



Wiltshire Housing Site Allocations Plan

Pre-submission
draft plan

Community Area Topic Paper –
Royal Wootton Bassett and Cricklade

June 2017

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 Royal Wootton Bassett and Cricklade 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 Royal Wootton Bassett and Cricklade 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.

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

Table 1.1 Layout of the Royal Wootton Bassett and Cricklade Community Area Topic Paper

#	Section	Appendices
2	Community area	Planning policy context for the Royal Wootton Bassett and Cricklade Community Area Topic Paper, 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.

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

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 Royal Wootton Bassett	Summary of the site selection process for Royal Wootton Bassett (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 Royal Wootton Bassett and Cricklade Community Area Remainder site selection process	Where required a summary of the Royal Wootton Bassett and Cricklade 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 any sites that have been identified as proposed allocations in the Plan and settlements where the boundaries have been reviewed.	

2. Royal Wootton Bassett & Cricklade Community area

Context

2.1 The WCS provides the context for the Plan in relation to the Royal Wootton Bassett and Cricklade Community Area. Core Policies 1 (Settlement Strategy) and 19 (Royal Wootton Bassett and Cricklade Area Strategy) set out:

- the settlement hierarchy for sustainable development in the Royal Wootton Bassett and Cricklade Community Area, and
- associated indicative housing requirements.

2.2 Core Policy 19 requires approximately 1,455 new homes to be provided in the Royal Wootton Bassett and Cricklade Community Area, of which about 1,070 should occur at the Market Town of Royal Wootton Bassett and approximately 385 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 Royal Wootton Bassett and Cricklade 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 Royal Wootton Bassett and Cricklade Community Area.

Table 2.1 Settlement Strategy in the Royal Wootton Bassett and Cricklade Community Area

Market town	Royal Wootton Bassett
Local Service Centres	Cricklade
Large Villages	Lyneham and Purton
Small Villages	Bradenstoke, Broad Town, Hook, Latton, Lydiard Millicent and Purton Stoke

Issues and considerations

2.4 Core Policy 19 and the supporting text (paragraph 5.102) of the WCS identify specific issues to be addressed in planning for the Royal Wootton Bassett and Cricklade Community Area, including:

- non-strategic growth should be brought forward in accordance with Core Policies 1 and 2 and phased throughout the plan period to deliver homes in a balanced manner that will enable infrastructure issues to be addressed
- the long established policy of protecting the distinct character and identity of the villages and settlements remains a priority for local communities. This applies particularly to the parts of the Community Area which adjoin the administrative area of Swindon Borough Council where there may be unplanned development pressure. The open countryside should be maintained to protect the character and identity of the area in accordance with Core Policy 51.

- there are a number of environmental constraints around Royal Wootton Bassett, including areas prone to flooding and a SSSI to the south which will need to be considered and appropriately protected before selecting any sites for future housing growth.
- all relevant development within the Community Area will need to conserve the designated landscape of the North Wessex Downs AONB and its setting, and where possible enhance its locally distinctive characteristics

2.5 The Wiltshire Infrastructure Delivery Plan ('the IDP')⁽²⁾ identifies specific essential infrastructure requirements that will need to be addressed in planning for the community area, including.

- provision of a new primary school in the town and extension of existing village primary schools to provide additional places
- extension of secondary schools to provide additional places
- provision of additional nursery school places
- support development of local primary care health facilities, as most practices are 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 The housing requirements for the Royal Wootton Bassett and Cricklade 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.

Table 2.2 Housing requirements for the Royal Wootton Bassett and Cricklade Community Area at April 2017⁽³⁾

Area	Indicative requirement 2006-2026	Completions 2006-2017	Developable commitments 2017-2026	Indicative residual requirement
Royal Wootton Bassett	1,070	997	158	0
Royal Wootton Bassett and Cricklade CA Remainder	385	315	150	0
Community Area Total ⁽⁴⁾	1,455	1,312	309	0

Neighbourhood planning

2.8 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 Wiltshire Council (December 2016). *Wiltshire Infrastructure Delivery Plan 3 2011-2026. Appendix 1: Royal Wootton Bassett and Cricklade Community Area.*

³ Wiltshire Council (June 2017). Topic Paper 3 Housing Land Supply.

⁴ Royal Wootton Bassett & Cricklade CA remainder and Royal Wootton Bassett & Cricklade CA exclude any development at the West of Swindon.

2.9 Royal Wootton Bassett and Cricklade Community Area has seven neighbourhood plans in preparation. *Table 2.3* 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⁽⁵⁾.

