



# Wiltshire Housing Site Allocations Plan

Submission draft plan

Community Area Topic Paper –  
Bradford on Avon

May 2018

## Wiltshire Council

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# 1. Introduction

## Introduction

- 1.1 Wiltshire Council is preparing a Wiltshire Housing Site Allocations Plan ('the Plan'), which is comprised of a settlement boundary review and housing site allocations. The Plan is supported by a number of documents including Community Area Topic Papers that form the evidence for the Plan. This paper summarises the outcomes of the settlement boundary review and site selection process in relation to the Bradford on Avon Community Area.

### Settlement boundary review

- 1.2 The Council did not review the extent of the boundaries to inform the Wiltshire Core Strategy ('WCS') and relied upon the former district local plans. They would instead be reviewed as a part of preparing the Plan<sup>(1)</sup>.
- 1.3 Consequently, the Council has undertaken a comprehensive review of the boundaries to ensure they are up-to-date and adequately reflect changes which have happened since they were first established. The Plan amends settlement boundaries where necessary. It is also the prerogative of local communities to review them through the preparation of neighbourhood plans.

### Housing site allocations

- 1.4 The WCS refers to the role of this Plan, in combination with the Chippenham Site Allocations Plan, to ensure a sufficient choice and supply of suitable sites throughout the plan period in accordance with national policy and help to compliment neighbourhood Planning.

### Topic paper structure

- 1.5 *Table 1.1* shows the layout of the Bradford on Avon Community Area Topic Paper ('CATP'). The sections and appendices will differ between community areas depending upon how far they progress through the site selection process. **Any text appearing as bold, italics and underlined, or struck-through indicates a change made after the Council's pre-submission consultation on the draft Plan, either as a result of representations made through the consultation or a factual update.**
- 1.6 The following topic papers explain the methodologies used for the settlement boundary review and the site selection process and should be read alongside this CATP.
- Topic Paper 1: Settlement Boundary Review Methodology
  - Topic Paper 2: Site Selection Process Methodology

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1 This Plan does not review the settlement boundary for Chippenham. This has been reviewed by the Chippenham Site Allocations Plan.

Table 1.1 Layout of the Bradford on Avon Community Area Topic Paper

#	Section		Appendices
2	<b>Community Area</b>	Planning policy context for the Bradford on Avon community area, including an overview of the WCS and, where applicable, any neighbourhood plans that have been made or that are in progress within the community area.	
3	<b>Settlement boundary review</b>	Identifies those settlements where settlement boundaries have been reviewed by the Plan and those where they are considered to have been reviewed by a sufficiently advanced neighbourhood plan.	<b>Appendix A</b> contains maps of each settlement showing the revised settlement boundary proposals with tables explaining the changes.
4	<b>Overview of the site selection process</b>	Briefly outlines the stages of the site selection process, which is covered in more detail by <i>Topic Paper 2: Site Selection Process Methodology</i> .	
5	<b>Outcome of the site selection process for Bradford On Avon</b>	Summary of the site selection process for Bradford On Avon (Stage 1). It outlines the methodology and identifies whether housing site allocations for the town should be included in the Plan.	
6	<b>Outcome of the Bradford On Avon Community Area Remainder site selection process</b>	Summary of the Bradford On Avon Community Area Remainder site selection process (Stage 1). It outlines the methodology and identifies whether housing site allocations for the community area remainder should be included in the Plan.	
7	<b>Conclusions</b>	Summary of the process, listing any sites that have been identified as proposed allocations in the Plan and settlements where the boundaries have been reviewed.	

## 2. Bradford on Avon Community area

### Context

- 2.1** The WCS provides the context for the Plan in relation to the Bradford on Avon Community Area. Core Policies 1 (Settlement Strategy) and 7 (Bradford on Avon Area Strategy) set out:
- the settlement hierarchy for sustainable development in the Bradford on Avon Community Area, and
  - associated indicative housing requirements.
- 2.2** Core Policy 7 requires approximately 780 new homes to be provided in the Bradford on Avon Community Area, of which about 595 dwellings should occur at the Market Town of Bradford on Avon, including land identified to the east of Bradford on Avon at Kingston Farm. Approximately 185 homes will be provided in the Bradford on Avon Community Area Remainder over the Plan period 2006 to 2026. This reflects the settlement strategy set out in Core Policy 1 and the role and function of settlements in the Bradford on Avon Area Strategy. It indicates how much growth should be provided here to ensure the delivery of the overall housing requirement for the Housing Market Area ('HMA').

