

DRAFT SALISBURY NEIGHBOURHOOD DEVELOPMENT PLAN 2020-2038 DECISION STATEMENT (PROCEEDING TO REFERENDUM)

1. INTRODUCTION

- 1.1. Pursuant to the Wiltshire Council constitution and in particular Part 3D, the Director of Planning within whose remit Spatial Planning falls is authorised to make decisions on Neighbourhood Plan proposals following the examination of a Neighbourhood Plan proposal in accordance with the Town and Country Planning Act 1990 (as amended) and the Neighbourhood Planning (General) Regulations 2012 (as amended) and all other relevant legislation.

2. BACKGROUND

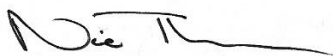
- 2.1. The designated area for the draft Salisbury Neighbourhood Development Plan comprises the whole of the parish of Salisbury. On 18th July 2019 Wiltshire Council formally approved that the Salisbury Neighbourhood Area (i.e., the land within the parish of Salisbury) be designated in accordance with the Neighbourhood Planning (General) Regulations 2012 (as amended).
- 2.2. Salisbury City Council – the ‘qualifying body’, submitted their draft Salisbury Neighbourhood Development Plan 2020-2038, along with supporting documents, to Wiltshire Council in March 2024 for consultation, independent examination and the remaining stages of the draft Plan’s preparation in accordance with the Neighbourhood Planning (General) Regulations 2012 (as amended).
- 2.3. Following submission of the draft Salisbury Neighbourhood Development Plan, Wiltshire Council publicised the Plan and supporting documents and invited representations during the consultation period 15th April 2024 to 3rd June 2024.
- 2.4. In July 2024, Wiltshire Council appointed an independent examiner, Mr Timothy Jones, Barrister, FCI Arb, to examine the draft Plan and consider whether it should proceed to referendum.
- 2.5. The examiner’s report was received in September 2024 and concluded that subject to making the modifications recommended in the report, that the draft Salisbury Neighbourhood Development Plan meets the Basic Conditions and should proceed to referendum. The examiner also recommended that the Salisbury Neighbourhood Area (the parish area) is an appropriate area within which to hold a referendum.
- 2.6. In accordance with legislation, Wiltshire Council must consider each of the recommendations made in the examiner’s report, decide what action to take in response to each recommendation and what modifications should be made to the draft

Plan in order to be satisfied that it meets the Basic Conditions and is compatible with Convention Rights. If the authority is satisfied, then a referendum must be held. Consideration also needs to be given as to whether to extend the area to which the referendum is to take place.

3. DECISION AND REASONS

- 3.1. Wiltshire Council must be satisfied that the neighbourhood plan meets the Basic Conditions, is compatible with the Convention rights and complies with the provision made by or under sections 61E (2), 61J and 61L of the Town and Country Planning Act 1990, or that the draft order would meet those conditions, be compatible with those rights and comply with that provision if modifications were made to the draft order.
- 3.2. Wiltshire Council has considered the examiner's recommendations and reasons for them. Wiltshire Council has decided to make the examiner's modifications with additional modifications by the Council to the draft Salisbury Neighbourhood Development Plan, for the purpose of correcting errors (which includes amendments necessary to achieve accuracy and consistency in the wording of policies and supporting text) and to ensure that it meets legal requirements, including the Basic Conditions as set out in legislation. **Appendix 1** sets out these modifications, together with the reasons for them.
- 3.3. The Council is satisfied that the draft Neighbourhood Development Plan, as modified, complies with the legal requirements and can proceed to referendum.
- 3.4. The Council also agrees with the examiner that the referendum area should reflect the extent of the parish of Salisbury.
- 3.5. I declare that I have no private interest in respect of this matter that would prevent me from making this decision.

Signed:



Nic Thomas
Director of Planning
Planning
Wiltshire Council

Dated: 28th October 2024

APPENDIX 1

Modifications required to be made to the draft Salisbury Neighbourhood Development Plan 2020-2038 (submission version September 2023) in response to the Examiner's recommendations and to correct errors

Guidance for using this document

The following table sets out the modifications that are required to be made to the draft Salisbury Neighbourhood Development Plan 2020-2038 (submission version September 2023), hereafter referred to as the draft SNDP, together with the explanation and reason for modification. This should be read alongside the report dated 24th September 2024 of the independent examiner, Timothy Jones to Wiltshire Council on the draft SNDP.

Throughout the table, specific changes that are required are shown as follows:

- text in **bold and underlined** identifies new text to be added to the Plan.
- text that is shown as ~~red strikethrough~~ identifies text to be deleted from the Plan.

The relevant paragraph, policy and page numbering relates to the draft SNDP, as submitted to Wiltshire Council. For each change, the table sets out the examiner's recommendation as set out in his report together with the modification that is required to be made to the draft neighbourhood development plan. Some additional changes are also included that are not in the examiner's report to correct errors, such as typographical errors.

As a result of some modifications, consequential amendments may be required to the final draft SNDP to be published for the purposes of the referendum. These can include changing section headings, amending the contents page, renumbering paragraphs or pages and ensuring that supporting appendices and other documents align with the final version of the Plan.

Note:

An Addendum to this Decision Statement (16 January 2025) has been published, which should be read alongside this document.

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Reference number	Page in examiner's report	Related draft SNDP page / section	Recommendation and proposed modification	Reason for modification
R1	12	Page 20, Figure 3. The vision and objectives	<p><u>EXAMINER RECOMMENDATION:</u></p> <p>Replace "The SNDP shows that windfall development within the City's development boundary will be sufficient to meet the City's identified housing requirement and that no greenfield development at the edges of the city will be required in the plan period" with "Sufficient green space will be retained to ensure Salisbury's separate identity".</p> <p><u>REQUIRED MODIFICATION:</u></p> <ul style="list-style-type: none"> Amend the text in 'Figure 3. The vision and objectives' as follows: <p>The SNDP shows that windfall development within the City's development boundary will be sufficient to meet the City's identified housing requirement and that no greenfield development at the edges of the city will be required in the plan period.</p> <p><u>Sufficient green space will be retained to ensure Salisbury's separate identity</u></p>	For clarity and accuracy.
R2	13	Page 21, Paragraph 30	<p><u>EXAMINER RECOMMENDATION:</u></p> <p>Delete "The Core strategy contains a number of policies that are more appropriately dealt with through a neighbourhood plan and are now dealt with in the SNDP."</p>	For clarity and accuracy.

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			<p><u>REQUIRED MODIFICATION:</u></p> <ul style="list-style-type: none"> Delete the final sentence of paragraph 30 as follows: <p>30 The Wiltshire Core Strategy does not make explicit which policies are strategic or local. It states that the Wiltshire Core Strategy provides a solid framework which neighbourhood plans can use to decide how best to plan locally⁷. The Core strategy contains a number of policies that are more appropriately dealt with through a neighbourhood plan, and are now dealt with in the SNDP.</p>	
R3	13	Page 30, Policy 1 Tree planting for carbon capture	<p><u>EXAMINER RECOMMENDATION:</u></p> <p>Replace the first paragraph with “Major development should incorporate trees in developments to enhance their overall quality and character and ensure that appropriate measures are in place to secure the long-term maintenance of newly planted trees, and that existing trees are retained wherever possible”.</p> <p><u>REQUIRED MODIFICATION:</u></p> <ul style="list-style-type: none"> Replace the first paragraph in ‘Policy 1: Tree planting for carbon capture’ as follows: <p>Major development should incorporate will aim to provide a minimum of 30% of the total site area of trees canopy cover after the first 15 years from completion of the in developments Where this is not possible, provision may be made offsite according to Policy 12. to enhance their overall quality and</p>	For clarity and accuracy, and to meet the basic conditions.

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			<u>character and ensure that appropriate measures are in place to secure the long-term maintenance of newly planted trees, and that existing trees are retained wherever possible.</u>	
R4	14	Page 31, Paragraph 49 and footnote 15	<p><u>EXAMINER RECOMMENDATION:</u></p> <p>Replace "July 2022" with "August 2023" and update footnote 15. Replace the final sentence with "Nitrogen dioxide (NO₂) is a cause of concern within the Local Air Quality Management Area."</p> <p>WILTSHIRE COUNCIL ADDITIONAL CHANGE:</p> <p>In the interests of accuracy update references to 'NO²' to 'NO₂'.</p> <p><u>REQUIRED MODIFICATION:</u></p> <ul style="list-style-type: none"> Amend the text in paragraph 49 as follows: <p>Wiltshire's most recently completed ASR¹⁵ published in August July 20223 outlines that the air quality in the county is predominantly very good. However, there are a small number of locations where the combination of traffic volume, road layout and topography has resulted in pollutants being trapped, allowing concentrations to increase to unacceptable levels. Specifically, there are two pollutants included within the Local Air Quality Management regime that are the cause of concern in Wiltshire: nitrogen dioxide (NO²) and fine particulate matter</p>	For clarity and accuracy.

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			<p>(PM10) <u>Nitrogen dioxide (NO₂) is a cause of concern within the Local Air Quality Management Area.</u></p> <ul style="list-style-type: none"> Update footnote15 as follows: <p>July 2022 <u>August 2023</u></p>	
R5	14	Page 32, Paragraph 54	<p><u>EXAMINER RECOMMENDATION:</u></p> <p>Replace “Environment Bill” with “Environment Act 2021”</p> <p>WILTSHIRE COUNCIL ADDITIONAL CHANGE:</p> <p>In the interests of accuracy update references to ‘NO²’ to ‘NO₂’.</p> <p><u>REQUIRED MODIFICATION:</u></p> <ul style="list-style-type: none"> Amend the text in paragraph 54 as follows: <p>54 In 2020, Salisbury had one automatic monitoring site (in Exeter Street) and 18 diffusion tubes (non-automatic monitoring) spread across the Salisbury AQMAs. In addition, there were diffusion tubes outside the existing AQMAs in Wilton and Laverstock and on the Devizes Road. Due to the unusual conditions in 2020, referred to above, all NO² NO₂ annual mean figures reduced from 2019 to 2020, with only one exceedance of the legal limit in 2020 (at a diffusion tube on the A36 Wilton Road). However, there is no cause for complacency: emissions are rising again. The World Health Organisation (WHO) has recently reduced its advisory target for PM2.5 to 5 micrograms</p>	For clarity and accuracy.