Table 2.3 Status of neighbourhood plans in the Royal Wootton Bassett and Cricklade Community Area at April 2017

Plan Area/ name of NDP	Stage Reached	Is it allocating housing, if so, how much?	Is it reviewing the current settlement boundaries?
Royal Wootton Bassett	Regulation 16 Consultation (Apr 2017)	The draft NP allocates a site for 110 dwellings.	No
North East Wiltshire Villages (Broad Town, Tockenham and Clyffe Pypard)	Area Designation (as modified Mar 2017)	Unknown at this stage	Unknown at this stage
Cricklade	Area Designation (Feb 2013)	Unknown at this stage	Unknown at this stage
Lydiard Millicent	Area Designation (Mar 2017)	Unknown at this stage	Unknown at this stage
Lydiard Tregoz	Area Designation (Mar 2017)	Unknown at this stage	Unknown at this stage
Lyneham and Bradenstoke	Area Designation (Dec 2016)	Unknown at this stage	Unknown at this stage
Purton	Area Designation (Dec 2016)	Unknown at this stage	Unknown at this stage

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

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 Royal Wootton Bassett and Cricklade Community Area:

- Royal Wootton Bassett
- Cricklade
- Lyneham, and
- Purton

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*⁽⁶⁾.

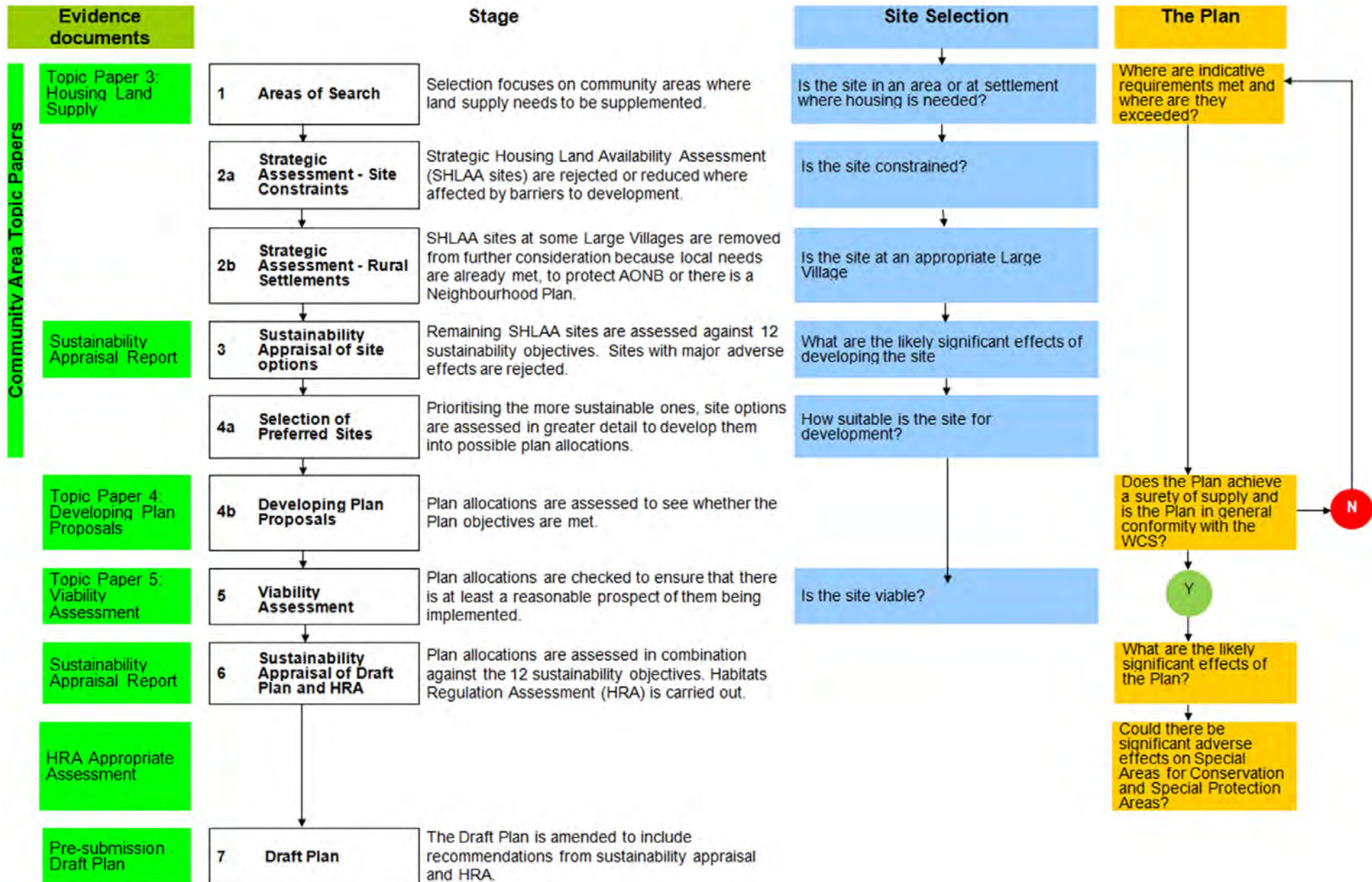
3.3 No settlements in the Royal Wootton Bassett and Cricklade Community Area are considered to have had their settlement boundaries reviewed through a sufficiently advanced neighbourhood planning process. Therefore, all settlements with currently adopted settlement boundaries within this community area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

