

SALISBURY CITY COUNCIL

Subject : Salisbury Neighbourhood Development Plan Regulation 15 Consultation Documents
Committee : Full Council
Date : 18 December 2023
Author : Joanna Wood, Interim City Clerk

1. Report Summary:

1.1. This report introduces the Salisbury Neighbourhood Development Plan (SNDP) Regulation 15 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. Further details can be seen here <https://salisburycitycouncil.gov.uk/our-future/neighbourhood-plan/>

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 The Regulation 14 consultation documents were submitted to Wiltshire Council on 15 September 2023.

4.2 Wiltshire Council provided their response to this consultation on 18 October 2023 and confirmed that we could proceed to Regulation 15.

5. Regulation 15 Consultation:

5.1. Consultant Andrea Pellegram has worked on the Regulation 15 documentation and they are now ready for submission to Wiltshire Council.

6. Points to Note:

6.1. These documents are large and some cannot be passed by email. They are all available on SCC website’s [HERE](#) and can be printed on request if required.

7. Recommendation:

It is recommended that:

7.1. The Council approve these documents for Regulation 15 submission.

8. Wards Affected: All

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

9.1. SNDP Part 1 - Summary

- 9.2. SNDP Part 2 – Policies and Explanatory Text
- 9.3. A Design Guide for Salisbury
- 9.4. Class E “Shopfront” and Class MA Development Design Guide
- 9.5. Salisbury Housing Needs Assessment
- 9.6. Salisbury Strategic Environmental Assessment
- 9.7. Salisbury Habitats Regulation Assessment
- 9.8. SNDP Community Survey Report
- 9.9. SNDP Community Infrastructure Report
- 9.10. Churchfields Masterplan
- 9.11. Let’s Talk about Housing
- 9.12. Salisbury Profile
- 9.13. The Basic Conditions Statement
- 9.14. The Consultation Statement Parts 1 -4

10. Implications:

- 10.1. **Financial:** Nil
- 10.2. **Legal:** Nil
- 10.3. **Personnel:** None identified as yet
- 10.4. **Environmental Impact:** Nil in relation to this report
- 10.5. **Equalities Impact Statement:** None identified as yet.

