APPENDIX D



Wiltshire Council
LOCAL PLAN

Pre-Submission Draft 2020-2038

July 2023

Wiltshire Council

Policy 81

Community Facilities

Redevelopment of community facilities

Proposals that require planning permission which leads to the loss of a community facility[14] will only be supported where it can be demonstrated that the site/building is no longer required or no longer economically viable for an equivalent or alternative community use. Where it is demonstrated that it is not possible to provide an equivalent or alternative community facility use, a mixed use which still retains a substantial proportion of community facility provision, will be supported.

In order for the loss of a community facility which primary function is to deliver a public service (such as healthcare, education, sports buildings and places of worship) to be supported, it must be demonstrated that equivalent or better local services are available, or that the service is no longer required.

In order for the loss of a public house, local shop or other rural community facility which primarily functions as a commercial enterprise to be supported, a comprehensive marketing plan will be required that demonstrates all reasonable attempts have been taken to secure the continued use. This marketing plan will:

i. be undertaken for at least six months;

ii. be open and flexible with respect to accommodating alternative community uses;

iii. establish appropriate prices, reflecting local market values, for the sale or lease of the site/building, which reflects the current or new community use, condition of the premises and the location of the site;

iv. clearly record and report all marketing undertaken and details of respondents, in a manner capable of verification;

v. provide details of advertisement undertaken including dates of publication and periods of advertisement;

vi. demonstrate that the lease of the site without restrictive rent review and tenancy conditions, or other restrictions which would prejudice the reuse as a community facility, have been offered; and

vii. demonstrate contact with previously interested parties, whose interest may have been discouraged by onerous conditions previously set out.

Development of new community facilities

Development of new community facilities within and adjoining settlement boundaries and at small villages will generally be supported where it is demonstrated that the development will:

i. contribute towards making the settlement more sustainable;

ii. be appropriate to its landscape and environmental setting;

iii. be well related to an existing settlement[15]; and

iv. lead to no highway safety issues or adverse impacts on the local transport network.

Housing in the Countryside

5.84 Policy 82 explains the approach that will be taken for housing in the countryside, unless it is for housing permitted by other policies in the Plan including rural exception sites or where permitted development rights allow for such development to take place under the prior approval process. Outside of these circumstances, additional dwellings in the countryside will only be justified in certain other situations. Broadly, these are:

14 Community facilities are those that serve settlements and include health, education and cultural infrastructure including uses such as such as local shops, meeting places, sports venues, public houses and places of worship.

15 By 'well related to' this means that the development site has a clear relationship with the settlement, and should ideally be accessible to the settlement centre without reliance on the private car.

- to meet essential housing needs to support a rural business;
- to enable viable re-use of heritage assets;
- to optimise re-use of redundant or disused buildings in the countryside; and
- through subdivision of existing residential buildings in the countryside.

5.85 The Policy will support the objectives of: protecting the countryside and maintaining its local distinctiveness; supporting the rural economy; and supporting the sensitive reuse of built assets. In addition, national policy provides some flexibility for developments that are of an exceptional design quality, reflecting the highest standards in architecture. Such cases are to be judged on a case-by-case basis.

Policy 82

Housing in the Countryside

Proposals for housing development outside of the defined settlement boundaries and outside of the built areas of Small Villages, on land that is not allocated in the development plan or subject to an exceptions policy will not be supported, unless it meets one of the following criteria:

i. The proposal would deliver onsite housing to accommodate employees that are essential for the viable operation of a rural business[16]. In such circumstances, applicants will be expected to submit clear evidence to show:
   - the functional need for permanent onsite accommodation, including an assessment of alternative options at nearby settlements and/or as part of existing onsite accommodation;
   - that the enterprise will remain financially viable for the foreseeable future, to justify the development of permanent accommodation.

ii. The proposal would enable a viable and sensitive alternative use of a heritage asset in a manner which secures its protection and longevity, and retains the characteristics for which it is valued as a heritage asset.

iii. The proposal is for the conversion or re-use of a disused building in the countryside. In such circumstances, evidence will be required to show that the building is structurally sound and capable of conversion without major rebuilding, and that the development would enhance the character of the original building. [17] and its setting.

iv. When the development would entail the replacement or subdivision of an existing residential dwelling, provided that the scale and design of the development is appropriate, having regard to the local landscape and design context.

In all cases, it must be demonstrated that safe and suitable access to the site is achievable for all users; that appropriate opportunities to promote sustainable transport modes have been considered; and that any adverse impacts on the transport network can be acceptably mitigated.

Health & Wellbeing

5.86 The Plan has an important role to play in ensuring that opportunities exist for people to be able to make healthier lifestyle choices and address health inequalities.

16 Rural businesses include agricultural, forestry, equestrian or other similar land-based rural enterprises.

17 Proposals that would involve demolition and/or rebuilding work which would go beyond what is reasonably necessary for the conversion of the building to residential will not be supported.