6 Wiltshire Council (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⁽⁷⁾.*

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



5. Outcome of the site selection process for Royal Wootton Bassett

Overview

- 5.1** This section summarises the outcome of the site selection process for the Market Town of Royal Wootton Bassett. It follows the methodology outlined in Section Four and is covered in more detail by *Topic Paper 2: Site Selection Process Methodology*⁽⁸⁾.
- 5.2** The decisions taken after each stage of the process for Royal Wootton Bassett, 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 Royal Wootton Bassett. 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 Royal Wootton Bassett to be delivered during the Plan period has been met.
- 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 Royal Wootton Bassett and the site selection process ends after Stage 1.

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

6. Outcome of the Royal Wootton Bassett and Cricklade Community Area Remainder site selection process

Overview

- 6.1** This section summarises the outcome of the site selection process for the Royal Wootton Bassett and Cricklade 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*⁽⁹⁾.
- 6.2** The decisions taken after each stage of the process for the Royal Wootton Bassett and Cricklade 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 Royal Wootton Bassett 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 Royal Wootton Bassett and Cricklade Community Area Remainder to be delivered during the Plan period has been met.
- 6.5** Therefore, the Plan will not need to allocate additional land within the Royal Wootton Bassett and Cricklade Community Area Remainder and the site selection process ends after Stage 1.

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

7. Conclusions

Royal Wootton Bassett

- 7.1** The indicative residual requirement for the Market Town of Royal Wootton Bassett 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 Royal Wootton Bassett and the site selection process ends after Stage 1.

Royal Wootton Bassett and Cricklade Community Area Remainder

- 7.2** The indicative residual requirement for the Royal Wootton Bassett and Cricklade 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 Royal Wootton Bassett and Cricklade Community Area Remainder and the site selection process ends after Stage 1.

