



Wiltshire Housing Site Allocations Plan

Pre-submission draft plan

June 2017

Wiltshire Council

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1. Introduction

The Purpose of the Plan

- 1.1** The purpose of the Wiltshire Housing Site Allocations Plan ('the Plan') is to:
- Revise, where necessary, settlement boundaries in relation to the Principal Settlements of Salisbury and Trowbridge, Market Towns, Local Service Centres and Large Villages; and
 - Allocate new sites for housing to ensure the delivery of homes across the plan period in order to maintain a five year land supply in each of Wiltshire's three HMAs over the period to 2026.

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.
- 1.3** 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 the 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.

Plan Area

- 1.5** The Plan area is identified in Figure 1.1. It essentially corresponds with that of the adopted Core Strategy and hence covers Wiltshire, excluding the area of the Chippenham Site Allocations Plan (CSAP)⁽¹⁾.

1 The CSAP covers Chippenham Town and presents proposals for development in line with Core Policy 10 of the Wiltshire Core Strategy

Figure 1.1 The Plan Area



How the Plan has been prepared

- 1.6** Housing allocations have been made in general conformity with the settlement strategy outlined in Core Policy 1 as well as the relevant community area strategies contained within Chapter 5 of the WCS. Core Policy 2 supports the identification of sites through a subsequent Site Allocations Plan - now named the 'Wiltshire Housing Site Allocations Plan'.

- 1.7** The preparation of the Plan has also been informed by relevant plans and on-going evidence gathering to support decisions on the choice of sites and changes to settlement boundaries. The result of this work and how decisions have been reached is presented in a series of Community Area Topic Papers covering each part of the Plan area.
- 1.8** Additional information has been collated into five other topic papers and, together with Community Area Topic Papers these are all available on the Council's website. The additional papers are:
- Topic Paper 1 - Settlement Boundary Review Methodology
 - Topic Paper 2 - Site Selection Process Methodology
 - Topic Paper 3 - Housing Land Supply
 - Topic Paper 4 - Developing Plan Proposals
 - Topic Paper 5 - Assessment of Viability
- 1.9** A number of documents result from aspects of plan preparation required by legislation and they too play an important part. They can also be found on the website and comprise:
- Sustainability Appraisal
 - Habitat Regulations Assessment
 - Equality and Diversity Impact Assessment
 - A record of the steps taken under the Duty to Co-operate
 - Consultation Statement

Duty to Co-operate

- 1.10** The Plan is prepared under a legal 'duty to cooperate' requirement through the Localism Act 2011 which requires local authorities to work with neighbouring authorities and other prescribed bodies when preparing a development plan document. It places a legal duty on local planning authorities in England and public bodies to engage constructively, actively and on an ongoing basis to maximise the effectiveness of local plan preparation in the context of strategic matters. When preparing plans local authorities should also have regard to the Local Enterprise Partnership and other bodies prescribed in law.
- 1.11** The Council engaged with neighbouring authorities and statutory consultees throughout the preparation of the WCS, which sets the framework for this Plan. They supported the spatial strategy and quantum of development through the WCS preparation process. The spatial strategy and quantum of development can be considered to involve strategic issues where the duty to cooperate has already been fulfilled through the Core Strategy process.
- 1.12** Examples of strategic issues on which there has been continued co-operation in the preparation of this plan are:
- Flood and surface water drainage considerations for individual sites and the impact of cumulative development discussed with the Environment Agency.
 - Any potential considerations to mitigate impact on the Strategic Road Network (SRN) with the Highways Agency, particularly for potential site allocation in Salisbury.
 - Site specific landscape considerations discussed with Natural England.
 - Biodiversity considerations discussed with Natural England.
 - Site specific heritage considerations discussed with Historic England
 - Any impact on the New Forest National Park by way of potential increased recreational use discussed with the New Forest National Park Authority.
 - Ensuring that future development helps address and manage phosphate levels in the River Avon, its tributaries and surrounding catchment area. The management of

phosphates in the River Avon catchment water system is being discussed with the Environment Agency and Natural England on an ongoing basis. A Nutrient Management Plan has been published and is being monitored⁽²⁾.

- 1.13** How the outcomes from the Duty to Co-operate have informed the preparation of the Plan is set out in a separate report: <http://wiltshire.gov.uk/wiltshsgsiteallocationsplan>.

Sustainability Appraisal

- 1.14** The Council appointed consultant Atkins to oversee the Sustainability Appraisal (SA) of the Plan. SA is iterative and integrated into the plan-making process, influencing the selection of site options and policies through the assessment of likely significant effects. A draft SA Report has been published alongside the Plan: <http://wiltshire.gov.uk/wiltshsgsiteallocationsplan>.
- 1.15** Comments are invited on this version of the SA report during the consultation period in accordance with Regulation 19 of the Town and Country Planning (Local Planning) (England) Regulations 2012 (see below).

