Wiltshire Local Plan Consultation

# How we can comment

An extract:

***Before you comment on the Plan***

*When the Plan is examined by the Planning Inspector, they decide whether it complies with any legal requirements and whether it meets the 'tests of soundness'. To have the greatest impact, you should focus your comments on:*

* *whether the Plan been positively prepared; the Plan should be based on a strategy that looks to meet Wiltshire's development need and whether sufficient infrastructure is being provided*
* *whether the Plan is justified; the Plan should be the most appropriate strategy for Wiltshire, when considered against the reasonable alternatives*
* *whether the Plan is effective; the Plan should be deliverable during the Plan period, up until 2038*
* *whether the Plan is consistent with national planning policy; do you think there are parts of the plan that don't accord with government policy?*

*As an example, you may feel that part of the Plan does - or does not - meet one (or more) of the 'tests of soundness'. This may relate to issues such as (but not limited to) highways, flooding, ecology, landscape or archaeology. For more information about making a representation and definition of 'soundness', see the*[*frequently asked question*](https://www.wiltshire.gov.uk/article/8048/Current-consultation-Reg-19-autumn-2023#FAQs)*'What is Regulation 19 and what can I comment on?'*

# General background

The number of houses needing to be built in Wiltshire by 2038 has been reduced & 60% are allocated, completed or ‘in the pipeline’. Still be built = 14,765

Net zero carbon standards and 20% biodiversity gain are required

The plan is designed to maximise use of brownfield sites

Affordable housing requirement of 40% is imposed on green field developments of more than 10 houses

Housing development is to be focused at larger settlements which already have services and facilities

Sites identified in the plan could accommodate approx. 7,500 houses leaving 7,200 to be built on ‘windfall’ sites or where NHPs welcome additional development

In the south, Salisbury itself is very restricted for housing growth

That leaves a need for 2,300 new houses in the rural area around it of which 940 are already known.

# More specifically for Alderbury

The Core Plan (2015) which underpins the current review said:

*5.124 Due to the highly constrained nature of Salisbury, it is inevitable that a signifi cant proportion of the growth required to meet its long-term needs will be located on greenfi eld sites on the edge of the city. Because the administrative boundaries are drawn tightly around the city, this will result in growth in several neighbouring parishes. Many development site options for growth have been considered but discounted due to many issues ranging from wildlife impacts in the Winterslow area to congestion on the A36 at Alderbury.*

*5.126 Specifi c issues to be addressed in planning for the Southern Wiltshire Community Area include: • strategic growth is not appropriate for the Southern Wiltshire Community Area. This is in part due to congestion on the A36, particularly at the Alderbury bypass, which has been raised by the Highways Agency • a transport assessment is required for all major applications proportionate to the scale of development which must include an assessment of congestion on the A36, particularly the Alderbury bypass and how the development proposal would affect this issue.*

Hopefully you have all read pgs 105-107 of this document:

chrome-extension://efaidnbmnnnibpcajpcglclefindmkaj/https://www.wiltshire.gov.uk/media/12017/Rural-Housing-Requirements-2023/pdf/Rural\_Housing\_Requirements\_2023.pdf?m=638313427882470000

# From Richard Britton

“In considering any response the PC might make to the Local Plan consultation we need to bear in mind that the emphasis at this stage is on PROCESS since that is what the Inspector appointed to undertake the Examination in Public will chiefly be concerned with. I believe this gives us an opportunity to express our concerns with the continued incremental growth of the village – but without appearing simply to say “no new houses”.

You might like to consider drafting something along the lines of:

“Alderbury Parish Council notes that National Highways and its predecessor agencies have for many years considered the A36 Alderbury By-Pass to be operating well beyond its capacity. It is therefore concerned that there does not appear to be any evidence of a dialogue between Wiltshire Council and National Highways regarding the continuing adverse impact of housing development in Alderbury on this overloaded road – particularly in a northerly direction where a three-mile journey between Alderbury and the Petersfinger Park-and-Ride site can take up to half-an-hour during peak times.

So it seems to the Parish Council that this failure properly to consider the  impact on the overloaded A36 of continued housing development in Alderbury represents a flaw in the justification in the Local Plan of continued housing development in Alderbury.””

# From a recent CPRE newsletter

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| **Wiltshire Local Plan**There is already much criticism of the substantial change of approach by Wiltshire Council from what was put forward under the Regulation 18 round of consultation and the present Regulation 19 round. The main issue is loading much development on to large villages, but without any explanation or plan as to how they are going to accommodate such numbers. Without proper public transport solutions and the means of their funding which are clearly stated upfront, clear evidence of future job growth within a reasonable distance (there is none in the updated Employment Review) and a commitment to the affordable housing which is the true Rural Housing Need, the proposals will create unsustainable communities with the wrong sort of housing in the wrong places. Environmental Issues. It is hard to find anything in the document which sufficiently acknowledges the dramatic changes which are taking place, increasingly rapidly, due to climate change and the very real results as seen in our weather patterns. Flooding, food production difficulties due to unpredictable weather events and preparedness by all construction schemes to move to new design models in landscaping, lay-out and materials. |

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