



Wiltshire Local Plan

Wiltshire Local Plan Review Consultation Paper

November 2017

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1. Help shape the future of your area

The Council has begun a review of the current local plan (the Wiltshire Core Strategy) which plans for the period to 2026. This initial consultation is seeking views on the issues that need to be considered in order to now plan for the period to 2036. This is one of the consultation documents prepared to stimulate discussion on how the review of the Wiltshire Local Plan (the new name for the Wiltshire Core Strategy) should be carried out. At this stage no decisions have been made on the future locations for growth and development.

The 'Wiltshire Local Plan Review: Consultation Paper' sets out the proposed scope of the Wiltshire Local Plan Review, which explains that the new homes, employment land and associated infrastructure needed to support growth over the period 2016 to 2026 are to be addressed in the review. It also considers where an update of existing Wiltshire Core Strategy development management policies may be needed to ensure their continued consistency with national policy; how to consolidate older 'saved' policies from former Wiltshire district council local plans; and bespoke policies to plan positively for each town centre in Wiltshire. At the end of the paper there are 3 specific questions on which the Council would like to hear your views.

A second document, the 'Swindon and Wiltshire Joint Spatial Framework: Issues Paper' has been prepared by Wiltshire Council and Swindon Borough Council and is available as a separate document. It is supported by four housing market area profiles which provide information on each of the main settlements in Swindon and Wiltshire.

The Joint Spatial Framework will guide the overall pattern of development across the wider area of the two Councils, setting out a distribution of new jobs, homes and infrastructure. It will provide evidence to inform the Councils' individual local plan reviews. However, decisions over detailed site allocations will be made through the Councils' individual local plan reviews.

How to comment

Comments are invited on both documents and supporting evidence during a 6 week consultation period, which runs from **9:00am on Tuesday 7 November 2017 until 5:00pm on Tuesday 19 December 2017**.

Further information on how to comment is available on the Council's web site at <http://www.wiltshire.gov.uk/planning-policy-local-plan-review> where all consultation documents and supporting evidence are available to view and download. Comments can be returned via the following means:

- online via the Council's dedicated [consultation portal](#).
- by email using the representation form available on line and returned to spatialplanningpolicy@wiltshire.gov.uk; or
- by post in writing to: Spatial Planning, Economic Development & Planning, Wiltshire Council, County Hall, Bythesea Road, Trowbridge, Wiltshire, BA14 8JN

Please note that copies of all comments will be made available to the public to view and therefore cannot be treated as confidential. Before being made public, where

possible, personal information other than the name of the person making the comment will be redacted.

Copies of the consultation documents can be viewed during normal opening hours at the Council's main offices at Monkton Park (Chippenham), Bourne Hill (Salisbury), County Hall (Trowbridge) and at all Wiltshire Council Libraries.

2. What is the Wiltshire Local Plan?

Local plans set out a vision and framework for the future development of an area; meeting needs and realising opportunities in relation to housing, the economy, community facilities and infrastructure. They are also the means to protect the environment, adapt to climate change and secure good design. By law, they are the basis upon which decisions are reached for individual development proposals that require planning permission.

The Wiltshire Local Plan comprises a number of documents, which in combination plan for the future development of the local area. They are prepared by Wiltshire Council in consultation with the community. The Wiltshire Core Strategy, policies of the former district councils saved under the 2004 Act¹, the Chippenham Site Allocations Plan and various mineral and waste plans currently form the Wiltshire Local Plan.

3. Why are we reviewing the Wiltshire Local Plan?

Having up to date local plans in place promotes sustainable development and ensures the Council can shape growth to serve the wider public interest.

National planning policy contained in the National Planning Policy Framework (NPPF) states that local plans should be '*drawn up over an appropriate time scale, preferably a 15-year time horizon, take account of longer term requirements, and be kept up to date*' (paragraph 157). The adopted Wiltshire Core Strategy and the Chippenham Site Allocations Plan have time horizons of 2026 which is only 9 years away, less than the preference expressed in the NPPF.

The NPPF also states that "*Most Local Plans are likely to require updating in whole or in part at least every 5 years. Reviews should be proportionate to the issues in hand*"².

Furthermore, the former district local plans were only originally intended to be in place until 2011. Many policies have simply been rolled forward until they are replaced by consistent policy across Wiltshire.

The Wiltshire Local Plan Review will complete the review of all saved policies and ensure consistency of planning policy across Wiltshire. The review will also enable adopted local plan policies to be reviewed in the light of more recent changes to national planning policy and guidance to improve conformity.

¹ Planning and Compulsory Purchase Act 2004

² Planning Practice Guidance Paragraph: 008 Reference ID: 12-008-20140306

4. What is the scope of the Wiltshire Local Plan Review?

The proposed scope of the review is set out in the Wiltshire Local Development Scheme September 2017 and reproduced below.

The purpose of the review of the adopted Local Plan will be to assess the future levels of need for new homes (including market, affordable and specialist housing and Gypsy and Traveller accommodation) and employment land over the period 2016-2036 and to provide an appropriate basis for housing, employment land and infrastructure provision over that period.

It will involve considering if the existing adopted development strategy remains relevant, identifying new site allocations relating to housing and employment together with supporting services and infrastructure.

The review will also include:

- *some updating of existing Wiltshire Core Strategy development management policies to ensure their continued consistency with national policy;*
- *the introduction of additional development management policies in response to the review of the saved development management policies not replaced by the Wiltshire Core Strategy; and*
- *developing additional locally distinctive policies to plan positively for all town centres in Wiltshire consistent with national policy.*

It will not be the purpose of the review to change or remove strategic objectives or policies that remain in accordance with national policy and support the delivery of sustainable development.

5. What is the Wiltshire Core Strategy?

The Wiltshire Core Strategy (WCS), adopted January 2015, provides a positive and flexible overarching planning policy framework to guide development across Wiltshire for the period up to 2026. It is required to be consistent with national planning policy - the National Planning Policy Framework (NPPF) and supporting Planning Practice Guidance (PPG).

The Core Strategy set out county wide policy and replaced many, but not all, of the policies within the former district local plans for Kennet, North Wiltshire, Salisbury and West Wiltshire.

6. Are adopted policies consistent with national planning policy?

An assessment has been carried out of the existing 'saved' policies of the former district councils and county wide policies in the Wiltshire Core Strategy against advice in the NPPF. The purpose of the assessment was to find out if there are 'gaps' in certain areas of policy compared to the requirements of the NPPF.

This work began in 2015 when papers were prepared and consulted upon as part of a consultation on the scope of the then proposed partial review of the Wiltshire Core Strategy. The work carried out then has been reviewed to ensure it is up to date and in accordance with latest policy and guidance.

Appendix 1 sets out the issues identified through the analysis which are explored in more detail in **Appendix 2**. They are presented with reference to the relevant strategic objective in the Wiltshire Core Strategy. For each identified issue, Appendix 2 summarises the work completed as part of the Partial Review in 2015 and how this is proposed to form the basis for the Wiltshire Local Plan Review beginning in 2017.

The outcome of the saved policy assessments and review of changes to national policy is provided below. In some instances where policies in the Wiltshire Core Strategy are proposed to be amended this will have a consequential impact on related saved policies which will be deleted. An example is the proposed amendments to Core Policy 59 (The Stonehenge, Avebury and associated World Heritage Site) to consider additional criteria or supporting text relating to tourist facilities to reflect the content of saved Kennet Local Plan policies. For more detailed explanations please refer to the Appendix 2.

Policies to be deleted

Kennet Local Plan (KLP) Policies

- ED18 (Prime shopping areas)
- ED19 (Devizes and Marlborough Town Centres)
- ED20 (Retail development in Devizes Town Centre)
- ED24 (New development in service centres)
- HC25 (Replacement of existing dwellings)

North Wiltshire Local Plan (NWLP) Policies

- H4 (Residential development in the open countryside)
- NE14 (Trees and the control of new development)
- NE12 (Woodland)
- NE18 (Noise and pollution)
- R1 (Town centre primary frontage areas)
- R2 (Town centre secondary frontage areas)
- R7 (Upper floors in town centres)
- T5 (Safeguarding)

Salisbury District Local Plan (SDLP) Policies,

- C6 (Special Landscape Area)
- C9 (Loss of woodland)
- C21 (Farm diversification)
- C24 (Extensions to buildings in the countryside)
- CN17 (Trees)
- D4 (Salisbury Townscape (Chequers))
- D5 (Salisbury Townscape (Open Space))
- E4 (Employment, Salisbury Chequers)