Policies Map

- 1.16** On adoption, the Wiltshire Policies Map will be amended to include the proposals set out in Chapters 5 (Housing site allocations) and 6 (Settlement boundary review) of this Plan. These proposals are set out in the Community Area Topic Papers which have been published as evidence to support this Plan.

How to comment on the Plan

- 1.17** This consultation is an opportunity to submit your comments on the draft Wiltshire Housing Allocations Plan.
- 1.18** To support the consultation, the Council has prepared a simple guidance document setting out how to make comments in relation to the key question of 'soundness'. The document together with a representation form can be found at: <http://wiltshire.gov.uk/wiltshsgsiteallocationsplan>.
- 1.19** The form asks whether you consider the Plan to be 'sound' on four key points. These key points are taken from the National Planning Policy Framework (NPPF) and should be considered in responding to the consultation.
- 1.20** Paragraph 182 of the NPPF states:

"The Local Plan, [in this case, the 'pre-submission' draft Wiltshire Housing Site Allocations Plan'] will be examined by an independent Inspector whose role is to assess whether the plan has been prepared in accordance with the Duty to Co-operate, legal and procedural requirements, and whether it is sound. A local planning authority should submit a plan for examination which it considers is "sound" - namely that it is:

- **Positively prepared** - the plan should be prepared on a strategy which seeks to meet objectively assessed development and infrastructure requirements, including unmet requirements from neighbouring authorities where it is reasonable to do so and consistent with achieving sustainable development;

2 'Nutrient Management Plan - Hampshire Avon' May 2015
<https://www.gov.uk/government/publications/nutrient-management-plan-hampshire-avon>

- **Justified** - the plan should be an appropriate strategy, when compared against the reasonable alternatives, based on proportionate evidence;
- **Effective** - the plan should be deliverable over its period and based on effective joint working on cross-boundary strategic priorities; and
- **Consistent with national policy** - the plan should enable the delivery of sustainable development in accordance with the policies in the Framework.”

1.21 Comments are invited on the draft Wiltshire Housing Site Allocations Plan, the draft Sustainability Appraisal and supporting evidence, during the consultation period which starts **9am, Friday 14th July 2017 and ends 5pm, Friday 22 September 2017.**

1.22 Comments can be submitted:

- **Online** via the Council's dedicated consultation portal: <http://consult.wiltshire.gov.uk/portal>. Wherever possible we actively encourage all submissions to be presented through the portal as this speeds up processing time and makes for a more efficient consultation.
- **By email** using the representation form available at: <http://wiltshire.gov.uk/wiltshsgsiteallocationsplan> and returned to spatialplanningpolicy@wiltshire.gov.uk, or
- **By post** in writing (please use the representation form) and sent to: Spatial Planning, Economic Development & Planning, Wiltshire Council, County Hall, Bythesea Road, Trowbridge, Wiltshire, BA14 8JN

1.23 Following the consultation, the Council will register and consider the comments received before submitting the Plan (and all prescribed supporting documents) for independent examination. All comments received during the consultation period will be passed on to the appointed Inspector.

1.24 Any representations may be accompanied by a request to be notified at a specified address of any of the following:

- The Wiltshire Housing Site Allocations Plan has been submitted to the Secretary of State for independent examination;
- That the Inspector's Report (including any recommendations) into the examination of the Wiltshire Housing Site Allocations Plan has been published; and
- That the Wiltshire Housing Site Allocations Plan has been adopted.

1.25 It is therefore important that representors make their interests in the Plan clear on the representation forms. Failure to do so might affect the rights of individuals to be heard at any subsequent hearing sessions.

2. Context

National

- 2.1** The National Planning Policy Framework (NPPF) sets out the government's planning policies for England. The NPPF must be taken into account in the preparation of local and neighbourhood plans, and is a material consideration in planning decisions. One of its core principles is that development should be genuinely plan-led, empowering local people to shape their surroundings, with succinct local and neighbourhood plans setting out a positive vision for the future of the area. The Plan is being prepared in accordance with that principle.
- 2.2** At the heart of the NPPF is a presumption in favour of sustainable development, which should be seen as a 'golden thread' running through plan-making and decision-taking.
- 2.3** It is an objective of the NPPF to deliver a wide choice of high quality homes and to boost significantly the supply of housing. The Plan identifies additional sites with these objectives in mind. They are developable over the plan period and they will supplement the existing supply. Some settlements have more environmental constraints than others and both new and existing allocations for housing development have differing degrees of complexity. This means that the Plan must involve a degree of flexibility and pragmatism to ensure a steady overall supply of enough land for housing development.

