



Wiltshire Housing Site Allocations Plan

Submission draft plan

Community Area Topic Paper – Corsham

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 ('CATP's) 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 Corsham 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⁽¹⁾.
- 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 help ensure a sufficient choice and supply of suitable sites throughout the plan period in accordance with national policy and to compliment Neighbourhood Planning.

Topic paper structure

- 1.5 *Table 1.1* shows the layout of the Corsham 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

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 Corsham Community Area Topic Paper

#	Section		Appendices
2	Community area	Planning policy context for the Corsham 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	Settlement boundary review	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.	Appendix A contains maps of each settlement showing the revised settlement boundary proposals with tables explaining the changes.
4	Overview of the site selection process	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	Outcome of the site selection process for Corsham	Summary of the site selection process for the Market Town of Corsham (Stage 1). It outlines the methodology and identifies whether housing site allocations for the town should be included in the Plan.	
6	Outcome of the Corsham Community Area Remainder site selection process	Where required a summary of the Corsham 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	Conclusions	Summary of the process, listing the sites that have been identified as proposed allocations in the Plan and settlements where the boundaries have been reviewed.	

2. Corsham Community area

Context

- 2.1** The WCS provides the context for the Plan in relation to the Corsham Community Area. Core Policies 1 (Settlement Strategy) and 11 (Corsham Area Strategy) set out:
- the settlement hierarchy for sustainable development in the Corsham Community Area, and
 - associated indicative housing requirements.
- 2.2** Core Policy 11 requires approximately 1,395 homes to be provided, of which about 1,220 should occur at the Market Town of Corsham and approximately 175 homes will be provided in the rest of the Community Area 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 Corsham Community 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 Corsham Community Area.

Table 2.1 Settlement Strategy in the Corsham Community Area

Market Town	Corsham
Large Villages	Box, Colerne and Rudloe
Small Villages	Gastard, Lacock, Neston and Westwells

Issues and considerations

- 2.4** Core Policy 11 and the supporting text (paragraph 5.62) of the WCS identify specific issues to be addressed in planning for the Corsham Community Area, including:
- all development within the Community Area will need to have particular regard to the potential constraints of the Green Belt and conserve the designated landscape of the Cotswolds Area of Outstanding Natural Beauty and its setting, and where possible enhance its locally distinctive characteristics
 - all development will maintain the integrity of the Bath and Bradford on Avon Bats Special Area of Conservation ⁽²⁾, having particular regard to the Wiltshire Bats SAC Guidance ⁽³⁾
- 2.5** The Wiltshire Infrastructure Delivery Plan ('IDP')⁽⁴⁾ identifies specific essential infrastructure requirements that will need to be addressed in planning for the community area, including.

2 <http://jncc.defra.gov.uk/protectedsites/sacselection/sac.asp?EUCode=UK0012584>

3 <http://www.wiltshire.gov.uk/planninganddevelopment/biodiversityanddevelopment/writingecologicalsurveysplanning.htm>

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

- extension of existing primary schools and secondary school to provide additional places
- provision of additional nursery school places
- support development of local primary care health facilities, as most practices at capacity
- capacity improvements to water supply and waste water infrastructure

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 dated 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 Corsham 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 Corsham Community Area.⁽⁵⁾

Area	Indicative requirement 2006-2026	Completions 2006-2017	Developable commitments 2017-2026	Indicative residual requirement
Corsham	1,220	646	587	0
Corsham CA Remainder	175	255	96	0
Corsham total	1,395	901	684	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 housing land supply position (base dated April 2017), and this represents the current housing land supply position.**

2.10 **The housing requirements shown in the 2017 HLSS (excluding any proposed allocations) for the Corsham Community Area are set out in Table 2.3 below:**

Table 2.3 Housing requirements for the Corsham Community Area.⁽⁶⁾

<u>Area</u>	<u>Indicative requirement 2006-2026</u>	<u>Completions 2006-2017</u>	<u>Developable commitments 2017-2026</u>	<u>Indicative residual requirement</u>
<u>Corsham</u>	<u>1,220</u>	<u>597</u>	<u>629</u>	<u>0</u>
<u>Corsham CA</u> <u>Remainder</u>	<u>175</u>	<u>285</u>	<u>96</u>	<u>0</u>
<u>Corsham total</u>	<u>1,395</u>	<u>882</u>	<u>724</u>	<u>0</u>