- E5 (Employment - Brown Street Car Park, Salisbury)
- E7 (Employment, Southampton Road, Salisbury)
- G7 The water environment (Development restraint areas)
- G10 (Enabling development)
- H2 E (Housing, Salisbury District Hospital)
- H28 (Temporary housing for rural workers)
- H31 (Extensions to dwellings in the countryside)
- H33 (Accommodation for dependent Persons)
- H39 (Replacement dwellings in the countryside)
- PS1 (Community facilities)
- PS7 (Telecommunications)
- R7 (Dual use of educational facilities)
- R16 (Developments with river frontages and public access)
- S1 (Primary shopping frontages in Salisbury and Amesbury);
- S2 (Secondary shopping frontages in Salisbury and Amesbury)
- S3 (Location of retail development)
- S5 (Shopping - Brown Street Car Park, Salisbury)
- S10 (Shop fronts)

West Wiltshire Local Plan (WWLP) Policies

- C3 (Special Landscape Area)
- C40 (Tree Planting)
- E10 (horse related development)
- H20 (Replacement dwellings)
- SP1 (Town centre Shopping);
- SP2 (land at Court Street/Castle Street. Trowbridge)
- SP4 (Primary Retail Frontages);
- SP5 (Secondary Retail Frontages)
- T4 (New distributor roads)
- T5 (new link roads)
- U4a (Sewage treatment works)
- U5 (Sewage treatment works buffer zones)
- U6 (Telecommunications)

Policies to be amended/reviewed

North Wiltshire Local Plan (NWLP) Policies

- TM3 (Swindon and Cricklade railway line)

Salisbury District Local Plan (SDLP) Policies

- PS5 (New Education facilities)
- PS6 (Playgroups, child minding facilities and day nurseries)
- TR20 (A350 Shaftesbury eastern bypass)

West Wiltshire Local Plan (WWLP) Policies

- CF7 Bowerhill (Community halls)

- CF8 (Community Health)
- CF1 (Local community facilities and education facilities)

Wiltshire Core Strategy

- Core Policy 38 (Retail and Leisure)
- Core Policy 41 (Sustainable construction and low carbon energy)
- Core Policy 43 (Providing affordable homes)
- Core Policy 47 (Meeting the needs of Gypsies and Travellers)
- Core Policy 51 (Landscape)
- Core Policy 52 (Green Infrastructure)
- Core Policy 53 (Wiltshire Canals)
- Core Policy 56 (Contaminated land)
- Core Policy 57 (Ensuring high quality design and place shaping)
- Core Policy 59 (The Stonehenge, Avebury and associated World Heritage Site)
- Core Policy 67 (Flood Risk)

Policies to be added to the Wiltshire Local Plan

- Alongside review of Core Policy 38 and paragraphs 6.24 to 6.26 of the Wiltshire Core Strategy, additional policies and supporting text which plan positively for all town centres in Wiltshire will be added to take into account new evidence.
- Replace the existing saved policies in relation to sport and recreation (KLP Policies HC34, HC35, NWLP Policy CF3, SDLP Policies R2, R3, H17, H18, R4, TR20, R20, WWLP Policies R12, R13) with a new suite of policies to provide consistent protection of facilities across the county.

7. Consultation Questions

Consultation Questions: Wiltshire Local Plan Review Consultation Paper

1. Do you agree with the proposed scope of the Wiltshire Local Plan Review set out in Section 4? If no, please explain why and how it should be amended.
2. Do you agree with the conclusions of the policy assessment set out in Appendix 2 and the proposed recommendations? Please explain your answer.
3. Are there other planning policy issues that the Council should consider within the Local Plan Review? If so, what are they and why should they be included?

8. Timetable and Next Steps

All comments received in relation to this Consultation Paper will be considered as part of developing the evidence base to inform the review of policies in the Wiltshire Local Plan.

A more detailed programme of work is set out in the accompanying Swindon and Wiltshire Joint Spatial Framework Issues Paper. The programme of work identifies how the work being undertaken in relation to the Joint Spatial Framework will also inform the review of

policies in the Wiltshire Local Plan.

Stages of Consultation to inform the review of the Wiltshire Local Plan



Key:

BLUE boxes represent concurrent consultation with Swindon Borough Council to inform the review of the Wiltshire Local Plan

GREEN boxes represent consultations specific to the review of the Wiltshire Local Plan.

Appendix 1: Summary of issues raised in the policy review

Table 1: Issues arising from an assessment of ‘saved’ policies of the former district council local plans

Ref	Issue
Strategic Objective 1 – delivering a thriving economy	
PR1	Telecommunications, especially with respect to the design of larger installations
PR2	Retail and town centre planning policies to include the defining or redefining of primary and secondary shopping frontages, primary shopping areas and town centre boundaries
PR3	Retail and town centre uses; site allocations if need is identified
PR4	Farm Diversification, equine facilities and change of use and development and buildings to meet the requirements of agriculture
PR5	Employment allocations
Strategic Objective 2 - addressing climate change	
	No issues identified in relation to review of saved policies
Strategic Objective 3 – to provide everyone with access to a decent, affordable home	
PR6	Replacement of existing dwellings in rural areas
PR7	Temporary Housing for Rural Workers
PR8	Extensions to dwellings and buildings in the countryside
PR9	Accommodation for dependent persons
PR10	Flat Conversions
PR11	Housing allocations
PR12	Empty Homes
Strategic Objective 4 – helping to build resilient communities	
PR13	Location of /permissive exceptions policy on education and community facilities including playgroups, day nurseries, child minding facilities, health, social services, places of worship, community halls, indoor and outdoor

	sports and recreation facilities and cemeteries.
PR14	Community facilities allocations
PR15	Health and Wellbeing
PR16	Public safety from major accidents
Strategic Objective 5 – protecting and enhancing the natural, historic and built environment	
PR17	Enabling Development
PR18	Disabled Access
PR19	Design of shop fronts
PR20	Trees, woodland and tree planting schemes
PR21	Open space and recreation policies to include the facilitation and future management of open space and recreational assets and to justify the collection of developer contributions towards open space provision
PR22	Hazardous Substances / Noise and Pollution / Sterilisation caused by conflicting land uses
PR23	Special Landscape Area
PR24	Inappropriate development in residential gardens
PR25	Land stability
PR26	Protection and enhancement of Public Rights of Way
PR27	Local green space designations
Strategic Objective 6 – to ensure essential infrastructure is in place to support our communities	
PR28	Water and sewage safeguarding areas
PR29	Developments with river frontages and public access, use of culverts
PR30	Flood risk
PR31	Safeguarded land – transport
PR32	New distributor road
PR33	New link road

PR34	Swindon and Cricklade Railway Line
PR35	A350 Shaftesbury Eastern Bypass
Community Areas specific	
PR36	Salisbury Townscape
PR37	Restriction to development south of Southampton Road, Salisbury
PR38	Housing for healthcare workers at Salisbury District hospital
PR39	Avebury World Heritage Site including the consideration of car parking and tourist accommodation
PR40	Facilities for boat users on and control of development along the Kennet and Avon Canal

Table 2:
Issues arising from updates to national planning policy since adoption of the Wiltshire Core Strategy

Ref	Issue
PR41	Climate Change
PR42	Self Build and Custom Build Housing
PR43	Affordable Housing Threshold
PR44	Optional Housing Standards
PR45	Gypsy and Traveller Sites
PR46	Healthy Living

Appendix 2: Assessment of adopted policies

Issues arising from an assessment of ‘saved’ policies of the former district councils

The following tables set out the proposed scope of the planning policy issues arising from an initial gap analysis of saved policies and national policy (NPPF and PPG) that are proposed to be addressed by the Wiltshire Local Plan Review. For ease of reference the policies are split by theme, with reference to the Strategic Objectives and the Community Area Strategies of the Wiltshire Core Strategy.

Please use the ‘PR’ reference numbers in your responses.

The following abbreviations are used;

KLP – Kennet Local Plan 2011, adopted June 2004

NWLP – North Wiltshire Local Plan 2011, Adopted April 2006

SDLP – Salisbury District Local Plan 2011, Adopted June 2003

WWLP – West Wiltshire Local Plan 1st Alteration, Adopted June 2004

WCS - Wiltshire Core Strategy

Strategic Objective 1 – delivering a thriving economy

PR1

Issue: Telecommunications, especially with respect to the design of larger installations

2015 Partial Review

Existing plan policy to be reviewed and / or NPPF reference

WWLP policy U6 (Telecommunications)
 SDLP policy PS7 (Telecommunications)
 Policy that sets out the development criteria for telecommunications proposals.

Assessment

Within the NPPF, smaller masts, antennae etc are now permitted development. Paragraph 43 states that Local Planning Authorities should support the expansion of electronic communications networks, but should keep the number of radio and telecommunications masts and sites to a minimum. Existing structures should be used where possible. New sites and equipment should be sympathetically designed. Paragraph 44 sets out that Local Planning Authorities should not impose a blanket ban in certain areas.

Policies have been overtaken by legislation. An assessment is needed as to whether the design aspect of the policy, particularly around protected landscapes, is still necessary for larger installations.