### Settlement strategy

- 2.3** The settlements listed in *Table 2.1* below fall within the Bradford on Avon Community Area.

Table 2.1 Settlement Strategy in the Bradford on Avon Community Area

<b>Market Town</b>	Bradford on Avon
<b>Large Villages</b>	Holt, Westwood and Winsley
<b>Small Villages</b>	Limpley Stoke, Monkton Farleigh, Staverton and Wingfield

### Issues and considerations

- 2.4** Core Policy 7 and the supporting text (paragraph 5.35) of the WCS identify specific issues to be addressed in planning for the Bradford on Avon Community Area, including:
- Development should be planned so as to conserve and enhance the high quality built and natural environment in the Community Area having particular regard to the potential constraints of the Green Belt and Cotswolds AONB. The high quality historic environment in the Community Area should be protected and, where practicable, enhanced.
  - All development within the Community Area will need to conserve the designated landscape of the Cotswolds AONB and its setting, and where possible, enhance its locally distinctive characteristics.
  - All development will be required to maintain the integrity of the Bath and Bradford on Avon Bats Special Area of Conservation ('SAC'), having particular regard to the Wiltshire Bats SAC Guidance<sup>(2)</sup>

2 Bat Special Areas of Conservation (SAC) – Planning Guidance for Wiltshire (Issue 3.0, September 2015). Available at: <http://www.wiltshire.gov.uk/planninganddevelopment/biodiversityanddevelopment/writingecologicalsurveysplanning.htm>

- 2.5 The Wiltshire Infrastructure Delivery Plan ('the IDP')<sup>(3)</sup> identifies specific essential infrastructure requirements that will need to be addressed in planning for the community area, including.
- Extension of existing primary schools to provide additional places
  - Provision of additional nursery and secondary school places
  - Support development of local primary care health facilities, as most practices at capacity
- 2.6 However, neither the WCS or the IDP identify insurmountable issues to the extent that they would restrict the delivery of the level of housing proposed over the Plan period.

### Housing requirements

- 2.7 **At the time the Plan was released for pre-submission consultation the Council was undertaking its annual surveying exercise for the 2016/2017 monitoring year. In order to present the most up-to-date housing land supply position at the time, the Council estimated the 2017 housing land supply position (base date April 2017) in order to inform the Plan. This was based on data known at the time of publication, namely the update to the 2016 Housing Land Supply Statement (published March 2017).**
- 2.8 The ***estimated*** housing requirements for the Bradford on Avon Community Area are set out in Table 2.2 below. The table shows the overall housing requirement for the community area over the Plan period 2006-2026. In addition, it shows the number of dwellings that have already been delivered and those that are planned. This leaves an 'indicative residual requirement' of homes yet to be delivered during the remainder of the Plan period. ***The estimated indicative residual requirements have been used to inform the areas of search where allocations in the Plan are directed.***

Table 2.2 Estimated housing requirements for the Bradford on Avon Community Area <sup>(4)</sup>

Area	Indicative requirement 2006-2026	Completions 2006-2017	Developable commitments 2017-2026	Indicative residual requirement
Bradford on Avon	595	387	212	0
Bradford on Avon CA remainder <sup>(5)</sup>	185	119	72	0
Bradford on Avon total	780	506	284	0

- 2.9 **Since the pre-submission consultation, the Council has published the 2017 Housing Land Supply Statement (published March 2018) (hereafter "2017 HLSS"). This provides a confirmed 2017 housing land supply position (based date April 2017), and this represents the current housing land supply position.**
- 2.10 **The housing requirements shown in the 2017 HLSS for the Bradford on Avon Community Area are set out in Table 2.3 below:**

3 Wiltshire Council (December 2016). *Wiltshire Infrastructure Delivery Plan 3 2011-2026. Appendix 1: Bradford on Avon Community Area.*

4 Wiltshire Council (June 2017). Topic Paper 3: Housing Land Supply - Table 4.2

5 Bradford on Avon CA remainder and Bradford on Avon CA exclude any development at Staverton Marina which is classified as Trowbridge Principal Settlement.

