



Wiltshire Core Strategy Pre-submission document

The Wiltshire Core Strategy contains the council's planning policies and proposals to direct, manage and influence development over the period to 2026. It includes an overall vision for Wiltshire and a strategy for each community area.

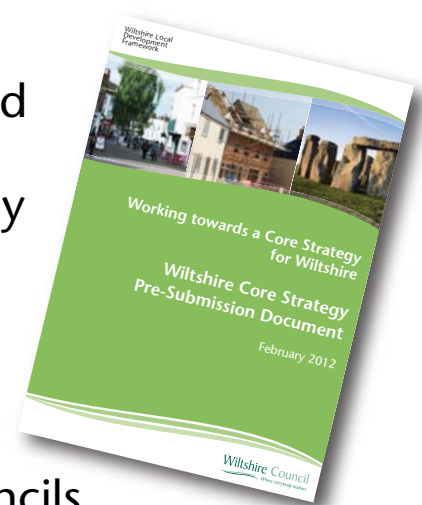
This Wiltshire Core Strategy pre-submission document has been informed by consultations that took place in autumn 2009 and summer 2011 and takes forward work started by the former district councils.

The purpose of the consultation is to test the 'soundness' of the plan and whether the correct legal process have been followed. Examples of the tests of 'soundness' are:

- are the policies based on clear, robust, up-to-date information
- are the proposals deliverable
- are the policies consistent with national policy?

What happens next?

Following this consultation, the core strategy, subject to approval by council, will be submitted to the Secretary of State in July 2012. An independent inspector will be appointed to undertake an Examination in Public into the soundness of the document. As part of this examination, they will consider the representations received during the consultation which is to start on 20 February 2012.



Contents of the Wiltshire Core Strategy

The Wiltshire Core Strategy relates to the geographical area of Wiltshire. It includes:

Introduction

Clarifies the role of and approach to the core strategy.

Spatial vision

Sets out the key challenges, principles, vision and strategic objectives underpinning the emerging core strategy.

Delivering the vision

Proposes the level of new jobs and homes required and the role of settlements and explains how infrastructure to support development will be provided.

Community area strategies

Sets out proposals for individual community areas and the key issues to be addressed in those communities.

Delivering strategic objectives

Policies to shape and manage development, for example, affordable housing, climate change and the natural environment.

Appendices

Includes a development template for each strategic site, a list of saved and replaced local plan policies and a housing trajectory.

Certain policy and supporting text has been incorporated into the Wiltshire Core Strategy from the adopted South Wiltshire Core Strategy (SWCS). There have been some minor changes made to ensure its effective amalgamation into the wider Wiltshire document. However, the amended text is a reflection of the SWCS and the binding inspector's report and for this reason a subsequent inspector may not re-open debate on this policy area, which has recently been found sound.



Wiltshire's community areas

Sustainable development

The spatial strategy sets the foundation for how sustainable development is defined and applied in Wiltshire. It promotes the most sustainable patterns of development based on an assessment of the role and function of places. The spatial strategy is set out in core policies 1 and 2.

Principal settlements:

Strategically important centres and the primary focus for development. Significant levels of development appropriate to support better self containment.

Chippenham, Salisbury, Trowbridge

Market towns:

Development to sustain and, where necessary, enhance their services and facilities.

Amesbury, Bradford on Avon, Calne, Corsham, Devizes, Malmesbury, Marlborough, Melksham, Tidworth and Ludgershall, Warminster, Westbury and Royal Wootton Bassett

Local services centres:

Modest levels of development acceptable to safeguard their role within the rural area and to deliver affordable housing.