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			per cubic metre [$\mu\text{g}/\text{m}^3$] (UK current target 20 $\mu\text{g}/\text{m}^3$) and the WHO’s advisory target for NO² NO₂ is now 10 $\mu\text{g}/\text{m}^3$ (UK current target 40 $\mu\text{g}/\text{m}^3$). Other air quality guidelines have also been adjusted downwards ¹⁷ . Now that the UK has left the EU, changes have been made to the current legislative framework and revised targets have been brought in under the Environment B Act 2021 .	
R6	14	Page 34, Paragraph 57	<p><u>EXAMINER RECOMMENDATION:</u></p> <p>Replace the first sentence of this paragraph with “In April 2024, Wiltshire Council formally adopted an Air Quality Action Plan.”</p> <p><u>REQUIRED MODIFICATION:</u></p> <ul style="list-style-type: none"> Amend the text within paragraph 57 as follows: <p>57 A draft Air Quality Action Plan for Wiltshire (January 2023) has been prepared <u>In April 2024, Wiltshire Council formally adopted an Air Quality Action Plan.</u> This noted that WC work at Fisherton Street was supportive of improving air quality. The report also notes some improvement in air quality over recent years. It retains the 2012 supplementary planning document though the review of the local plan</p>	For clarity and accuracy.
R7	15	Page 34, Policy 2: Air quality	<p><u>EXAMINER RECOMMENDATION:</u></p> <p>Replace the first paragraph with “When fulfilling the requirements of Core Policy 55 in Salisbury, particular regard will be had to how the scheme design avoids a net increase</p>	For clarity and accuracy, and to meet the basic conditions.

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			<p>in NO₂ in Air Quality Management Areas.”</p> <p>Replace the first sentence of the second paragraph with “When fulfilling the requirements of Core Policy 55, transport assessments should address how the transport impacts of the development will impact on air quality locally and will not lead to a significant worsening of air quality within an existing Air Quality Management Area.”</p> <p>WILTSHIRE COUNCIL ADDITIONAL CHANGE:</p> <p>In the interests of accuracy update references to ‘NO²’ to ‘NO₂’.</p> <p><u>REQUIRED MODIFICATION:</u></p> <ul style="list-style-type: none"> Amend the text in ‘Policy 2: Air Quality’, as follows: <p>Policy 2:</p> <p>Air quality</p> <p>When fulfilling the requirements of Core Policy 55 in Salisbury, particular regard will be had to how the scheme design avoids the creation of NO² and PM10 in Air Quality Management Areas a net increase in NO₂ in Air Quality Management Areas.</p> <p>Also When fulfilling the requirements of Core Policy 55, transport assessments should address how the transport impacts of the development will impact result in acceptable air quality locally and will not lead to the breaching of on air quality</p>	

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			<p>locally objectives within an existing and will not lead to a significant worsening of air quality within an existing Air Quality Management Areas s-or-elsewhere. Existing development, particularly where that leads to traffic and lorry movements, will be encouraged in all instances to reduce traffic impacts on Salisbury’s Air Quality Management Areas.</p> <p>Landscape proposals should include tree, hedgerow and shrub planting of appropriate species to support improved air quality.</p>	
R8	15	Page 35, Paragraphs 59 and 60	<p><u>EXAMINER RECOMMENDATION:</u></p> <p>Replace the whole of paragraph 59 with “Wiltshire Council acknowledged a climate emergency, and seeks to make its operations carbon neutral by 2030²¹.”</p> <p>Replace the whole of paragraph 60 with “A reduction of greenhouse gases can be achieved by using a mixture of strategies that include planning, mitigation, monitoring, cultural shifts and transport realignment.”</p> <p><u>REQUIRED MODIFICATION:</u></p> <ul style="list-style-type: none"> Amend the text in paragraphs 59 and 60 as follows: <p>59 <u>Wiltshire Council acknowledged a climate emergency, and seeks to make its operations carbon neutral by 2030²¹.</u> In February 2019, Wiltshire Council acknowledged a climate emergency, and pledged carbon neutrality by 20302. Wiltshire Council have acknowledged this emergency because of the</p>	For clarity and accuracy.

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			<p>rapid rise in greenhouse gases being created by industry and personal car use. This leads to the thickening of the ozone layer, which leads to lower levels of refraction of the sun's radiation, meaning that the heat is trapped within the ozone layer and heat remains within the earth and heats the earth's surface. Therefore, it is important to recognise the need to reduce the levels of gas that is being released into the atmosphere and aim to reduce existing levels through reversing the effects of climate change and creating more opportunities for oxygenation. More information about climate change and the role of ozone in the atmosphere.</p> <p>60 <u>A reduction of greenhouse gases can be achieved by using a mixture of strategies that include planning, mitigation, monitoring, cultural shifts and transport realignment.</u> It is clear that the only way this can be achieved is by using a mixture of strategies that include planning, mitigation, monitoring, cultural shifts and transport realignment.</p>	
R9	16	Page 37, Policy 3 – Carbon neutral development	<p><u>EXAMINER RECOMMENDATION:</u></p> <p>Replace Policy 3 with:</p> <p>“Carbon neutral development When fulfilling the requirements of Core Policy 41 proposals for major developments that require a Sustainable Energy Strategy will address the following:</p> <p>Climate change adaptation:</p>	For clarity and accuracy, and to meet the basic conditions.

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			<ul style="list-style-type: none"> • How the proposal will perform in respect of the zero-carbon target. <p>Sustainable construction:</p> <ul style="list-style-type: none"> • How energy use and generation CO2 emissions will be metred; and • How the use of metred data will demonstrate that the building or modification for the first three years of the development will prioritise energy efficiency through the building fabric. <p>Existing buildings:</p> <ul style="list-style-type: none"> • Whether alternatives for heating should be used to maximise onsite energy generation; • How planning applications to modify existing building demonstrate that the proposal has improved the energy efficiency of the building; and • Planning proposals for modifications of buildings in a Conservation Area or to a Listed Building should consider the advice from Historic England²⁷ and explain the level of energy efficiency, energy generation and reduction in CO2 impacts that will be achieved." <p><u>REQUIRED MODIFICATION:</u></p> <ul style="list-style-type: none"> • Amend the text in 'Policy 3: Carbon neutral development' as follows: <p>Policy 3:</p> <p>Carbon neutral development</p>	

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			<p>When fulfilling the requirements of Core Policy 41, and in particular for major developments that require a Sustainable Energy Strategy, proposals <u>for major developments that require a Sustainable Energy Strategy</u> will address the following:</p> <p>Climate change adaptation:</p> <ul style="list-style-type: none"> • How the proposal will perform <u>in respect of the zero-carbon target.</u> against the UK Green Building Council’s Net Zero Carbon Buildings Framework Definition²⁴ meeting the zero-carbon target wherever possible. • How it will provide an improvement on Part L (2013) or subsequent replacement document of the Building Regulations through energy efficiency measures. <p>Sustainable construction:</p> <ul style="list-style-type: none"> • How energy use and generation of CO₂ emissions will be metred; <u>and</u> • How the use of metred data will demonstrate that the building or modification for the first three years of the development will prioritise energy efficiency through the building fabric. <p>Existing buildings:</p> <ul style="list-style-type: none"> • Whether alternatives for heating such as the use of ground/air, and water source heat pumps or other on-site renewable energy should be used to maximise onsite energy generation. 	

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			<ul style="list-style-type: none"> • How planning applications to modify existing buildings demonstrates that the proposal has improved energy efficiency of the building; and (including Class MA development, changes to doors, windows, porches, new habitable or operational rooms including conservatories, loft conversions including dormers, and other extensions,) demonstrate that the proposal has improved the energy efficiency of the building to meet appropriate BREEAM (Very Good for C3, Excellent for non-residential development), Passivhaus, EnerPHit or other recognised national standards. • Planning proposals for modifications of buildings in a Conservation Area or to a Listed Building should consider the advice from Historic England²⁷ and explain and demonstrate that the maximum level of energy efficiency, energy generation and reduction in CO₂ impacts that will have been achieved. 	
R10	16	Page 40, Figure 8. Electric vehicle charge point locations in Salisbury	<p><u>EXAMINER RECOMMENDATION:</u></p> <p>Alter the description of the figure to “Electric vehicle charge points in and close to Salisbury”</p> <p><u>REQUIRED MODIFICATIONS:</u></p> <ul style="list-style-type: none"> • Amend the title of ‘Figure 8. Electric vehicle charge point locations in Salisbury’ as follows: <p>Figure 8. Electric vehicle charge points locations in <u>and close to</u> Salisbury’</p>	For clarity and accuracy.

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R11	17	Page 44, Paragraph 78	<p><u>WILTSHIRE COUNCIL RECOMMENDATION:</u></p> <p>Add at the end “The adopted Wiltshire Design Guide is also a material consideration.”</p> <p><u>REQUIRED MODIFICATION:</u></p> <ul style="list-style-type: none"> Amend the text in paragraph 78 as follows: <p>78 Wiltshire Core Strategy Policy 57 seeks to encourage high quality design, and this SNDP policy provides local detail how that should be achieved in Salisbury. Similarly, Wiltshire Core Strategy Core Policy 58 requires development to protect, conserve and where possible enhance the historic environment. Both these Wiltshire Core Strategy core policies must be read in conjunction with the policies in the SNDP and its appendices. <u>The adopted Wiltshire Design Guide is also a material consideration.</u></p>	For clarity and accuracy.
R12	17	Page 45, Paragraph 83	<p><u>EXAMINER RECOMMENDATION:</u></p> <p>Replace the third sentence with “There are a total of 38 grade I, 139 grade II* and 464 grade II listed buildings within the city.”</p> <p><u>REQUIRED MODIFICATION:</u></p> <ul style="list-style-type: none"> Amend the text in paragraph 83 as follows: <p>83 The historic core consists of two principal areas each with a distinct character: the quiet formality of the Cathedral Precinct</p>	For clarity and accuracy.

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			(The Close), and the busy commercial and residential area of the historic Chequers and the Market Square set within the medieval grid of streets. Both of these areas are highly significant for their quality and the special interest of the built environment. There are a total of 38 grade I, 139 grade II* and 464 grade II and 644 grade II* listed buildings within the city. The street pattern and the numerous surviving historic buildings give the core a strong historic feel (see also Figure 41).	
R13	17	Page 46	<p><u>EXAMINER RECOMMENDATION:</u></p> <p>Add between the 4th and 5th indents, “The facing of many older buildings with Fisherton bricks from the former quarry off Wilton Road and the virtual absence of flint-facings other than on ecclesiastical buildings”.</p> <p><u>REQUIRED MODIFICATION:</u></p> <ul style="list-style-type: none"> • Add the following text in-between indents 4 and 5, as follows: • Medieval timber-framed buildings, many of which have been re-fronted with brick and render in the Georgian period • <u>The facing of many older buildings with Fisherton bricks from the former quarry off Wilton Road and the virtual absence of flint-facings other than on ecclesiastical buildings</u> 	For clarity and accuracy.

