APPENDIX 2
Wiltshire Local Plan Review

Planning for Corsham

Introduction

1. What will Corsham be like in the future?

    - How much should the town grow?

    - What priorities should we tackle?

    - Where should development take place?

2. Answers to these fundamental questions affect how the town develops over the next 15 years.

3. The Council is thinking about these questions in planning Wiltshire's future. It's an important stage in the Council's review of the current Wiltshire Core Strategy and the development of the Local Plan.

4. The Wiltshire Core Strategy is the basis for determining most planning applications. It also identifies land for development that provides for new homes, jobs and infrastructure for our growing communities whilst balancing the need to protect the environment. The Local Plan will continue this role and therefore help shape the places the community of Wiltshire live and work within.

5. The Council has come to some initial answers to these three questions. It is sharing them and wants your views.
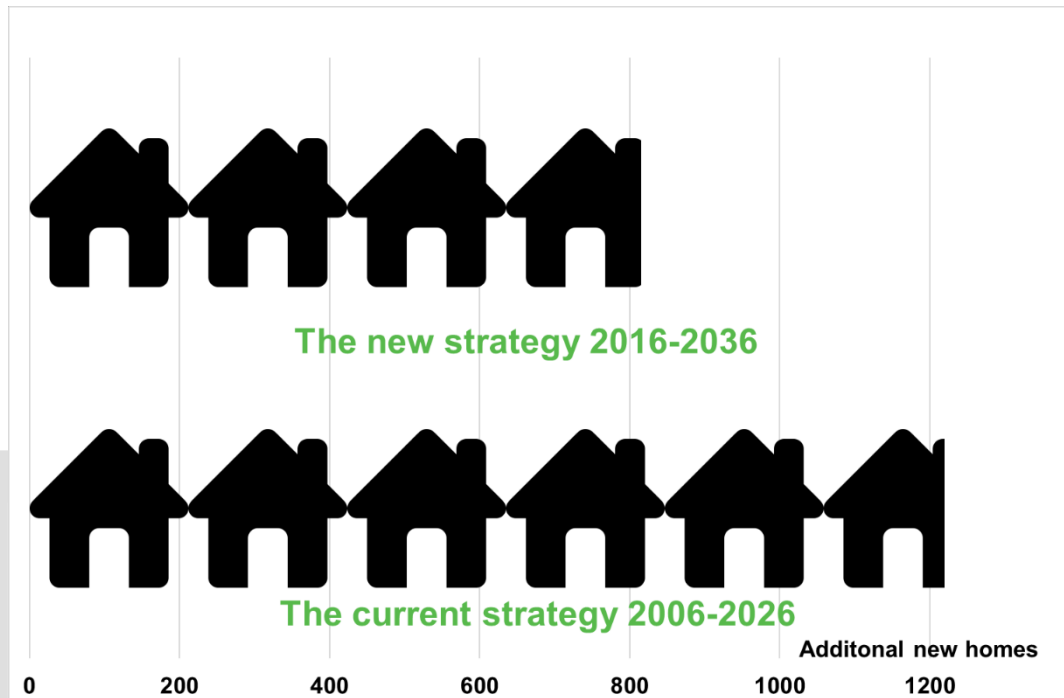
Scale of growth

How much should the town grow?