Table 2.3 2.# Housing requirements for the Bradford on Avon Community Area <sup>(6)</sup>

<b>Area</b>	<b>Indicative requirement 2006-2026</b>	<b>Completions 2006-2017</b>	<b>Developable commitments 2017-2026</b>	<b>Indicative residual requirement</b>
<b>Bradford on Avon</b>	<b>595</b>	<b>384</b>	<b>218</b>	<b>0</b>
<b>Bradford on Avon CA remainder <sup>(7)</sup></b>	<b>185</b>	<b>123</b>	<b>56</b>	<b>6</b>
<b>Bradford on Avon total</b>	<b>780</b>	<b>507</b>	<b>274</b>	<b>6</b>

## Neighbourhood planning

- 2.11** Neighbourhood plans can also allocate sites for housing and review settlement boundaries. The progress of a neighbourhood plan and the level of housing it is proposing to allocate help determine which settlements to consider through the site selection process. Likewise, the settlement boundary review will not look at settlements that are considered to have had their settlement boundaries reviewed by a sufficiently advanced neighbourhood plan.
- 2.12** Bradford on Avon Community Area has two made neighbourhood plans and two in preparation. *Table 2.43* below shows the stage of the neighbourhood planning process reached by these plans. If a neighbourhood plan is sufficiently advanced, having at least submitted a draft neighbourhood plan to the Council for a Regulation 16 Consultation, then this includes information on whether it is allocating housing and reviewing settlement boundaries. For a full explanation of the neighbourhood planning process and the latest position on individual plans, see the neighbourhood planning pages on the Council website <sup>(8)</sup>.

Table 2.4 Status of neighbourhood plans in the Bradford on Avon Community Area at April 2018

<b>Plan Area/ name of NDP</b>	<b>Stage Reached</b>	<b>Is it allocating housing, if so, how much?</b>	<b>Is it reviewing the current settlement boundaries?</b>
Bradford on Avon	<b><i>Plan made (October 2017) Examination (April 2017)</i></b>	The draft NP identifies areas of opportunity for mixed use/commercial use but with no exact housing numbers given.	Yes
Holt	Plan made (Jan 2017)	Yes.	Yes
Westwood	Area designation (Dec 2015)	Unknown at this stage	Unknown at this stage
Freshford and Limpley Stoke	Plan made (Nov 2015)	No sites allocated	Plan relates to small villages

<sup>6</sup> Wiltshire Council (May 2018). Topic Paper 3: Housing Land Supply Addendum.

<sup>7</sup> *Bradford on Avon CA remainder and Bradford on Avon CA exclude any development at Staverton Marina which is classified as Trowbridge Principal Settlement.*

<sup>8</sup> Wiltshire Council. (2018). Neighbourhood Planning Latest Progress. Available: <http://www.wiltshire.gov.uk/planning-neighbourhood-latest-news>. Last accessed April 2018.

### 3. Settlement boundary review

3.1 The Plan also proposes amendments to the settlement boundaries, as defined in the WCS, of the following settlements within the Bradford on Avon Community Area:

- Westwood, and
- Winsley

3.2 **Appendix A** contains maps showing the proposed amendments to these settlement boundaries and tables setting out the justification behind these amendments. The methodology used in the settlement boundary review is set out in *Topic Paper 1: Settlement Boundary Review Methodology*<sup>(9)</sup>.

3.3 Bradford on Avon and Holt are considered to have had their settlement boundaries reviewed through a sufficiently advanced neighbourhood planning process. Therefore, the settlement boundary review excludes these settlements from further consideration.