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			<ul style="list-style-type: none"> The high-quality representation of architectural styles, materials and finishes throughout the city 	
R14	18	Page 48, Paragraph 96	<p><u>EXAMINER RECOMMENDATION:</u></p> <p>Add at the end of the paragraph: "Since the Record is not fully comprehensive, Wiltshire Council's archaeology team should also be consulted."</p> <p><u>REQUIRED MODIFICATION:</u></p> <ul style="list-style-type: none"> Add text to the end of paragraph 96, as follows: <p>96 Salisbury has a rich record of archaeological finds which can be accessed via the Wiltshire Council Historic Environment Record. There are extensive records available to view online which should be consulted when preparing planning applications for development that might adversely affect known features.</p> <p><u>Since the Record is not fully comprehensive, Wiltshire Council's archaeology team should also be consulted.</u></p>	For clarity and accuracy.
R15	18	Page 52, Paragraph 107	<p><u>EXAMINER RECOMMENDATION:</u></p> <p>Replace "the absence of commercial enterprises" with "the unobtrusive nature of businesses".</p> <p><u>REQUIRED MODIFICATION:</u></p> <ul style="list-style-type: none"> Amend the text in paragraph 107, as follows: 	For clarity and accuracy.

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			107 Several studies and writings stress the tranquil character of The Close with a sense of calm and contemplation as opposed to the rest of the city. This is mainly due to the restricted traffic flow and the unobtrusive nature of businesses absence of commercial enterprises within its walls ³⁹ . The 83 acres of The Close provide extensive green space right in the heart of the city, linking the townscape with the countryside and providing a refuge for wildlife.	
R16	18	Pages 54 to 55, Paragraph 118	<p><u>EXAMINER RECOMMENDATION:</u></p> <p>Replace this paragraph with “Accommodating high visitor footfall whilst protecting this unique setting is managed by the Cathedral’s governing body, which works to achieve a sensitive balance in this regard. The SNDP provides an opportunity to support this.”.</p> <p><u>REQUIRED MODIFICATION:</u></p> <ul style="list-style-type: none"> Amend the text in paragraph 118, as follows: <p>118 There is an understandable tension between maintaining or even increasing Accommodating high visitor footfall whilst protecting this unique setting is managed by the Cathedral’s governing body, which works to achieve a sensitive balance in this regard. and the protection of this unique setting. The SDNDP provides an opportunity to support this help balance these forces for the future benefit of all stakeholders by providing additional planning policies to guide design decisions.</p>	For clarity and accuracy.

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R17	19	Page 56, Policy 7: The Close and its Liberty	<p><u>EXAMINER RECOMMENDATION:</u></p> <p>Replace requirement 2 with “Respect the character of the Close with its ecclesiastical, educational, cultural, residential, ceremonial and limited and unobtrusive business nature”.</p> <p>Replace requirement 4 with “Avoid harm to the special character and distinctiveness of The Close as a place of national archaeological and architectural significance with a relatively low traffic environment.”</p> <p>Delete requirement 5. Delete “Proposals for advertising in The Close will normally be deemed inappropriate in this Area of Special Control of Advertising.”</p> <p><u>REQUIRED MODIFICATION:</u></p> <ul style="list-style-type: none"> Amend the text in ‘Policy 7: The Close and its Liberty’ as follows: <p>Policy 7:</p> <p>The Close and its Liberty</p> <p>All development proposals including planning applications and listed building consent applications should consider The Close as a single entity constituting the curtilage of Salisbury</p>	For clarity and accuracy, and to meet the basic conditions.

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			<p>Cathedral and The Close Wall, both of which are Grade I listed and will be required to:</p> <ol style="list-style-type: none"> 1. Demonstrate within Design and Access Statements how such development takes account of the internationally distinctive character of the setting in which development is to take place. 2. Respect the predominantly residential character of The Close <u>with its ecclesiastical, educational, cultural, residential, ceremonial and limited and unobtrusive business nature</u> the absence of commercial enterprises. 3. Protect and enhance the biodiversity, ecology and landscape setting of The Close. 4. Avoid harm to the special character and distinctiveness of The Close as a place of tranquillity and contemplation, culture and learning. <u>national archaeological and architectural significance with a relatively low traffic environment.</u> 5. Demonstrate outstanding design merit. <p>Proposals for advertising in The Close will normally be deemed inappropriate in this Area of Special Control of Advertising.</p> <p>Development proposals within the scope of the cathedral’s masterplan “An Exceptional Place”⁸ will be treated favourably having regard to the SNDP’s, NPPF’s and the Local Plan’s policies on the historic environment</p>	

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R18	19	Page 58, Policy 8: The Chequers	<p><u>EXAMINER RECOMMENDATION:</u></p> <p>Add after "Proposals that seek to reintroduce the original street pattern in the Chequers where this has been eroded will be supported" "if they comply with other design policies".</p> <p><u>REQUIRED MODIFICATION:</u></p> <ul style="list-style-type: none"> • Add text in 'Policy 8: The Chequers', as follows: <p>Policy 8:</p> <p>The Chequers</p> <p>Proposals that avoid the erosion of the traditional back of pavement line, avoid a break in the street frontage or do not obscure the Chequers street patterns will be supported.</p> <p>Proposals that seek to reintroduce the original street pattern in the Chequers where this has been eroded will be supported-<u>if they comply with other design policies.</u></p> <p>Loss or alteration of open space in the Chequers will only be supported where this is likely to enhance further provision or use of such space.</p> <p>Loss of the open areas of any Chequer will be resisted.</p> <p>Loss of traditional historic features such as stone kerbs, and stable pavers should be avoided or where it is necessary to</p>	For clarity and accuracy, and to meet the basic conditions.

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			disturb them, it will be necessary to reinstate them to their original condition and location.	
R19	19	Page 59, Paragraph 129	<p><u>EXAMINER RECOMMENDATION:</u></p> <p>Replace the first sentence of paragraph 129 with "Wiltshire Core Strategy Core Policy 22 requires that, in the Salisbury Central Area as shown on its policies map, new development will be restricted to a height that does not exceed 12.2 metres above ground level."</p> <p><u>WILTSHIRE COUNCIL COMMENT:</u></p> <p>Delete all references to Policy D6 of the Salisbury District Local Plan, which has been superseded by Core Policy 22 of the Wiltshire Core Strategy. Delete footnote 48 and remove quotation marks.</p> <p><u>REQUIRED MODIFICATION:</u></p> <ul style="list-style-type: none"> Amend the text in paragraph 129, as follows: <p>129 <u>Wiltshire</u> Core Strategy <u>Core</u> Policy 22 requires that, <u>in the Salisbury Central Area as shown on its policies map, new development will be restricted to a height that</u> new development will be restricted to a height that does not exceed 12.2 metres above ground level. A policy to protect views of Salisbury cathedral spire existed in the Salisbury District Local Plan and the <u>Wiltshire</u> Core Strategy. These policies and their evidence have been carried forward here. Decorative</p>	For clarity and accuracy, and to meet the basic conditions.

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			<p>architectural features that positively contribute to the variety, form and character of the area's roofscape, skyline and silhouette may be allowed to exceed 12.2 metres in height where appropriate, provided that they do not result in any increase in usable floorspace. In exceptional circumstances, development in excess of 12.2 metres in height will be permitted, where it can be demonstrated to the satisfaction of the local planning authority that the development:</p> <ul style="list-style-type: none"> • Would have no demonstrable harm on the roofscape of the city and/or views of the cathedral. • Would be essential for the long-term economic viability of the city. • Has the height that is required to ensure the development is making the most efficient use of the land. <p>“The cathedral spire is a dominant feature of the skyline. Views of Salisbury are dominated by the cathedral spire rising above the roofscape of the city. The shape, scale, variety of construction, materials, colouring and weathering of roofs in the city contribute to a roofscape that is a vital part of the area's character and appearance. The spire's dominance has been maintained by the implementation of policies in both structure and local plans. <i>Policy D6 seeks to continue this dominance by restricting new developments to the traditional form of lowrise buildings with pitched roofs within the city. The council recognises, however, that there may be instances where new roofscape features can add variety to the skyline and will</i></p>	

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			consider proposals for individual high quality architectural features, which contribute, to the city's silhouette. Due to the compactness of the city, its small scale and the fine detail of existing features, such as church spires, such proposals will only be permitted where they do not include useable floorspace." ⁴⁸	
R20		Page 63, Policy 9: Protecting key views in Salisbury	<p><u>EXAMINER RECOMMENDATION:</u></p> <p>Replace the first sentence of policy 9 with "Within Salisbury Central Area as shown on the policies map of the Wiltshire Core Strategy planning permission will only be granted for development that does not exceed 12.2 metres in height, and only pitched roofs clad in traditional materials will be permitted."</p> <p><u>WILTSHIRE COUNCIL COMMENT:</u></p> <p>Remove text from the final part of the first paragraph of Policy 9, which is overly prescriptive and therefore conflicts with the flexibility afforded by Wiltshire Core Strategy Core Policy 57.</p> <p><u>REQUIRED MODIFICATION:</u></p> <ul style="list-style-type: none"> In the first paragraph of 'Policy 9: Protecting key views in Salisbury', amend text in the first sentence, and delete text in the last sentence as follows: <p>Policy 9:</p> <p>Protecting key views in Salisbury</p>	For clarity and accuracy, and to meet the basic conditions.

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			<u>Within Salisbury Central Area as shown on the policies map of the Wiltshire Core Strategy</u> In accordance with Core Policy 22, planning permission will only be granted for development that does not exceed 12.2 metres (40 feet) in height, and only pitched roofs clad in traditional materials will be permitted.	
R21	20	Page 61, Paragraph 138	<p><u>EXAMINER RECOMMENDATION:</u></p> <p>Delete “Spire”.</p> <p><u>REQUIRED MODIFICATION:</u></p> <ul style="list-style-type: none"> Delete ‘spire’ from the text in paragraph 138 as follows: <p>138 Old Sarum, the historic original centre and castle for Salisbury, is a Scheduled Monument and is protected by the Stratford Sub-Castle conservation area. The Cathedral Spire and Old Sarum are historically linked and inextricably bound, epitomising the old and new settlements of Salisbury. There are dominant views over the new City from Old Sarum, while important views of Old Sarum can be glimpsed from around the city.</p>	For clarity and accuracy.
R22	20	Page 69, Paragraph 151	<p><u>EXAMINER RECOMMENDATION:</u></p> <p>Replace “Special Areas of Conservation (SAC Sites)” with “part of the River Avon Special Area of Conservation”</p> <p><u>REQUIRED MODIFICATION:</u></p>	For clarity and accuracy, and to meet the basic conditions.