6. The Council assesses what amount of new homes are needed between 2016 and 2036, the period of the Local Plan. It does the same for how much land will be needed for new jobs and business. Detail on these requirements can be found in the 'Emerging Strategy' paper.
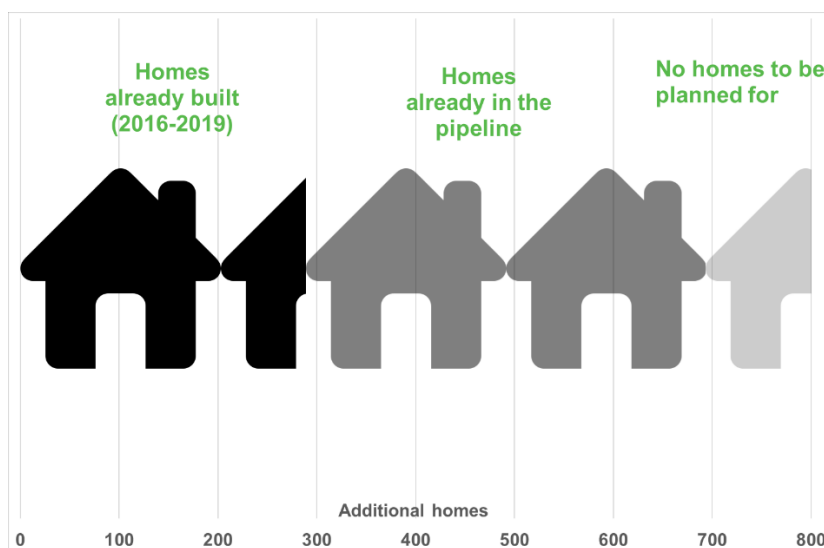
Additional homes

7. Assessments estimate levels of need for new homes within each housing market area, as these reflect where the majority of the local population live and work, where the majority of home moves take place and where there is a common range of private sector rents. There are four housing market areas in Wiltshire and each area includes many settlements. Corsham is in the Chippenham Housing Market Area.

8. The Council has considered how best to accommodate the need for new homes, setting scales of growth by testing different distributions. The result of this work suggests the scale of growth should change from what is currently planned as shown below:

The new strategy 2016-2036

The current strategy 2006-2026

Additonal new homes

| 0 | 200 | 400 | 600 | 800 | 1000 | 1200 |

9. The current strategy 2006-2026, the Wiltshire Core Strategy, identified a requirement for 885 homes. The new strategy proposes a requirement of 815 homes for the plan period 2016-2036.

10. From this total estimate of need over the plan period can be deducted homes already built and those already in the pipeline as shown in the diagram below[1]. By these means Corsham's emerging housing requirements will not be met from the available pool of greenfield sites.

Homes already built (2016-2019)

Homes already in the pipeline

No homes to be planned for

Additional homes

| 0 | 100 | 200 | 300 | 400 | 500 | 600 | 700 | 800 |

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[1] In Corsham 289 dwellings have been built between 2016-2019 and at 1 April 2019 404 homes are already in the pipeline (i.e. they have planning permission or resolution to grant planning permission).

11. When the number of homes built and in the pipeline is deducted it leaves a further 120 homes to be accommodated up until 2036. Both the Local Plan and neighbourhood plan can allocate sites for development. Each community is encouraged to help determine where development takes place though the preparation of a neighbourhood plan. The Local Plan will only allocate land where necessary to ensure supply of deliverable land to meet strategic housing needs and for large or complex sites.

12. The current Neighbourhood Plan is going to be reviewed but work has yet to commence. A review will be able to propose development on sites, for example, that meet a particular local housing need – e.g. an identified need for self-build homes or for other uses, or that positively plan for brownfield sites.

13. Needs for development land should be met as far as possible on brownfield sites in order to help minimise the loss of greenfield land. The Council suggests that a target of 160 homes should be sought on brownfield sites over the next 10 years. This exceeds the amount of homes that remain to be planned for (120 dwellings) suggesting little if any greenfield land will be required.

14. But the Council must be certain that there is a land supply sufficient to meet assessed need. The Local Plan will look to accommodate housing sites to meet that need. It cannot rely on the brownfield target being met by as yet unidentified windfall redevelopment, the scale or timing of which is uncertain. Given the scale of growth at Corsham that remains to be planned for, whilst every effort will be made to secure development of brownfield sites, there is still likely to be a need to allocate further greenfield land.

15. Addressing the brownfield target as part of reviewing the Neighbourhood Plan will reduce the need for greenfield sites in future reviews of the Local Plan. Brownfield sites identified formally, with sufficient certainty, either in the plan or by granting planning permission, reduce the need.