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** Corsham Community Area has ~~one~~**two** neighbourhood plans in preparation. *Table 2.34* below shows that the stage of the neighbourhood planning process reached by ~~this~~**these** plans. If the neighbourhood plans ~~was~~**were** sufficiently advanced, having at least submitted a draft neighbourhood plan to the Council for a Regulation 16 Consultation, then this would include information on whether it is **they are** allocating housing and reviewing settlement boundaries. For an explanation of the neighbourhood planning process and the latest position on individual plans, see the neighbourhood planning pages on the Council website⁽⁷⁾.

Table 2.4 Status of neighbourhood plans in the Corsham Community Area at April 2018

Plan Area/ name of NDP	Stage Reached	Is it allocating housing, if so, how much?	Is it reviewing the current settlement boundaries?
Corsham	Area Designation Consultation (Feb 2017)	Unknown	Unknown
<u>Colerne</u>	<u>Area designation (June 2017)</u>	<u>Unknown</u>	<u>Unknown</u>

6 Wiltshire Council (May 2018) Topic Paper 3: Housing Land Supply - Addendum

7 Wiltshire Council. (2017**2018**). Neighbourhood Planning Latest Progress. Available: <http://www.wiltshire.gov.uk/planning-neighbourhood-latest-news>. Last accessed April 2017 **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 Corsham Community Area:

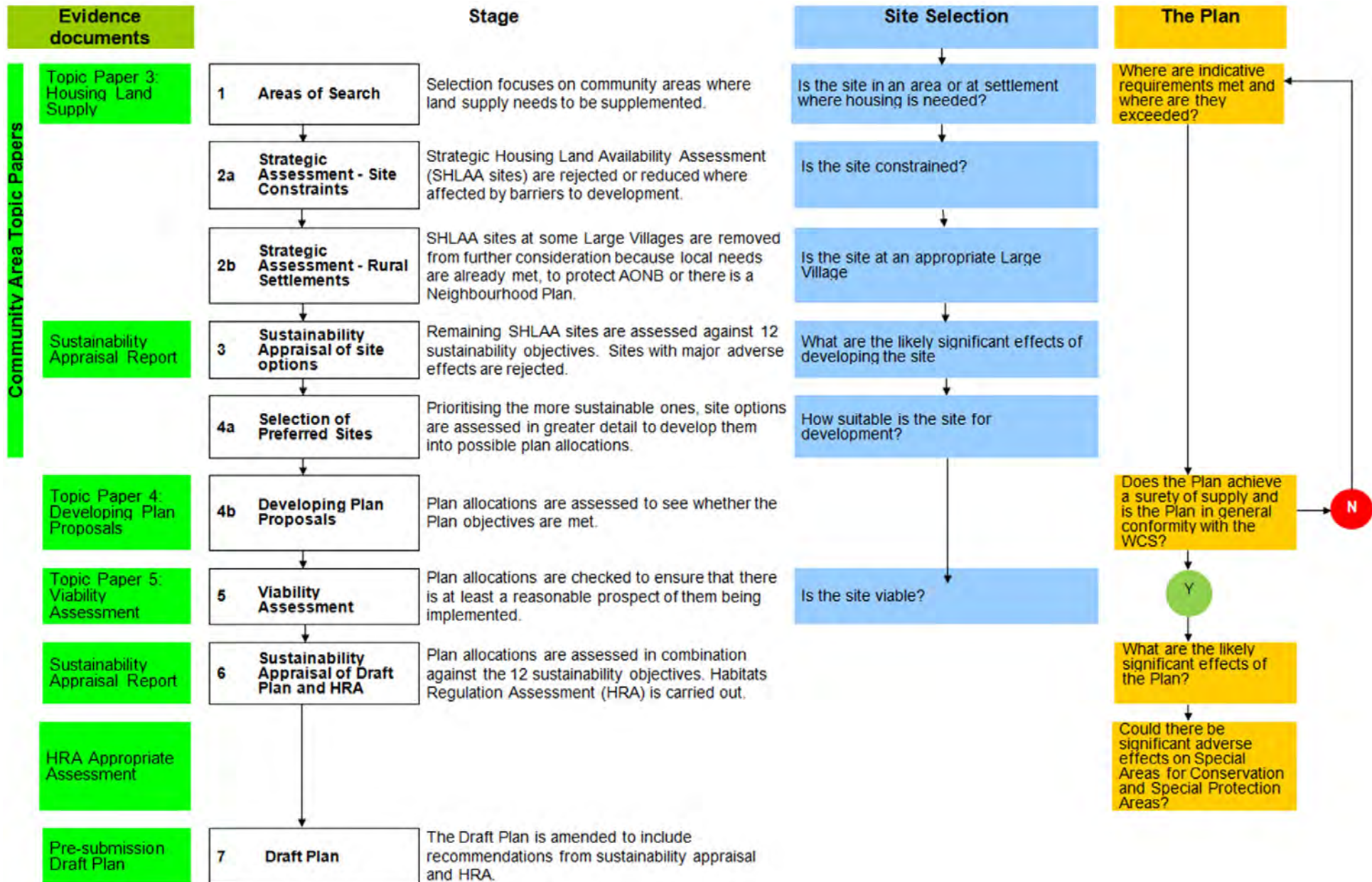
- Corsham
- Box
- Colerne, and
- Rudloe

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*⁽⁸⁾.

3.3 No settlements in the Corsham Community Area are considered to have had their settlement boundaries reviewed through a sufficiently advanced neighbourhood planning process. Therefore, all settlements with currently adopted settlement boundaries within this community area have been considered through the settlement boundary review.

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*⁽⁹⁾. **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.***



5. Outcome of the site selection process for Corsham

Overview

- 5.1 This section summarises the outcome of the site selection process for the Market Town of Corsham. It follows the methodology outlined in Section Four and is covered in more detail by *Topic Paper 2: Site Selection Process Methodology*⁽¹⁰⁾.
- 5.2 The decisions taken after each stage of the process for Corsham, 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 Corsham Community Area. 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 there is not an indicative residual requirement for Corsham to be delivered during the Plan period.
- 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 the market town of Corsham and the site selection process ends after Stage 1.

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

6. Outcome of the Corsham Community Area Remainder site selection process

Overview

- 6.1 This section summarises the outcome of the site selection process for the Corsham 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*⁽¹¹⁾.
- 6.2 The decisions taken after each stage of the process for the Corsham 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 Corsham Community Area Remainder. 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.
- 6.4 *Table 2.2* demonstrates that there is not an indicative residual requirement for the Corsham Community Area Remainder to be delivered during the Plan period.
- 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 Corsham Community Area Remainder and the site selection process ends after Stage 1.

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

7. Conclusions

Corsham town

- 7.1 There is not an indicative residual requirement for the Market Town of Corsham to be delivered during the Plan period. 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 Corsham and the site selection process ends after Stage 1.

