

On Thu, Aug 12, 2021 at 3:59 PM Canter, Sally <[Sally.Canter@wiltshire.gov.uk](mailto:Sally.Canter@wiltshire.gov.uk)> wrote:

Dear Clerk

Please find attached information presented to some parish and town council representatives at a recent meeting with Wiltshire Council planners. The presentation was given to all those who recently attended a meeting for those Parishes and Towns who have formally 'made' neighbourhood plans but contains an update of the recently revised National Planning Policy Framework (NPPF) which all councils need to be aware of. The presentation also includes information pertaining to keeping neighbourhood plans up to date when made which is, of course, not relevant to all Local Councils but it was felt best to send the presentation as given. Please feel free to share this information with your councils and any neighbourhood plan steering group in your area. Those attending were made aware that this presentation would be sent to them via the clerks only.

The information in the revised NPPF now forms the highest level of national policy for use in decision making and therefore you should consider its relevance in any comment you now make to us on planning applications in your area. Whilst the presentation seeks to highlight the most significant changes the link for the whole document is in the presentation as well. Golden threads running through the document relate to sustainable development in relation to design (beautiful places), health and well being (accessibility by non car transport modes particularly walking and cycling and access to open spaces), and the importance of nature and access to nature in new development with trees now required as street trees in all new development.

Please be aware that decisions made need to reflect the most up to date policy position from the date made and thus Wiltshire Council will need to consider how any planning proposals currently not yet determined meet the overall objectives in the NPPF.

For those with NPs, we have tried to include those questions and answers which were in the MS Teams chat during the meeting but have reordered them so Q & A sit together and removed the general comments so that it hopefully makes sense. We have also had to tweak the text so that the context in which the comments were made is clearer after the event. I hope this is of use to you who have such plans.

As a reminder although there are indicative figures in the recent consultation on the LPR please contact the LPA if you wish to receive.

Should you require any further information on the attachments or their content, I would be grateful if you would use the following contacts who are copied into this email:

General NPPF information – Jean Marshall, Chief Planning Officer/ Mike Wilmott, Head of Development Management

Neighbourhood Planning – Georgina Clampitt-Dix, Head of Spatial Planning/ Mike Kilmister, Neighbourhood Planning Manager

Kind regards

**Jean Marshall**

**Interim Chief Planning Officer**



e-mail: [Jean.Marshall@Wiltshire.gov.uk](mailto:Jean.Marshall@Wiltshire.gov.uk)

**From:** Tisbury Parish Council <  
**Sent:** 18 August 2021 22:55  
**To:** Marshall, Jean <[Jean.Marshall@wiltshire.gov.uk](mailto:Jean.Marshall@wiltshire.gov.uk)>; Wilmott, Mike <[Mike.Wilmott@wiltshire.gov.uk](mailto:Mike.Wilmott@wiltshire.gov.uk)>  
**Subject:** Re: Neighbourhood plans and Revised National Planning Policy Framework (NPPF)

Dear Jean and Mike,

thank you for this information and also the advice about changes to the NPPF.

It is a change to the NPPF concerning Enhanced Biodiversity that the parish has some questions.

a. In particular, current applications may not have specific proposals to enhance biodiversity, although most will aim to replace habitats where appropriate for example.

In Tisbury we have 2 significant planning applications undergoing consultation (PL/2021/04262 - Tisbury Motors & PL/2021/07526 - South Western Hotel) and another expected shortly (Station Works site). If these applications do not specifically aim to enhance biodiversity (rather than maintain biodiversity), is that sufficient reason to object?

b. Councillors are also concerned about the lack of our experience in determining such issues and wonder whether there will be specific training available to be able to make more meaningful comments on applications?

c. Would it be possible to have a listing of current Wiltshire Officers who would be able to offer advice on Enhancing Biodiversity in a similar way to Conservation Officers and Tree Officers?

Any guidance on the above would be very welcome - thank you.

Sandra

from Mrs S. Harry - Clerk to Tisbury Parish Council

01747 260088 / 07388 376240

The Reading Room, High Street, Tisbury, SP3 6LD

Pronouns: she/her

Please note that the Parish Clerk works part time and there may be a delay in responding to your message.

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Tisbury Parish Council &lt;tisburyipc@gmail.com&gt;

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**Re: Neighbourhood plans and Revised National Planning Policy Framework (NPPF)**

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**Trigwell, Lynn** <Lynn.Trigwell@wiltshire.gov.uk>

Fri, Aug 27, 2021 at 3:20 PM

To: "tisburyipc@gmail.com" &lt;tisburyipc@gmail.com&gt;

Cc: "Marshall, Jean" &lt;Jean.Marshall@wiltshire.gov.uk&gt;, "Wilmott, Mike" &lt;Mike.Wilmott@wiltshire.gov.uk&gt;, "Clampitt-dix, Georgina" &lt;georgina.clampitt-dix@wiltshire.gov.uk&gt;

Dear Sandra,

I have been passed your email which followed the Council's update on changes to the NPPF and hope that the following information and contact details will be of assistance:

- a. Mandatory biodiversity net gain as set out in the Environment Bill applies in England only by amending the Town & Country Planning Act (TCPA) and is likely to become law in **2023**. Biodiversity net gain must be measured using a recognised biodiversity metric. The new [Biodiversity Metric 3.0](#) will provide a way of measuring and accounting for nature losses and gains resulting from development or changes in land management. There is also a [Small Sites Metric \(SSM\)](#), a beta version designed to simplify the process of calculating biodiversity net gain on smaller development sites. A further tool that gives developers a way of exploring the benefits habitats bring to people, such as improvements to water quality, flood management services and carbon storage is also available [Environmental Benefits from Nature Tool \(EBNT\)](#). The Government has committed to ensuring that developments leave the natural environment in a measurably better state. A government consultation on biodiversity net gain secondary legislation and regulations is due to launch later this year. However, until there is either a change in legislation or council policy the current policies in the Wiltshire Core Strategy regarding biodiversity remain relevant and applications will be considered against them where appropriate.
- b. Unfortunately we cannot provide any training given other pressing work priorities, but it might be something you could ask the Assoc of Parish Councils to consider doing for a wider audience.
- c. If Councillors have a query regarding matters related to ecology, landscape or urban design it would probably be best if they email the central mailbox [landscapeanddesign@wiltshire.gov.uk](mailto:landscapeanddesign@wiltshire.gov.uk) and the most appropriate officer will then be able to come back to them. However, please note that officers won't be able to provide specifics on any applications given that they are also consultees. My contact details are below if the matter is urgent.

On a related matter, there is a public consultation from 1st September to 17th October 2021 on the draft Green and Blue Infrastructure Strategy which is 'Our Natural Environment Plan' for Wiltshire. This will be supported by a series of joint online and in-person events covering both the Climate Strategy and the Green and Blue Infrastructure Strategy that Councillors can join to find out more and ask questions. They can sign up for the online events [here](#).

The full schedule of online events is as follows:

- 9 September, 6pm, online launch event with Claire Perry O'Neill.

- 15 September, 10.30am-11.30am, engagement webinar.
- 30 September, 7pm-8pm, engagement webinar.

Alternatively, they can come along to any of the following library drop-in sessions where an officer will be on hand to answer question:

- 14 September, 10am-midday, Salisbury Library
- 23 September, 10.00am-midday, Devizes Library
- 27 September, 10am-midday, Chippenham Library
- 7 October, 10am-midday, Trowbridge Library.

Finally the Council has also produced a [Community Environmental Toolkit - Wiltshire Council](#) that can help communities plan and deliver local environmental projects.

I hope this is of assistance.

Kind regards,

**Lynn Trigwell** *BA honrs. Dip LA*

Landscape and Design Manager

Economic Development and Planning

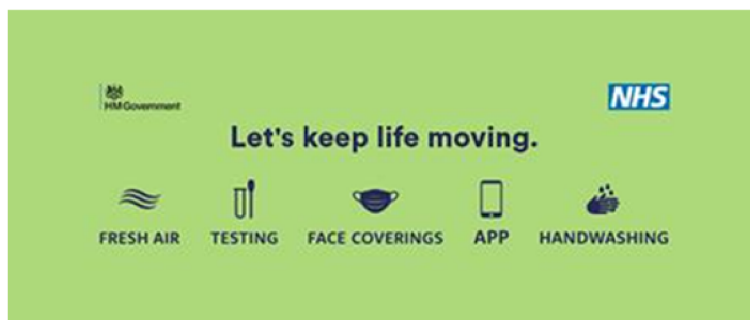
**Wiltshire Council**

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**Re: Neighbourhood plans and Revised National Planning Policy Framework (NPPF)**

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**Marshall, Jean** <Jean.Marshall@wiltshire.gov.uk>

Thu, Sep 2, 2021 at 4:48 PM

To: Tisbury Parish Council &lt;tisburypc@gmail.com&gt;, "Trigwell, Lynn" &lt;Lynn.Trigwell@wiltshire.gov.uk&gt;

Cc: "Wilmott, Mike" &lt;Mike.Wilmott@wiltshire.gov.uk&gt;, "Clampitt-dix, Georgina" &lt;georgina.clampitt-dix@wiltshire.gov.uk&gt;

Hi Sandra

My comments from 12 August are in reference to the NPPF and not the Environment Bill. These are two separate pieces of legislation. The NPPF came into effect immediately whereas Lynn is referring to the more detailed changes which will be brought in via the Environment Bill. The NPPF requires us to consider impact on biodiversity and opportunities for providing net gain for biodiversity and we already consider this as part of our considerations through both our own consultations and those with Natural England (given our current policy position). The mandatory requirement to provide net gain requirements will be brought in as described by Lynn either through the national legislation (2023) or could be brought in by Wiltshire Council at an earlier date through further policy change.

Thus the new NPPF is not a fundamental change in this respect from our existing policy stance but has been adjusted to reflect further emerging changes and no doubt will be further amended once the Planning Bill and Environment Bills are published. The NPPF seems to be being fairly frequently updated at present.

I hope this clarifies the position

Jean

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