16. Alongside neighbourhood plans, development briefs for individual sites and master plans for larger areas, are a means for the community, with developers and land owners, to help bring forward brownfield opportunities and achieve appropriate designs.

The Local Economy

17. The Council has assessed what additional land is needed for business in each of the economic zones of the County. These zones encompass many settlements. It has considered how best to accommodate needs for new business by testing different distributions[2].

18. On current evidence, further employment land is not needed at Corsham. Land is already allocated in both Local and Neighbourhood Plans. Employment land supply has been reviewed and the existing supply is available and capable of meeting the needs.

QUESTIONS What do you think to this scale of growth? Should there be a brownfield target? Should it be higher or lower?

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[2] Further detail can be found in the Emerging Spatial Strategy paper.

Place shaping priorities

What priorities should we tackle?

19. The Local Plan will contain a set of place shaping priorities for each main settlement. They play a central role in developing planning policies and proposals for development. They will be the basis for an overarching planning policy for Corsham that will guide development and the direction of growth.

20. Some priorities apply equally everywhere, notably the need to address climate change and achieve carbon reduction. Place shaping priorities are intended to be those distinct to a particular place. They may include:

   - Important local objectives or issues and how they can be addressed
   - Opportunities that have been identified that can help support a local community's vision
   - Infrastructure requirements for which there are local aspirations and capable of delivery or that are necessary to support likely future growth

21. They must relate to the development and use of land and so should revolve around specific outcomes and their benefits

22. They are also a starting point for policies that can be in neighbourhood plans. The Council will continue to work with Town and Parish Councils to find the priorities best suited to delivering sustainable development and town centre improvements. At this stage of the plan making process these are the draft priorities that have been identified for Corsham.

   - Maintain the separate identities of Corsham from the settlements to the west of the town (Rudloe, Westwells and Neston)
   - Regeneration and /revitalisation of Corsham Town Centre, in particular the Martingate Centre
   - Protect, improve and extend Green Infrastructure network
   - Improve transport infrastructure in and around Corsham and improve road network capacity (particularly to address congestion at junctions along the A4)
   - Safeguard land for the reopening of a train station
   - Provision of a second supermarket for the town to provide the opportunity for people to shop locally

QUESTIONS

Are these the right priorities? What priorities may be missing? How might these place shaping priorities be achieved?

Potential Development Sites

Where should development take place?

23. Land around much of Corsham is being promoted for development by land owners or prospective developers. From this larger amount of land, the Council is focusing its own

assessment on a smaller pool of potential development sites that are shown on the map below. How these sites have been chosen is explained in a separate 'site selection report', published alongside this document. Not all these sites will be needed to meet the housing requirement in Corsham, further assessment will be carried out following the consultation to identify which site or site(s) will be proposed for allocation in the draft plan.

24. The Local Plan ensures the proposed scale of growth will be accommodated. The amount to be planned for takes account of development that is already certain and in the pipeline, including as many brownfield sites as can be relied on, such as those with planning permission.

25. But if Corsham is to expand, the next difficult question focuses on where and how the built up area may need to extend to accommodate change

26. Each potential development site has its own individual characteristics. Rarely is one site very clearly the best choice. There are a range of different constraints and opportunities associated with each. Some are common to several or even all potential development sites. The information below shows what features, possibly both good and bad, set each one apart from others under consideration using current evidence. This pool of sites can be used to allocate sites in the Local Plan. One or more sites, in whole or part, will be selected and the rest of the pool of the potential development sites will remain as they are – i.e. potentially available for consideration in any subsequent plan review. The results of this consultation might remove some sites, might restore others that were rejected or might even throw up new ones that have not so far been considered.

27. In Corsham land is required to provide for approximately 120 homes, in order to meet strategic housing requirements. The review of the neighbourhood plan, however, might consider whether additional land is needed for development to meet the community's needs. It might therefore also look at these sites as possible locations.

28. The Corsham Neighbourhood Plan can select sites for development for new homes, business and other uses to meet local needs. Prioritising brownfield land means that work would focus first on identifying opportunities using previously developed land. The pool of sites provided here is a starting point for any greenfield sites.