Corsham Community Area Remainder

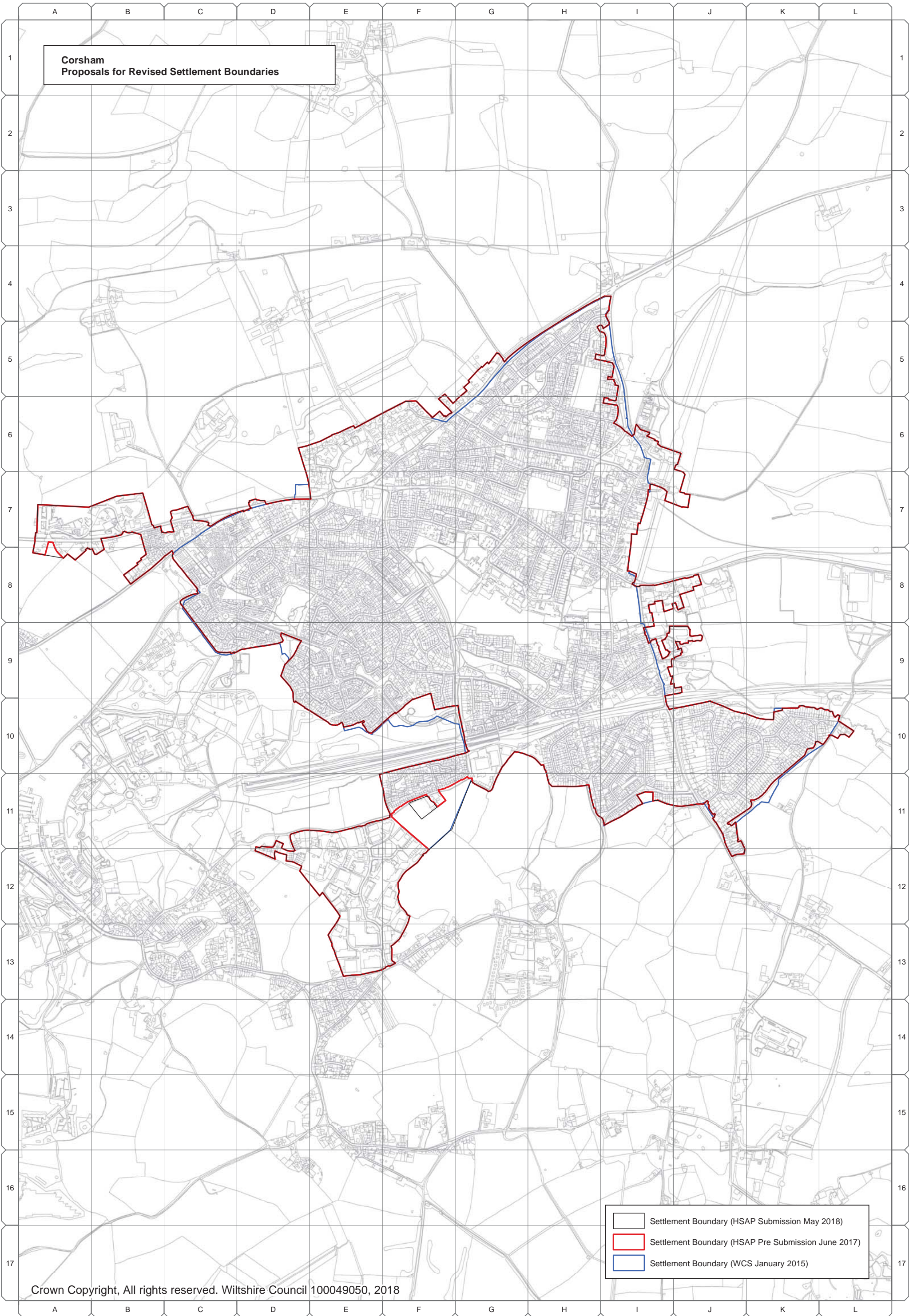
- 7.2 There is not an indicative residual requirement for Corsham Community Area Remainder to be delivered during the Plan period. Therefore, the Plan will not need to allocate additional land to help meet an indicative residual requirement. It is proposed that housing sites will not be identified for allocation within the Corsham 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 Corsham Community Area:
- Corsham
 - Box
 - Colerne, and
 - Rudloe
- 7.4 No settlements in the Corsham Community Area are considered to have had their settlement boundaries reviewed through a sufficiently advanced neighbourhood planning process. Therefore, all settlements with currently adopted settlement boundaries within this community area have been considered through the settlement boundary review.

Appendix A: Proposals for revised settlement boundaries

**Corsham
Proposals for Revised Settlement Boundaries**



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

Corsham

A.1 The preceding map of Corsham illustrates both the existing settlement boundary (***“WCS January 2015”***), and the ***pre-submission settlement boundary (“HSAP Pre Submission June 2017”) and proposed changes following consultation (“HSAP Submission May 2018”)***. proposed revised settlement boundary. 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⁽¹²⁾. The grid reference numbers are those used on the map overleaf.