2017 WCS Review

Recommendation

Core Strategy Core Policies 3, 48 and 51 are sufficiently detailed to

	<p>determine planning applications with respect to telecommunications infrastructure whilst protecting Wiltshire’s landscape.</p> <p>No amendment is required.</p> <p>Delete WWLP U6 and SDLP PS7.</p>
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PR2	
Issue: Retail and town centre planning policies to include the defining or redefining of primary and secondary shopping frontages, primary shopping areas and town centre boundaries	
2015 Partial Review	
Existing plan policy to be reviewed and / or NPPF reference	<p>Policies permit certain uses within the Prime / Primary Shopping or frontage Areas and secondary shopping centres subject to certain criteria:</p> <p>KLP policy ED18 (Prime shopping areas) NWLP policy R1 (Town centre primary frontages areas) SDLP policy S1 (Primary shopping frontages in Salisbury and Amesbury) WWLP policy SP4 (Primary retail frontages) NWLP policy R2 (Town centre secondary frontage areas) SDLP policy S2 (Secondary shopping areas in Salisbury and Amesbury) WWLP policy SP5 (Secondary retail frontages) WWLP policy SP1 (Town centre shopping) KLP policy ED20 (Retail development in Devizes Town Centre) SDLP policy S3 (Location of retail development) SDLP policy E3 (Employment Salisbury Central Area) KLP policy ED19 (Devizes and Marlborough Town Centres) KLP policy ED24 (New development in service centres).</p> <p>NPPF Paragraph 23 (Ensuring the vitality of town centres)</p>
Assessment	<p>NPPF Paragraph 23 requires LPAs to define primary and secondary frontages, the extent of town centre’s and primary shopping areas and make it clear which uses will be permitted in such locations. There is also a requirement for setting policies for proposals for main town centre uses which cannot be accommodated in or adjacent to town centres.</p> <p>WCS Paragraph 6.25 identifies that any necessary amendments to the frontages and associated policy will be undertaken through a partial review and supported by evidence as well as setting policies for the consideration of proposals for main town centre uses which cannot be accommodated in or adjacent to town centres.</p>

	<p>New Wiltshire-wide policy and frontage designations will be justified and replaced / considered by the partial review to ensure policy is consistent across Wiltshire and in full compliance with the NPPF.</p> <p>The Council has already undertaken independent evidence base work in the study entitled 'Wiltshire Core Strategy Retail Review, February 2015'. This is available on the Council's website at http://www.wiltshire.gov.uk/wiltshirecorestrategypartialreview.htm</p> <p>The study includes proposed retail frontages and town centre boundaries as well as possible draft town centre policies. Retail need has also been calculated to inform any possible retail or town centre use site allocations up to 2026.</p>
2017 WCS Review	
Recommendation	<p>Core Policy 38 and supporting text will be reviewed in the light of the Wiltshire Core Strategy Retail Review (February 2015) and proposed updated policy wording.</p> <p>The Retail Study was prepared and consulted upon in 2015. It reviewed the retail frontage areas and recommended new policy wording. This evidence remains relevant and should be introduced to the Local Plan. However, new evidence for floor space capacity requirements is required given the extended plan period to 2036.</p> <p>Review Core Policy 38 and Paragraphs 6.24 to 6.26, and introduce new policies and supporting text which take into account new evidence and which plan positively for all town centres in Wiltshire. Following these amendments delete saved policies ED18; ED19; ED20; ED24; R1; R2; R7; S1; S2; S3; SP1;SP4; SP5</p>

PR3	
Issue: Retail and town centre uses; site allocations if need is identified	
2015 Partial Review	
Existing plan policy to be reviewed and / or NPPF reference	<p>SDLP policy S5 Shopping (Brown Street Car Park, Salisbury)</p> <p>SDLP policy E5 Employment (Brown Street Car Park, Salisbury)</p> <p>WWLP policy SP2 (land at Court Street / Castle Street, Trowbridge)</p> <p>NPPF Paragraph 23 (Ensuring the vitality of town centres)</p>
Assessment	<p>These policies refer to specific sites considered suitable for redevelopment.</p> <p>Land at Court Street/ Castle Street is now included as part of Core Policy 28: Trowbridge Areas of Opportunity.</p> <p>The redevelopment of the Brown Street Car Park in Salisbury has not been implemented.</p>

	<p>WCS Paragraph 6.25 identifies that the partial review will allocate a range of suitable sites to meet the scale and type of town centre uses needed. The Brown Street site was assessed as a potential site which might be required to meet the identified need for additional town centre uses as part of the independent evidence base work commissioned in 2015 entitled 'Wiltshire Core Strategy Retail Review, February 2015'. This is available on the Council's website http://www.wiltshire.gov.uk/wiltshirecorestrategypartialreview.htm</p> <p>The study concluded that the site offers the potential for mixed use development where there is the ability to lose/reprovide car parking capacity to facilitate its availability.</p>
2017 WCS Review	
Recommendation	Delete saved policies WWLP Policy SP2. Review policies SDLP Policies S5 and E5 and the opportunity the site presents to enhance Salisbury town centre.

PR4	
Issue: Farm Diversification, equine facilities and change of use and development and buildings to meet the requirements of agriculture	
2015 Partial Review	
Existing plan policy to be reviewed and / or NPPF reference	<p>SDLP policy C21 (farm diversification) WWLP policy E10 (horse-related development)</p> <p>NPPF Paragraph 28 - diversification of agricultural and other land-based rural businesses</p>
Assessment	<p>A diversification of agricultural and other land-based rural businesses policy is required by NPPF Paragraph 28.</p> <p>Core Policy CP48 does support diversification proposals, such as farm shops and the conversion and re-use of rural buildings for employment, tourism, cultural and community uses.</p> <p>Core Policy CP34 also supports sustainable farming and food production through allowing development required to adapt to modern agricultural practices and diversification and supports new and existing rural based businesses within or adjacent to Large and Small Villages.</p> <p>Core Policy 39 supports tourist accommodation where it is located in or close to Local Service Centres or Large and Small Villages and, where practicable, is located in existing or replacement buildings</p> <p>In combination the policies support rural enterprise and farm diversification.</p>
2017 WCS Review	
Recommendation	The Core Strategy adequately supports rural employment and farm

	<p>diversification, through core policies 34, 39 and 48. Existing policies are sufficiently detailed, and flexible enough, to allow the determination of planning applications.</p> <p>No amendments to policies are considered necessary but it is recommended that some amendments are made to the supporting text to these policies to aid clarity of implementation.</p> <p>Delete saved policies SDLP C21 and WWLP E10.</p>
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PR5	
Issue: Employment allocations	
2015 Partial Review	
Existing plan policy to be reviewed and / or NPPF reference	<p>KLP ED3 (Nursted Road, Devizes) ED5 (Marlborough Road, Pewsey) ED21 (the North Gate, The Wharf and Devizes Hospital)</p> <p>NWLP BD1 Employment land: East of Beversbrook Farm and Porte Marsh Industrial Estate, Calne BD1 Employment land: Garden Centre, Malmesbury BD1 Employment land: Land north of Tetbury Hill, Malmesbury BD1 Employment land: Brickworks, Purton BD1 Employment land: Templars Way, Wootton Bassett</p> <p>SDLP E1 Employment (Land at Old Sarum) E8 B Land at Boscombe and Porton Down E12 Land at Mere</p> <p>WWLP E1A New Employment Land Allocation: West Ashton Road, Trowbridge E1B New Employment Land Allocation: South and West of Bowerhill Industrial Estate, Melksham E1D New Employment Land Allocation: Northacre / Brook Lane Trading Estate, Westbury</p>
Assessment	A number of employment allocation policies are saved by the Wiltshire Core Strategy, however some criteria written within the saved local plans to control development of specific sites may need to be incorporated into the Wiltshire Local Plan to ensure high quality sustainable development.
2017 WCS Review	
Recommendation	NPPF Paragraphs 14 and 16 specifically requires that each local plan involves an objective assessment of need in order to help gauge future levels of growth.

	<p>Updated evidence is now available including Wiltshire and Swindon Local Economic Assessment 2016 and Swindon and Wiltshire Functional Economic Market Area Assessment 2017.</p> <p>A new Employment Land Review has been commissioned which will provide updated employment requirements, will assess existing employment allocations as to whether they should remain allocated and consider allocating new sites.</p>
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Strategic Objective 2 – addressing climate change

All previously saved policies have already been replaced by the WCS or deleted.

