**8/28/2021 Gmail - Re: WALPA - Update**

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**Re: WALPA- Update**

**Janet Amos** [<janet@tisbury-biz.co.uk>](mailto:janet@tisbury-biz.co.uk) Fri, Aug 27, 2021 at 3:20 PM

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[<ilaceysp@gmail.com>](mailto:ilaceysp@gmail.com) Hi Simon

The issue about a **3-year** land supply is from the NPPF. It isn't new - it's part of the ongoing argument about "the presumption in favour of sustainable development" and whether or not a neighbourhood plan can withstand aggressive development. If the planning authority can't demonstrate a 5 year supply of available land, then paragraph 14 of the NPPF has to be considered - it's badly written and so open to interpretation - the boldface words are my emphasis:

Paragraph 14: In situations where the presumption (at paragraph 11 d) applies to applications involving the provision of housing, the adverse impact of allowing development that

conflicts with the neighbourhood plan is likely to significantly and demonstrably outweigh the benefits, **provided all of the following apply:**

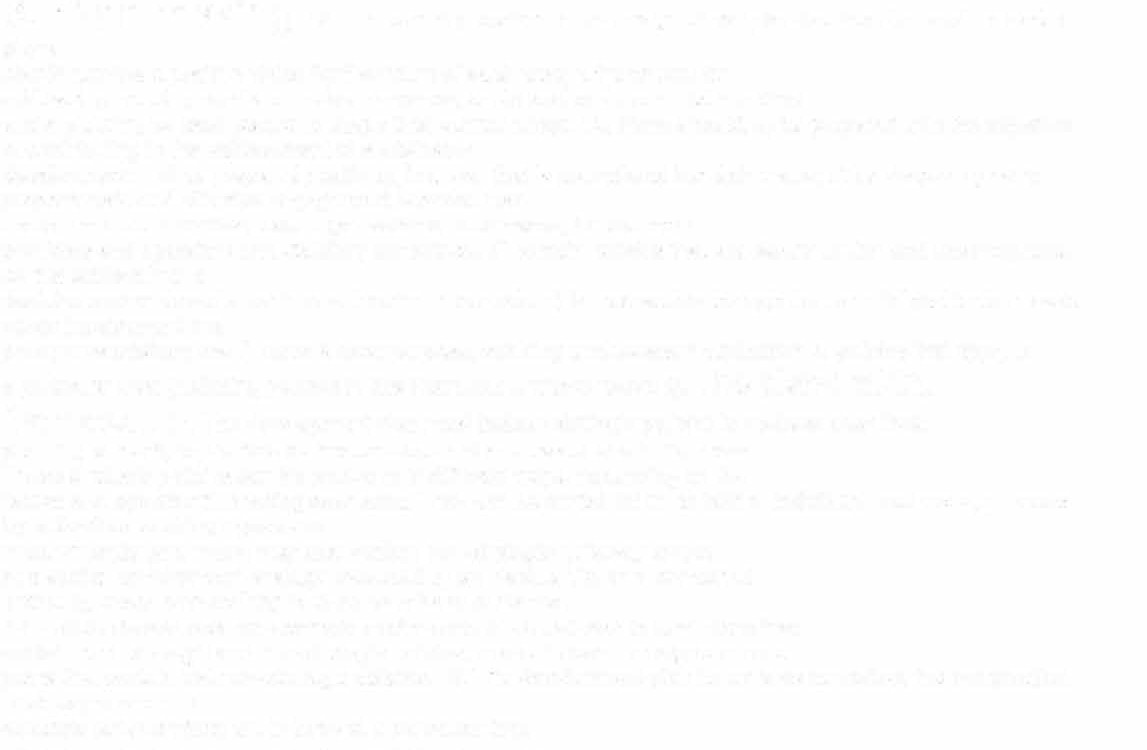
1. the neighbourhood plan became part of the development plan **two years or less**

before the date on which the decision is made;

1. the neighbourhood plan contains policies and allocations to meet its identified housing requirement;
2. the local planning authority has **at least a three year supply** of deliverable housing sites (against its five year housing supply requirement, including the appropriate buffer as set out in paragraph 74); **and**
3. the local planning authority's housing delivery was at least 45% of that required over the previous three years.