Settlement Boundary Review

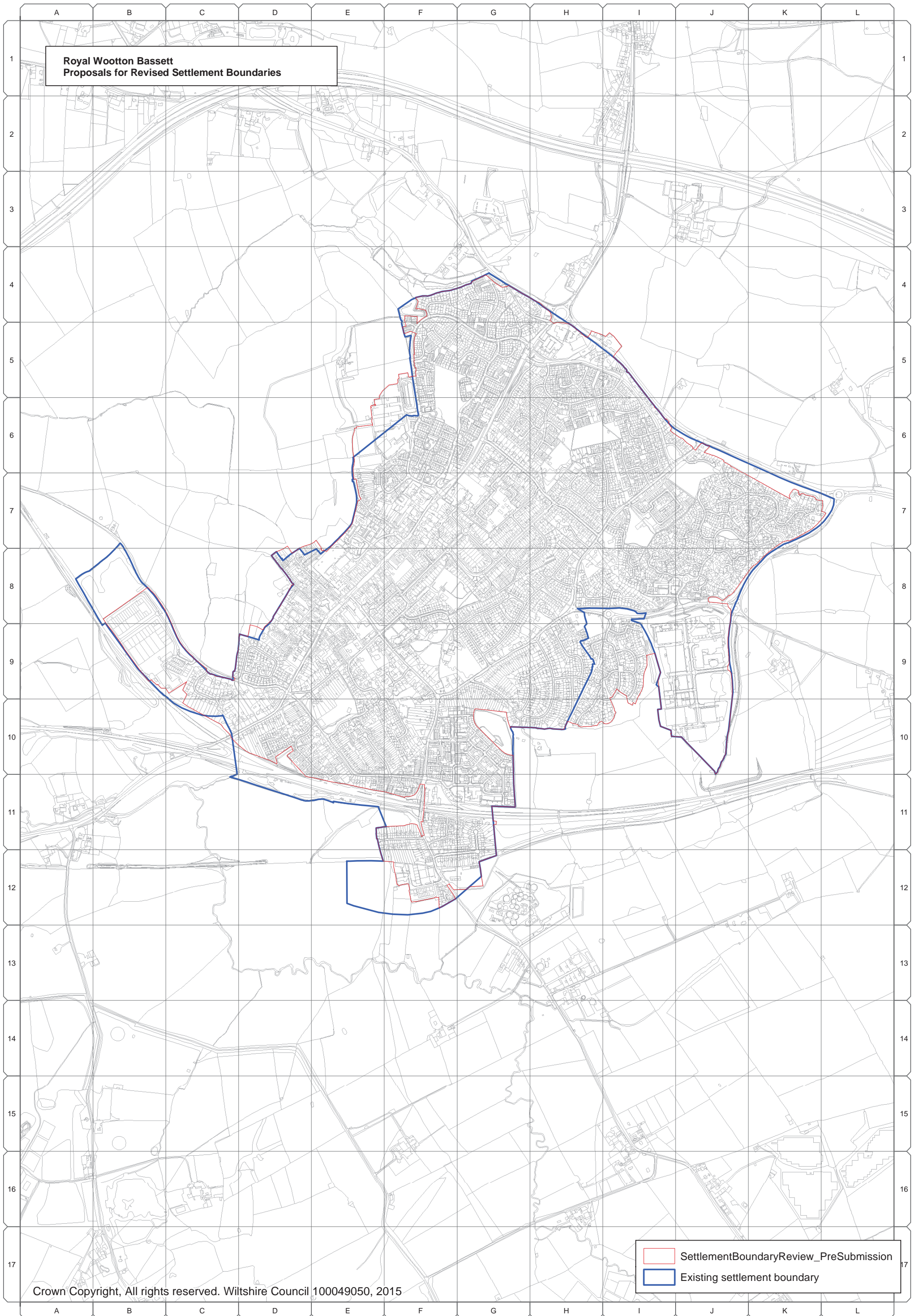
- 7.3** The Plan has reviewed the settlement boundaries of the following settlements within the Royal Wootton Bassett and Cricklade Community Area:

- Royal Wootton Bassett
- Cricklade
- Lyneham, and
- Purton

- 7.4** No settlements in the Royal Wootton Bassett and Cricklade 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

**Royal Wootton Bassett
Proposals for Revised Settlement Boundaries**



SettlementBoundaryReview_PreSubmission
Existing settlement boundary

Royal Wootton Bassett

A.1 The preceding map of Royal Wootton Bassett illustrates both the existing settlement boundary and the proposed revised settlement boundary. *Table A.1* below explains why each of the proposed amendments were made to the existing settlement boundary, in line with the settlement boundary review methodology⁽¹⁰⁾. The grid reference numbers are those used on the map overleaf.

Table A.1 Proposed amendments to Royal Wootton Bassett Settlement Boundary

Map Grid Reference	Proposed Amendments
B8	Amend boundary to exclude recreational or amenity space at the edge of the settlement that relates more to the open countryside.
B9, C9	Amend boundary to exclude recreational or amenity space at the edge of the settlement that relates more to the open countryside.
B10, C10	Amend boundary to include the curtilage of a properties that relate more to the built environment (e.g. a garden) and/ or has limited capacity to extend the built form of the settlement.
C10, D10, D11, E11, F11	Amend boundary to follow but not include clearly defined physical features - the road and railway.
F12	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 features – the road.
G12	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.
G11	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.
G10	Amend boundary to remove area of land more closely related to the countryside.
H8, H9, H10, I8, I9, I10	Amend boundary to include built residential development that is physically related to the settlement.
J8, J9, K7, K8	Amend boundary to follow but not include clearly defined physical features - the road and railway.
I6, J6, K6, K7, L7	Amend boundary to exclude recreational or amenity space at the edge of the settlement that relates more to the open countryside and to follow defined physical feature – the curtilages of properties.