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			<ul style="list-style-type: none"> Amend the text in paragraph 151, as follows: <p>151 These rivers are highly protected sites. They are Special Areas of Conservation (SAC Sites) part of the River Avon Special Area of Conservation as well as Sites of Special Scientific Interest (SSSIs), form one of the most diverse chalk river systems in the UK and are of international importance because of the rarity of this habitat type</p>	
R23	20	Page 70, Paragraph 153's 5th indent	<p><u>EXAMINER RECOMMENDATION:</u></p> <p>Replace this with "The internationally important chalk river system of the Rivers Avon, the Nadder and Bourne, which are part of an SAC and SSSI."</p> <p><u>REQUIRED MODIFICATION:</u></p> <ul style="list-style-type: none"> Replace the text in the 5th indent of paragraph 153 as follows: The internationally important chalk river system of the Rivers Avon and its tributaries, all SAC sites and SSSIs, <u>the Nadder and Bourne, which are part of a SAC and SSSI</u> 	For clarity and accuracy.
R24	22	Page 71, Figure 14. What the future for GBI might look like...	<p><u>EXAMINER RECOMMENDATION:</u></p> <p>Delete all annotations outside the city boundary that relate to 'Valley Corridor Park/Reserve', 'Downland County Park Reserve', 'Peripheral Greenway', 'Radial Greenway' and 'Park & Ride'.</p>	For clarity and accuracy, and to meet the basic conditions.

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			<p>Delete the Valley Corridor Park/Reserve annotation that relate to the land North of Downton Road subject to draft WLP Policy 26.</p> <p>Delete the Downland Country Park/Reserve annotation to the Land South of Harnham subject to draft WLP Policy 27.</p> <p><u>REQUIRED MODIFICATION:</u></p> <ul style="list-style-type: none"> • Delete annotations outside the city boundary that relate to ‘Valley Corridor Park/Reserve’, ‘Downland County Park Reserve’, ‘Peripheral Greenway’, ‘Radial Greenway’ and ‘Park & Ride’. • Delete the Valley Corridor Park/Reserve annotation that relates to the land North of Downton Road subject to draft WLP Policy 26. • Delete the Downland Country Park/Reserve annotation that relates to the Land South of Harnham subject to draft WLP Policy 27. 	
R25	23	Page 72, Paragraph 159	<p><u>EXAMINER RECOMMENDATION:</u></p> <p>Replace the first sentence with:</p> <p>“It is hoped to create a peripheral greenway linking Salisbury and communities in neighbouring parishes. Figure 14 illustrates those parts that lie within Salisbury. Figure 32 also illustrates</p>	For clarity and accuracy, and to meet the basic conditions.

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			<p>aspirations outside the city as well as policy within it. The aspirations are not a matter for this Plan.”</p> <p>Replace the third sentence with:</p> <p>“The peripheral greenway could provide connections to main employment centres outside the city”.</p> <p><u>REQUIRED MODIFICATION:</u></p> <ul style="list-style-type: none"> Amend the text in paragraph 159, as follows: <p>159 <u>It is hoped to create a peripheral greenway linking Salisbury and communities in neighbouring parishes.</u> Figure 14 together with the more detailed Figure 32 illustrates the potential to establish over time a peripheral greenway linking Salisbury and communities in neighbouring parishes <u>those parts that lie within Salisbury. Figure 32 also illustrates aspirations outside the city as well as policy within it. The aspirations are not a matter for this Plan.</u> Figure 43 illustrates the SAGP detailed survey work which examined existing connectivity and Public Rights of Way in order to identify the gaps and opportunities for improvements. The peripheral greenway w<u>c</u>ould provide connections to main employment centres <u>outside the city.</u> such as Salisbury District Hospital, Porton Down, Amesbury and Old Sarum. The peripheral greenway would also link with the Park-and-Ride facilities so that users can choose either to cycle, walk or drive to the Park-and-Ride and use the bus or walk or cycle into the city centre.</p>	

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R26	23	Page 74, Policy 10: Safeguarding and enhancing green and blue infrastructure	<p><u>EXAMINER RECOMMENDATION:</u></p> <p>Delete the second sentence of the penultimate paragraph.</p> <p>Replace the final paragraph with, "Proposals for developments should bear in mind visual access to blue and green infrastructure and the quality of proposed greenways"</p> <p><u>REQUIRED MODIFICATION:</u></p> <ul style="list-style-type: none"> Amend the text in the penultimate paragraph in 'Policy 10: Safeguarding and enhancing green and blue infrastructure' as follows: <p>Policy 10: Safeguarding and enhancing green and blue infrastructure</p> <p>Developments should have no net detrimental impact on the green and blue infrastructure network. Where harm is unavoidable and the harm is outweighed by the need for the development, the harm must be mitigated with at least a net 10% improvement according to Policy 11 and preferably according to Policy 12.</p> <p>Proposals for Ddevelopments should bear in mind avoid loss of visual amenity or visual access to blue and green infrastructure and loss of the quality of proposed greenways routes due to development.</p>	For clarity and accuracy, and to meet the basic conditions.

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R27	23	Page 74, Paragraph 169	<p><u>EXAMINER RECOMMENDATION:</u></p> <p>Replace this paragraph with “It will be up to other councils to consider GBI outside the Salisbury neighbourhood area”</p> <p><u>REQUIRED MODIFICATION:</u></p> <ul style="list-style-type: none"> Amend the text in paragraph 169, as follows: <p>169 Much of the benefit of Salisbury’s GBI extends past the neighbourhood area boundaries, and it will be up to other Wiltshire Council, Salisbury City Councils and neighbouring parishes to consider work together with landowners to safeguard and enhance GBI beyond <u>outside</u> the <u>Salisbury</u> neighbourhood area.</p>	For clarity and accuracy, and to meet the basic conditions.
R28	24	Page 75, Paragraph 172	<p><u>EXAMINER RECOMMENDATION:</u></p> <p>Replace “Environment Bill” with “Environment Act 2021”.</p> <p><u>REQUIRED MODIFICATION:</u></p> <ul style="list-style-type: none"> Amend the text in paragraph 172, as follows: <p>172 The NPPF requires development to secure measurable gains for biodiversity⁶³. The Environment Bill <u>Act 2021</u> has made this law and developers will be required to measure net gain using the biodiversity metric⁶⁴. More information is also provided in the Salisbury Design and Advertising Guide.</p>	For clarity and accuracy.

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R29	24	Page 75, Paragraph 173	<p><u>EXAMINER RECOMMENDATION:</u></p> <p>Replace the whole of paragraph 173 with “10% biodiversity net gain is mandatory”.</p> <p><u>REQUIRED MODIFICATION:</u></p> <ul style="list-style-type: none"> Amend the text in paragraph 173, as follows: <p>173 Many larger developers already design their schemes to include 10% biodiversity net gain is mandatory, but this is not “all” development. It is therefore necessary for the SNDP to capture biodiversity net gain for those developments that do not include this in scheme designs.</p>	For clarity and accuracy, and to meet the basic conditions.
R30	25	Page 76, Policy 11: Biodiversity net gain	<p><u>EXAMINER RECOMMENDATION:</u></p> <p>Replace the third sentence of the first paragraph of this policy with “Where this is not achievable on site: either a commuted sum will be required for the purposes of biodiversity and habitat improvement; or (if these be available) appropriate biodiversity credits should be obtained.”</p> <p>Replace the second paragraph with: “Development proposals should aim to safeguard and enhance habitats for protected species, for instance by providing high quality green infrastructure within the development site and including features to support specific fauna, for example, bat boxes, hedgehog highways and swift and other specialist bird</p>	For clarity and accuracy, and to meet the basic conditions.

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			<p>boxes. Landscaping proposals will pay regard to the Salisbury Design and Advertising Guide.”</p> <p><u>REQUIRED MODIFICATION:</u></p> <ul style="list-style-type: none"> Amend the text in ‘Policy 11: Biodiversity net gain’, as follows: <p>Policy 11:</p> <p>Biodiversity net gain</p> <p>All new development proposals should manage impacts on biodiversity and will provide a minimum of 10% biodiversity net gain as part of the scheme design. This should be informed by the best available ecological data and addressed from the start of the development process. Where this is not achievable on site, either a commuted sum will be required <u>for the purposes of biodiversity and habitat improvement; or (if these are available) appropriate biodiversity credits should be obtained</u> when development is started to be paid to Salisbury City Council or Wiltshire Council for the purposes of biodiversity and habitat improvement within Salisbury City, as set out in Appendix 2 and Policy 12.</p> <p>Development proposals should aim to safeguard and enhance habitats for protected species, for instance by providing high quality green infrastructure within the development site and including features to support specific fauna species, for example, bat boxes, hedgehog highways and swift and other</p>	

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			specialist bird boxes. Provision for swifts should be provided at a rate of one swift integral nest brick per residential unit⁶⁷. Landscaping proposals will pay regard to the Salisbury Design and Advertising Guide.	
R31	25	Page 76, Policy 12: Habitat improvement and restoration schemes	<p><u>EXAMINER RECOMMENDATION:</u></p> <p>Replace this with “Offsite biodiversity net gain is encouraged to be delivered at the SNDP habitat improvement and restoration schemes listed in paragraph 182 and as detailed in Appendix 2, Figures 46-52 to the extent that this does not cause significant effects on the River Avon Special Area of Conservation.”</p> <p><u>REQUIRED MODIFICATIONS:</u></p> <ul style="list-style-type: none"> • Add text to ‘Policy 12: Habitat improvement and restoration schemes’, as follows: <p>Policy 12:</p> <p>Habitat improvement and restoration schemes</p> <p>Offsite biodiversity net gain is encouraged to be delivered at the SNDP habitat improvement and restoration schemes listed in paragraph 182 and as detailed in Appendix 2, Figures 46-52 <u>to the extent that this does not cause significant effects on the River Avon Special Area of Conservation.</u></p>	For clarity and accuracy, and to meet the basic conditions.