Cricklade, Tisbury, Downton, Pewsey, Market Lavington, Wilton

Large villages:

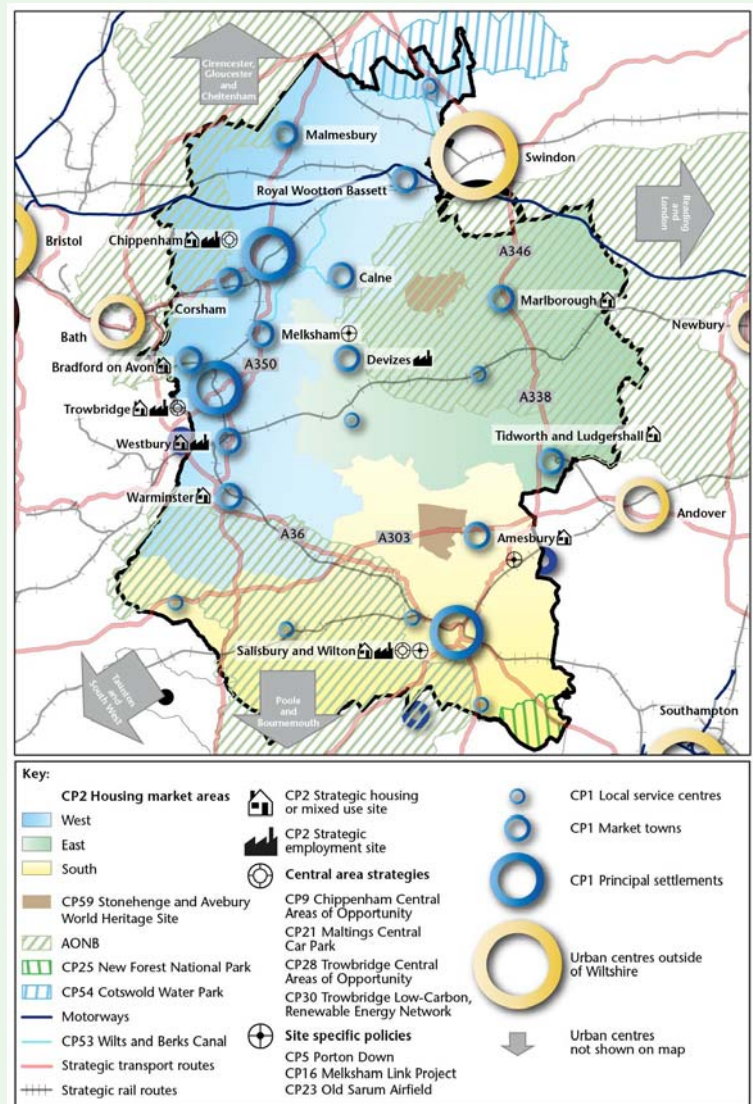
Small housing (fewer than 10 houses) and employment sites acceptable primarily within existing settlement boundaries to reflect the level of jobs and services available. Settlement boundaries retained.

Listed in area strategies

Small villages:

Only limited infill appropriate (filling of a small gap within the village which respects its character) to reflect the limited jobs and services available. Settlement boundaries removed.

Listed in area strategies



The delivery strategy

The delivery strategy sets out the level of new employment land and homes to be delivered over the period to 2026 in a way that maximises benefits from development whilst minimising environmental and social impacts.

It proposes 178 hectares of new employment land and at least 37,000 new homes to be delivered. A significant number of homes are already planned for, as follows:

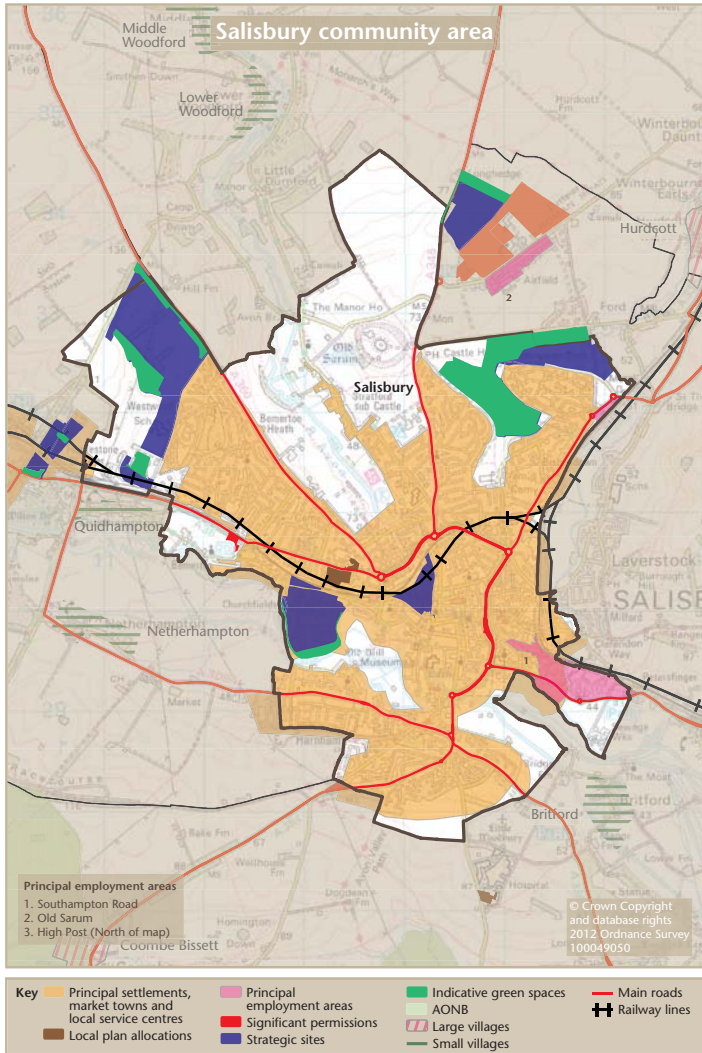
Number of dwellings (net)

	Proposed housing requirement	Completions 2006 to 2011	Deliverable commitments at 2011 (already planned)	Residual requirement 2011 - 2026 (to be planned)
Wiltshire total	37,000	10,390	8,810	17,800
	(a)	(b)	(c)	= (a) - [(b) + (c)]

The delivery strategy also proposes to:

- phase development to deliver employment land in the early stages of development on mixed use strategic sites
- ensure at least 35% of development takes place on previously developed land and support regeneration opportunities in the central areas of Chippenham, Trowbridge and Salisbury
- focus employment land at settlements with economic potential to ensure Wiltshire's economic prosperity
- deliver at least 10,000 affordable homes in the plan period
- release non strategic allocations through community led neighbourhood plans or other development plan documents to deliver levels of development proposed. Enables neighbourhood plans to deliver higher levels of development where supported by local communities.

Salisbury Community Area strategy



Core Policy 20

Spatial Strategy: Salisbury Community Area

Development in the Salisbury Community Area should be in accordance with the Settlement Strategy set out in Core Policy 1.

Principal Settlements: Salisbury

The following Principal Employment Areas will be supported in accordance with Core Policy 35: Old Sarum and Southampton Road.

Over the plan period (2006 to 2026), 29 ha employment land and at least 6060 new homes will be provided within the Community Area, which should occur either within Salisbury or the town of Wilton, including land identified for strategic growth as described below:

Fugglestone Red	1,250 dwellings	8 ha employment
Hampton Park	500 dwellings	0 ha employment
Longhedge (Old Sarum)	450 dwellings	8 ha employment
Churchfields and Engine Shed	1,100 dwellings	5 ha employment
UKLF, Wilton	450 dwellings	3 ha employment
Central Car Park Retail and Leisure	200 dwellings	Up to 40,000 sq m gross external floorspace
Former Imerys Quarry	0 dwellings	4 ha employment

The strategic allocations will be brought forward through a master planning process agreed between the community, local planning authority and the developer and should deliver any requirements as set out in the development templates as shown by Appendix A.

