

WILTSHIRE HOUSING SITE ALLOCATIONS PLAN (WHSAP) EXAMINATION

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Webpage: [WHSAP Examination](#)

Inspector's Explanatory Note – 13 March 2019

Further to my initial Guidance Note and to ensure fairness and legal compliance, I have now determined that it is necessary that the starting point for the Examination to be the version of the WHSAP that was submitted to the Secretary of State (WHSAP.01). I will therefore consider the changes proposed by the Council in the Schedule of Proposed Changes (WHSAP.03) on the basis of whether they are necessary to make the plan 'sound'. To ensure legal compliance it is necessary that any modifications which materially alter the policies of the plan as submitted for examination are recommended by me as being necessary for the plan to be sound.

This will have no effect on the hearing sessions that have already been programmed, nor should it mean that additional hearing statements or evidence is required. I am satisfied that the questions set out in the initial Matters, Issues and Questions will allow me to properly address whether the changes proposed by the Council are necessary. The results of the consultation on the proposed changes will also be valuable in this regard and will be taken into account.

However, for completeness, I now intend to hold a further hearing session on the **16 April 2019** to discuss the sites that the Council has proposed to delete from the WHSAP. The purpose of this will be to ascertain whether the deletion of these sites is necessary to make the plan 'sound'. This will ensure all interested parties with an opportunity to make comments and be heard on the Plan as it was submitted to the Secretary of State.

Therefore, I am inviting additional hearing statements from the Council and any parties who made representations on the following sites, at either the Regulation 19 consultation or Schedule of Proposed Changes:

- H1.2 (Underhill Nursery, Market Lavington),
- H1.3 (Southcliffe, Market Lavington),
- H1.4 (East of Lavington School, Market Lavington)

- Originally numbered H2.13 (Ridgeway Farm, Crudwell)

Hearing statements on these sites should be restricted to the following questions:

Issue 5: Are the proposed sites justified, effective and consistent with national policy?

- Does the plan provide sufficient detail on form, scale, access and quantity of development for each site?
- Is the amount of development proposed for each site justified having regard to any constraints and the provision of necessary infrastructure?
- What is the likely impact of the proposed development on the following factors and do any of these indicate that the site should not be allocated:
 - biodiversity, in particular but not restricted to European protected habitats and species;
 - green infrastructure and agricultural land;
 - landscape quality and character;
 - heritage assets;
 - strategic and local infrastructure including transport;
 - the efficient operation of the transport network, highway safety.
 - air and water quality, noise pollution, odours, land stability, groundwater and flood risk;
 - open space, recreational facilities and public rights of way.
- In relation to the above, does the plan contain effective safeguards or mitigation measures necessary to achieve an acceptable form of development?
- What infrastructure is critical to the delivery of each site? Where contributions are specified, are they necessary and justified by the evidence base? Is the plan sufficiently clear on how and when infrastructure provision will be required?
- Is the site in an accessible location with good access to everyday facilities by a range of means of transport? Does the plan provide an adequate basis to address any areas of deficiency?
- In cases where allocations do not have specific policies, is the reliance on supporting text likely to be an effective means of delivering the Council's requirements for each site? What is the justification for some sites having specific policies and some not?
- Is the development proposed for each site deliverable in the timescales envisaged?

I have one additional question that should also be answered in relation to these sites, and that is:

- Is the deletion of the site necessary to make the plan 'sound'?

Hearing statements for the above should be submitted electronically to the Programme Officer by **5pm** on **11 April 2019**. Those who commented on the

sites at Regulation 19 stage and on the Schedule of Proposed Changes will be able to participate in the session on the 16 April 2019, but should let the Programme Officer of their intentions by **5pm** on **4 April 2019**.

A revised Inspector's Guidance Note has been produced and is available on the Examination webpage. A revised Hearing Programme will be published shortly.

Steven Lee

Inspector