

1. REPORT SUMMARY

A report to councillors regarding the next stages of the Local Plan Examination process.

2. BACKGROUND

In July 2023, the Wiltshire Council Draft Local Plan Review was published. Three policies covered specific sites in the parish – Policy 23 Land NE Old Sarum, Policy 25 Land at Beehive and Policy 30 Land at Church Road.

In September 2023 the Parish Council agreed to seek professional advice from Landmark Chambers regarding the sites covered under Policy 23 and Policy 30.

In November 2023, the Parish Council submitted comments regarding the Wiltshire Draft Local Plan relevant to Policy 23 Land at Old Sarum, Policy 30 Church Road and Policy 85 Sustainable Construction and Low Carbon Energy. No comments were submitted for Policy 25 Beehive. The full responses are included in the November 2023 minutes.

Despite the Parish Council comments, all three sites remained in the draft plan submitted for examination.

3. SUMMARY

Planning Applications have been submitted on the sites covered by Policy 23 and Policy 30. PL/2025/02686 Land North East Old Sarum 294 dwellings is still under consideration with Wiltshire Council.

20/11598/OUT Land East of Church Road up to 49 dwellings was originally refused by Wiltshire Council, but was granted following appeal to the Planning Inspectorate on 10th October 2025.

On 26th September 2025, the council was notified of the next stages in the Draft Local Plan examination, with Stage Two and Stage Three hearings scheduled, and the notice circulated to councillors.

The Deputy Clerk was requested to obtain a quote from Landmark Chambers for further advice. Landmark Chambers suggested that Stage Three hearings are more relevant to the Parish Councils position.

A summary of comments and prices from Landmark Chambers below:-

- *Regarding Policy 30 Land at Church Road – of the view that it is not worth disputing if planning permission has already been granted.*
- *It is not impossible to dispute Policy 25 (Beehive) but it will be more difficult if it was not raised before at any stage, as it will be used against us.*
- *Updated advice on Policy 23 only, initial video conference (if undecided whether to proceed to further written submissions): **£1,250+vat***
- *Updated advice on both Policy 23 and advice on Policy 25, initial video conference (if undecided whether to proceed to further written submission): **£2,500+vat***
- *Drafting further examination submissions in relation to policy 23 only, responding to inspector questions by the stage 3 deadline: **£3,500+vat***
- *Hearing attendance on Policy 23 only: **£3,850+vat***
- *For written submissions and hearing attendance, on basis that we are disputing two allocations/policies: **£5,500+vat***
- *Happy to quote separately for advising on merits of challenging the decision to grant permission at Church Road in Court if required. There is a 6-week window for bringing a legal challenge.*

REPORT PC25.137(1) Wiltshire Draft Local Plan Examination

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4. RECOMMENDATION

That the council considers whether to make further representation in the Draft Local Plan Examination.

That the council considers whether to instruct Landmark Chambers for further advice.