So this is why I've been banging on about making sure that TisPlan remains under constant review - it's a good defence - because Wiltshire can demonstrate at least a three year supply of available land.

Janet

**3. Plan-making** 15. The planning system should be genuinely plan-led. Succinct and up-to-date

plans

should provide a positive vision for the future of each area; a framework for addressing housing needs and other economic, social and environmental priorities;

and a platform for local people to shape their surroundings. 16. Plans should: a) be prepared with the objective of contributing to the achievement of sustainable

development11; b) be prepared positively, in a way that is aspirational but deliverable; c) be shaped by early, proportionate and effective engagement between plan-

makers and communities, local organisations, businesses, infrastructure

providers and operators and statutory consultees; d) contain policies that are clearly written and unambiguous, so it is evident how a

decision maker should react to development proposals; e) be accessible through the use of digital tools to assist public involvement and

policy presentation; and f) serve a clear purpose, avoiding unnecessary duplication of policies that apply to a particular area (including policies in this Framework, where relevant). **The plan-making framework** 17. The development plan must include strategic policies to address each local

planning authority's priorities for the development and use of land in its area12.

These strategic policies can be produced in different ways, depending on the

issues and opportunities facing each area. They can be contained in: a) joint or individual local plans, produced by authorities working together or

independently (and which may also contain non-strategic policies); and/or

b) a spatial development strategy produced by an elected Mayor or combined authority, where plan-making powers have been conferred.

18. Policies to address non-strategic matters should be included in local plans that contain both strategic and non-strategic policies, and/or in local or neighbourhood

plans that contain just non-strategic policies. 19. The development plan for an area comprises the combination of strategic and non-

strategic policies which are in force at a particular time.

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**Strategic policies** 20. Strategic policies should set out an overall strategy for the pattern, scale and design quality of places, and make sufficient provision13 for: a) housing (including affordable housing), employment, retail, leisure and other

commercial development; b) infrastructure for transport, telecommunications , security, waste management, water supply, wastewater, flood risk and coastal change management, and the

provision of minerals and energy (including heat); c) community facilities (such as health, education and cultural infrastructure); and d) conservation and enhancement of the natural, built and historic environment,

including landscapes and green infrastructure, and planning measures to

address climate change mitigation and adaptation . 21. Plans should make explicit which policies are strategic policies14. These should be

limited to those necessary to address the strategic priorities of the area (and any relevant cross-boundary issues), to provide a clear starting point for any non­ strategic policies that are needed. Strategic policies should not extend to detailed matters that are more appropriately dealt with through neighbourhood plans or

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other non-strategic policies. 22. Strategic policies should look ahead over a minimum 15 year period from adoptiorn s, to anticipate and respond to long-term requirements and opportunities,

such as those arising from major improvements in infrastructure. Where larger scale developments such as new settlements or significant extensions to existing villages and towns form part of the strategy for the area, policies should be set within a vision that looks further ahead (at least 30 years) , to take into account the

likely timescale for delivery.15 23. Broad locations for development should be indicated on a key diagram, and land-

use designations and allocations identified on a policies map. Strategic policies should provide a clear strategy for bringing sufficient land forward, and at a sufficient rate, to address objectively assessed needs over the plan period, in line with the presumption in favour of sustainable development. This should include planning for and allocating sufficient sites to deliver the strategic priorities of the area (except insofar as these needs can be demonstrated to be met more appropriately through other mechanisms, such as brownfield registers or non­ strategic policies)17.

13 In line with the presumption in favour of sustainable development. 14 Where a single local plan is prepared the non-strategic policies should be clearly distinguished from the

**strategic policies.** 15 Except in relation to town centre development, as set out in chapter 7. 16 Transitional arrangements are set out in Annex 1. 17 For spatial development strategies, allocations, land use designations and a policies map are needed only

where the power to make allocations has been conferred.

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