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R32	26	Page 79, Figure 17. Open space provision by type in Salisbury	<p><u>EXAMINER RECOMMENDATION:</u></p> <p>Delete the colouring, numbering and key in respect of Cow Lane Allotments.</p> <p><u>REQUIRED MODIFICATION:</u></p> <ul style="list-style-type: none"> Delete the colouring and numbering of the Cow Lane Allotments from figure 17. Delete the reference to Cow Lane Allotments in the key and renumber subsequent sites as follows: <p>60 Cow Lane Allotments 60⁴ 61² 62³ 63⁴ Etc...</p>	For clarity and accuracy, and to meet the basic conditions.
R33	29	Page 80, Figure 18: Local green space sites	<p><u>EXAMINER RECOMMENDATION:</u></p> <p>Delete the colouring, numbering and key in respect of proposed local green spaces 13, 15, 19, 54, 60, 63, 64, 65, 73, 74, 75, 76, 77, 80, 81, 82, 83, 86, 87, 92, 93, 95, 96, 106, 110, 114, 115, 116, 122, 126, 127, 128 and 129.</p> <p>Remove any colouring that relates to a site that has not been named.</p>	For clarity and accuracy, and to meet the basic conditions.

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			<p>Add the following note to the figure "No designation of a churchyard, cemetery or crematorium as a local green space includes the church, chapel or other place-of-worship building."</p> <p>Add an appendix with separate maps with clearly defined boundaries for each LGS that remains.</p> <p><u>REQUIRED MODIFICATION:</u></p> <ul style="list-style-type: none"> • Delete the colouring, numbering and key in Figure 18 for the following proposed local green spaces: <p>13 Barnard's Folly Local Nature Reseve 15 Queen Elizabeth Gardens 19 Bourne Hill House Gardens (LG and part SM) 54 Parsonage Green Open Space 60 Cow Lane Allotments (located in Laverstock and Ford PC) 63 Salisbury Cathedral School 64 Salisbury Cathedral School Playing Fields 65 Salisbury Cathedral School Playing Fields 73 Leehurst Swan School 74 Godolphin School 75 Godolphin School Multi Use Games Area 76 St Martins C of E Primary School 77 Harnham C of E Junior and Infant School 80 St Osmund's Catholic Primary School 81 Exeter House Special School 82 St Mark's C of E Junior School 83 Bishop Worsdworth's School Playing Fields 86 Bemerton St John C of E Primary School</p>	

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			<p>87 Stratford-sub-Castle Primary School 92 Riverside Tennis Club 93 Sarum St Paul's C of E Primary School 95 Manor Fields Primary School 96 South Wilts Grammar School 106 Chafyn Grove School 110 Pembroke Park Primary School 114 Sarum Academy 115 Sarum Academy 116 St Peter's CE Primary School 122 Woodlands Primary School 126 Montgomery Gardens Open Space (TPO) 127 Essex Square Open Space 128 Wiltshire Road Open Space 129 Woodbury Gardens/ Senior Drive Open Space</p> <ul style="list-style-type: none"> • Ensure numbering of proposed LGS is updated to reflect the removed sites • Remove colouring for any un-named sites. • Add the following note to figure 18, as follows: <p><u>No designation of a churchyard, cemetery or crematorium as a local green space includes the church, chapel or other place-of-worship building.</u></p> <ul style="list-style-type: none"> • Add an appendix with separate maps that have clearly defined boundaries for each LGS that remains. 	

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R34	30	Page 82, Policy 15: Construction and development management for projects affecting the River Avon SAC	<p><u>EXAMINER RECOMMENDATION:</u></p> <p>Add at end, "No policy in the Plan should be interpreted as favouring development that would have required strategic environmental assessment or habitat regulation assessment during the emergence of this Plan had the Plan specifically included it".</p> <p><u>REQUIRED MODIFICATION:</u></p> <ul style="list-style-type: none"> Amend 'Policy 15: Construction and development management for projects affecting the River Avon SAC' as follows: <p>Policy 15:</p> <p>Construction and development management for projects affecting the River Avon SAC'</p> <p>Riparian development will ensure protection of the River Avon SAC in accordance with Core Policy 69 or other relevant local plan policy and paragraph 201 (below). <u>No policy in the Plan should be interpreted as favouring development that would have required strategic environmental assessment or habitat regulation assessment during the emergence of this Plan had the Plan specifically included it.</u></p>	For clarity and accuracy.

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R35	30	Page 85, Paragraph 201	<p><u>EXAMINER RECOMMENDATION:</u></p> <p>Insert after “the Avon and its tributaries”, “within the River Park and River Park Interface Zone”.</p> <p>Delete the second indent.</p> <p><u>REQUIRED MODIFICATION:</u></p> <ul style="list-style-type: none"> Amend text and bullet points at paragraph 201, as follows: <p>201 Core Policy 69 for The River Avon SAC refers to the requirement to submit a construction management plan for all development proposals within 20m of the riverbanks to prevent pollution and mitigate disturbance. The River Park Masterplan indicates that the following approach should be adopted to manage construction and development impacts near the Avon and its tributaries- <u>within the River Park and River Park Interface Zone.</u></p> <ul style="list-style-type: none"> Development and redevelopment should aim to integrate the protection and restoration of the natural river habitat, riparian zone and floodplain. Landscape schemes should achieve a minimum 10% biodiversity net gain, Species used for new planting should be appropriate for the riverine environment 	For clarity and accuracy.

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R36	30	Page 89, Paragraph 204	<p><u>EXAMINER RECOMMENDATION:</u></p> <p>Replace paragraph 204 with, "Emerging local plan policy 22 makes provision for housing and employment land in and close to Salisbury and also states that the neighbourhood area designation requirement is 60 dwellings."</p> <p><u>REQUIRED MODIFICATION:</u></p> <ul style="list-style-type: none"> Amend the text in paragraph 204, as follows: <p>204 Emerging Local Plan Policy 22 <u>makes provision for</u> identifies a housing <u>and employment land in and close to Salisbury and also states that the neighbourhood area designation</u> requirement <u>is</u> of 60 dwellings which the review of the SNDP may address⁷³.</p>	For clarity and accuracy.
R37	31	Page 91, Paragraph 214	<p><u>EXAMINER RECOMMENDATION:</u></p> <p>Delete the heading above this paragraph.</p> <p>Replace paragraph 214 "214 The emerging Wiltshire Local Plan has specified a neighbourhood area designation requirement is 60 dwellings for the City of Salisbury and provides for other new dwellings in and close to the City in its policy 22."</p> <p><u>REQUIRED MODIFICATION:</u></p> <ul style="list-style-type: none"> Delete the heading above paragraph 214 and amend the text in paragraph 214 as follows: 	For clarity and accuracy, and to meet the basic conditions.

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			<p>Conclusions on housing requirement and recent delivery trends</p> <p>214 The <u>emerging Wiltshire Local Plan has specified a neighbourhood area designation requirement of 60 dwellings for the City of Salisbury and provides for other new dwellings in and close to the City in its Policy 22</u></p> <p>following conclusions can be drawn about housing requirement and delivery in the SNDP area, based on past trends:</p> <ul style="list-style-type: none"> • The overall requirement to 2036 for additional homes is 410 as advised by the LPA. • Smaller 1-3-bedroom properties are more likely to be delivered based on recent permissions. • The estimated number of “windfall sites”75 per annum is likely to be 150-190 based on past trends. • Conversion of properties that are currently Class E are likely to provide around 15 new homes per annum (as a subset of the total). • 310 elderly care units were created between 2016-2020, mainly one and two bedrooms. • 119 affordable elderly units were created out of 310, or 38%. 	
R38	31	Page 91, Paragraph 215	<p><u>EXAMINER RECOMMENDATION:</u></p> <p>Replace paragraph 215 with: “NPPF para. 72 states that where an allowance is made for windfall sites as part of anticipated supply, there should be compelling evidence that they will provide a reliable source of supply. Windfall and small sites are</p>	For clarity and accuracy, and to meet the basic conditions.

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			<p>considered in the emerging Wiltshire Local Plan paragraphs 3.36 to 3.41 and 4.180. These matters will be considered in the Local Plan process.”</p> <p><u>REQUIRED MODIFICATION:</u></p> <ul style="list-style-type: none"> Amend the text in paragraph 215, as follows: <p>215 NPPF para. 724 states that where an allowance is made for windfall sites as part of anticipated supply, there should be compelling evidence that they will provide a reliable source of supply. Windfall and small sites are considered in the emerging Wiltshire Local Plan paragraphs 3.36 to 3.41 and 4.180. These matters will be considered in the Local Plan process. In this case, the identified need for Salisbury is 410 homes. Over the SNDP period of 15 years and using past trends as an approximation of what could be delivered by windfall development over the plan period, it is likely that 2,250-2,850 new homes will be delivered through windfall development. This far exceeds the amount of development that will be required according to advice from the LPA.</p>	
R39	31	Page 92, Paragraph 218	<p><u>EXAMINER RECOMMENDATION:</u></p> <p>Replace this paragraph with “Advice on strategic policies is contained in the NPPF and the PPG.”</p> <p><u>REQUIRED MODIFICATION:</u></p> <ul style="list-style-type: none"> Amend the text in paragraph 218, as follows: 	For clarity and accuracy, and to meet the basic conditions.

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			<p>218 Advice on strategic policies is contained in the NPPF and the PPG. para 22 states that LPAs are responsible for strategic policies and that these should be limited to those necessary to address strategic priorities for their areas to provide a clear starting point for any non-strategic policies that are needed. Strategic policies should not extend to detailed matters that are appropriately dealt with through neighbourhood plans or other non-strategic policies. In this instance, the strategic policy is the requirement for 410 additional homes over the SNDP period, and it is left to the neighbourhood plan to address how this should be delivered. The housing requirement figure is planned to be exceeded to meet special requirements of the Salisbury community.</p>	
R40	32	Page 97, Policy 16 Housing mix and affordable housing	<p><u>EXAMINER RECOMMENDATION:</u></p> <p>Replace "Residential development proposals" with "Provided this does not prevent delivery of housing, residential development proposals".</p> <p>Delete the final sentence.</p> <p><u>REQUIRED MODIFICATION:</u></p> <ul style="list-style-type: none"> Amend the text in 'Policy 16 Housing mix and affordable housing', as follows: <p>Policy 16:</p>	For clarity and accuracy, and to meet the basic conditions.