Strategic Objective 3 – to provide everyone with access to a decent, affordable home

PR6

Issue: Replacement of existing dwellings in rural areas

2015 Partial Review

Existing plan policy to be reviewed and / or NPPF reference	<p>KLP policy HC25 (Replacement of existing dwellings) NWLP policy H4 (Residential development in the open countryside) SDLP policy H39 (Replacement dwellings in the countryside) WWDLP policy H20 (Replacement dwellings)</p> <p>NPPF Paragraph 55 – Sustainable Development in rural areas</p>
Assessment	<p>NPPF advises against isolated dwellings in the countryside. Replacement dwelling policy remains relevant. Need to consider amending WCS to include replacement dwellings policy.</p>

2017 WCS Review

Recommendation	<p>NPPF does not require the Core Strategy to include a policy on Replacement Dwellings in Rural Areas.</p> <p>Core Policies 51 and 57 are sufficiently detailed to allow any replacement dwelling proposal to be judged on its own merits.</p> <p>Therefore, no amendment is required.</p> <p>Delete KLP Policy HC25, NWLP Policy H4, SLP Policy H39, and WWDLP Policy H20</p>
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PR7

Issue: Temporary Housing for Rural Workers

2015 Partial Review	
Existing plan policy to be reviewed and / or NPPF reference	SDLP H28 (Temporary housing for rural workers) NPPF Paragraph 55 – Sustainable Development in rural areas
Assessment	Investigation needed as to whether there is continued demand for this type of accommodation.
2017 WCS Review	
Recommendation	Investigate incorporating temporary housing for rural workers policy area into Core Policy 48 (Supporting Rural life). Delete SDLP Policy H28.

PR8	
Issue: Extensions to dwellings and buildings in the countryside	
2015 Partial Review	
Existing plan policy to be reviewed and / or NPPF reference	SDLP policy H31 (Extensions to dwellings in the countryside) SDLP policy C24 (Extensions to buildings in the countryside)
Assessment	Need to consider amending WCS to include rural dwellings and buildings policy area that also identifies the design of extension.
2017 WCS Review	
Recommendation	<p>NPPF Paragraph 55 says new isolated dwellings in the countryside should be avoided unless there are special circumstances.</p> <p>The NPPF does not explicitly refer to extensions to existing dwellings in the countryside, nor extensions of other types of buildings in the countryside.</p> <p>NPPF Paragraphs 56 to 58 relates to the requirement for good design; WCS Core Policy 57 is in accordance with the NPPF.</p> <p>Core Policy 51 also seeks to protect, conserve and where possible enhance landscape character.</p> <p>The requirements of saved SLDP policies H31 and C24 are addressed by the requirements of WCS Core Policies 57 and 51.</p> <p>Core Policy 58 will also ensure extensions to buildings in the countryside are appropriate, where this involves a heritage asset.</p> <p>Some residential extensions will be permitted development for which planning permission is not necessary.</p> <p>No amendment to the Core Strategy is required.</p>

	Delete SDLP Policies H31, C24
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PR9	
Issue: Accommodation for dependent persons	
2015 Partial Review	
Existing plan policy to be reviewed and / or NPPF reference	SDLP policy H33 (Accommodation for dependent Persons)
Assessment	<p>Not addressed in either NPPF or Core Strategy.</p> <p>WCS Core Policy 46 relates to the needs of Wiltshire’s vulnerable older people and states that ‘residential development must ensure that layout, form and orientation consider adaptability to change as an integral part of design at the outset, in a way that integrates all households into the community’. Adaption of homes to accommodate older people is therefore already part of this policy.</p> <p>Core Policy 57 relates to high quality design and the need to respect the local context.</p> <p>Need to investigate whether specific policy is necessary or whether it can be covered by general extension policies and/or design considerations.</p> <p>Alternatively, additional wording in the supporting text to Core Policy 46 could be considered.</p>
2017 WCS Review	
Recommendation	<p>Core Policy 46 already deals with meeting the needs of Wiltshire’s vulnerable and older people. Additional supporting text could clarify the role such accommodation plays and how such applications would be dealt with.</p> <p>Delete SDLP Policy H33</p>

PR10	
Issue: Flat Conversions	
2015 Partial Review	
Existing plan policy to be reviewed and / or NPPF reference	WWLP policy H16 (Flat Conversions)
Assessment	<p>Not addressed in either NPPF, PPG or Core Strategy.</p> <p>Planning permission is required for sub-divisions. Further investigation required to understand if subdivision has a negative effect on housing</p>

	stock in consideration of a Wiltshire-wide policy.
2017 WCS Review	
Recommendation	Further investigation required to understand if subdivision has a negative effect on housing stock in consideration of a Wiltshire-wide policy.

PR11	
Issue: Housing allocations	
2015 Partial Review	
Existing plan policy to be reviewed and / or NPPF reference	SDLP H15 Bulbridge, Wilton
Assessment	<p>Many of the former district local plan housing allocations have been built out or have planning permission and therefore can be deleted.</p> <p>However one housing allocation still does not have planning permission although is deliverable and some criteria written within the saved local plan to control development may need to be incorporated into the Wiltshire Core Strategy to ensure high quality development.</p>
2017 WCS Review	
Recommendation	<p>NPPF says, to be considered developable, sites should be in a suitable location for housing development and there should be a reasonable prospect that the site is available and could be viably developed at the point envisaged.</p> <p>SDLP H15 remains undeveloped. Further investigation required as to whether this site is available and developable and should be retained as an allocation in the Local Plan.</p>

PR12	
Issue: Empty Homes	
2015 Partial Review	
Existing plan policy to be reviewed and / or NPPF reference	NPPF Paragraph 51 - Identify and bring back into residential use empty housing and buildings.
Assessment	The Local Plan should consider referencing any actions undertaken by the Council and others to ensure the Local Plan refers to any practical steps that could be taken to support bringing empty homes back into use.
2017 WCS Review	
Recommendation	As the Council employs an empty homes officer and has a range of options to pursue if required, a proactive approach to empty homes is in place, and therefore this does not need to be repeated in the Local Plan.

Strategic Objective 4 – helping to build resilient communities

PR13

Issue: Location of /permissive exceptions policy on education and community facilities including playgroups, day nurseries, childminding facilities, health, social services, places of worship, community halls, indoor and outdoor sports and recreation facilities and cemeteries.

2015 Partial Review

Existing plan policy to be reviewed and / or NPPF reference

SDLP PS5 (New Education facilities)
 NWLP CF1(Local community facilities and education facilities)
 SDLP PS6 (Playgroups, child minding facilities and day nurseries)
 SDLP policy R7 (Dual use of educational facilities)
 SDLP policy PS1 (Community facilities)

Assessment

NPPF Paragraph 72 - The Government attaches great importance to ensuring that a sufficient choice of school places is available to meet the needs of existing and new communities. Local planning authorities should take a proactive, positive and collaborative approach to meeting this requirement, and to development that will widen choice in education. They should:

- give great weight to the need to create, expand or alter schools; and
- work with schools promoters to identify and resolve key planning issues before applications are submitted.

Education is listed as essential infrastructure in WCS Core Policy 3 (Infrastructure Requirements).

NPPF Paragraph 37 states that policies should aim for a balance of land uses so that people can be encouraged to minimise journey lengths for employment, shopping, leisure, education and other activities.

A generic permissive exceptions policy on the location of education and community facilities needs to be developed, including playgroups, day nurseries, child-minding facilities, health, social services, places of worship, community halls and cemeteries. The policy needs to also consider defining 'indoor and outdoor sports and recreation facilities'.

2017 WCS Review

Recommendation

Core Policy 3 covers the requirement for infrastructure and the Planning Obligations Supplementary Planning Document also sets out the Council's approach to contributions.

Policy R7 encourages the dual use of facilities. There is no need for such a policy as using these facilities for ancillary recreation uses

	<p>would not normally require planning permission.</p> <p>Policy S1 has been overtaken by events, as the new CIL regime is in place.</p> <p>Polices CF1 and PS5 and 6 are important as they are permissive polices for community and education facilities. New policies to be prepared or existing policies to be amended.</p> <p>The criteria in PS6 are now covered under Core Policy 57, in relation to the compatibility of uses and Core Policy 61 in relation to highway issues.</p> <p>Delete SDLP Policies R7, S1</p>
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PR14

Issue: Community facilities allocations

2015 Partial Review

Existing plan policy to be reviewed and / or NPPF reference	<p>WWLP policy CF7 Bowerhill (Community halls) - Allocates land for a community hall and education use at Bowerhill.</p> <p>WWLP policy CF8 (Community Health) - Allocates land adjacent to and including the Melksham and Trowbridge hospitals for community health care facilities.</p>
Assessment	<p>A small number of community facilities allocation policies are saved by the Wiltshire Core Strategy, however some criteria written within the saved local plans to control development of specific sites may need to be incorporated into the WCS to ensure high quality development and further investigation is still required on a handful of saved community facilities allocations to determine if facility is still required.</p>

2017 WCS Review

Recommendation	<p>Core Policy 57 relates to high quality design and the need to respect the local context. It supercedes criteria on design in these existing policies.</p> <p>Policy CF7 Bowerhill (Community Halls) allocated the site for a new village hall and/or an extension to the primary school. Both were built in 2005. Policy CF7 can be deleted.</p> <p>CF8 Bowerhill (Community Health) has not been implemented. Review the continued need for an extension of health facilities at the hospital with the NHS.</p> <p>Delete WWLP CF7 and review the need for CF8</p>
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PR15

Issue: Health and Wellbeing

2015 Partial Review	
Existing plan policy to be reviewed and / or NPPF reference	NPPF Paragraph 171 - Local planning authorities should work with public health leads and health organisations to understand and take account of the health status and needs of the local population (such as for sports, recreation and places of worship), including expected future changes, and any information about relevant barriers to improving health and wellbeing.
Assessment	The Wiltshire open space study provides a robust assessment of needs and deficiencies in open spaces upon which emerging policy in the review will be based. It will also create an up-to-date evidence base which can be maintained to aid implementation of the policies and the provision of open spaces during the plan period until 2036. Although reflected in parts of the Core Strategy (e.g. Strategic Objective 4) and likely to be covered by the open space work, this topic area perhaps needs a higher profile in the Core Strategy and any development implications of any relevant health-related strategies incorporated into the WCS.
2017 WCS Review	
Recommendation	This needs a higher profile and new policy prepared in relation to health and wellbeing or existing policies/supporting text amended to better explain how policies support the health and well-being of Wiltshire's communities.

