

Wiltshire Council

Cabinet

30 April 2019

**Adrian Brabazon – statement and question regarding agenda item 7 - Wiltshire
Local Plan Review Update Strategy Development**

**To Councillor Toby Sturgis - Cabinet Member for Spatial Planning,
Development Management and Property**

Statement and Question

The strategy development report, paragraphs 21-25, relating to Chippenham HMA and the numbers referenced in Appendix 4 - Alternative Development Strategies 6.1 for the same HMA, appear to conflict in messaging.

Within the strategy report, the text related to Chippenham C (CH-C) – Melksham Focus states *'Housing requirements based on economic forecast for Melksham and follow a recent track record of sustained economic growth (for housing this means from about 3,000 homes in CH-A to about 4,000 homes). The strategy diverts the scale of new housing away from settlements that are more environmentally constrained or sensitive.'*

My interpretation of this statement is that the housing requirement numbers for constrained settlements such as Calne and Devizes should have a lower allocation in Option CH-C when compared to allocations in Option CH-A – rolling forward the Wiltshire Core Strategy. Within this Melksham should have a higher allocation to the 4,000 homes referenced above.

However, this is not reflected in the Housing allocations for Option CH-A and CH-C in Appendix 4 (see below), where there is in fact negligible difference in the settlement allocations, notwithstanding the difference in employment allocations.

Can this be clarified, as this potentially compromises any strategic choices related to the Chippenham HMA, which is clearly critical given the growth expectation in this HMA.

OPTION CH-A Housing and employment land requirements are distributed pro-rata rolling forward the current strategy. Housing requirements are increased pro-rata to match a higher assessment of housing needs.

Roll forward the Wiltshire Core Strategy Distribution of homes and jobs

2016-2036				
	Housing		Employment	
Settlement Area	Requirement	Residual	Requirement	Residual
	<i>Dwellings</i>		<i>Hectares</i>	
Calne	2050	859	5.5	5
Chippenham	6441	1830	25.7	-
Corsham	1740	1266	5.5	2
Devizes	2870	2023	9.1	-
Malmesbury	1260	714	7.2	-
Melksham	3199	1849	5.5	2
Rest of HMA	2840	1471	2.9	-
Total	20400	10012	61.4	9

OPTION CH-C Rather than WCS scales of growth, rates of development at Calne, Corsham, Devizes and Malmesbury are 'capped' to a 40% increase on the WCS as a deliverable response to the much higher assessment of local housing need.

Melksham Focus

The rate of development at Chippenham rolls forward the current strategy uncapped, reflecting its prospects for future growth and as a response to past suppressed demand.

Melksham has a focus for growth, continuing its recent track record. One option would be to see new homes supported by the provision of new road infrastructure.

For employment, the strategy responds to the conclusions of the Employment Land Review that there is a case for new allocations in Melksham and Corsham.

2016-2036				
	Housing		Employment	
Settlement Area	Requirement	Residual	Requirement	Residual
	<i>Dwellings</i>		<i>Hectares</i>	
Calne	2015	825	-	
Chippenham	6440	1829	-	
Corsham	1710	1234	4	
Devizes	2815	1967	-	
Malmesbury	1240	693	-	
Melksham	3390	2044	5	
Rest of HMA	2790	1420	-	
Total	20400	10012	9	

Response

Thank you for your statement and question. The intention of the Melksham Focus Option is to allow for the testing of a genuine alternative strategy for Melksham, at a level of around 4,000 homes as set out in paragraph 23 of the main report (quoted above). The figures and description as set out in the table containing 'Option CH-C: Melksham Focus' at Appendix 4 of the report have now been corrected through an Addendum. The revised table is as follows:

OPTION CH-C Melksham Focus	Melksham has a focus for growth, continuing its recent track record. One option would be to see new homes supported by the provision of new road infrastructure. Higher rates of growth in the rest of the HMA respond to past trends and housing needs.			
	The rate of development at Chippenham represents a mid-point between rolling forward the current strategy uncapped, and a higher growth option (CH-B) reflecting its prospects for future growth and as a response to past suppressed demand.			
	As a consequence, rates of development at Calne, Corsham, Devizes and Malmesbury are reduced.			
	For employment, the strategy responds to the conclusions of the Employment Land Review that there is a case for new allocations in Melksham and Corsham.			
	2016-2036			
	Housing		Employment	
Settlement Area	Requirement	Residual	Requirement	Residual
	<i>Dwellings</i>		<i>Hectares</i>	
Calne	1610	420	-	
Chippenham	6930	2320	-	
Corsham	1370	890	4	
Devizes	2250	1405	-	
Malmesbury	990	445	-	
Melksham	3950	2600	5	
Rest of HMA	3300	1930	-	
Total	20400	10010	9	