Table A.1 Proposed Amendments to Corsham Settlement Boundary

Map Grid Reference (13)	Proposed Amendments
A7, A8, B7, B8, C7, C8	Amend boundary to include built residential and employment development that is physically related to the settlement.
D9	Amend boundary to exclude recreational or amenity space at the edge of the settlement that relates more to the open countryside and to follow clearly defined physical feature.
E10, F9, F10, G10	Amend boundary to exclude recreational or amenity space at the edge of the settlement that relates more to the open countryside.
D11, E11, E12, D12, E13, F11, F12, F13	Amend boundary to include built residential and employment development that is physically related to the settlement.
F11, G11	Amend boundary to exclude recreational or amenity space at the edge of the settlement that relates more to the open countryside.
I11	Amend boundary to exclude recreational or amenity space at the edge of the settlement that relates more to the open countryside.
J11, K11, K10, L10	Amend boundary to follow but not include clearly defined physical features - the road.
L10	Amend boundary to include built employment development that is physically related to the settlement.
K10	Amend boundary to include the curtilage of a property that relates more to the built environment (e.g. a garden) and/ or has limited capacity to extend the built form of the settlement.
I9, J9	Amend boundary to include built community facilities development (i.e. school) that is physically related to the settlement.
I8, J8, I9, J9	Amend boundary to include built residential development that is physically related to the settlement.

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

13 Text in brackets denotes location within grid square, to aid reader, e.g. (N) - 'north'; (S) - 'south'; (C) - 'centre'

F5, F6, G5, G6	Amend boundary to include built residential development that is physically related to the settlement.
D7	Amend boundary to include built residential development physically related to the settlement.
D7 (NE)	Amend boundary to remove curtilage of property more closely related to the countryside.
I6, I7, J6, J7	Amend boundary to include built community facility development physically related to the settlement.
I5, J6	Amend boundary to follow the curtilages of properties on the settlement side of the road.

A.1.1 ***Table A.1.1 below explains the proposed changes to the pre-submission settlement boundary following consideration of representations received during the Council's summer 2017 pre-submission consultation, and updates to reflect recent development up to April 2017.***

Table A.1.1 *Proposed changes to the pre-submission Corsham Settlement Boundary*

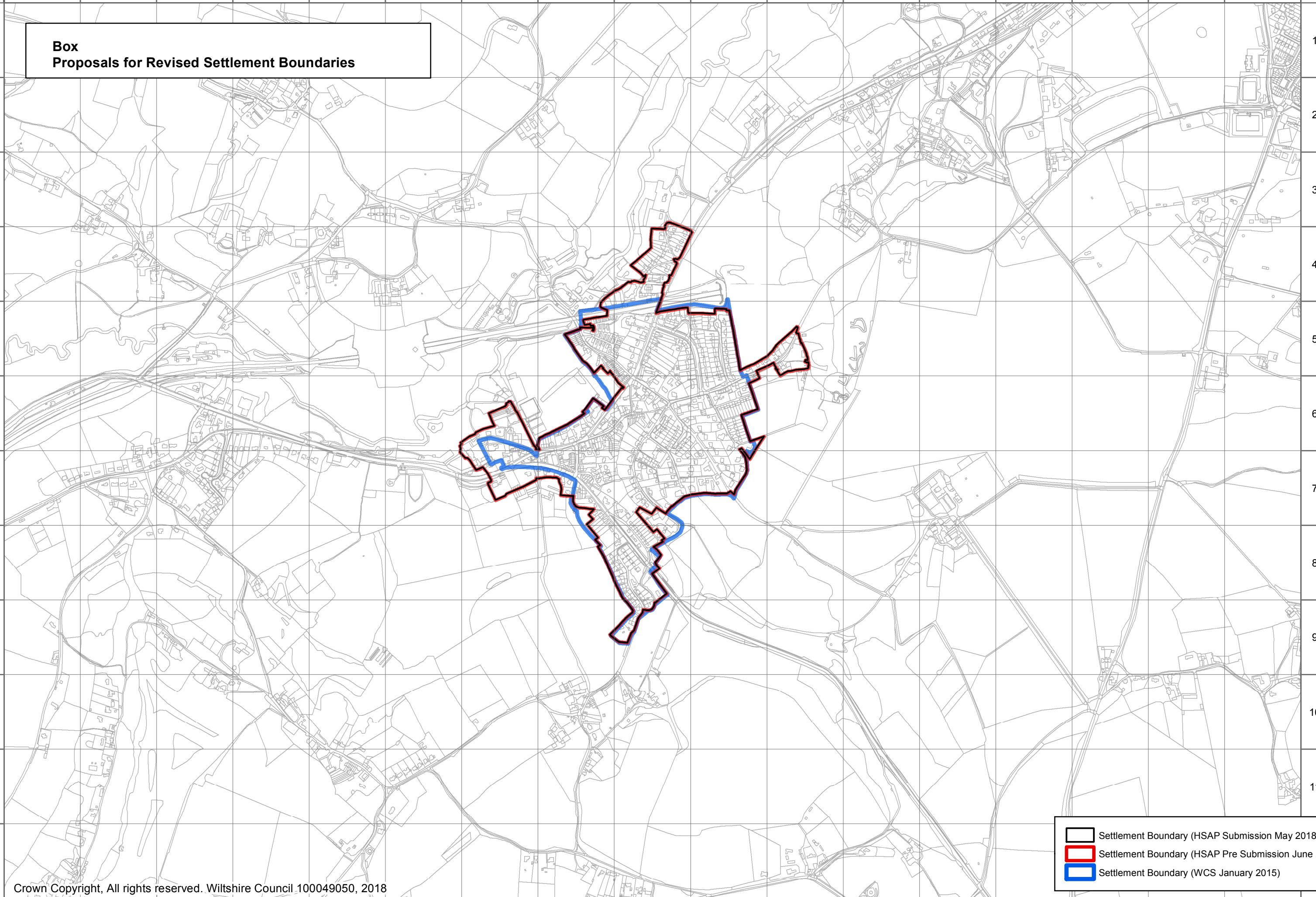
<u>Map Grid Reference</u>	<u>Proposed change</u>
<u>A7 and A8</u>	<u>Amend pre-submission settlement boundary to include the full garden curtilage of 6 Halfway Firs, Bath Road. This is the curtilage of a property that relates more closely to the built environment (e.g. a garden) and has limited capacity to extend the built form of the settlement in terms of scale and location.</u>
<u>F11, G11 and F12</u>	<u>Amend pre-submission settlement boundary to include new dwellings at land south of Potley Lane. This is built residential development that is physically related to the settlement.</u>