QUESTIONS

Is this the right pool of potential development sites? Are there any other sites we should be considering?

What land do you think is the most appropriate upon which to build? What type and form of development should be brought forward at the town?

Are there important factors you think we've missed that need to be considered generally or in respect of individual sites?
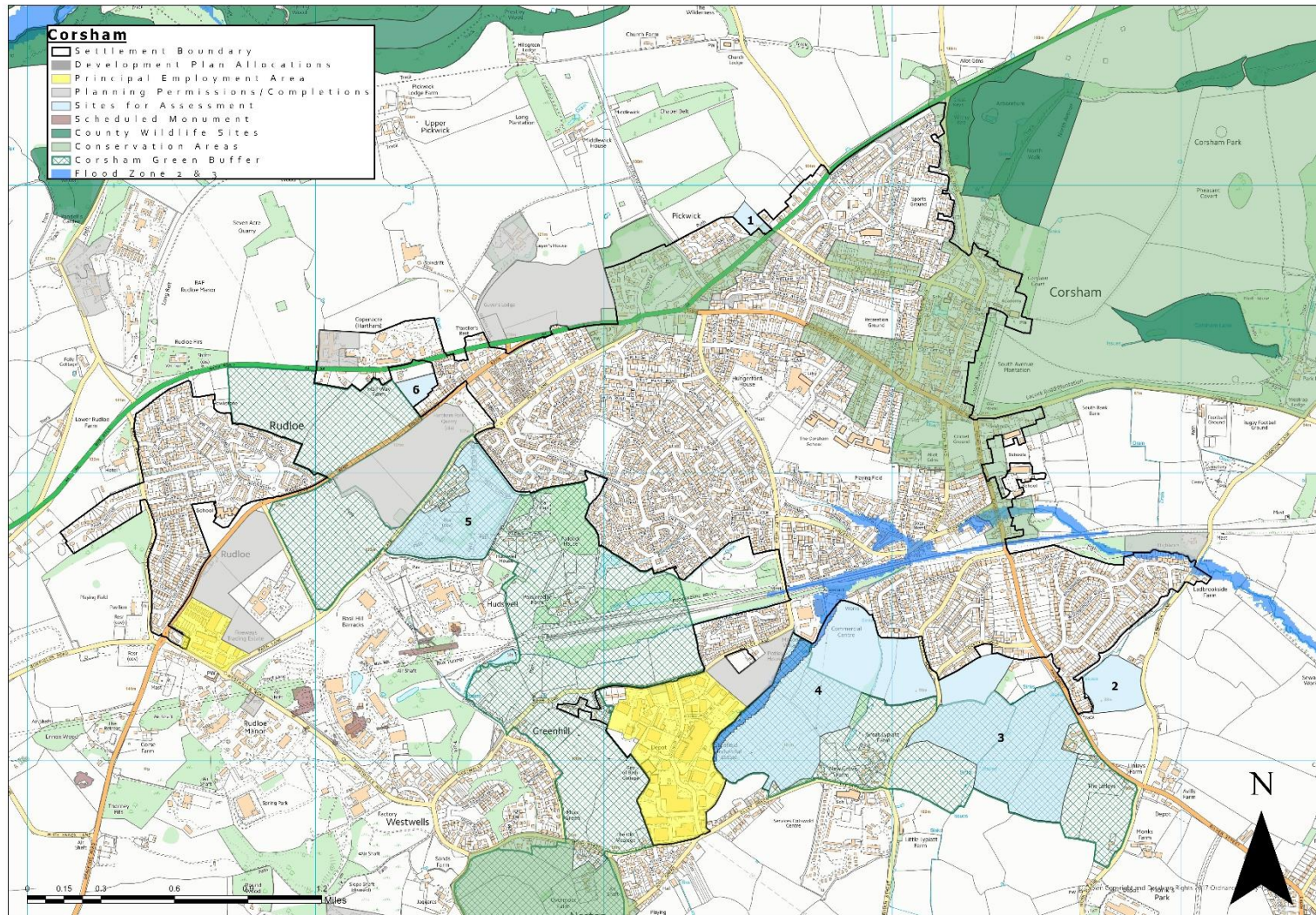
Figure 1 Map showing potential development sites for assessment