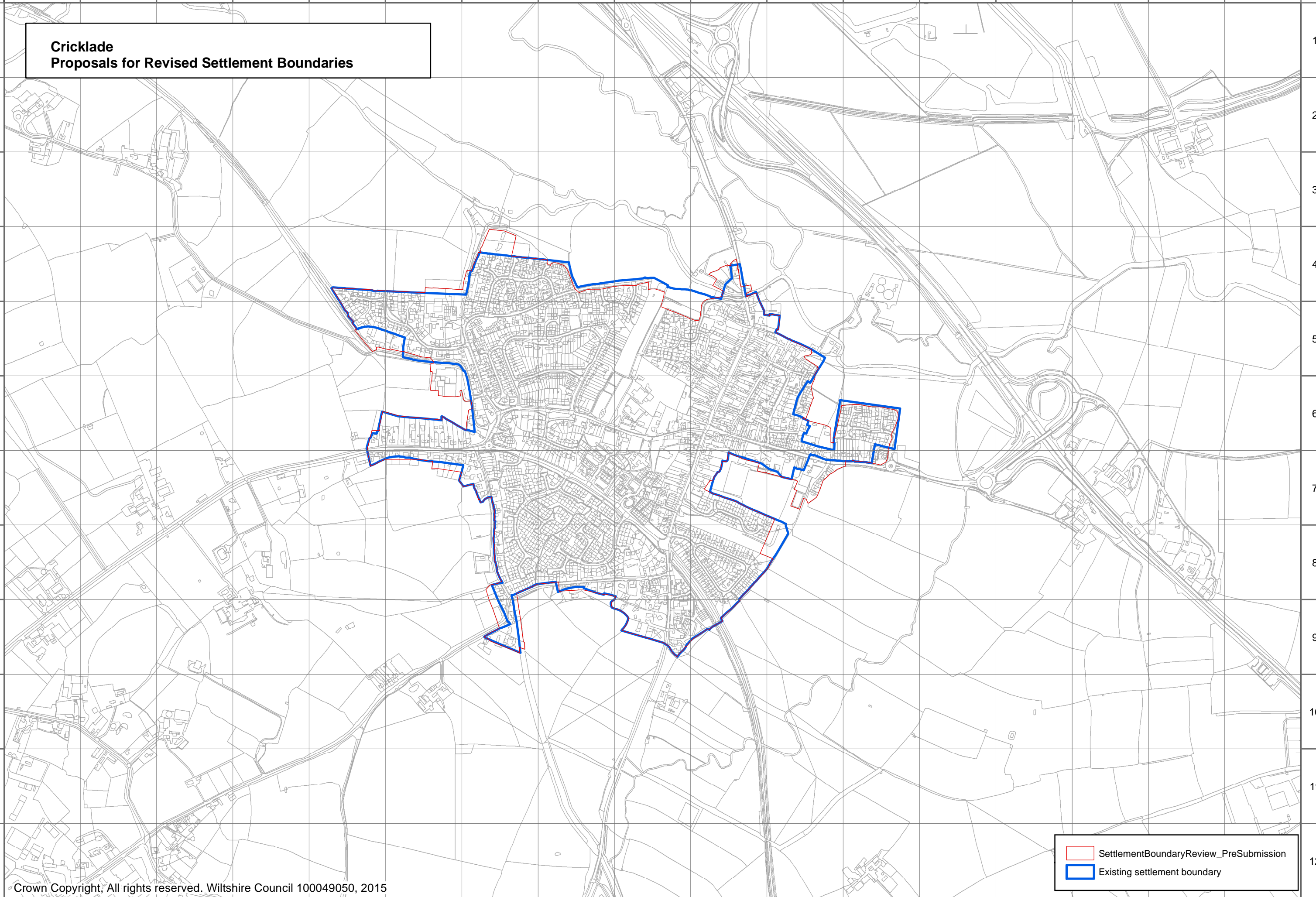
10 Wiltshire Council (June 2017). *Topic Paper 1: Settlement Boundary Review Methodology*.

H5, I5	Amend boundary to include built employment development that is physically related to the settlement.
F4	Amend boundary to exclude area of land more closely related to the open countryside and to follow defined physical features – the road and curtilages of properties.
F5	Amend boundary to follow but not include clearly defined physical features - the road.
E5, E6, F5, F6	Amend boundary to include built community facilities development (i.e. school) that is physically related to the settlement.
D7, D8, E7, E8	Amend boundary to include the curtilage of a property that relates more to the built form of the settlement.
D9	Amend boundary to include the curtilage of a property that relates more to the built form of the settlement.

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**Cricklade
Proposals for Revised Settlement Boundaries**



SettlementBoundaryReview_PreSubmission
Existing settlement boundary

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

Cricklade

A.2 The preceding map of Cricklade illustrates both the existing settlement boundary and the proposed revised settlement boundary. *Table A.2* below explains why each of the proposed amendments were made to the existing settlement boundary, in line with the settlement boundary review methodology⁽¹¹⁾. The grid reference numbers are those used on the map overleaf.

