

SALISBURY CITY COUNCIL

Subject : Salisbury Neighbourhood Development Plan Regulation 14 Consultation Documents
Committee : Full Council
Date : 19 Jul 2022
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1. Report Summary:

- 1.1. This report introduces the Salisbury Neighbourhood Development Plan (SNDP) Regulation 14 Consultation documents.

2. Background:

- 2.1. Salisbury City Council is preparing a Neighbourhood Development Plan that will help shape and guide future development in our city. The City Council is the sponsoring body.
- 2.2. Neighbourhood planning gives communities the power to develop a shared vision for their area. The policies in the neighbourhood plan can have a long-term positive impact upon the future of Salisbury. The plan will add local detail to Wiltshire planning policies based on the priorities identified by the Salisbury community.
- 2.3. The neighbourhood plan will be prepared alongside other Wiltshire Council projects such as the Central Area Framework and the emerging Local Plan. It is hoped that these policies and plans will create a robust and attractive context within which Salisbury will grow and thrive.
- 2.4. The Neighbourhood Plan is managed by a steering group composed of members of the Salisbury community and elected Salisbury City councillors. The steering group is supported by town planning consultants
- 2.5. Further details can be seen here <https://www.salisburycitycouncil.gov.uk/your-council/neighbourhood-planning>

3. Salisbury Neighbourhood Development Plan (SNDP) – key documents:

- 3.1. The Salisbury Neighbourhood Development Plan (SNDP) is wide-ranging and covers many planning topics and issues. It is therefore a large body of policy and evidence, aimed at multiple audiences such as the local community, the town planning profession, landowners and statutory bodies and undertakers. In order to deal with this complexity, the SNDP is presented in parts, each targeted at a specific audience, though in decision-making and the preparation of planning applications, it should be read in its entirety.
 - 3.1.1. Part 1 is a non-technical summary of the main ideas in the SNDP, and it is aimed at the community. It is a standalone document.
 - 3.1.2. Part 2 is the technical neighbourhood development plan which meets the Basic Conditions and sets out development management policies for the Parish of Salisbury City. This document has its own appendixes. This is Part 2 of the SNDP prepared for use in statutory consultations, examination by the

planning examiner, town planning considerations, scheme proposers and designers, other matter material to town planning.

- 3.1.3. There is a series of appendixes that support the SNDP and are referred to in its Part 2 policies:
 - 3.1.3.1. A Design Guide for Salisbury
 - 3.1.3.2. Class E “Shopfront” and Class MA Development Design Guide
 - 3.1.3.3. Salisbury Housing Needs Assessment
 - 3.1.3.4. Salisbury Strategic Environmental Assessment
 - 3.1.3.5. Salisbury Habitats Regulation Assessment
 - 3.1.3.6. SNDP Community Survey Report
 - 3.1.3.7. SNDP Community Infrastructure Report
 - 3.1.3.8. Churchfields Masterplan
 - 3.1.3.9. Let’s Talk about Housing
 - 3.1.3.10. Salisbury Profile
- 3.2. Part 2 is the main SNDP document, and each policy is based on evidence, such as the results of the community survey, consideration of the development plan policies and other information collected by the steering group who have overseen the SNDP’s preparation. In the interest of brevity, the SNDP only summarises the evidence, and the background papers should be consulted to understand the detailed justification for each policy.
- 3.3. Applicants and others who are stakeholders in the planning process are advised to consider all parts of the SNDP when designing schemes.
- 3.4. All these documents are available on SCC’s website.

4. Regulation 14 Consultation:

- 4.1. Since 2019 the NDP Steering SG (NDPSG) has been developing a neighbourhood plan with consultation of different types taking place as part of the process.
- 4.2. The Regulation 14 consultation is the Pre-Submission Consultation as specified in The Neighbourhood Planning (General) Regulations 2012.
- 4.3. This consultation must be circulated to mandatory consultees and the public.
- 4.4. A copy of all the documentation must also be submitted to Wiltshire Council.
- 4.5. This consultation will be conducted via online engagement platform, www.commonplace.is.
- 4.6. The platform for the SNDP will become active on Wed 20 Jul and remain open for a minimum of 6 weeks. A communication and engagement programme will be undertaken to promote consultation responses.

5. Points to Note:

- 5.1. The approval of these documents to allow the consultation does not imply that the City Council as a corporate body agrees with the all the proposals set out in these documents.
- 5.2. The City Council’s Planning and Development Committee may wish to consider the Reg 14 documents and agree a response.
- 5.3. Councillors can also respond with their individual views on the proposals within these documents once the consultation has commenced.
- 5.4. These documents are large and some cannot be passed by email. There are all available on SCC website’s [HERE](#) and can be printed on request if required.

6. Recommendation:

It is recommended that:

6.1. The Council approve these documents for Regulation 14 consultation.

7. Wards Affected: All

8. Background papers: (*All on SCC website - [HERE](#)*)

- 8.1. SNDP Part 1 - Summary
- 8.2. SNDP Part 2 – Policies and Explanatory Text
- 8.3. A Design Guide for Salisbury
- 8.4. Class E “Shopfront” and Class MA Development Design Guide
- 8.5. Salisbury Housing Needs Assessment
- 8.6. Salisbury Strategic Environmental Assessment
- 8.7. Salisbury Habitats Regulation Assessment
- 8.8. SNDP Community Survey Report
- 8.9. SNDP Community Infrastructure Report
- 8.10. Churchfields Masterplan
- 8.11. Let’s Talk about Housing
- 8.12. Salisbury Profile

9. Implications:

- 9.1. **Financial:** Nil
- 9.2. **Legal:** Nil
- 9.3. **Personnel:** None identified as yet
- 9.4. **Environmental Impact:** Nil in relation to this report
- 9.5. **Equalities Impact Statement:** None identified as yet.