29. Six potential sites have been identified in Corsham for further assessment of their development potential. Not all of these sites will be allocated for development. Given the relatively small amount of land that needs to be planned for at Corsham, not all of any particular site may be required at this time, but it would be sensible to consider the area as a whole when decision-making. Key considerations for these potential site options are provided below.

Considerations relevant to all the sites:

- The control of surface water discharges from new development is required.
- Sites should be connected to the town centre by methods other than private transport through the provision and promotion of sustainable transport and active travel.
- Proposal will need to be able to demonstrate that no harm will result from their development on the Bath and Bradford on Avon Bats Special Area of Conservation

Site 1: Pickwick Paddock, Bath Road (SHELAA site 3231)

- The site has capacity for a relatively small number of homes.
- Development would need to be carefully designed to be sensitive to its rural setting.

Site 2: Land South of Brook Drive (SHELAA site 3655)

- Existing built area is open so this site would provide an opportunity to create a stronger urban/rural settlement edge.

Site 3: Land east of Lypiatt Road and west of B3353 (SHELAA site 3654)

- A significant area of this site falls within the Corsham Neighbourhood Plan Rural Green Buffer[3] where development should be avoided.
- The Rural Green Buffer area could, however, provide scope for biodiversity and landscape enhancements.
- Remaining part of site is relatively unconstrained and could form a logical extension to the town.

Site 4: Land east of Leafield Trading Estate & west of Lypiatt Road (SHELAA site 3653)

- A significant area of this site falls within the Corsham Neighbourhood Plan Rural Green Buffer where development should be avoided.
- The Rural Green Buffer area could, however, provide scope for biodiversity and landscape enhancements.
- Development of the remaining area of the site may be visually prominent in the landscape.

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[3] The Rural Green Buffer seeks to prevent the coalescence of settlements and is designated in Policy CNP E5 of Corsham Neighbourhood Plan

Site 5: The Circus (SHELAA site 3034)

- The site is listed as a community green space/green infrastructure in the Corsham Neighbourhood Plan. Development should be avoided in this location unless suitable replacement green infrastructure can be provided[4].
- Potential for impact on setting of the Grade II listed Hudswell House.

Site 6: Land to the north of 16 Bradford Road (SHELAA site 3250)

- The site is generally well screened from views to the north and south and is immediately adjacent existing housing.
- Its small size and location tucked behind existing housing ensures there is not a risk to coalescence with Rudloe and Corsham.

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[4] Policy CNP E4 of the Corsham Neighbourhood Plan

Settlement profiles

When planning for growth it is important to consider the characteristics of the town in terms of important services and infrastructure (green infrastructure, health, education, transport and utilities), as well as housing need and the local economy. The following profiles therefore summarise measures in place or being put in place to address known infrastructure issues and their timing, what additional provision would be needed to support growth and what other opportunities there may be.

Topic	Comment
Education	Primary schooling There are some surplus places within Corsham. There is already planning permission in place for expansion of Corsham Primary School in Rudloe and Regis Primary School is also on a larger site so could also be expanded. Secondary schooling Corsham Secondary School has some surplus places, but also has potential for some expansion if required.
Energy	According to Scottish and Southern Electricity Network's (SSEN) Network Capacity Map, the substation and supply points in and around Corsham are currently unconstrained. Whereas some is constrained in relation to energy generation, according to SSEN's Generation Availability Map. This means new generators may require investment in the infrastructure to be able to connect to the grid.
Green and blue infrastructure	A multi-functional 'Local Green Blue Infrastructure (GBI) Network' has been identified and is shown on the map in figure ii below. The Map indicates areas where improvements will need to be sought – i.e. in the form of functional and sufficiently scaled corridors within which the aim would be to consolidate and incorporate new green and blue spaces into the existing GBI networks. The map in figure iii below identifies biodiversity and heritage assets which are also GBI assets. These features are important waypoints within the existing landscape and should be considered as being integral to how new development areas are sensitively planned.