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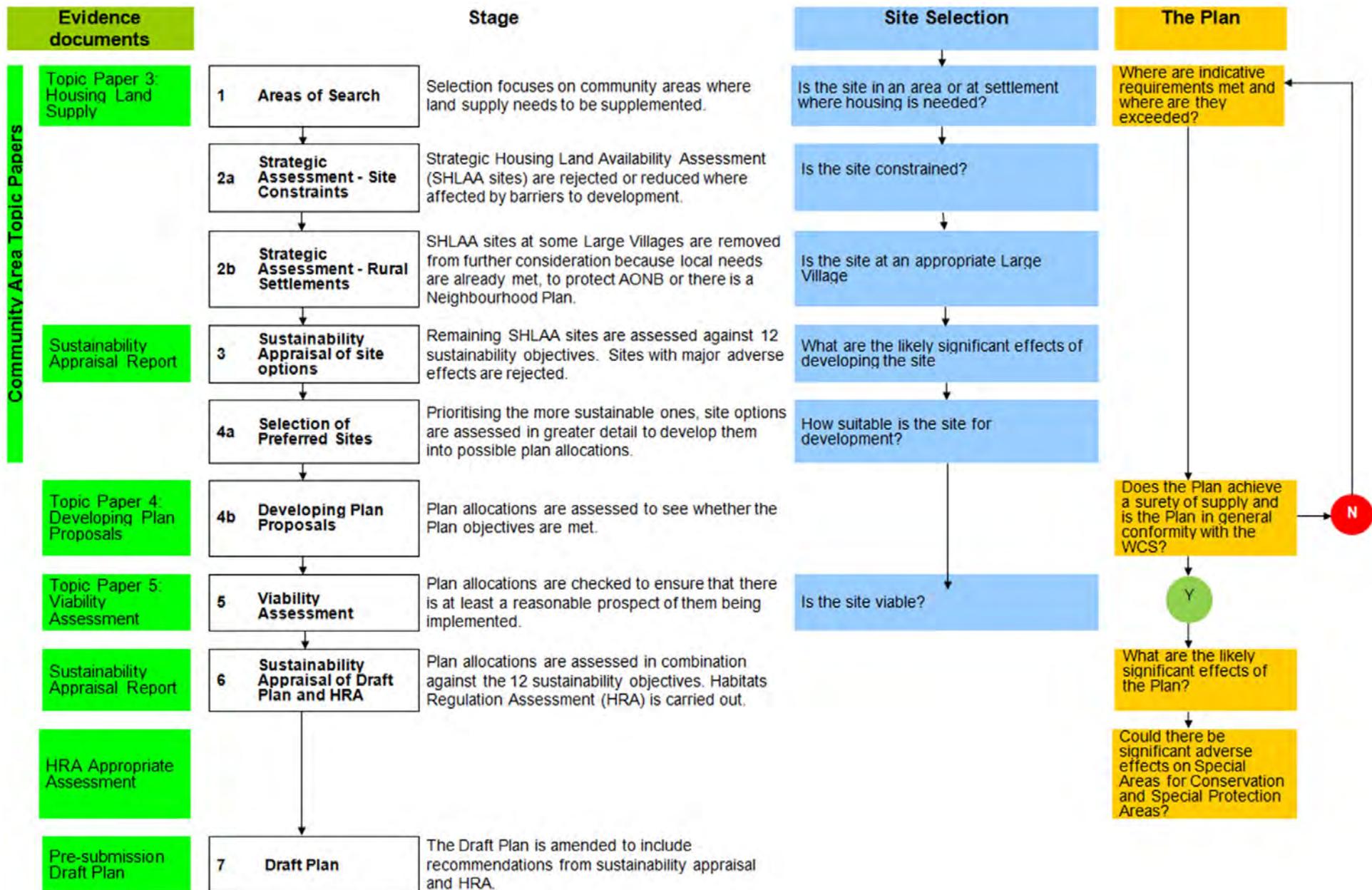
9 Wiltshire Council (~~May 2018~~ June 2017). *Topic Paper 1: Settlement Boundary Review Methodology*.