The Wiltshire Core Strategy

- 2.4** The Wiltshire Core Strategy (WCS) covers the whole of Wiltshire and sets out the Council's spatial vision, key objectives and overall principles for development in the County over the plan period 2006 to 2026. The WCS has been produced to be consistent with national policy and the Wiltshire Community Plan.⁽³⁾
- 2.5** The WCS identifies six key challenges for Wiltshire⁽⁴⁾:
- Economic growth to reduce levels of out-commuting from many of Wiltshire's settlements
 - Climate change opportunities to reduce greenhouse gas emissions and mitigate the consequences of a changing climate
 - Providing new homes to complement economic growth and a growing population
 - Planning for more resilient communities
 - Safeguarding the environmental quality of the County whilst accommodating new growth, and
 - Infrastructure investment to meet the needs of the growing population and economy.
- 2.6** The WCS presents a settlement strategy for managing growth over the period up to 2026 (Core Policy 1). The strategy establishes tiers of settlements based on an understanding of their role and function; and how they relate to their immediate communities and wider hinterland.
- 2.7** Core Policy 1 of the Core Strategy identifies five types of settlements, namely:
- Principal Settlements
 - Market Towns
 - Local Service Centres

3 <http://www.wiltshire.gov.uk/council-democracy-wfp-community-plan>

4 Paragraphs 2.6-2.19 of the WCS

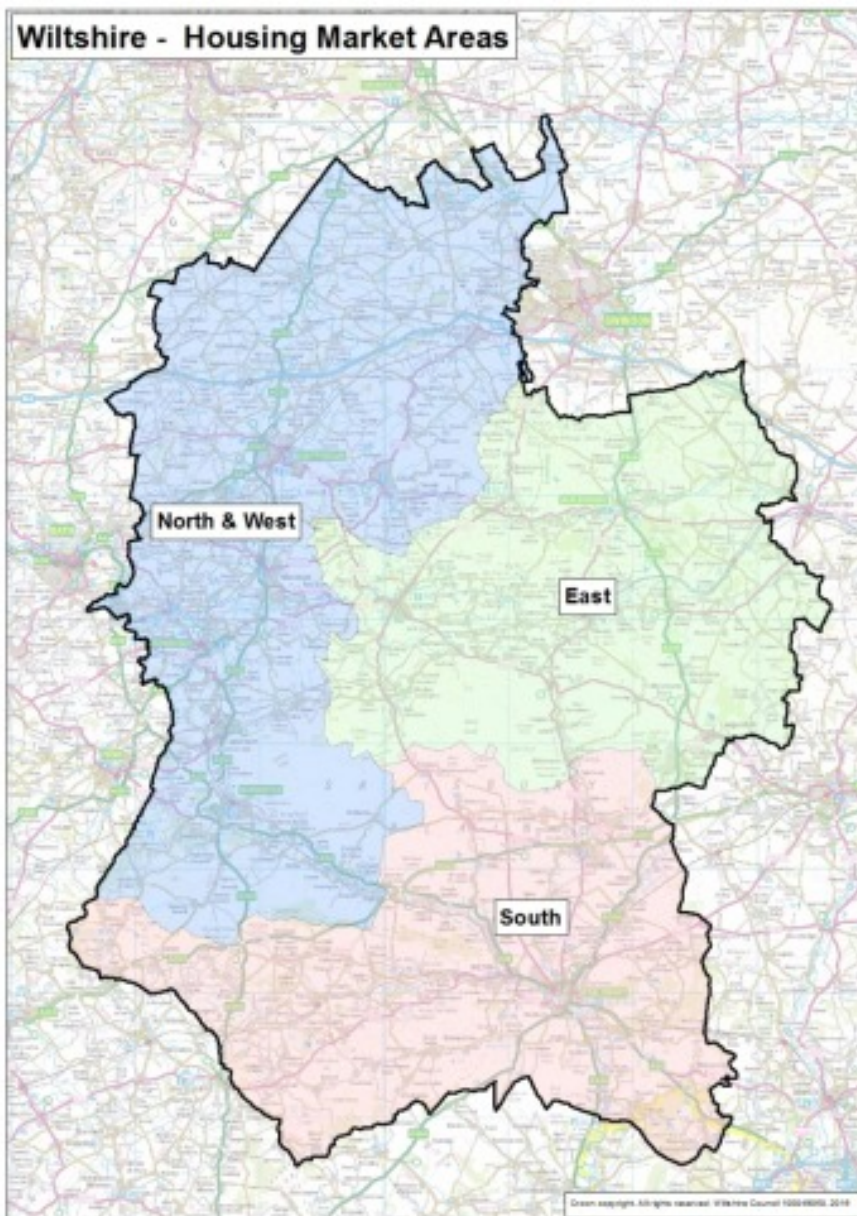
- Large Villages
- Small Villages

- 2.8** Settlement boundaries have been used in development plans for the County for a number of years. The WCS retains them. Except small villages each category of settlement has a “settlement boundary”. In simple terms, they are the dividing line, or boundary between areas of built/ urban development (the settlement) and non-urban or rural development - the countryside. In general, development within the settlement boundary is, in principle, acceptable, whereas development outside the settlement boundary is, with limited exceptions, not acceptable. The WCS uses settlement boundaries as a policy tool for managing how development should take place. Settlement boundaries are identified on the Policies Maps accompanying the WCS⁽⁵⁾.
- 2.9** Other than in circumstances as permitted by other policies listed in paragraph 4.25 of the WCS, development will not be permitted outside the defined settlement boundaries.
- 2.10** The WCS, in paragraph 4.13, sets out the intention for the retained settlement boundaries to be reviewed through the Housing Site Allocations Plan and the Chippenham Site Allocations Plan. Settlement boundaries can also be reviewed by the community through neighbourhood plans. The previous boundaries did not always reflect the built extent of settlements because they were determined some years ago. As a legacy of work done by the former District Councils, different methodologies were used to define the boundaries.
- 2.11** An objective of the Plan is therefore to review and update existing settlement boundaries to ensure they are up-to-date and accurately reflect circumstances on the ground, derived on a consistent county-wide basis. In some circumstances, a review of boundaries has been carried out by Neighbourhood Plans and will be in general conformity with the WCS.