Topic	Comment
Sport and Leisure Facilities	At Corsham there is a need for the following, as identified by the Wiltshire Playing Pitch Strategy: • The Cricket Club requires an upgraded second ground to accommodate 3rd and 4th Teams at this stage there is no site available, also the existing half size ATP requires upgrading to 3GATP to make it more user friendly for the football community. **Leisure Facilities** Springfield Community Campus was improved and expanded as part of the Community Campus and Hub programme. At the current time there is no anticipated requirement for any further improvements or new build facilities.
Health	There are capacity issues within both Corsham and nearby Box surgeries, meaning that Corsham has one of the largest gaps in provision in the Wiltshire Clinical Commissioning Group at -283m^2 (as at September 2016). The gap is expected to increase to -408m^2 by 2026.
Housing needs	In the years 2016-2036 the older population is expected to increase by 29% in the 60-74 age group and 93% in the 75+ age group. At the same time the 0-14 age group is expected to increase by 6% and the 15-29 age group to increase by 16%. Finally, the 30-44 age group is expected to increase by 1% and the 45-59 age group to decrease by 1%. Local Household Incomes The annual average gross income is £40,700 and the net income after housing costs is £28,700. Affordability Ratio (based on 2 bed property) Median price is £192,500 Annual gross income £40,700 Affordability ratio is 4.73
The local economy	• Corsham has low levels of unemployment • There is a high concentration of employment in the Real Estate, and Information & Communication sectors. • Corsham Science Park continues to grow with Bath ASU completing a new purpose built manufacturing and Research & Development facility increasing high skilled jobs in the area. A final phase of flexible

Topic	Comment
	business units has been completed to meet market demand.
	• Ark Data Centres have continued to expand their large-scale data facilities at Spring Park.
	• Corsham Science Park delivery presents opportunities to increase high skilled jobs.
	• The town also has below national average town centre unit vacancy rates.
	• There is no capacity for additional convenience and comparison retail floor space up to 2036.
	• An opportunity for new convenience food retail floorspace catering for main food shopping to promote self-containment could be supported with care taken relating to location and scale to protect town centre vitality and viability.
Transport	Key features
	Corsham is well served by the A4 which provides a direct link to Chippenham and Bath, connecting northwards towards the M4 via the A350. The main highway routes radiate outwards from the A4 and provide links towards the east, south and west of the community area. Corsham is well served by bus routes with regular services to Bath and Chippenham and less frequent services to Trowbridge.
	Current constraints/local concerns
	• AM and PM peak hour delays on the A4 particularly at Cross Keys and Chequers junctions.
	• Peak hour delays on the A4 and into key destinations also affect bus services (partly as a result of a lack of bus priority measures).
	• Bus services to outlying settlements are limited unless they lie on key routes.
	• Corsham has no railway station – the nearest station is at Chippenham.
	• The urban form of Corsham has a strong impact on pedestrian connectivity.
	• Facilitating future development growth would increase pressure on the A4 through Corsham and at its junction with the A350.
	• Pressure on car parking leading to increasing parking in residential areas and/or illegal parking.
	Opportunities

Topic	Comment
	- Improvements to A4 would help relieve a local congestion hot spot. - Potential reopening of Corsham Station is identified in the Wiltshire Core Strategy and is also an emerging strategic priority for the town. Initial feasibility work has been undertaken. - Reopening of Corsham Station could help unlock land to the south and west.