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			<p>Housing mix and affordable housing</p> <p><u>Provided this does not prevent delivery of housing,</u> <u>r</u>Residential development proposals of 10 or more units or of 0.5 hectares or more will be required to provide the following types and mix of units (rounded to the nearest units):</p> <ul style="list-style-type: none"> • A maximum of 60% market rate housing including market rent and private ownership. • Except where a different model of affordable housing is agreed, a minimum of 40% affordable housing, to comprise a minimum: <ul style="list-style-type: none"> - 60% affordable units to be delivered in accordance with current demonstrable needs at planning application stage. <p>As a rule, First Homes should be 30% discounted from market rate.</p> <p>The provision of flats, either market rate or affordable, will be supported in sustainable locations.</p> <p>30-40% of affordable housing units Salisbury should be one bedroom.</p>	
R41	33	Page 98 and 99, Policy 17: Churchfields and the Engine site	<p><u>EXAMINER RECOMMENDATION:</u></p> <p>Delete the title paragraphs 247 to 250, figure 17 and policy 17.</p>	For clarity and accuracy, and to meet the basic conditions.

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			<p>Make corresponding alterations to the numbering of paragraphs, figures and policies.</p> <p>REQUIRED MODIFICATION:</p> <ul style="list-style-type: none"> • Delete the title, paragraphs 247-250, figure 17 and 'Policy 17 Churchfields and the Engine site' as follows: <p>Churchfields</p> <p>247 The Churchfields industrial estate is a well-established commercial area in the south-west quadrant of Salisbury's central area. While the area brings jobs and services for the community, many local people consider the site to be detrimental to Salisbury due to the traffic impacts which cause harm to the air quality and street scene of the central area. This affects the ambiance of the central retail core and the environs of Salisbury Cathedral. The Churchfields area is defined in the Wiltshire Core Strategy and is shown in Figure 24.</p> <p>Figure 24. Churchfields and Engine Shed, Salisbury</p> <p>248 The SNDP commissioned AECOM, through the Department for Levelling Up, Housing and Communities Neighbourhood Planning Programme led by Locality, to provide design support to Salisbury City Council, with a focus on the Churchfields area. AECOM produced a report which forms an appendix to the SNDP entitled Shed site "Churchfields, Salisbury design guidelines and master planning", 2021.</p>	

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			<p>249 The project seeks to promote a sensitive, gradual change at Churchfields that could bring many benefits to Salisbury in line with the local planning context and taking account of the aspirations in the SNDP. The principal drivers for change include: helping to retain young people in Salisbury with affordable housing and workspaces; reducing the impacts on the city centre of unsuitably large and polluting vehicles; and promoting greener ways of living and working in response to the climate emergency.</p> <p>250 The emerging Local Plan Regulation 19 draft published in July 2023 proposes that the approach from Core Policy 20 be abandoned in favour of promoting increased commercial development in Churchfields. This approach is a reversal of the previous policy stance and the City Council has raised significant concerns about its deliverability. However, until the new local plan is adopted, it is not possible to determine what the final approach will be for this part of the City. Policy 17 has been prepared in accordance with Core Policy 20 and any subsequent changes to Churchfields in planning policy terms may need to be revisited when the SNDP is reviewed.</p> <p>Policy 17:</p> <p>Churchfields and the Engine site</p> <p>Development within the area of Churchfields will take full account of the proposals and requirements of the Churchfields Masterplan and Salisbury Design and Advertising Guide.</p>	

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			<ul style="list-style-type: none"> Ensure subsequent policies, paragraphs and figures numbering is updated as a result of these changes. 	
R42	33	Page 105, Policy 19: Community infrastructure	<p><u>EXAMINER RECOMMENDATION:</u></p> <p>Delete the whole of the second paragraph.</p> <p><u>REQUIRED MODIFICATION:</u></p> <ul style="list-style-type: none"> Delete the second paragraph in 'Policy 19: Community infrastructure', as follows: <p>Policy 19:</p> <p>Community infrastructure</p> <p>Loss of community infrastructure in Salisbury will be resisted. Where loss of community infrastructure is unavoidable, developer contributions will be sought to make provision elsewhere for equivalent acceptable replacement community infrastructure, or for new F Class uses that have been identified as necessary.</p> <p>All planning applications for larger major residential development will be required to demonstrate that there is sufficient community infrastructure within walking distance of the development to meet its needs. Where this cannot be demonstrated, the scheme will be required to make provision for new on-site community infrastructure where possible, or offsite</p>	For clarity and accuracy, and to meet the basic conditions.

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			<p>though a developer contribution. Such provision should be accessible to new residents and also benefit members of the community most affected by the development.</p> <p>Proposals for new or improved community infrastructure should be accompanied by a long-term management plan that will ensure the facility’s upkeep.</p>	
R43	34	Page 106, Paragraph 266	<p><u>EXAMINER RECOMMENDATION:</u></p> <p>Replace “in Salisbury” with “in and adjacent to Salisbury”.</p> <p><u>REQUIRED MODIFICATION:</u></p> <ul style="list-style-type: none"> • Add text to paragraph 266, as follows: <p>266 There are currently 15 allotment sites in <u>and adjacent to</u> Salisbury, with a total of 762 plots which are administered by Salisbury City Council and supported by the Allotments and Gardens Association Salisbury. In February 2021, there was a waiting list of 348 which has grown from only 150 before the Covid-19 pandemic and subsequent lockdowns. Figure 27 shows the sites, number of plots and size of waiting list. There is clearly a demand for allotment space in Salisbury. These waiting lists are only for existing residents and the shortage of spaces will become exacerbated when new planned residential development comes on stream.</p>	For clarity and accuracy.

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R44	34	Page 109, Policy 20: Allotments	<p><u>EXAMINER RECOMMENDATION:</u></p> <p>Add after “The loss of allotment land”, “in Salisbury”</p> <p>Replace “Major residential developments” with “Where a major development will result in an increased demand for allotments that cannot be met from existing allotments, it”.</p> <p><u>REQUIRED MODIFICATION:</u></p> <ul style="list-style-type: none"> Amend the text in ‘Policy 20: Allotments’, as follows: <p>Policy 20:</p> <p>Allotments</p> <p>The loss of allotment land <u>in Salisbury</u> will be resisted unless an acceptable alternative is provided. Where a major residential developments <u>will result in an increased demand for allotments that cannot be met from existing allotments.</u> it will be expected to make provision for allotments wherever feasible.</p> <p>Where accessible allotments are unrealistic, for example in some built up locations, provision will be made for residents to be able to participate in gardening for social and therapeutic purposes. Provision should demonstrate best practice in enabling wheelchair users and others to garden independently and in a sustainable manner.</p>	For clarity and accuracy, and to meet the basic conditions.

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R45	34	Page 110, footnote 86 and reference page 116	<p><u>EXAMINER RECOMMENDATION:</u></p> <p>Delete this footnote and its reference on page 116.</p> <p><u>REQUIRED MODIFICATION:</u></p> <ul style="list-style-type: none"> Delete footnote 86 reference on page 110 as follows: <p>Figure 31, new on-site provision should be sought where new development opportunities arise, for both children's and youth facilities. The priority should be for fewer, larger and higher quality play spaces as opposed to a proliferation of small play spaces. There is potential for new play spaces to be added within parks and recreation grounds.⁸⁶</p> <ul style="list-style-type: none"> Delete the reference to the footnote on page 116 as follows: <p>⁸⁵ibid, para 93 c. ⁸⁶ibid, page 17.</p> <p>⁸⁷Adventure Playgrounds: the essential elements, Play England, http://www.playengland.org.uk/wp-content/uploads/2018/07/AdventurePlaygrounds.pdf</p> <ul style="list-style-type: none"> Update the numbering of the footnote references to reflect these changes 	For clarity and accuracy.

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R46	34	Page 121, Paragraph 304 and reference on page 134	<p><u>EXAMINER RECOMMENDATION:</u></p> <p>Delete the third sentence of this paragraph and its reference on page 134.</p> <p><u>REQUIRED MODIFICATION:</u></p> <ul style="list-style-type: none"> Amend the text in paragraph 304, as follows: <p>304 In February 2019, at a meeting of full council, Wiltshire Council resolved to: “acknowledge that there is a climate emergency and to seek to make the county of Wiltshire carbon neutral by 2030”. It is estimated that 45% of carbon emission in the county are attributable to transport and tackling unsustainable travel patterns/ modes is seen as one of the biggest challenges. This was acknowledged in the January 2021 publication ‘Wiltshire Council Local Plan— Addressing Climate Change and Biodiversity’¹⁰³ [para 3.19]. Salisbury City Council also declared a Climate Change Emergency at their Full Council meeting on 17 June 2019. It is recognised that this situation, and the urgent need to address climate change emissions related to transport, may impact policies in this area.</p> <ul style="list-style-type: none"> Delete the reference 103 to the footnote on page 134 as follows: <p>¹⁰²WC Planning application S/2012/0814, Transport Assessment (May 2012), para 7.6 ¹⁰³Wiltshire Council Local Plan— Addressing Climate Change and Biodiversity https://www.wiltshire.gov.uk/media/5622/</p>	For clarity and accuracy.

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			<p>Addressing Climate Change and Biodiversity/pdf/Wiltshire_Local_Plan_Addressing_Climate_Change_and_Biodiversity_FINAL.pdf ¹⁰⁴https://www.gov.uk/government/publications/cycling-and-walking-plan-for-england</p> <ul style="list-style-type: none"> Update the numbering of the footnote references to reflect these changes 	
R47	35	Page 122, Policy 22: Sustainable transport	<p><u>EXAMINER RECOMMENDATION:</u></p> <p>Delete “, challenging” in the first sentence.</p> <p>In the second paragraph replace “Developments will support” with “Developments that have an adverse transport impact will support”.</p> <p><u>REQUIRED MODIFICATION:</u></p> <ul style="list-style-type: none"> Amend the text in ‘Policy 22: Sustainable transport’, as follows: <p>Policy 22:</p> <p>Sustainable transport</p> <p>Developments will set appropriate, challenging targets for modal shift in a travel plan, and demonstrate through ongoing monitoring whether these targets are being met in accordance</p>	For clarity and accuracy.

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			<p>with Core Policy 60 and the Local Cycling and Walking Infrastructure Plan.</p> <p>Developments <u>that have an adverse transport impact</u> will support transport schemes and mitigation measures identified in the Salisbury Transport Strategy and the Local Walking and Cycling Infrastructure Plan.</p> <p>Transport assessments or site travel plans will demonstrate a reduction in the need to drive into and within the city centre, particularly for larger vehicles, and will encourage modal shift to more sustainable transport modes for this destination in accordance with Core Policy 60 (ii and v).</p> <p>Wherever possible, sustainable transport schemes should align with and enhance Salisbury's Blue and Green Infrastructure networks.</p>	
R48	35	Page 125, Figure 33. Walking and cycling routes (annotated) based on LCWIP	<p><u>EXAMINER RECOMMENDATION:</u></p> <p>Delete all annotations to the figure outside the neighbourhood area.</p> <p><u>REQUIRED MODIFICATION:</u></p> <ul style="list-style-type: none"> Delete all annotations to 'Figure 33. Walking and cycling routes (annotated) based on LCWIP' that are outside of the designated Salisbury Neighbourhood Area. 	For clarity and accuracy.