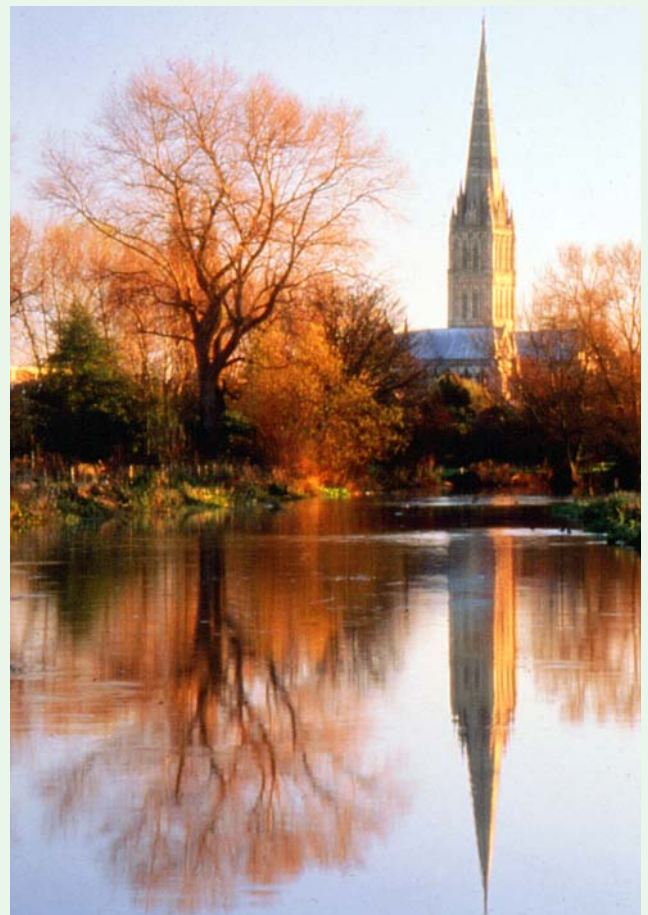
Non-strategic development in the Salisbury Community Area over the plan period may consist of a range of sites in accordance with Core Policies 1 and 2.

Development proposals in the Salisbury Community Area will need to demonstrate how those issues and considerations listed in paragraph 5.109 will be addressed.

Targets: See housing and employment numbers above, reduction in local unemployment figures.

Monitoring and Review: AMR housing completions, NOMIS official labour market statistics.

Delivery Responsibility: Wiltshire Council, developers.



Housing Figures

Area	Proposed requirement 2006-26	Housing already provided for		Housing to be identified	
		Completions 2006-11	Specific sites	Proposed strategic sites	Remainder to be identified
Salisbury City/Wilton town	6,060	980	790	4,000	290

Other policies specific to Salisbury:

CP21: Maltings/Central car park

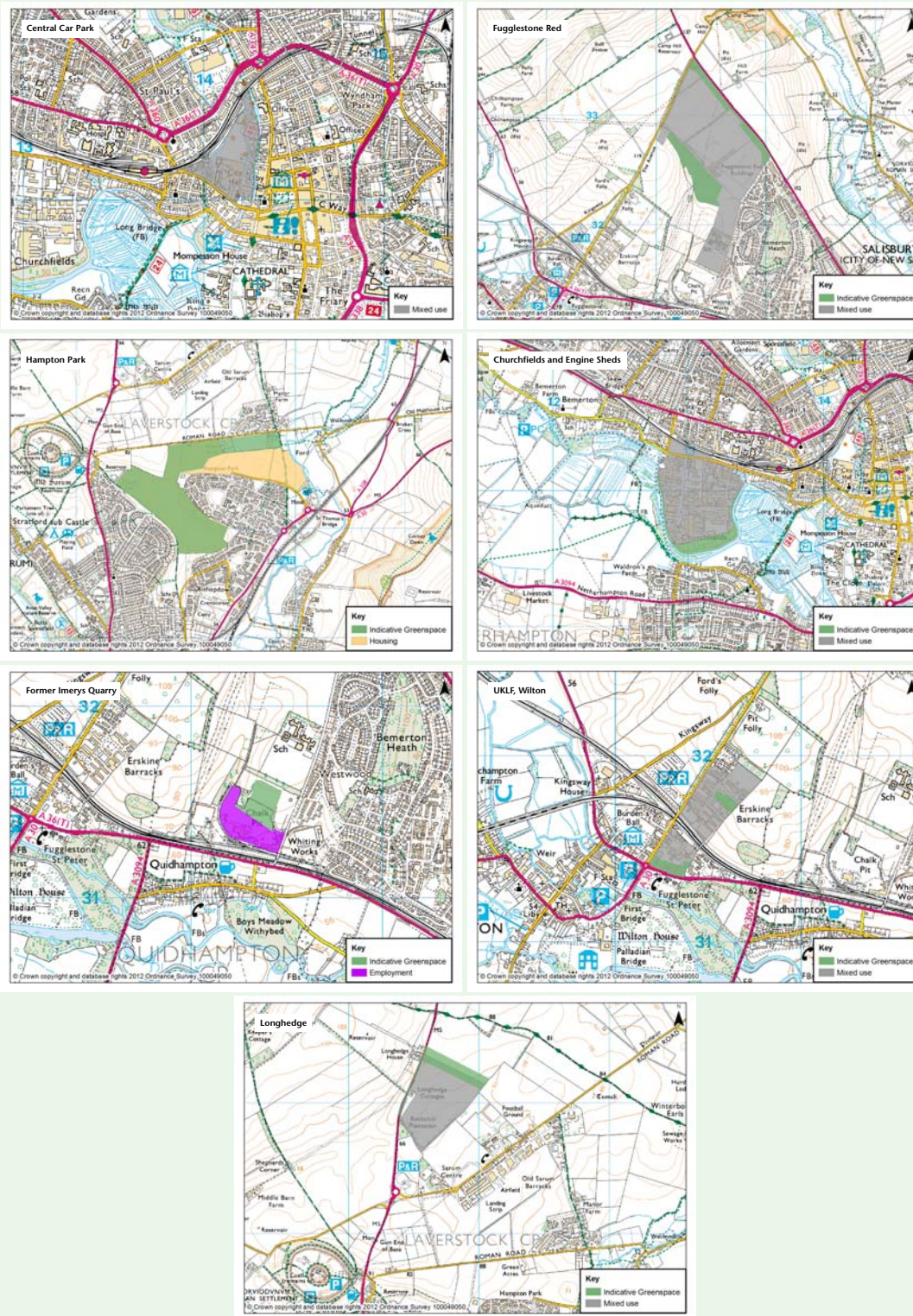
CP22: Salisbury Skyline

CP23: Old Sarum airfield

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Salisbury Community Area strategy

Strategic site detail maps



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How to find out more

This consultation lasts until 5pm on 2 April 2012

Copies of the Wiltshire Core Strategy pre-submission document and non-technical summaries of both the Wiltshire Sustainability Appraisal and Wiltshire Habitats Regulation Assessment are available here in the library. Comment forms can be requested from reception.

All the consultation documents and evidence prepared to support the core strategy are available on the council's web site www.wiltshire.gov.uk/wiltshirecorestrategy. They can be viewed in the council's offices in Chippenham (Monkton Park), Devizes (Browfort), Salisbury (Milford Street) and Trowbridge (County Hall and Bradley Road).

Comments can be returned:

- on line on the consultation portal via www.wiltshire.gov.uk/wiltshirecorestrategy
- by e-mail to spatialplanningpolicy@wiltshire.gov.uk
- in writing to Spatial Planning, Economy and Environment, Wiltshire Council, County Hall, Bythesea Road, Trowbridge, BA14 8JN

For more information on the Wiltshire Core Strategy call the spatial planning team on 01225 713223

Core strategy timetable

Stages of preparation	Timeline
Wiltshire 2026 – options consultation	Autumn 2009/ Winter 2010
Wiltshire Core Strategy consultation document – draft core strategy	Summer 2011
Review of consultation feedback	Autumn 2011
Wiltshire Core Strategy pre-submission document	20 February – 2 April 2012
Submission to the Secretary of State	July 2012
Examination period	Summer/ Autumn 2012
Adoption	Winter 2012

Comments submitted during this consultation will be considered by the independent inspector appointed to examine the plan.