PR16	
Issue: Public safety from major accidents	
2015 Partial Review	
Existing plan policy to be reviewed and / or NPPF reference	NPPF Paragraph 172 - Planning policies should be based on up-to-date information on the location of major hazards and on the mitigation of the consequences of major accidents.
Assessment	It should be investigated to determine if there are major hazards in Wiltshire that could create a major accident.
2017 WCS Review	
Recommendation	The major hazards are known within Wiltshire and dealt with via the Control of Major Accident Hazards (COMAH) legislation, and for any planning applications that are received close to such a hazard, the Council would use the Health and Safety Executive's (HSE) HSE Planning Advice Web App to ascertain whether permission should be granted. Given this knowledge and the procedures that are in place this does not need to be repeated.

Strategic Objective 5 – protecting and enhancing the natural, historic and built environment

PR17	
Issue: Enabling Development	
2015 Partial Review	
Existing plan policy to be reviewed and / or NPPF reference	<p>SDLP policy G10 (Enabling development) - Policy sets out where development proposals may be acceptable when development would not usually be permitted, provided that certain criteria are met to ensure that the overall benefits would outweigh any disadvantages. The policy relates particularly to the continued preservation of heritage assets.</p> <p>NPPF Paragraph 55 promotes enabling development in order to secure heritage assets which is including within Core Policy 48 of WCS.</p>
Assessment	<p>The NPPF does include the principle of the policy.</p> <p>Potential to introduce principle to Core Strategy and set out Wiltshire basis (possibly as part of Core Policy 58). Currently saved policy G10 probably overly restrictive.</p>
2017 WCS Review	
Recommendation	<p>As Core Policy 58 already states that statutory consultees such as Historic England will be consulted in the determination of any applications potentially affecting a heritage asset, and that Historic England will be using their <i>Enabling Development</i> policy guidance to inform their recommendation, it is not considered that an amendment to Core Policy 58 is necessary.</p> <p>However, since adoption of the Core Strategy case law has extended our understanding of how advice in the NPPF in relation to heritage assets should be implemented. It is recommended that the supporting text to Core Policy 58 is reviewed in consultation with Historic England to reflect the most up to date position.</p> <p>Delete SDLP Policy G10</p>

PR18	
Issue: Disabled Access	
2015 Partial Review	
Existing plan policy to be reviewed and / or NPPF reference	<p>WWDLP policy I3 (Access for everyone) - Policy ensures that the needs of disabled people are considered within development proposals for public buildings.</p> <p>The PPG design chapter recommends thinking about the design of buildings for all users (including the disabled) at the design stage rather than relying on Building Regulation requirements (“disabled people, older people and families with small children, are considered too late in the day”).</p>
Assessment	<p>Need to incorporate general disabled access criteria into Core Policy 57 (Design).</p>

2017 WCS Review	
Recommendation	<p>This is partially covered in Core Policy 57, criterion xi.</p> <p>The wording of this criteria could be updated to be more specific to the disabled and to improve the clarity of the policy.</p>

PR19
Issue: Design of shopfronts

2015 Partial Review	
Existing plan policy to be reviewed and / or NPPF reference	<p>SDLP policy S10 (Shop fronts) - Policy requires that proposals for alterations to shop fronts are to have due regard to historic character and scale, and is to be applied only to proposals outside Conservation Areas. The policy is supported by an SPD.</p> <p>Applies to shop fronts not in conservation areas.</p> <p>The PPG sets out that “Town centre buildings should include active frontages and entrances that support town centre activities. Where appropriate they may help to diversify town centre uses and the offers they provide. The quality of signage, including that for shops and other commercial premises, is important and can enhance identity and legibility.”</p>
Assessment	<p>Corresponding shop front policy in conservation area replaced by WCS Core Policy 58. Potentially need to be included in design policies if it is necessary to introduce Wiltshire-wide standards not just relating to Conservation Areas.</p>

2017 WCS Review	
Recommendation	<p>The Core Strategy already contains detailed design and place shaping policies (Core Policies 57 and 58) which can be applied when assessing shopfront proposals. More detailed guidance specifically relating to shopfront design can be found in current design guidance produced by the Council. The supporting text to both Core Policies 57 and 58 requires applicants to have regard to such guidance.</p> <p>Delete SDLP Policy S10 and amend Core Policy 57 criteria viii to specifically refer to shop fronts.</p>

PR20
Issue: Trees, woodland, and tree planting schemes

2015 Partial Review	
Existing plan policy to be reviewed and / or NPPF reference	<p>NWLP policy NE14 (Trees and the control of new development) Policy restricting developments that would be likely to result in the loss of trees, hedges, lakes/ponds or other important landscape or ecological features.</p> <p>Sets out that Tree Preservations Orders (‘TPO’) will be applied to tree specimens or groups of notable value.</p>

	<p>SDLP policy CN17 (Trees) Policy requiring the replacement of TPO trees or trees within Conservation Areas if permission is granted for them to be felled.</p> <p>SDLP policy C9 (Loss of woodland) General woodlands policy relating to the preservation and replacement of woodland. The policy encourages planting of indigenous species.</p> <p>WWLP policy C40 (Tree Planting) Policy relating to the protection and replacement of trees. The policy sets out that trees covered by a TPO will be replaced by at least one tree. Tree planting schemes are proposed in a number of specific locations.</p> <p>Only 'ancient' woodland and veteran trees found outside identified ancient woodland are afforded protection through NPPF Paragraph 118.</p> <p>The PPG sets out extensive details relating to TPOs and trees in Conservation Areas.</p>
Assessment	<p>WCS Core Policy 50 (Biodiversity and geodiversity) does not deal with individual trees.</p> <p>Core Policy 51 relates to the preservation of landscape character generally including protection for natural features such as trees, hedgerows, woodland, field boundaries, watercourses and water bodies. Policy does not deal with individual trees.</p> <p>Specific development management issue not addressed through NPPF / Core Policies that should consider all aspects of trees, woodland and tree planting.</p> <p>Replacement policy or text should be considered once other consent schemes / legislation for TPO has been considered.</p>
2017 WCS Review	
Recommendation	<p>Whilst the Wiltshire Core Strategy does not contain a specific single policy dedicated to the protection and enhancement of trees and woodland, it is considered that this is not necessary as an appropriate amount of protection is afforded through various policies and their supporting text, the NPPF and existing legislation.</p> <p>The Core Strategy policies that include references to trees and/or woodland include: Core Policies 41; 50; 51; 52; 57 and 67.</p> <p>No amendments are considered necessary.</p> <p>Reference to planning conditions is unnecessary as any conditions will</p>

	<p>be attached to individual planning permissions, where relevant.</p> <p>Delete NWLP Policy NE14; SDLP Policy CN17; SDLP Policy C9; WWLP Policies C40 and NE12.</p>
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PR21

Issue: Open space and recreation policies to include the facilitation and future management of open space and recreational assets and to justify the collection of developer contributions towards open space provision