DRAFT

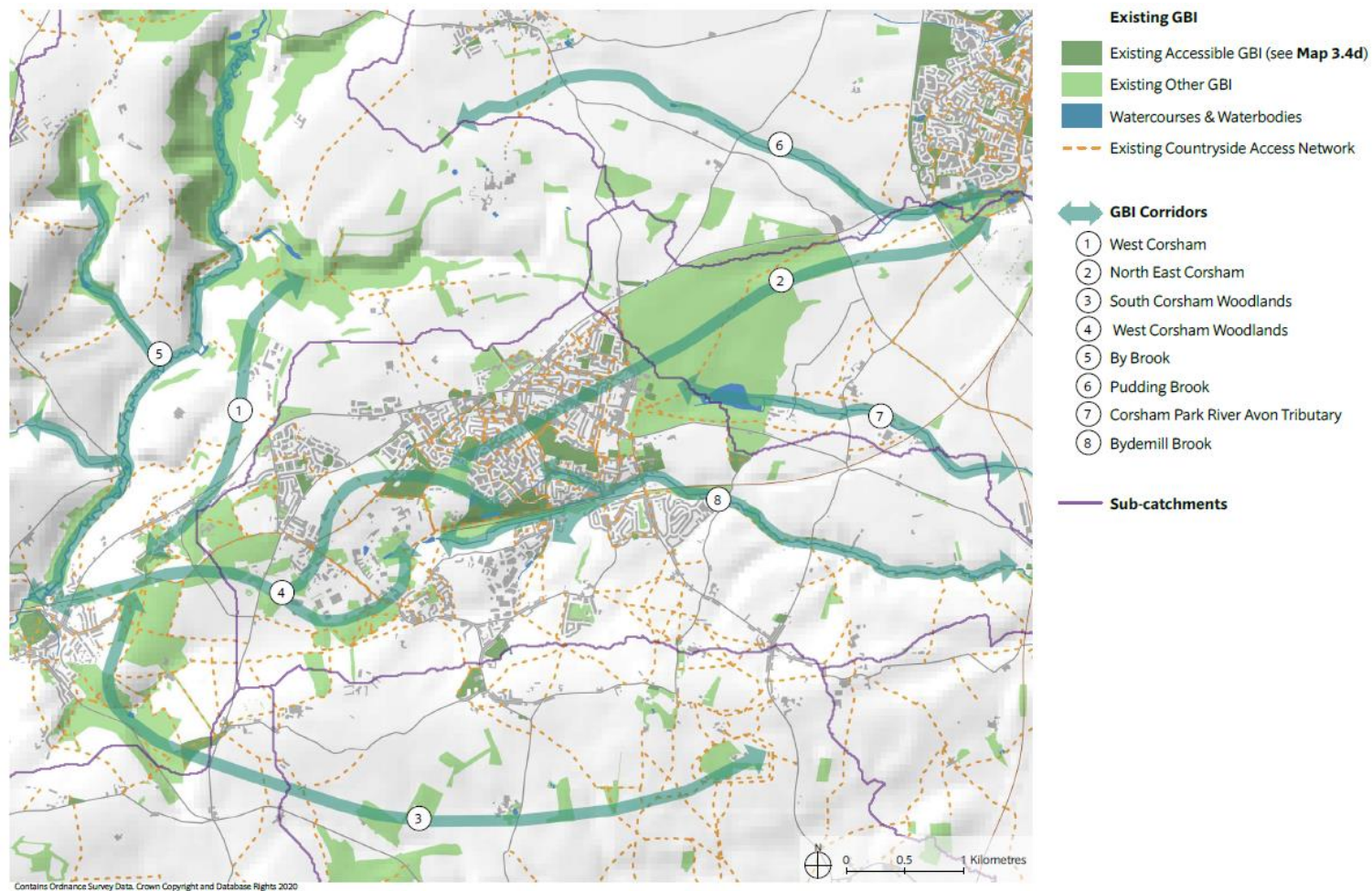## Green and Blue Infrastructure (GBI)

Figure 2 Map showing Corsham Green and Blue Infrastructure Network and improvement corridors (numbered).