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**Box
Proposals for Revised Settlement Boundaries**

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

A B C D E F G H I J K L M N O P Q

Box

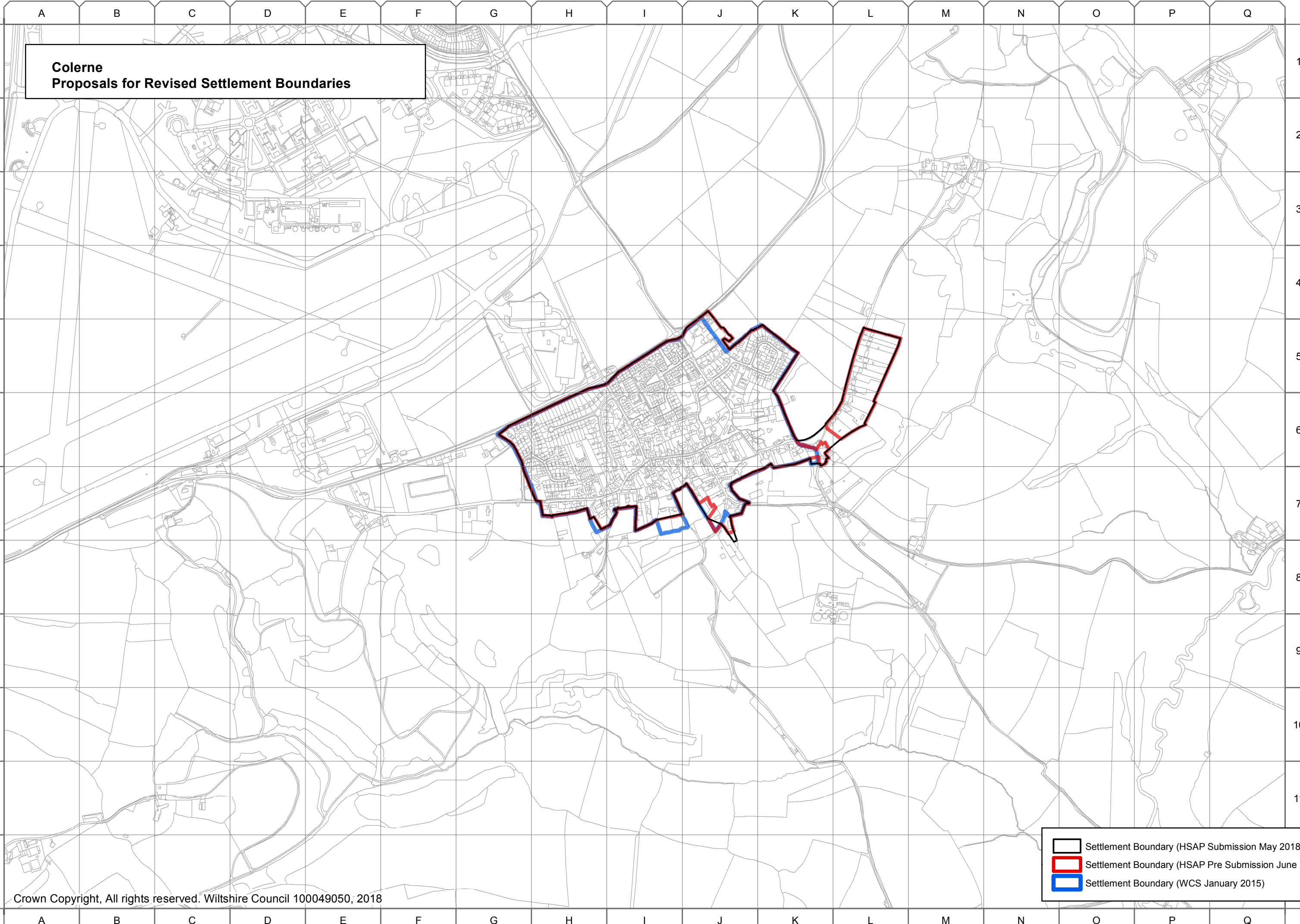
A.2 The preceding map of Box illustrates both the existing settlement boundary (*“WCS January 2015”*), and the *pre-submission settlement boundary* (*“HSAP Pre Submission June 2017”*) and *proposed changes following consultation* (*“HSAP Submission May 2018”*). ~~proposed revised settlement boundary.~~ 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⁽¹⁴⁾. The grid reference numbers are those used on the map overleaf.