2015 Partial Review

Existing plan policy to be reviewed and / or NPPF reference	<p>KLP policy HC34 (Recreation provision on large housing sites)</p> <p>KLP policy HC35 (Recreation provision on small housing sites)</p> <p>NWLP policy CF3 (Provisions of open space)</p> <p>SDLP policy R2 (Open space provision)</p> <p>SDLP policy R3 (Open space provision)</p> <p>SDLP policy H17 (Important open spaces within housing policy boundaries)</p> <p>SDLP policy H18 (Amenity open space within Housing Policy Boundaries)</p> <p>SDLP policy R4 Indoor Community and Leisure Provision</p> <p>KLP policy TR20 (Protection of allotments)</p> <p>SDLP policy R20 (Allotments)</p> <p>WWLP policy R12 (Allotments) Protects allotments</p> <p>WWLP policy R13 (Sailing Lakes) Safeguards recreational use of sailing lakes</p> <p>West Wiltshire Leisure and Recreation DPD – Adopted February 2009</p> <p>NPPF Paragraphs 73 and 74</p> <p>Planning policies should be based on robust and up-to-date assessments of the need for open space, sports and recreation facilities and assessments for new provision.</p> <p>Protecting existing open space, sports and recreational buildings and land, including playing fields.</p>
Assessment	<p>The Wiltshire open space study will provide a robust assessment of needs and deficiencies in open spaces upon which emerging policy in the review will be based. It will also create an up-to-date evidence base which can be maintained to aid implementation of the policies and the provision of open spaces during the plan period until 2026.</p> <p>It is the intention that the Open Space Survey will identify sites that will be protected for open space and recreation.</p> <p>A draft ‘Open Space Study’ identifies possible draft policies and is available to view at http://www.wiltshire.gov.uk/wiltshirecorestrategypartialreview.htm</p>
2017 WCS Review	
Recommendation	It will be necessary to replace the existing saved policies as these are

	<p>well used by planning and adoptions officers in order to secure protection and provision of open spaces and recreational facilities through the planning process. However they are not consistent across Wiltshire and more recent evidence has been prepared.</p> <p>Delete KLP Policies HC34, HC35, NWLP Policy CF3, SDLP Policies R2, R3, H17, H18, R4, TR20, R20, WWLP Policies R12, R13 following adoption of replacement policies.</p>
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<p>PR22 Issue: Hazardous Substances / Noise and Pollution / Sterilisation caused by conflicting land uses</p>	
2015 Partial Review	
Existing plan policy to be reviewed and / or NPPF reference	<p>NWDP policy NE18 (Noise and pollution) Policy requiring the minimization of noise and pollution impacts of development.</p> <p>Hazardous substances NPPF Paragraphs 121, 164 and 172 Planning policies should be based on up-to-date information on the location of major hazards and on the mitigation of the consequences of major accidents.</p>
Assessment	<p>Covered by NPPF Paragraphs 109, 120, 125) and partly covered by WCS Core Policy 57 vii) and Core Policy 51 vii). Core Policy 55 protects against poor air quality. However, further investigation is needed into sterilisation caused by conflicting land uses and to determine if there are major hazards in Wiltshire that could create a major accident and how core strategy policy could assist.</p>
2017 WCS Review	
Recommendation	<p>It is considered that this topic area is sufficiently covered by the adopted Core Strategy policies and supporting text, and by the NPPF and supporting PPG.</p> <p>Delete NWDP Policy NE18</p>

<p>PR23 Issue: Special Landscape Area</p>	
2015 Partial Review	
Existing plan policy to be reviewed and / or NPPF reference	<p>SDLP policy C6 (Special Landscape Area) WWLP policy C3 (Special Landscape Area) Policy setting out the considerations required for proposals within the Special Landscape Areas.</p>
Assessment	<p>Not covered by NPPF.</p> <p>Wiltshire Core Strategy Paragraph 6.86 states: <i>The emerging Wiltshire Landscape Strategy will review the need for</i></p>

	<p><i>Special Landscape Areas (SLAs) in Wiltshire and, if necessary, also clarify their special characteristics and boundaries. In the interim they will continue to be protected under relevant saved local plan policies, and if evidence demonstrates the need for SLAs these policies will be superseded by a Wiltshire-wide policy.</i></p> <p>Possible outcomes could include Core Policy 51 being amended to cover Special Landscape Areas.</p>
2017 WCS Review	
Recommendation	Work is ongoing in relation to the review of the exiting Landscape Character Assessments and AONB Management Plans to develop a Wiltshire Landscape Strategy. The outcome of this work will inform whether a new policy is needed in relation to the Special Landscape Areas to be protected or amendments to Core Policy 51 and its supporting text are required.

PR24	
Issue: Inappropriate development in residential gardens	
2015 Partial Review	
Existing plan policy to be reviewed and / or NPPF reference	NPPF Paragraph 53 Consider setting out policies to resist inappropriate development of residential gardens.
Assessment	This is covered through the Adopted Core Strategy however review should be undertaken to consider efficacy of Core Policy 57 with respect to what the Government has referred to as “garden grabbing”.
2017 WCS Review	
Recommendation	Inappropriate Development in residential gardens’ will be looked at on a case by case basis and the impact of each application will be assessed on its own merits by Development management. Therefore no amendment to the Wiltshire Core Strategy is required.

PR25	
Issue: Land stability	
2015 Partial Review	
Existing plan policy to be reviewed and / or NPPF reference	NPPF Paragraph 120 Ensure new development is appropriate for its location, to prevent unacceptable risks from pollution and land instability.
Assessment	A criteria-based policy will be developed as part of the early partial review of the Core Strategy.
2017 WCS Review	
Recommendation	The Wiltshire Core Strategy currently does not contain a policy which deals with land / slope stability, except in relation to Gypsy and Traveller sites Core Policy 47) criteria i. Core Policy 56 sets out the planning policy for development on or

	<p>affected by contaminated land, which covers similar considerations as those that would need to be considered in relation to land instability.</p> <p>NPPF Paragraph 120 makes clear that where a site is affected by contamination or land stability issues, responsibility for securing a safe development rests with the developer and/or landowner.</p> <p>There is a need for policy guidance within the Core Strategy which will ensure that developers and landowners are clear about their obligations when considering development proposals that could affect or are affected by land/slope stability in Wiltshire. Core Policy 56 could be expanded to encompass requirements relating to land and slope stability. This would require amendments to the policy text and the supporting text.</p>
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PR26	
Issue: Protection and enhancement of Public Rights of Way	
2015 Partial Review	
Existing plan policy to be reviewed and / or NPPF reference	NPPF Paragraph 75 Planning policies should protect and enhance public rights of way and access.
Assessment	Although protection and enhancement of public rights of way are largely covered by the Wiltshire Core Strategy and the forthcoming Green Infrastructure Strategy, consideration should be given as to whether more detail is required within the WCS itself.
2017 WCS Review	
Recommendation	Issues already covered by Core Policy 57 Design and Core Policy 60 Sustainable Transport

PR27	
Issue: Local green space designations	
2015 Partial Review	
Existing plan policy to be reviewed and / or NPPF reference	NPPF Paragraphs 76 and 77 Allow local communities to identify green areas for special protection, through a Local Green Space designation. SDLP policy D5 (Salisbury Townscape (Open Space)) Open space policy for Salisbury Central Area where only enhancement and no loss of open space will be allowed. The policy was focused around protecting areas where a level of change was expected to take place.
Assessment	Local Green Space designations are being proposed in emerging neighbourhood plans in accordance with the NPPF. Consideration should be given to amending supporting text to Core Policy 52 to provide town and parish council's with clarification and guidance with respect to Local Greenspace designations.

2017 WCS Review	
Recommendation	Amend supporting text to Core Policy 52 to provide town and parish council's with clarification and guidance with respect to Local Greenspace designations. Delete SDLP D5

Strategic Objective 6 – to ensure essential infrastructure is in place to support our communities

PR28 Issue: Water and sewage safeguarding areas	
2015 Partial Review	
Existing plan policy to be reviewed and / or NPPF reference	Policies restricting certain types of development within Development Restraint Areas and buffer zones around sewage treatment works: SDLP policy G7 The water environment (Development restraint areas) WWLP policy U4a (Sewage treatment works) WWLP policy U5 (Sewage treatment works buffer zones)
Assessment	Need to investigate with water companies whether buffer zones are still necessary / appropriate or addressed through a range of other policies for example Environment Agency or the Water Framework Directive.
2017 WCS Review	
Recommendation	Discuss with water companies and Environment Agency whether buffer zones are still necessary / appropriate or whether the issues are addressed through other policies e.g. Water Framework Directive.