Table A.2 Proposed amendments to Cricklade Settlement Boundary

Map Grid Reference ⁽¹²⁾	Proposed Amendments
G9, G8	Amend boundary to include area of land more closely related to the built environment than the open countryside, and that has limited capacity to extend the built form of the settlement.
F7 (E)	Amend boundary to include curtilages of properties that have limited capacity to extend the built form of the settlement.
F7 (W)	Amend boundary to include built residential development.
G6, F6	Amend boundary to include built residential and community facility development physically related to the settlement.
F5, E5	Amend boundary to follow settlement side of the road, excluding the road and to include area of built development physically related to the settlement.
F4, G4	Amend boundary to follow clearly defined feature and to include built development and curtilages with limited capacity to extend the built form of the settlement.
G4 (N)	Amend boundary to include area of built residential development physically related to the settlement.
H4, I4	Amend boundary to follow the settlement side of the road, excluding the road.
I4, I5, J4 (SW), J5	Amend boundary to exclude area of land more closely related to the open countryside.
J4	Amend boundary to include area of built residential development physically related to the settlement.
K5	Amend boundary to exclude area of land more closely related to the open countryside and follow settlement side of the road excluding the road.
K6	Amend boundary to include built residential development physically related to the settlement.
L6, L7	Amend boundary to follow the settlement side of the road and to include built development physically related to the settlement.

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

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

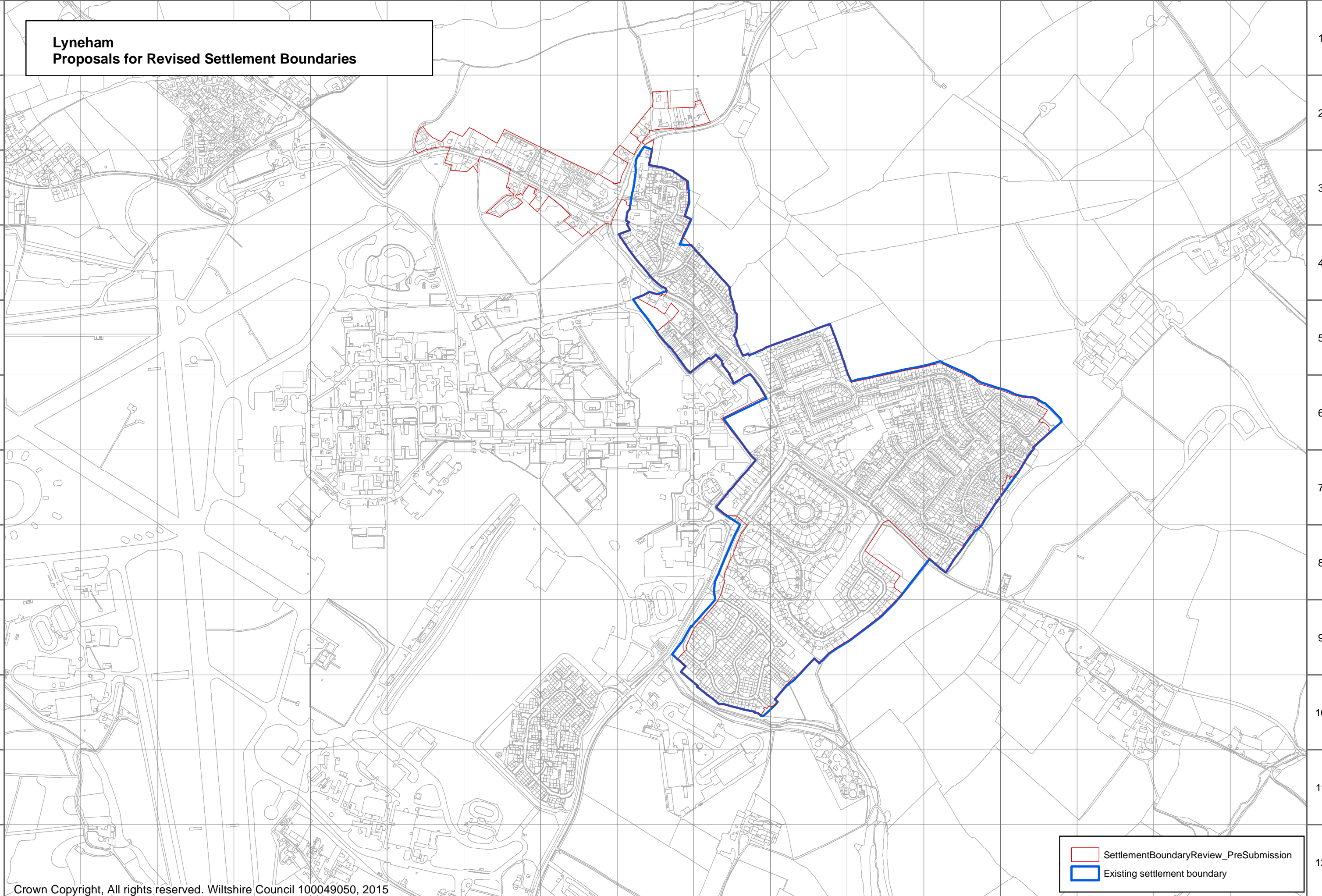
K7, J7	Amend boundary to include built residential and community facility development closely related to the settlement.
K8, K7, J8	Amend boundary to exclude area of land more closely related to the open countryside.
H8	Amend boundary to include curtilages of properties that relate more closely to the built form of the settlement.
G9 (E)	Amend boundary to include curtilages of properties closely related to the settlement and with limited capacity to extend the built form of the settlement.