Table A.2 Proposed Amendments to Box Settlement Boundary

Map Grid Reference	Proposed Amendments
G6, G7	Amendment to boundary to include built residential development physically related to the settlement.
H6	Amend boundary to exclude recreational or amenity space at the edge of the settlement.
H5	Amend boundary to exclude area more closely related to the countryside.
H7, H8	Amend boundary to include built residential development that is physically related to the settlement and to exclude recreational or amenity space at the edge of the settlement
J5	Amend boundary to exclude area more closely related to the countryside and to follow defined physical feature.
J5, K5	Amend boundary to include built residential development that is physically related to the settlement.
J6	Amend boundary to include curtilage of property closely related to the settlement.
H4, I4	Amend boundary to include built residential development that is physically related to the settlement.
I7, I8	Amend boundary to remove employment development at the edge of the large village.

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

**Colerne
Proposals for Revised Settlement Boundaries**



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

Colerne

A.3 The preceding map of Colerne illustrates both the existing settlement boundary (***“WCS January 2015”***), and the ***pre-submission settlement boundary (“HSAP Pre Submission June 2017”) and proposed changes following consultation (“HSAP Submission May 2018”)***. proposed revised settlement boundary. Table A.3 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⁽¹⁵⁾. The grid reference numbers are those used on the map overleaf.

Table A.3 Proposed Amendments to Colerne Settlement Boundary

Map Grid Reference (16)	Proposed Amendments
J5, J4	Include community facilities physically related to the settlement.
L5, L6	Include area of built residential development that is physically related to the settlement.
K6 (E)	Include area of built residential development that is physically related to the settlement.
K6	Exclude curtilage of property with the capacity to extend the built form of the settlement.
J7 (S)	Include built residential development that is physically related to the settlement.
J7 (C)	Exclude area more closely related to the countryside that has the capacity to extend the built form of the settlement.
I7	Exclude curtilages of properties with the capacity to extend the built form of the settlement.
H7	Exclude curtilage of property with the capacity to extend the built form of the settlement.