## 4. Overview of the site selection process

- 4.1 *Figure 4.1 provides a simple overview of the site selection process, which is explained fully in Topic Paper 2: Site Selection Process Methodology<sup>(10)</sup> **Since the publication of the pre-submission draft Plan, further assessment has been undertaken to include sites that were promoted to the Council through the pre-submission consultation and were in areas of search, or to re-assess sites where new evidence was submitted through the consultation.***

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10 Wiltshire Council (June 2017). *Topic Paper 2: Site Selection Process Methodology*.



## 5. Outcome of the site selection process for Bradford on Avon

### Overview

- 5.1 This section summarises the outcome of the site selection process for the Market Town of Bradford on Avon. It follows the methodology outlined in Section Four and is covered in more detail by *Topic Paper 2: Site Selection Process Methodology*<sup>(11)</sup>.
- 5.2 The decisions taken after each stage of the process for Bradford on Avon, along with the reasons for these decisions, are summarised below.

### Stage 1: Identifying broad 'areas of search'

- 5.3 The purpose of Stage 1 is to establish where housing site allocations may be needed during the rest of the Plan period. To do this, Stage 1 reviews the indicative residual requirement outstanding for Bradford on Avon. Generally the areas with an outstanding requirement to be met form the broad 'areas of search', which are then progressed for further assessment through Stage 2.
- 5.4 *Table 2.2* demonstrates that the indicative residual requirement for Bradford on Avon to be delivered during the Plan period has been met. This includes the strategic allocation identified through the WCS for land at Kingston Farm for mixed use development, including provision for 150 dwellings and a more recent significant greenfield site brought forward on the edge of the settlement.
- 5.5 Therefore, the Plan will not need to allocate additional land to help meet an indicative residual requirement. It is proposed that housing sites will not be identified for allocation within Bradford on Avon and the site selection process ends after Stage 1.

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11 Wiltshire Council (June 2017). *Topic Paper 2: Site Selection Process Methodology*.

## 6. Outcome of the Bradford on Avon Community Area Remainder site selection process

### Overview

- 6.1** This section summarises the outcome of the site selection process for the Bradford on Avon Community Area Remainder. It follows the methodology outlined in Section Four and is covered in more detail by *Topic Paper 2: Site Selection Process Methodology*<sup>(12)</sup>.
- 6.2** The decisions taken after each stage of the process for the Bradford on Avon Community Area Remainder, along with the reasons for these decisions, are summarised below.

### Stage 1: Identifying broad 'areas of search'

- 6.3** The purpose of Stage 1 is to establish where housing site allocations may be needed during the rest of the Plan period. To do this, Stage 1 reviews the indicative residual requirement outstanding for the Bradford on Avon Community Area Remainder. The areas with an outstanding requirement to be met form the broad 'areas of search', which are then progressed for further assessment through Stage 2.
- 6.4** *Table 2.2* demonstrates that the indicative residual requirement for the Bradford on Avon Community Area Remainder to be delivered during the Plan period has been met<sup>(13)</sup>.
- 6.5** Therefore, the Plan will not need to allocate additional land to help meet an indicative residual requirement. It is proposed that housing sites will not be identified for allocation within the Bradford on Avon Community Area Remainder and the site selection process ends after Stage 1.

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12 Wiltshire Council (June 2017). *Topic Paper 2: Site Selection Process Methodology*.

13 Figure as per the 2016 HLSS, which is used to inform the Plan

## 7. Conclusions

### Bradford on Avon town

- 7.1 The indicative residual requirement for the Market Town of Bradford on Avon to be delivered during the Plan period has been met. Therefore, the Plan will not need to allocate additional land to help meet an indicative residual requirement. It is proposed that housing sites will not be identified for allocation within Bradford on Avon and the site selection process ends after Stage 1.