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R49	35	Page 132, Paragraph 339	<p><u>EXAMINER RECOMMENDATION:</u></p> <p>Replace this paragraph with: "Car journeys within Salisbury's city centre should be reduced where possible. Setting maximum parking standards for it, and allowing for car-free housing, will enable better use of limited land and a more people-friendly street-scene and will encourage the use of alternative means of transport."</p> <p><u>REQUIRED MODIFICATION:</u></p> <ul style="list-style-type: none"> Amend the text in paragraph 339, as follows: <p>339 It follows from the above that the situation Car journeys within Salisbury's city centre, and within the AQMAs which cover the city centre and which extend up Wilton and London Roads, is that car journeys within these areas should be reduced where possible. Setting maximum parking standards for it these areas, and allowing for car-free housing, will enable better use of limited land and a more people-friendly street-scene and will encourage the use of alternative means of transport.</p>	For clarity and accuracy, and to meet the basic conditions.
R50	36	Page 133, Paragraph 342	<p><u>EXAMINER RECOMMENDATION:</u></p> <p>Delete this paragraph and renumber subsequent paragraphs.</p> <p><u>REQUIRED MODIFICATION:</u></p> <ul style="list-style-type: none"> Delete paragraph 342 and associated footnote as follows: 	For clarity and accuracy, and to meet the basic conditions.

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			<p>342 It should be noted that much of Salisbury operates a parking permit system, with permits being allocated for residents, visitors, businesses, and tradesmen⁴²⁰. This should be seen as an alternative mechanism which allows for car parking where housing does not have allocated parking or where demand for allocated parking exceeds supply. Holders of parking permits for certain zones are permitted to park overnight in certain car parks (typically 5pm to 9am). This restriction may have the adverse effect of resulting in traffic movements to ensure a vehicle is legally parked depending on the time of day. Direct outcomes of the policy will be reduced traffic congestion and improved air quality, and indirect outcomes will be better uptake of other transport modes such as walking, cycling, public transport and car share, leading to healthier lifestyles.</p> <p>⁴²⁰ See information available on https://www.wiltshire.gov.uk/parking-permits</p> <ul style="list-style-type: none"> • Renumber subsequent paragraphs accordingly following this deletion 	
R51	36	Page 133, Policy 26: Residential parking	<p><u>EXAMINER RECOMMENDATION:</u></p> <p>Replace the title with "City Centre Residential Parking"</p> <p>Replace the first paragraph with "Planning applications for residential developments without allocated parking spaces within the central area, will be supported according to the provisions of Core Policy 64 (i)(d)."</p>	For clarity and accuracy, and to meet the basic conditions.

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			<p>Replace “Residential” in the second paragraph with “City centre residential”.</p> <p>Delete the final paragraph.</p> <p><u>REQUIRED MODIFICATION:</u></p> <ul style="list-style-type: none"> Amend the text in ‘Policy 26: Residential parking’, as follows: <p>Policy 26:</p> <p>City centre residential parking</p> <p>Planning applications for residential developments without allocated parking spaces within Salisbury, particularly in the central area, will be supported according to the provisions of Core Policy 64 (i)(d).</p> <p>City centre residential developments with reduced parking spaces and enhanced provision for car sharing and other sustainable travel modes will be supported.</p> <p>Parking provision should be on-plot where feasible and should never lead to on-street parking unless in purpose-built parking bays.</p>	

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R52	37	Page 136, Paragraph 344	<p><u>EXAMINER RECOMMENDATION:</u></p> <p>Replace paragraphs 344 with:</p> <p>“344 This is a new pattern and it is expected to continue. However, many properties in Salisbury are smaller than average, as discussed above. It may be necessary to make provision for better on-site home working opportunities achievable through the design of new homes, and provision of off-site home-work-hubs. The latter would enable home workers to access office equipment, refreshments and to hold meetings and might well also facilitate business start-ups and smaller businesses to thrive.</p> <p><u>REQUIRED MODIFICATION:</u></p> <ul style="list-style-type: none"> Amend the text in paragraph 344, as follows: <p>344 This is a new pattern and it is expected to continue. However, many properties in Salisbury are smaller than average, as discussed above. It may be necessary to make provision for better on-site home working opportunities achievable through the design of new homes, and provision of off-site home-work-hubs. The latter would enable home workers to access office equipment, refreshments and to hold meetings and might well. It is possible that this will also facilitate business start-ups and smaller businesses to thrive.</p>	For clarity and accuracy, and to meet the basic conditions.

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R53	37	Page 139, Policy 27: Working from home and live-work units	<p><u>EXAMINER RECOMMENDATION:</u></p> <p>Delete the second sentence of paragraph 1 of policy 27.</p> <p>Delete the first sentence of paragraph 2 of Policy 27.</p> <p><u>REQUIRED MODIFICATION:</u></p> <ul style="list-style-type: none"> Amend the text in 'Policy 27: Working from home and live-work units', as follows: <p>Policy 27:</p> <p>Working from home and live-work units</p> <p>Residential development should be designed to facilitate home working. Larger residential schemes should provide community work hubs wherever practicable. Provision of new community work hubs, private or public, will be supported. These schemes should provide secure lock-up-and-leave storage.</p> <p>A planning condition will be attached to any proposal for a community work hub to remove permitted development rights to subsequently convert the facility to Use Class C3. Live work units will be supported</p>	For clarity and accuracy.
R54	37	Pages 138 and 139, Policy 29: Post offices	<p><u>EXAMINER RECOMMENDATION:</u></p> <p>Delete the whole of page 138, the first column of page 139 and the whole of policy.</p>	For clarity and accuracy, and to meet the basic conditions.

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			<p>Make corresponding alterations to the contents (page 3), the policy index (page 6), Figure 3 and the numbering of paragraphs and policies.</p> <p><u>REQUIRED MODIFICATION:</u></p> <ul style="list-style-type: none"> • Delete the contents of page 138, the first column of page 139 and 'Policy 29: Post offices' as follows: <p>Post offices</p> <p>354 The Post Office began to substantially reduce its branch network 16 years ago, intending to create a smaller more viable network. At first Victoria Park branch closed (2008) but Salisbury gained business from Laverstock and elsewhere. By March 2016 the closure programme meant that the Main Post Office in Castle Street (a listed building still empty and at risk) was vacated, leaving all SNDP area post offices dependent on commercial arrangements with retail hosts. Within 15 months, a new Winchester Street outlet also closed without notice (its host having gone into administration). Closing full service branches run by the Post Office (not effectively franchisees) means businesses and residents are compelled to access key services online if feasible, travel or go without. There is an additional negative impact on business users' productivity.</p> <p>355 Current service provision for the SNDP area, as a Wiltshire principal settlement designated for continuing growth, is deemed unsatisfactory by the steering group.</p>	

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			<p>356 In July 2023 according to the Post Office website, there are no local Digital Check and Send Passport Renewal (Southampton or Andover) or Home Office Biometric Enrolment (Romsey) services in Salisbury.</p> <p>357 Only one of the four branches is in the city centre – a place with the most extensive footfall and where businesses, residents and visitors are better able to access a branch by public transport or on foot or bicycle. The small crucial High Street branch has proved particularly vulnerable during Covid-19 in 2020 and 2021.</p> <p>358 Covid-19 and the accelerating shift to on-line commerce has highlighted other issues such as cramped or difficult counter access in three branches. The city centre branch cannot be accessed by self-propelled wheelchairs. Regardless of pandemic issues, all branches lack privacy for confidential discussions with counter or other staff. Blind people or people with visual impairments cannot access services without assistance.</p> <p>359 Demand and expectations for parcel services such as posting and returns has increased sharply without facilities to match. The Post Office has signed contracts with DPD (August 2021) and Amazon (September 2021) which may help stabilise its finances but exacerbate this problem</p> <p>Policy 29:</p>	

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			<p>Post offices</p> <p>Post offices in Salisbury are deemed to be Class F2(a) where the essential service is as a post office and Policy 19 applies. Post offices in Salisbury are not deemed to be Class E.</p> <ul style="list-style-type: none"> • Ensure alterations are made to the contents, the policy index, Figure 3 and the numbering of paragraphs and policies 	
R55	38	Page 3, Contents	<p><u>EXAMINER RECOMMENDATION:</u></p> <p>Delete the entries in respect of Churchfields and Post Offices.</p> <p>Make such changes to the pages numbers as arise from these and other modifications.</p> <p><u>REQUIRED MODIFICATION:</u></p> <ul style="list-style-type: none"> • Delete the entries for Churchfields and Post Offices in the 'Contents' on page 3, as follows: <p>5: Living 88 Living 89 Housing mix and affordable housing 93 Churchfields-98</p> <p>7: Working 135 Homeworking and live-work infrastructure 136 Visitor accommodation 137</p>	For clarity and accuracy.

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			<p>Post offices 138</p> <ul style="list-style-type: none"> Update page numbers in the contents taking regard to these changes 	
R56	38	Page 4 Table of Figures	<p><u>EXAMINER RECOMMENDATION:</u></p> <p>Delete "Figure 24 Churchfields and Engine Shed, Salisbury 98".</p> <p>Make such changes to the pages numbers and figure numbers as arise from this and other modifications.</p> <p><u>REQUIRED MODIFICATION:</u></p> <ul style="list-style-type: none"> Delete 'Figure 24 Churchfields and Engine Shed, Salisbury 98' as follows: <p>Figure 24. Churchfields and Engine Shed, Salisbury 98</p> <ul style="list-style-type: none"> Update page numbers and figure numbers taking regard to these changes 	For clarity and accuracy.
R57	38	Page 6 Policy Index	<p><u>EXAMINER RECOMMENDATION:</u></p> <p>Delete the entries in respect of Churchfields and the Engine Shed site and of Post Offices.</p> <p>Make such changes to the pages numbers and policy numbers as arise from this and other modifications.</p> <p><u>REQUIRED MODIFICATION:</u></p>	For clarity and accuracy.