PR29 Issue: Developments with river frontages and public access, use of culverts	
2015 Partial Review	
Existing plan policy to be reviewed and / or NPPF reference	General policy relating to river front development: SDLP policy R16 (Developments with river frontages and public access) NPPF Paragraphs 76 and 77 allows designation of Local Green Space.
Assessment	Policy probably needs to be place specific, may be best addressed through a neighbourhood plan/masterplan on a place by place basis. Investigation needs to be had as to whether buffer strip is necessary as part of other legislation including EU legislation. No policy on use of culverts. Possibly amend Core Policy 68 and/or Core Policy 52.
2017 WCS Review	
Recommendation	This issue is mainly covered in Core Policy 68 on Water resources, and

	<p>therefore does not need to be repeated.</p> <p>Culverting is not covered in the Core Strategy at present. However, the culverting of rivers is discouraged by the Council and would require authority from either the Environment Agency in the case of main rivers, or the Council in respect of the remaining ordinary watercourses. Therefore as there is other legislation that covers this area, a separate policy on this issue is not required.</p> <p>Developments with River Frontages and Public Access: The Environment Agency require a minimum 8m buffer to access all main rivers (for emergency flooding reasons) and can require land drainage consent for works within this area. The Council's bylaws have the same requirements for the remaining ordinary watercourses. Therefore as there is other legislation that covers this area, a separate policy on this issue is not required.</p> <p>Delete SDLP Policy R16</p>
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PR30	
Issue: Flood risk	
2015 Partial Review	
Existing plan policy to be reviewed and / or NPPF reference	NPPF Paragraph 100 - Direct development away from areas at highest risk but where development is necessary, make it safe without increasing flood risk elsewhere.
Assessment	Core Policy 67 considers housing development but is not necessarily clear with regard to the location of other forms of development. This could be clarified.
2017 WCS Review	
Recommendation	Amendments to Core Policy 67 supporting text and policy are recommended to aid clarity.

PR31	
Issue: Safeguarded land – transport	
2015 Partial Review	
Existing plan policy to be reviewed and / or NPPF reference	<p>NWDP policy T5 (Safeguarding) Policy to protect existing public rights of way, cycle and pedestrian routes.</p> <p>NPPF Paragraph 75 states that planning policies should protect and enhance public rights of way and access. Local authorities should seek opportunities to provide better facilities for users, for example by adding links to existing rights of way networks including National Trails.</p>
Assessment	The safeguarded routes have been generally replaced by Core Policy 66 (Strategic Transport Network).
2017 WCS Review	

Recommendation	<p>Core Policy 52 Green Infrastructure already requires proposals for major development to be accompanied by an audit of existing green infrastructure within and around the site and a statement demonstrating how this will be retained and enhanced through the development process.</p> <p>Delete NWDP Policy T5</p>
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PR32	
Issue: New distributor road	
2015 Partial Review	
Existing plan policy to be reviewed and / or NPPF reference	<p>WWLP policy T4 (New distributor roads) Policy identifying proposed locations for distributor roads: <i>A. Land west of Bowerhill</i> <i>B. Land south of Westbury and north of Westbury Leigh with connection to Oldfield Road and Leigh Road/Laverton Road</i></p> <p>NPPF Paragraph 41 Local planning authorities should identify and protect, where there is robust evidence, sites and routes which could be critical in developing infrastructure to widen transport choice.</p> <p>NPPF Paragraph 30 sets out that local plans should support a pattern of development which, where reasonable to do so, facilitates the use of sustainable modes of transport.</p> <p>NPPF Paragraph 35 states that plans should protect and exploit opportunities for the use of sustainable transport modes for the movement of goods or people. Developments should be located and designed where practical to accommodate the efficient delivery of goods and supplies.</p>
Assessment	The safeguarded routes have been generally replaced by Core Policy 66 (Strategic Transport Network).
2017 WCS Review	
Recommendation	<p>A new road has been built west of Bowerhill. This reference can be deleted. The safeguarded route "<i>Land south of Westbury and north of Westbury Leigh with connection to Oldfield Road and Leigh Road/Laverton Road</i>" remains relevant and should be incorporated into a new policy.</p> <p>Delete T4 A Land West of Bowerhill. Retain T4 B <i>Land south of Westbury and north of Westbury Leigh with connection to Oldfield Road and Leigh Road/Laverton Road</i></p>

PR33	
Issue: New link road	

2015 Partial Review	
Existing plan policy to be reviewed and / or NPPF reference	<p>WWLP policy T5 (new link roads) Safeguarding of Paxcroft Mead and Hammond Way for a new link road.</p> <p>NPPF Paragraph 41 Local planning authorities should identify and protect, where there is robust evidence, sites and routes which could be critical in developing infrastructure to widen transport choice.</p> <p>NPPF Paragraph 30 sets out that local plans should support a pattern of development which, where reasonable to do so, facilitates the use of sustainable modes of transport.</p> <p>NPPF Paragraph 35 states that plans should protect and exploit opportunities for the use of sustainable transport modes for the movement of goods or people. Developments should be located and designed where practical to accommodate the efficient delivery of goods and supplies.</p>
Assessment	A new road has been built at Paxcroft Mead and Hammond Way. This policy can be deleted.
2017 WCS Review	
Recommendation	<p>This road has been completed.</p> <p>Delete WWLP Policy T5</p>

PR34	
Issue: Swindon and Cricklade Railway Line	
2015 Partial Review	
Existing plan policy to be reviewed and / or NPPF reference	<p>NWLP policy TM3 (Swindon and Cricklade railway line) - Safeguarding the route of the former railway line from Tadpole Lane, Swindon to Cricklade,</p> <p>NPPF Paragraph 41 Local planning authorities should identify and protect, where there is robust evidence, sites and routes which could be critical in developing infrastructure to widen transport choice.</p>
Assessment	<p>Current route as marked on the proposals map has been superseded. Investigation required as to whether new proposals represent robust evidence in order to potentially retain and amend existing route. If justified could incorporate into Core Policy 66 alongside other railway proposals.</p>
2017 WCS Review	
Recommendation	Investigate whether safeguarding of the Swindon and Cricklade railway line is still required.

PR35	
Issue: A350 Shaftesbury Eastern Bypass	

2015 Partial Review	
Existing plan policy to be reviewed and / or NPPF reference	<p>SDLP policy TR20 (A350 Shaftesbury eastern bypass) Safeguarding policy for the corridor of interest of the A350 Shaftesbury Eastern Bypass.</p> <p>NPPF Paragraph 41 Local planning authorities should identify and protect, where there is robust evidence, sites and routes which could be critical in developing infrastructure to widen transport choice.</p>
Assessment	<p>The A350 is part of the Strategic Road Network identified in Core Policy 66.</p> <p>The Council is currently working with BANES, Dorset County Council and Highways England on improving north-south links in the Wessex sub-region. Part of this work involves discussions with Dorset County Council as to whether the bypass is still planned and deliverable.</p>
2017 WCS Review	
Recommendation	Discuss with Dorset County Council as to whether the bypass is still planned and still deliverable.

Community Areas

PR36 Issue: Salisbury Townscape	
2015 Partial Review	
Existing plan policy to be reviewed and / or NPPF reference	<p>SDLP policy D4 (Salisbury Townscape (Chequers)) SDLP policy E4 (Employment, Salisbury Chequers)) Policy to protect the traditional street pattern and design in the Chequers area of Salisbury City. NPPF Paragraph 58 supports policies that set out the quality of development expected.</p>
Assessment	Investigate whether policy is still required to guide development in Salisbury Central Area / Chequers area or whether many of the available sites have already been developed across the Chequers. If new policy or text required it would be based within Salisbury Area Chapter of WCS.
2017 WCS Review	
Recommendation	<p>Core Policy 58 (Ensuring the Conservation of the Historic Environment) and Core Policy 57 (Ensuring high quality design and place shaping) cover similar detail to the saved policies D4 and E4. Therefore, no amendment is necessary.</p> <p>Delete SDLP Policies D4 and E4</p>

PR37	
Issue: Restriction to development south of Southampton Road, Salisbury	
2015 Partial Review	
Existing plan policy to be reviewed and / or NPPF reference	SDLP policy E7 (Employment, Southampton Road, Salisbury) Does not allow the extension of employment activity on land to the south of Southampton Road.
Assessment	Core Policy 34 supports additional employment land at Salisbury. Investigate further to determine if evidence, including landscape evidence, identifies whether this policy should be maintained or not.
2017 WCS Review	
Recommendation	The policy refers to potential negative impacts of employment expansion on the local environment and setting. Existing policies in the Core Strategy address those issues. These include Core Policies 67 (Flood Risk); 50 (Biodiversity and Geodiversity), 51 (Landscape); 58 (Ensuring the Conservation of the Historic Environment) and 22 (Salisbury Skyline). Core Strategy Paragraph 5.115 sets out that views of the Salisbury roofscape and cathedral spire views will be retained. Therefore no amendment is necessary. Delete SDLP Policy E7

PR38	
Issue: Housing for healthcare workers at Salisbury District hospital	
2015 Partial Review	
Existing plan policy to be reviewed and / or NPPF reference	SDLP policy H2 E (Housing, Salisbury District Hospital) Policy allocates land at the hospital for housing for healthcare workers
Assessment	Investigation and confirmation of need required with hospital possibility being investigated.
2017 WCS Review	
Recommendation	Housing for healthcare workers could come forward on the site through other policies of the Wiltshire Core Strategy including Core Policy 45 Meeting Wiltshire's housing needs and Strategic Objective 4, Paragraph 3.8. Delete SDLP H2