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**Lyneham
Proposals for Revised Settlement Boundaries**



- SettlementBoundaryReview_PreSubmission
- Existing settlement boundary

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

Lyneham

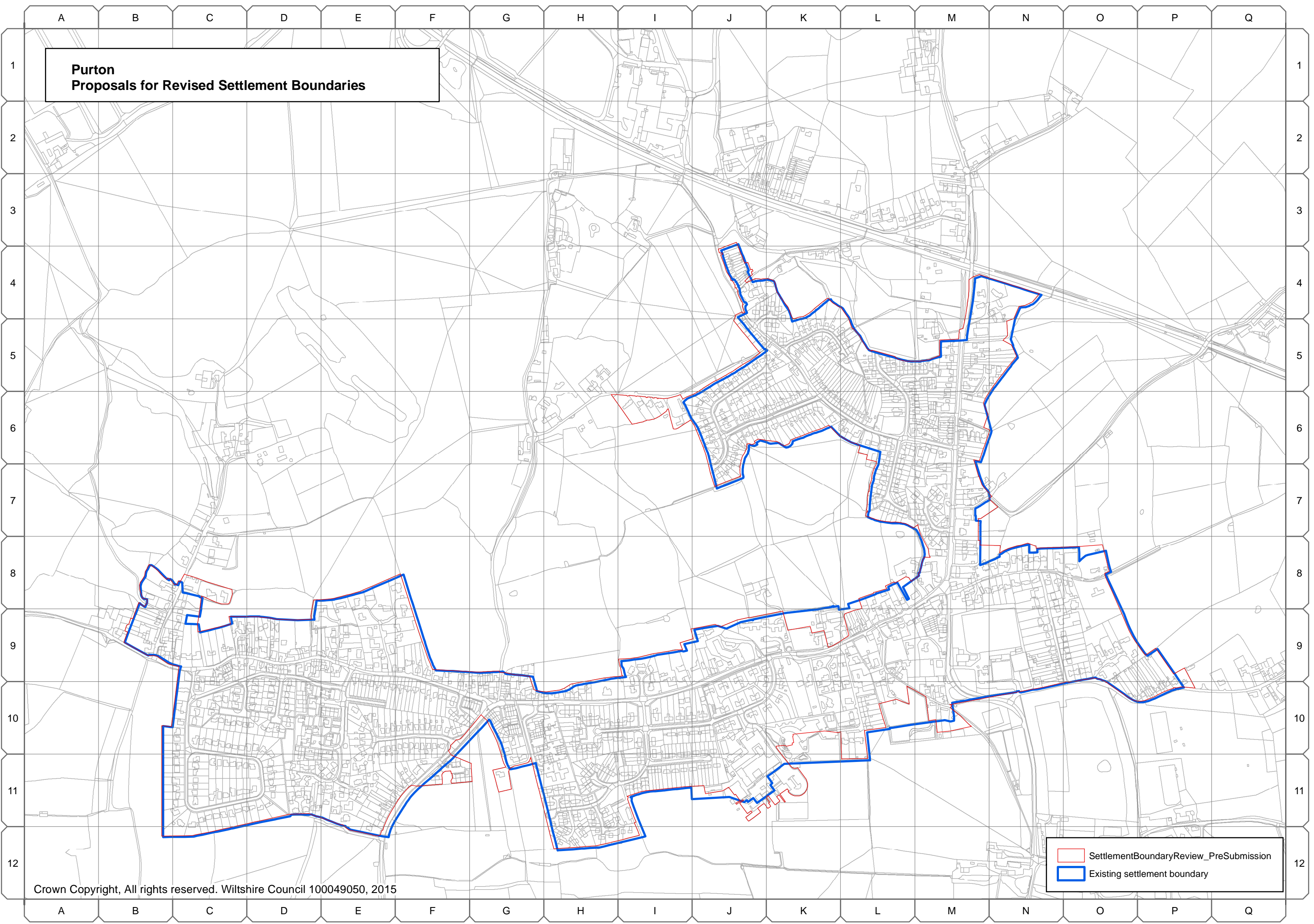
A.3 The preceding map of Lyneham illustrates both the existing settlement boundary and the proposed revised settlement boundary. *Table A.3* below explains why each of the proposed amendments were made to the existing settlement boundary, in line with the settlement boundary review methodology⁽¹³⁾. The grid reference numbers are those used on the map overleaf.