A.3.1 ***Table A.3.1 below explains the proposed changes to the pre-submission settlement boundary following consideration of representations received during the Council's summer 2017 pre-submission consultation, and updates to reflect recent development up to April 2017.***

Table A.3.1 Proposed changes to the pre-submission Colerne Settlement Boundary

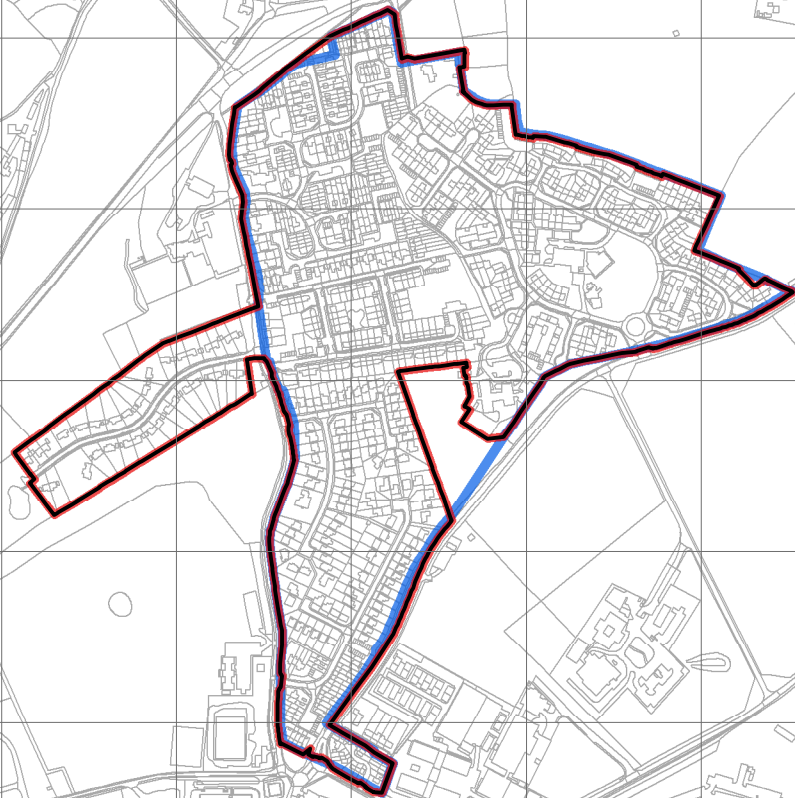
<i>Map Grid Reference</i>	<i>Proposed change</i>
<i>J7</i>	<i>Amend pre-submission settlement boundary to exclude the farm building and include the garden of Brambledown, Tutton Hill. The former is a farm building at the edge of a large village and the latter is the curtilage of a</i>

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

16 Text in brackets denotes location within grid square, to aid reader, e.g. (N) - 'north'; (S) - 'south'; (C) - 'centre'

	<i><u>property that relates more closely to the built environment (e.g. a garden) and has limited capacity to extend the built form of the settlement in terms of scale and location.</u></i>
<i><u>K6 and L6</u></i>	<i><u>Amend pre-submission settlement boundary to include the gardens and recreational or amenity space adjacent to Eastrip Lane and 21/23 Watergates, except for the large field to the southeast. This is partly the curtilage of properties that relates more closely to the built environment (e.g. a garden) and has limited capacity to extend the built form of the settlement in terms of scale and location. The remainder is recreational or amenity space at the edge of a settlement that relates more closely to the built environment.</u></i>

**Rudloe
Proposals for Revised Settlement Boundaries**



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

Rudloe

- A.4** The preceding map of Rudloe illustrates both the existing settlement boundary (***“WCS January 2015”***), and the ***pre-submission settlement boundary (“HSAP Pre Submission June 2017”) and proposed changes following consultation (“HSAP Submission May 2018”)***. proposed revised settlement boundary. Table A.4 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⁽¹⁷⁾. The grid reference numbers are those used on the map overleaf.

Table A.4 Proposed Amendments to Rudloe Settlement Boundary

Map Grid Reference	Proposed Amendments
G6, H6, G7, H7	Amend boundary to include built residential development that is physically related to the settlement.
I6, I7	Amend the boundary to exclude recreational or amenity space (i.e. school playing field) that relates to the countryside.
H5	Amend boundary to include the curtilage of a property that relates more to the built environment (e.g. a garden) and/ or has limited capacity to extend the built form of the settlement.

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

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

For further information please visit the following website:

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