, and details on what and how to comment are set out below. Please note that the council is also consulting on the 'Wiltshire Core Strategy - Schedule of Proposed Modifications (April 2014)' (including Sustainability Appraisal and Habitats Regulation Assessment updates) and the implications of National Planning Practice Guidance on the Wiltshire Core Strategy. Further information on the full consultation can be found at the link below in the how to comment section.

Purpose of this document - 'Inspector's Proposed Modifications (April 2014)'

The Wiltshire Core Strategy is undergoing an examination by a Government appointed Inspector on behalf of the Secretary of State. As part of the ongoing examination, the Inspector has provided details of main modifications that he considers necessary to ensure the Core Strategy is sound. These relate to:

- Core Policy 42 'Standalone Renewable Energy Installations' and its supporting text;
- Core Policy 48 'Supporting Rural Life'; and
- The replacement of 'Saved' Policy T1a 'Westbury Bypass Package'.

The Inspector's explanation and context for these main modifications are set out in his letter of 7 April 2014 (Inspector's 14th Procedural Letter), as follows. Following the letter is a schedule of the **Inspector's Preliminary Main Modifications** to the above parts of the Plan.

These main modifications have been recommended unilaterally by the Inspector and comments are invited during the 6 week consultation that is taking place on the Wiltshire Core Strategy between **Monday 14 April 2014 and Tuesday 27 May 2014 inclusive**.

Please use the unique reference number A to D, as appropriate in the Preliminary Main Modification schedule, to indicate the modification you are commenting on.

How to comment

The consultation documents and representation forms, together with a 'guide to making comments' can be viewed and downloaded on the Wiltshire council website:

<http://www.wiltshire.gov.uk/planninganddevelopment/planningpolicy/wiltshirecorestrategy/wiltshirecorestrategyexamination.htm>

Alternatively copies of the documents can be viewed at the main council offices, listed below, and at all libraries across Wiltshire during normal opening hours:

Wiltshire Council County Hall Trowbridge BA14 8JN	Wiltshire Council 27/29 Milford Street Salisbury SP1 2AP
Wiltshire Council Monkton Park Chippenham SN15 1ER	Wiltshire Council 3-5 Snuff Street Devizes SN10 1FG

A separate form should be completed for each representation you wish to make. Completed representation forms can be sent electronically via email to spatialplanningpolicy@wiltshire.gov.uk or posted to the following address:

Spatial Planning, Economic Development and Planning, Wiltshire Council, County Hall, Bythesea Road, Trowbridge, BA14 8JN

Only those comments that are received within the time period specified will be considered. Late representations will not be forwarded to the Inspector.

For further information please contact the Spatial Planning team on 01225 713223 or email: spatialplanningpolicy@wiltshire.gov.uk



The Planning Inspectorate

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Temple Quay House
2 The Square
Bristol
BS1 6PN

Direct Line:
Customer Services: 0117 372 6372
Fax No: 0117 372 8782
e-mail:

Mr A Cunningham
Associate Director of Economy and
Regeneration
Wiltshire Council
County Hall
Trowbridge
BA14 8JN

Our Ref: PINS/Y3940/429/9

Your Ref: AC/PT

Date: 7th April 2014

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.

Ref	Page	Policy/ Paragraph	Main Modification
A	175	Core Policy 42	<p>Standalone renewable energy installations</p> <p>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, <u>including any cumulative effects</u>, and taken into account ...</p>
B	175	6.38	<p>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. <u>Cumulative effects should be addressed as appropriate.</u></p> <p>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:</p> <p>If the height of the wind turbine is-</p> <p>(a) greater than 25m, but does not exceed 50m, the minimum distance requirement is 1000m;</p> <p>(b) greater than 50m, but does not exceed 100m, the minimum distance requirement is 1500m;</p> <p>(c) greater than 100m, but does not exceed 150m, the minimum distance requirement is 2000m;</p> <p>(d) greater than 150m, the minimum distance requirement is 3000m</p> <p>Shorter distances may be appropriate where there is clear support from the local community</p>
C	188	Core Policy 48	<p>Supporting rural life</p> <p>Dwellings required to meet the employment needs of rural areas</p> <p>Outside the defined limits of development of the Principal Settlements, Market Towns, Local Service Centres and Large</p>

Ref	Page	Policy/ Paragraph	Main Modification
			<p>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. <u>Proposals for accommodation to meet the needs of employment essential to the countryside should be supported by functional and financial evidence.</u></p> <p>Improving access to services and improving infrastructure</p> <p>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.</p> <p><u>Conversion and reuse of redundant rural agricultural buildings</u></p> <p>Proposals to convert and re-use <u>redundant rural agricultural buildings for employment, and tourism, cultural and community uses</u> will be supported where it satisfies the following criteria:</p> <p>i. the building(s) have architectural merit, is/are structurally sound and capable of conversion without major rebuilding, and <u>with only necessary only modest extension or modification which preserves the character of the original building; and</u></p> <p>ii. the reuse would lead to the viable long term safeguarding of a heritage asset</p> <p>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; <u>and</u></p> <p>iiiiv. the building can be served by adequate access and infrastructure; <u>and</u></p> <p>iv. the site has reasonable access to local services; <u>or</u></p> <p>vi. <u>the conversion or reuse of a heritage asset would lead to its viable long term safeguarding.</u></p> <p>vi. the use meets identified local needs for employment.</p>

Ref	Page	Policy/ Paragraph	Main Modification
	187	6.63	<p>In exceptional circumstances, wWhere there is clear evidence that the above employment or tourism uses can not be made viable, residential development may be appropriate where it meets the above criteria and has reasonable access to employment. <u>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 (l, ii, iii, v) and will enhance the immediate setting</u></p> <p>Proposals to convert redundant or <u>re-use rural</u> buildings for employment, tourism, <u>community uses, meeting rooms or places of worship</u> or residential uses will need to fulfil the requirements set out in Core Policy 48. Local needs for employment or housing should be demonstrated through reference to the Core Strategy evidence base or another credible evidence source. <u>Proposals must not lead to subsequent applications for replacement buildings elsewhere. It is recognised that the insensitive re-use of rural buildings can be damaging to the character of the countryside and run counter to the sustainability objectives of the Core Strategy. Proposals should retain the architectural character of the building and its rural setting. Additions and extensions should normally be avoided.</u></p>
D	330	Appendix D	<p>Amend reference in section:</p> <p>West Wiltshire District Plan 1st Alteration – Adopted June 2004</p> <p>...</p> <p>T1a Westbury Bypass Package Continue to save- <u>Replaced by CP66 (Strategic Road Network)</u></p>