Table A.3 Proposed amendments to Lyneham Settlement Boundary

Map Grid Reference	Proposed Amendments
F2, F3, G2, G3, H2, H3, H4, I2, I3, J2	Amend boundary to include residential development and curtilages of properties that are physically related to the built form of the settlement.
I4	Amend boundary to follow curtilages of properties.
I9, J8, J9	Amend boundary to follow curtilages of properties.
K9, K10	Amend the boundary to exclude recreational or amenity space at the edge of the settlement that relates more to the open countryside.
I5	Amend boundary to remove area of land more closely related to the open countryside.
N6	Amend boundary to exclude area more closely related to the countryside.
N7	Amend boundary to follow the settlement side of the road, excluding the road.
L7	Amend boundary to remove area of land more closely related to the open countryside.

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

**Purton
Proposals for Revised Settlement Boundaries**



SettlementBoundaryReview_PreSubmission
Existing settlement boundary

Purton

A.4 The preceding map of Purton illustrates both the existing settlement boundary and the proposed revised settlement boundary. *Table A.4* below explains why each of the proposed amendments 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.4 Proposed amendments to Purton Settlement Boundary

Map Grid Reference ⁽¹⁵⁾	Proposed Amendments
B9	Amend boundary to include built development closely related to the settlement.
C8	Amend boundary to include built development physically related to the settlement.
C9	Amend boundary to include curtilage of property that has limited capacity to extend the built form of the settlement.
D9, D8, E8, F8, F9	Amend boundary to follow defined physical features - curtilages of properties, correcting inaccuracies in previous line.
G9, G10, H10, I9	Amend boundary to follow defined physical features - curtilages of properties, correcting inaccuracies in previous line.
K9, L9	Amend boundary to remove employment land at the edge of the large village.
L8	Amend boundary to follow curtilages of properties and to follow but not include clearly defined physical feature – the road.
M8, M7 (E)	Amend boundary to follow curtilages of properties and to exclude area more closely related to the countryside.
L7, L6, K6, J6, J7	Amend boundary to follow defined physical features - curtilages of properties, correcting inaccuracies in previous line.
I6, H6	Amend boundary to include built residential development closely related to the settlement.
J5 (S)	Amend boundary to follow defined physical features - curtilages of properties, correcting inaccuracies in previous line.
J5 (N)	Amend boundary to include curtilages of properties that have limited capacity to extend the built form of the settlement.
J4, K4, L4, L5, M5, M4	Amend boundary to follow defined physical features - curtilages of properties, correcting inaccuracies in previous line.

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

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

N4, N5, M6	Amend boundary to follow defined physical features - curtilages of properties.
M7 (S), M8, N8	Amend boundary to follow and include curtilages of properties that have limited capacity to extend the built form of the settlement.
O8	Amend boundary to include curtilage of property that has limited capacity to extend the built form of the settlement and relates more closely to the built form of the settlement.
P9, P10	Amend boundary to include built residential development physically related to the settlement.
M10	Amend boundary to include built development and curtilage of property that has limited capacity to extend the built form of the settlement.
L10, M10	Amend boundary to exclude recreational land at the edge of the settlement that closely relates to the countryside.
K10	Amend boundary to exclude recreational land at the edge of the settlement that closely relates to the countryside.
K11, J11	Amend boundary to include built community facility development physically related to the settlement.
I11, I12, H12, H11, G11	Amend boundary to follow curtilages of properties.
G11 (C)	Amend boundary to include built residential development physically related to the settlement.
G10, F10, F11, E11, E12	Amend boundary to include built residential development physically related to the settlement and to follow but not include clearly defined physical feature – the road.

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For further information please visit the following website:

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