(These are draft plans from the emerging Green and Blue Infrastructure Strategy and may change)
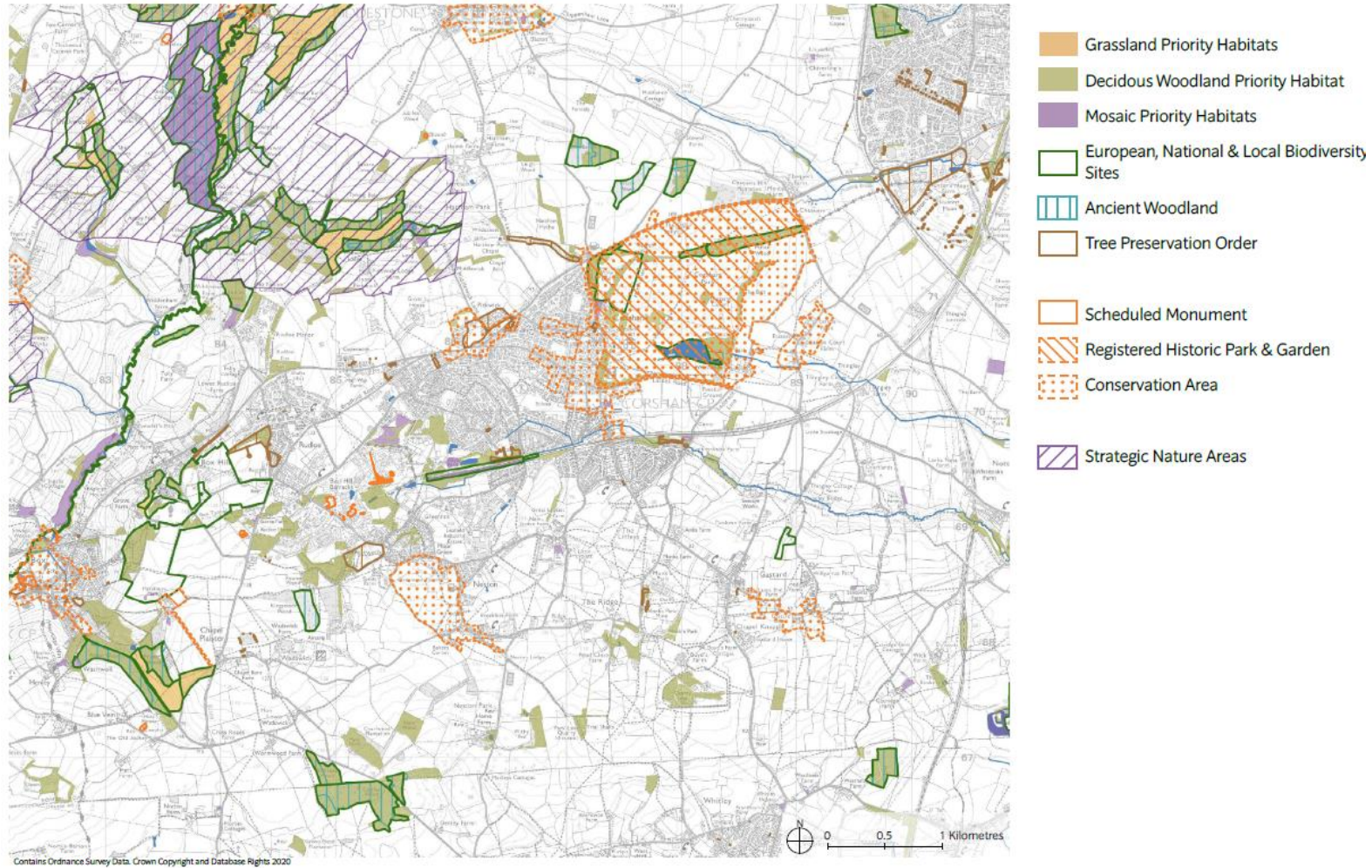
Figure 3 Map showing Corsham Green and Blue Infrastructure Assets in relation to Biodiversity and Heritage.

(These are draft plans from the emerging Green and Blue Infrastructure Strategy and may change)