PR39	
Issue: Avebury World Heritage Site including the consideration of car parking and	

tourist accommodation	
2015 Partial Review	
Existing plan policy to be reviewed and / or NPPF reference	<p>KLP policy TR6 (Tourist facilities in the Avebury World Heritage Site) Policy requires that any new tourist facilities at Avebury WHS must enhance the enjoyment and understanding of the historic sites and monuments.</p> <p>KLP policy TR7 (Facilities for visitors to Avebury) Promotes the improvement of visitor facilities at Avebury provided existing residential and employment premises are not compromised.</p> <p>KLP policy TR8 (Visitor accommodation in the Avebury World Heritage Site) Policy supports change of use for visitor accommodation rather than new build in the Avebury World Heritage Site.</p> <p>KLP policy TR9 (Car Parking in Avebury World Heritage Site) Policy supports limited extension to car parking facilities in the Avebury World Heritage Site.</p> <p>NPPF Paragraphs 137 and 138 - Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites and within the setting of heritage assets to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to or better reveal the significance of the asset should be treated favourably. Not all elements of a World Heritage Site or Conservation Area will necessarily contribute to its significance. Loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area or World Heritage Site should be treated either as substantial harm under paragraph 133 or less than substantial harm under Paragraph 134, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the Conservation Area or World Heritage Site as a whole.</p>
Assessment	<p>These issues are highlighted in the WHS management plan and as such it will be important to try to retain the basis of the existing policies to ensure the World Heritage Site is protected but change can take place.</p> <p>Additional evidence may need to be collated.</p>
2017 WCS Review	
Recommendation	<p>Review Core Policy 59 and consider the most appropriate way to reflect the content of saved Kennet Local Plan policies. This may include additional criteria or supporting text relating to tourist facilities in Core Policy 59 and/or new policies.</p> <p>Delete KLP Policies TR6, TR7, TR8, TR9 following adoption of the amended policy in the Wiltshire Local Plan.</p>

PR40	
Issue: Facilities for boat users on and control of development along the Kennet and Avon Canal	
2015 Partial Review	
Existing plan policy to be reviewed and / or NPPF reference	KLP Policy TR2 - Facilities for boat users on the Kennet and Avon Canal Policy restricting development on the Kennet and Avon Canal with the exception of the proposals at Caen Hill Flight and Martinslade/Upper Foxhangers
Assessment	Not covered by NPPF. Core Policy 53 (Wiltshire Canals) looks at restoration and reconstruction of the canals however it does not cover canal facilities for boat users. However KLP Policy TR2 is also referenced in WCS Paragraph 6.98. Investigate possibility of incorporating section into Core Policy 53 (Wiltshire Canals) or possible new policy or supporting text to deal with canal facilities and facilities for boat users. Discussion with key bodies will establish what the policy needs to protect and how to achieve the right balance between protection and new development.
2017 WCS Review	
Recommendation	Additional research is needed in association with neighbouring authorities with access to the Kennet and Avon Canal, to establish the current needs of boat users on the Kennet and Avon Canal. The outcome of that research should be incorporated into Core Policy 53 (Wiltshire Canals) or new site specific policy created if required. Delete KLP Policy TR2 following adoption of the amended policy in the Wiltshire Local Plan.

Issues arising from changing national policy since adoption of the Wiltshire Core Strategy

PR41	
Issue: Climate Change	
Existing plan policy to be reviewed and / or NPPF reference	NPPF Paragraph 99 says Local Plans should take account of climate change over the longer term, including factors such as flood risk, coastal change, water supply and changes to biodiversity and landscape. New development should be planned to avoid increased vulnerability to the range of impacts arising from climate change. When new development is brought forward in areas which are vulnerable, care should be taken to ensure that risks can be managed through suitable adaptation measures, including through the planning of green infrastructure.

2017 WCS Review	
Recommendation	<p>The Core Strategy already contributes to tackling climate change by:</p> <ul style="list-style-type: none"> • delivering the most sustainable patterns of development through focusing growth at the Principal Settlements and Market Towns, as set out by the settlement; • building communities which are resilient to the future impacts of a changing climate as well as other social or economic challenges; • providing an adequate network of green infrastructure which helps to provide shading, and so contributes to cooling in urban areas, and also provides habitats to assist biodiversity adapt to a changing climate; • ensuring more sustainable forms of transport are supported through the development of sustainable transport strategies, thus helping to reduce greenhouse gas emissions; and • reducing the risk of flooding by ensuring that new development is neither vulnerable to flooding nor increases the risk of flooding elsewhere. <p>These issues will be taken into account when preparing new policies and/or allocations.</p>

PR42	
Issue: Self Build and Custom Build Housing	
Existing plan policy to be reviewed and / or NPPF reference	PPG Paragraph 005 - Develop policies for self-build and custom house building. Use Council owned land if available and suitable for self-build and custom house building. Engage with landowners who own sites that are suitable for housing and encouraging them to consider self-build and custom house building and facilitating access to those on the register where the landowner is interested; and work with custom build developers to maximise opportunities for self-build and custom house building.
2017 WCS Review	
Recommendation	Review existing policies and consider amendments and/or new policies to specifically support self build/custom build proposals.

PR43	
Issue: Affordable Housing Threshold	
Existing plan policy to be reviewed and / or NPPF reference	<p>PPG Paragraph 31:</p> <p>There are specific circumstances where contributions for affordable housing should not be sought from small scale and self-build development. This follows the order of the Court of Appeal dated 13 May 2016, which give legal effect to the policy set out in the written ministerial statement of 28 November 2014 and should be taken into</p>

	<p>account.</p> <p>These circumstances are that:</p> <ul style="list-style-type: none"> • contributions should not be sought from developments of 10-units or less, and which have a maximum combined gross floorspace of no more than 1,000 square metres (gross internal area) • in designated rural areas, local planning authorities may choose to apply a lower threshold of 5-units or less. No affordable housing or tariff-style contributions should then be sought from these developments. In addition, in a rural area where the lower 5-unit or less threshold is applied, affordable housing and tariff style contributions should be sought from developments of between 6 and 10-units in the form of cash payments which are commuted until after completion of units within the development. This applies to rural areas described under section 157(1) of the Housing Act 1985, which includes National Parks and Areas of Outstanding Natural Beauty affordable housing and tariff-style contributions should not be sought from any development consisting only of the construction of a residential annex or extension to an existing home.
2017 WCS Review	
Recommendation	Review Core Policy 43 which currently requires sites of 5 or more dwellings to provide affordable housing. Amendments to the policy may be required.

PR44	
Issue: Optional Housing Standards	
Existing plan policy to be reviewed and / or NPPF reference	<p>PPG Paragraph 002</p> <p>Local Planning Authorities have the option to set additional technical requirements exceeding the minimum standards required by Building Regulations in respect of access and water, and an optional nationally described space standard. Local Planning Authorities will need to gather evidence to determine whether there is a need for additional standards in their area, and justify setting appropriate policies in their local plans.</p> <p>Mandatory Building Regulations covering the physical security of new dwellings came into force in 2015 and planning authorities should no longer seek to impose any additional requirements for security of individual dwellings through plan policies, though designing for security of site layout remains a valid planning consideration.</p>
2017 WCS Review	
Recommendation	Review existing policies including Core Policy 57 (Ensuring High

	Quality Design and Plan Making).
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PR45	
Issue: Gypsy and Traveller Sites	
Existing plan policy to be reviewed and / or NPPF reference	<p>A Gypsy and Traveller Assessment was completed in December 2014 based on data collected that summer which provides recommendations for new pitch provision in each housing market area, as defined in the Wiltshire Core Strategy, for the period 2014-2029.</p> <p>There has been a national change in the definition of “Traveller” since the GTAA was completed.</p>
2017 WCS Review	
Recommendation	The change in definition will require a re-assessment of the accommodation needs of Travellers in Wiltshire and Core Policy 47 Meeting the Needs of Gypsies and Travellers to be reviewed and revised.

PR46	
Issue: Healthy Living	
Existing plan policy to be reviewed and / or NPPF reference	<p>PPG Paragraph 006 says “Local planning authorities can consider bringing forward, where supported by an evidence base, local plan policies and supplementary planning documents, which limit the proliferation of certain use classes in identified areas, where planning permission is required. In doing so, evidence and guidance produced by local public health colleagues and Health and Wellbeing Boards may be relevant. Policies may also request the provision of allotments or allotment gardens, to ensure the provision of adequate spaces for food growing opportunities.</p> <p>Local planning authorities and planning applicants could have particular regard to the following issues:</p> <ul style="list-style-type: none"> • proximity to locations where children and young people congregate such as schools, community centres and playgrounds • evidence indicating high levels of obesity, deprivation and general poor health in specific locations • over-concentration and clustering of certain use classes within a specified area • odours and noise impact • traffic impact • refuse and litter
2017 WCS Review	
Recommendation	Consider incorporating new policies or amending existing policies to address this issue.

This document was published by the Spatial Planning team,
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