### Bradford on Avon Community Area Remainder

- 7.2 The indicative residual requirement for the Bradford on Avon Community Area Remainder to be delivered during the Plan period has been met. Therefore, the Plan will not need to allocate additional land to help meet an indicative residual requirement. It is proposed that housing sites will not be identified for allocation within the Bradford on Avon Community Area Remainder and the site selection process ends after Stage 1.

### Settlement Boundary Review

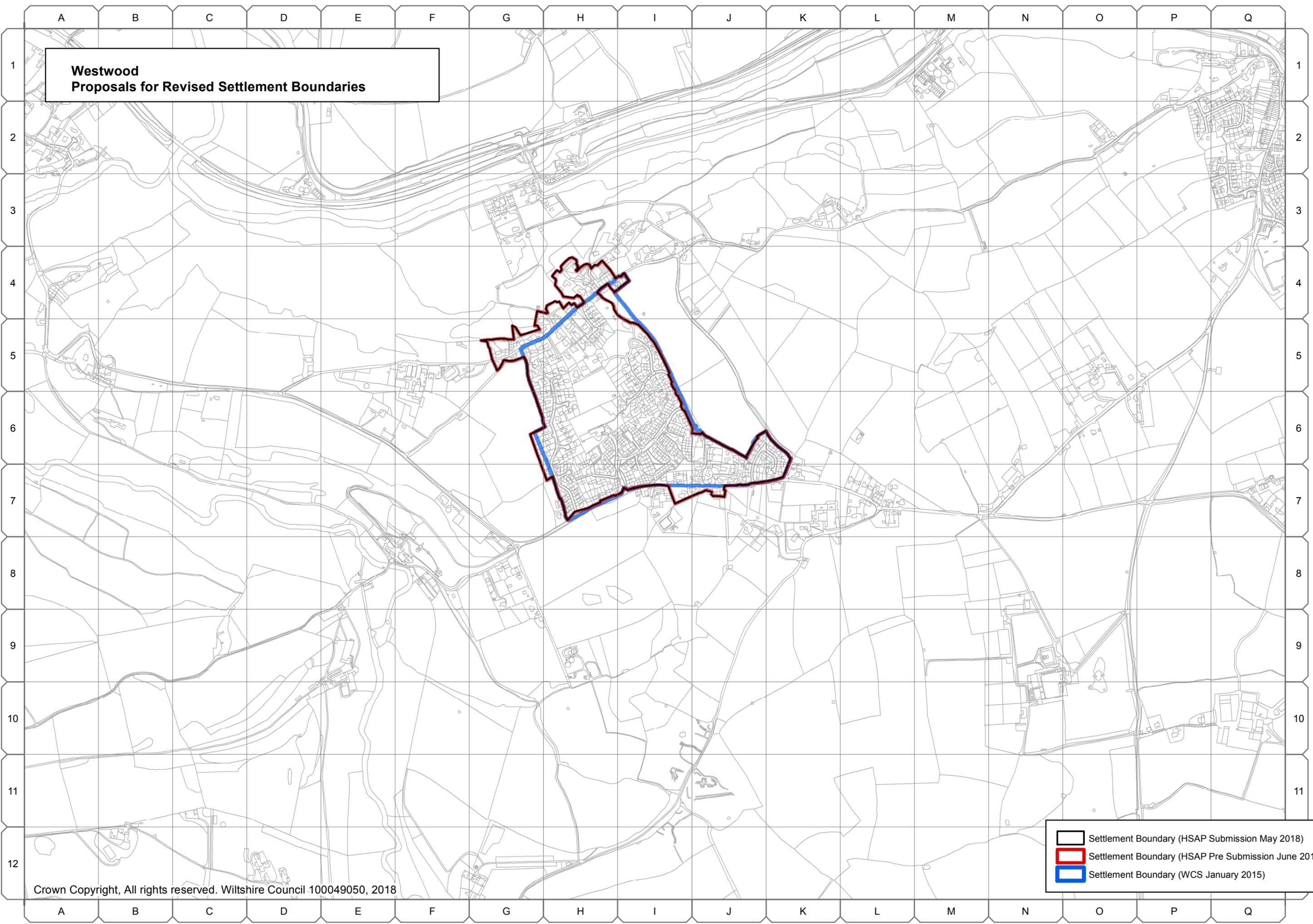
- 7.3 The Plan has reviewed the settlement boundaries of the following settlements within the Bradford on Avon Community Area:

- Westwood, and
- Winsley

- 7.4 ~~**Bradford on Avon and Holt** have a recently made neighbourhood plans which reviewed the settlement boundary. Moreover, the Bradford on Avon Neighbourhood Plan has reviewed its settlement boundary and reached an advanced stage of the plan making process.~~ Therefore, the settlement boundary review excludes these settlements from further consideration.

# Appendix A: Proposals for revised settlement boundaries

**Westwood  
Proposals for Revised Settlement Boundaries**



-  Settlement Boundary (HSAP Submission May 2018)
-  Settlement Boundary (HSAP Pre Submission June 2017)
-  Settlement Boundary (WCS January 2015)

## Westwood

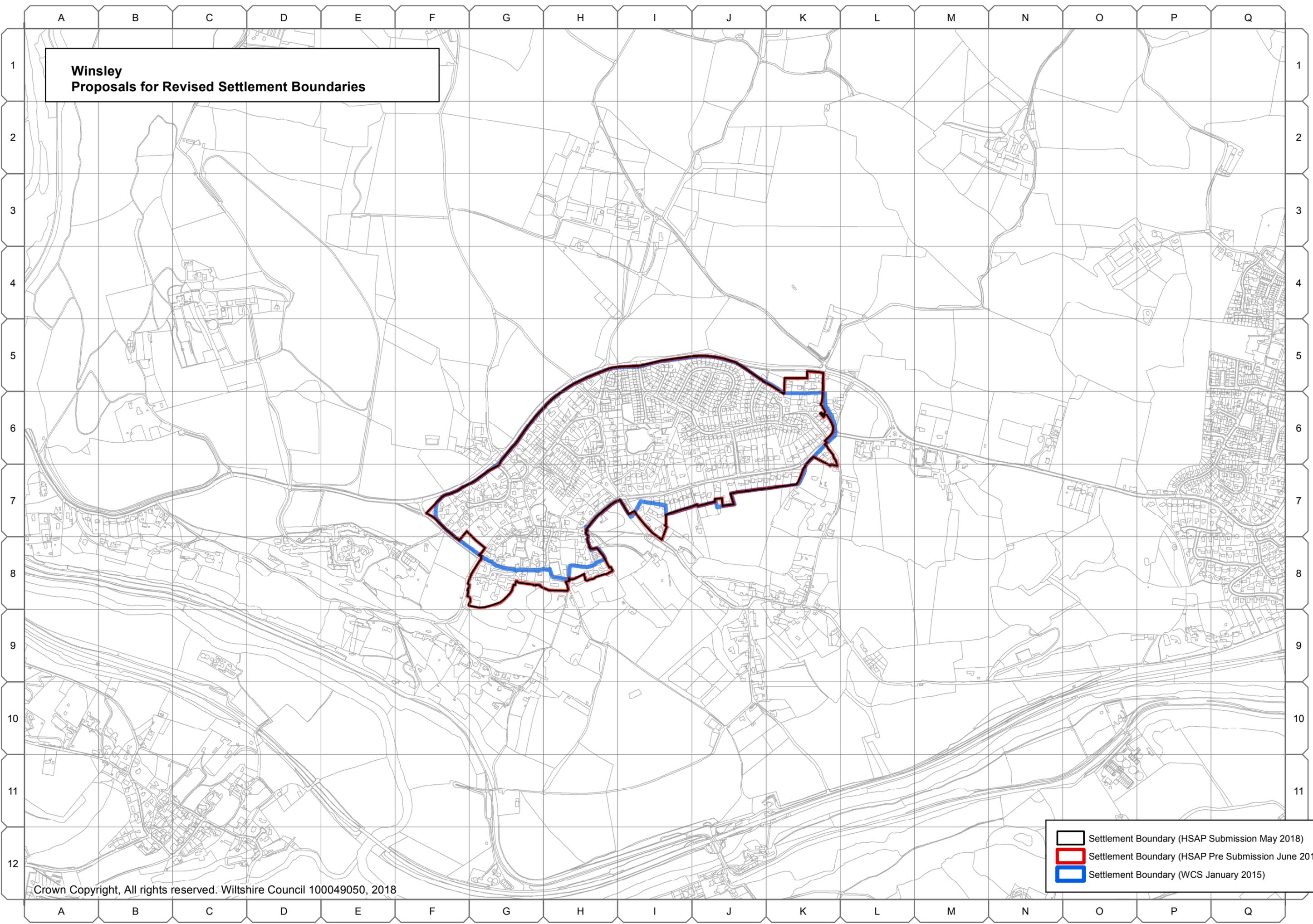
**A.1** The preceding map of Westwood illustrates both the existing settlement boundary (***"WCS January 2015"***), and the proposed revised ***pre-submission*** settlement boundary (***"HSAP Pre-Submission June 2017"***) and ***proposed changes following consultation ("HSAP Submission May 2018")***. Table A.1 below explains why each of the proposed amendments ***in the pre-submission settlement boundary*** were made to the existing settlement boundary, in line with the settlement boundary review methodology<sup>(14)</sup>. The grid reference numbers are those used on the map overleaf.