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			<ul style="list-style-type: none"> Delete entries of 'Churchfields and the Engine Shed site and 'Post offices' as follows: Policy 17 Churchfields and the Engine Shed site 99 Policy 29 Post offices 139 Update page numbers and policy numbers taking regard to these changes 	
R58	38	Page 11 Document layout	<p><u>EXAMINER RECOMMENDATION:</u></p> <p>Delete "7: Churchfields master plan"</p> <p><u>REQUIRED MODIFICATION:</u></p> <ul style="list-style-type: none"> Delete appendix '7: Churchfields master plan' as follows: <p>Appendices as separate documents:</p> <p>6: Salisbury design and advertising guide 7: Churchfields master plan</p>	For clarity and accuracy.
R59	38	Pages 19 and 20	<p><u>EXAMINER RECOMMENDATION:</u></p> <p>Delete mentions of policies 17 and 29 and make necessary changes to policy numbers.</p> <p><u>REQUIRED MODIFICATION:</u></p>	For clarity and accuracy.

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			<ul style="list-style-type: none"> Delete mentions of Policies 17 and 29 in 'Figure 3. The vision and objectives' on pages 19 and 20, as follows: <p>Changed shopping and working patterns will have been accommodated in an approach that will allow flexibility for existing businesses and a fertile environment for start-ups.</p> <p>Policy 6: Design in the built environment Policy 27: Working from home and live-work units Policy 29: Post offices Policy 30: Major food retail ...</p> <p>Churchfields industrial area will evolve into an innovative neighbourhood and employment area that maximises its proximity to the railway station and the city centre and will have reduced traffic and pollution impacts on the rest of the City.</p> <p>Policy 3: Carbon neutral development Policy 5: Habitats regulations Policy 6: Design in the built environment Policy 9: Protecting the key views in Salisbury Policy 10: Safeguarding and enhancing green and blue infrastructure Policy 11: Biodiversity net gain Policy 16: Housing mix and affordable housing Policy 17: Churchfields and the Engine Shed site</p> <ul style="list-style-type: none"> Update policy numbers having regard to these changes 	

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R60	38	Page 25, Figure 4. How the policies address sustainable development	<p><u>EXAMINER RECOMMENDATION:</u></p> <p>Delete the rows relating to SNDP policies 17 and 29 and renumber policies accordingly.</p> <p><u>REQUIRED MODIFICATION:</u></p> <ul style="list-style-type: none"> Delete the rows relating to policies 17 and 29 as follows: 17: Churchfields and the Engine Shed site 29: Post-offices Update policy numbers having regard to these changes 	For clarity and accuracy.
R61	38	Page 17, Paragraph 23	<p><u>EXAMINER RECOMMENDATION:</u></p> <p>Replace "July 2021" with "December 2023".</p> <p><u>REQUIRED MODIFICATION:</u></p> <ul style="list-style-type: none"> Amend the text in paragraph 23, as follows: <p>23 Covid-19, climate change and biodiversity loss are leading to new patterns of behaviour and significant changes in the way we live, work, shop, travel and how we relate to the natural environment. These emerging trends, together with government policy embodied in the National Planning Policy Framework (July 2021 December 2023), highlight the need for communities</p>	For clarity and accuracy.

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			to think differently about their future and to design and plan for sustainable development.	
R62	38	Page 29, Paragraph 44	<p><u>EXAMINER RECOMMENDATION:</u></p> <p>Replace “July 2021” with “December 2023”.</p> <p>Replace “130” with “paragraph 136”.</p> <p><u>REQUIRED MODIFICATION:</u></p> <ul style="list-style-type: none"> Amend the text in paragraph 44, as follows: <p>44 The current National Planning Policy Framework, published in December 2023 July 2021, includes additional guidance on trees, recognising the important contribution to the character and quality of urban environments made by trees. The NPPF paragraph 136 encourages new streets to be tree lined and that opportunities are taken to incorporate trees in developments. The ongoing maintenance of newly planted trees and the retention of existing trees is also promoted.</p>	For clarity and accuracy.
R63	39	Page 64, Footnote 32	<p><u>EXAMINER RECOMMENDATION:</u></p> <p>Replace “2021, para 126” with “December 2023 para. 131”.</p> <p><u>REQUIRED MODIFICATION:</u></p> <ul style="list-style-type: none"> Amend the text in footnote 32, as follows: 	For clarity and accuracy.

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			³² National Planning Policy Framework <u>December 2023</u> ⁴ , para. <u>131</u> ²⁶ .	
R64	39	Page 87, Footnote 63	<p><u>EXAMINER RECOMMENDATION:</u></p> <p>Replace “2021, para 179(b)” with “December 2023 para. 185(b)”.</p> <p><u>REQUIRED MODIFICATION:</u></p> <ul style="list-style-type: none"> Amend the text in footnote 63, as follows <p>⁶³NPPF, <u>December 2023</u>⁴, para <u>185</u>⁷⁹ (b).</p>	For clarity and accuracy.
R65	39	Page 116, Chapter 5 References	<p><u>EXAMINER RECOMMENDATION:</u></p> <p>Replace all mentions of “NPPF 2021” with “NPPF December 2023”.</p> <p>Replace “92 c and 93 b” with “96(c) and 97(b)”.</p> <p>Replace “93 a” with “97(a)”.</p> <p>Replace “93 c” with “97(c)”</p> <p><u>REQUIRED MODIFICATION:</u></p> <ul style="list-style-type: none"> Amend the text to references in ‘Chapter 5’, as follows: 	For clarity and accuracy.

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			<p>⁷⁴Brownfield land is also known as "previously developed land", which is defined in Annex 2 of NPPF 20231<u>4</u>.</p> <p>⁷⁵NPPF <u>December</u> 20231<u>4</u>, para. 70<u>1</u> and Annex 2, "Sites not specifically identified in the development plan".</p> <p>....</p> <p>⁸³NPPF <u>December</u> 20231<u>4</u>, para 96<u>2</u> (c). and 97<u>3</u> (b).</p> <p>⁸⁴ibid, para 97<u>3</u> (a).</p> <p>⁸⁵ibid, para 97<u>3</u> (c).</p> <p>....</p>	
R78	N/A	Whole of the Plan, and the 'Design and advertising guide'.	<p><u>WILTSHIRE COUNCIL COMMENT:</u></p> <p>Update references to the NPPF in the areas listed below and anywhere else where the 2021 NPPF is listed, including in the appendices.</p> <p><u>REQUIRED MODIFICATIONS:</u></p> <ul style="list-style-type: none"> Amend reference date from 2021 to 2023 of the NPPF, as follows: <p>Page 5, Glossary: National Planning Policy Framework 2021<u>3</u></p> <p>Page 9, Paragraph 6: National Planning Policy Framework 2021<u>3</u></p> <p>Page 26, footnotes:</p> <ul style="list-style-type: none"> ⁴NPPF 2021<u>3</u> paragraph 18 	For clarity and accuracy.

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			<ul style="list-style-type: none"> • ⁵NPPF 20243<u>3</u> paragraph 20 • ⁶NPPF 20243<u>3</u> paragraph 21 <p>Page 110, Paragraph 271: 2024<u>9</u>3</p> <p>Page 131, Paragraph 336: 336 The NPPF states (para 112<u>0</u>6) that: "Maximum parking standards for residential and non-residential development should only be set where there is a clear and..."</p> <p>Design and advertising guide, Page 5, Paragraph 2: National Planning Policy Framework 20243<u>3</u></p> <p>Design and advertising guide, Page 6, Paragraph 6: National Planning Policy Framework 20243<u>3</u></p> <p>Design and advertising guide, Page 8, Reference: National Planning Policy Framework 20243<u>3</u></p>	
R79	N/A	Whole of the plan	<p><u>WILTSHIRE COUNCIL COMMENT:</u></p> <p>Ensure reference to the 'Wiltshire Core Strategy' are consistent throughout the plan.</p> <p><u>REQUIRED MODIFICATIONS:</u></p> <ul style="list-style-type: none"> • Update text from 'Core Strategy' to 'Wiltshire Core Strategy' in the following places in the plan, as follows: 	For clarity and accuracy.

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			<p>Paragraph 28</p> <p>'.....In addition, sites proposed in the Wiltshire Core Strategy have, in some cases, not yet been delivered.</p> <p>Page 26, Footnote 7</p> <p>⁷ Wiltshire Core Strategy 2015 paragraph 1.9.</p> <p>Page 48, final sentence of Policy 6</p> <p>'Any development with below ground impacts of any substance within the Conservation Areas and particularly in Cathedral Close will address Wiltshire Core Strategy Core Policy 58 with regard to archaeology.'</p> <p>Paragraph 135</p> <p>'...out of date with the formation of the Unitary Authority and the adoption of the Wiltshire Core Strategy.</p> <p>Paragraph 203</p> <p>'The emerging local plan does not bear material weight in planning until it has been adopted and therefore, the SNDP has regard to the Wiltshire Core Strategy policies but has been prepared with an eye to the emerging policies, particularly the housing requirement....'</p>	

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			<p>Paragraph 237</p> <p>Wiltshire's Local Plan (Wiltshire Core Strategy) policy on affordable housing delivery requires...'</p> <p>Paragraph 271</p> <p>The Wiltshire Core Strategy does not make specific provision for play in its policies.</p> <p>Paragraph 299</p> <p>Within the Wiltshire Core Strategy the development templates for the strategic sites in Salisbury all state that essential infrastructure requirements will include "any major infrastructure requirements outcomes identified by the Salisbury Transport Strategy or subsequent transport assessment and travel plan." This applies to sites in the Wiltshire Core Strategy at Hampton Park, Fugglestone Red, Maltings/Central Car Park, Churchfields and Engine Sheds, UKLF Wilton and Longhedge, Old Sarum.</p> <p>Page 134, Footnote 99</p> <p>⁹⁹ WG Wiltshire Core Strategy adopted Jan 2015 https://www.wiltshire.gov.uk/planning-policycore-strategy</p>	
R80	N/A	Whole of plan	<p>WILTSHIRE COUNCIL COMMENT:</p> <p>Check and amend as necessary the page numbering, section/sub-section headings, source information, figures, maps,</p>	Consequential amendments

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			appendices and paragraph numbering and any supporting text referring to the above.	
R81	N/A	Front cover	<p><u>WILTSHIRE COUNCIL COMMENT:</u></p> <p>Update the front cover of the plan to reflect that this is an updated version of the SNDP.</p> <p><u>REQUIRED MODIFICATION</u></p> <ul style="list-style-type: none"> Replace the text on the front cover to ensure this reflects the version of the SNDP, as follows: <p>Salisbury Neighbourhood Development Plan 2020 – 2038, Submission Draft, September 2023 <u>Referendum Version,</u></p>	For clarity and accuracy.