Table A.1 Proposed Amendments to Westwood Settlement Boundary

Map Grid Reference	Proposed Amendment
H7	Amendment to boundary to follow but not include clearly defined physical feature – the road.
J6, I6, I5	Amendment to boundary to follow but not include clearly defined physical feature – the road.
G5, H4	Amend boundary to include area of built residential development closely related to the settlement.
H4, I4	Amend boundary to exclude recreational / amenity space on the edge of settlement more closely related to the countryside.
G6, H7	Amend boundary to include built development and curtilages of properties physically related to the built form of the settlement.
I7, J7	Amend boundary to include built residential development physically related to the settlement.

14 Wiltshire Council (June 2017 ~~May 2018~~). *Topic Paper 1: Settlement Boundary Review Methodology Paper*.

**Winsley  
Proposals for Revised Settlement Boundaries**



-  Settlement Boundary (HSAP Submission May 2018)
-  Settlement Boundary (HSAP Pre Submission June 2017)
-  Settlement Boundary (WCS January 2015)

## Winsley

**A.2** The preceding map of Winsley illustrates both the existing settlement boundary (***"WCS January 2015"***), and the proposed revised ***pre-submission*** settlement boundary (***"HSAP Pre-Submission June 2017"***) and ***proposed changes following consultation ("HSAP Submission May 2018")***. Table A.2 below explains why each of the proposed amendments ***in the pre-submission settlement boundary*** were made to the existing settlement boundary, in line with the settlement boundary review methodology<sup>(15)</sup>. The grid reference numbers are those used on the map overleaf.

Table A.2 Proposed Amendments to Winsley Settlement Boundary

Map Grid Reference	Proposed Amendment
F7	Amendment to boundary to follow but not include clearly defined physical feature – the road.
G8, F7	Amend boundary to exclude curtilage of property that relates more closely to the countryside.
F8, G8, H8	Amend boundary to include built residential development that is physically related to the settlement.
I7	Amend boundary to include built residential development that is physically related to the settlement.
J7	Amend boundary to exclude recreational or amenity space at the edge of the settlement that relates more to the open countryside.
K6, K7	Amend boundary to include built residential development that is physically related to the settlement.
K5	Amend boundary to include built residential development that is physically related to the settlement.
K6	Amendment to boundary to follow but not include clearly defined physical feature – the road.

15 Wiltshire Council (June 2017 ***May 2018***). *Topic Paper 1: Settlement Boundary Review Methodology Paper*.

This document was published by the Spatial Planning team, Wiltshire Council, Economic Development and Planning Services.

For further information please visit the following website:

<http://www.wiltshire.gov.uk/wiltshsgsiteallocationsplan.htm>

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