- 2.12** Core Policy 2 of the WCS proposes that the County should accommodate at least 42,000 additional dwellings over the period 2006 to 2026. The WCS disaggregates this scale of housing to three separate housing market areas (HMAs - East, North and West and South) as shown in Figure 2.1 below⁽⁶⁾

5 Amendments to settlement boundaries made by individual Neighbourhood Plans will also be shown on the relevant inset of the Development Plan Policies Maps

6 A separate allowance of 900 dwellings is also made for West of Swindon. See paragraph 4.34 of the WCS.

Figure 2.1 Wiltshire Housing Market Areas



2.13 Core Policy 2 of the WCS proposes a minimum housing requirement for each HMA as follows:

Table 2.1 Housing Market Area - Minimum requirements

Housing Market Area (HMA)	Minimum housing requirement (dwellings)
East Wiltshire	5,940
North and West Wiltshire	24,740
South Wiltshire	10,420

2.14 The NPPF requires that each Local Planning Authority demonstrate that there is five years supply of deliverable land for housing development for each of the HMAs based on the implied delivery rates of the WCS requirement. Fluctuations can occur in the delivery of housing but a central objective of the Plan, ensuring surety of supply, is to sustain a ‘five year housing land supply’ over the remainder of the plan period for each of these HMAs.

2.15 To guide how each HMA requirement should be achieved, the table below sets out the relationship between each tier of the settlement strategy and the expected level of development under Core Policy 1.

Table 2.2 Settlement Hierarchy - Levels of development

Settlement	Level of development
Principal Settlement	The primary focus for development and will provide significant levels of jobs and homes
Market Town	Have the potential for significant development that will increase the number of jobs and homes to help sustain/ enhance services and facilities and promote self-containment and sustainable communities
Local Service Centre	Modest levels of development to safeguard their role and deliver affordable housing
Large Village	Development limited to that needed to help meet the housing needs of settlements and improve housing opportunities, services and facilities
Small Village	Some modest development may be appropriate to respond to local needs and contribute to the vitality of rural communities, but limited to infill.

2.16 The WCS also disaggregates indicative levels of housing to each Community Area and includes indicative requirements for levels of housing for the Principal Settlements, Market Towns and in the South Wiltshire HMA, the Local Service Centres; and their surrounding community areas. This distribution of development directs the majority of development to these main settlements and promotes a sustainable pattern of development across the county. An objective of this Plan is to allocate land to support this distribution. The Plan allocations therefore focus on those ‘areas’ where land supply falls short of these indicative levels.

2.17 The indicative housing requirements as set out in the Table 1 and the Area Strategy Policies of the WCS are as follows:

Table 2.3 Community Area Indicative Requirements

Area	Indicative requirement 2006-2026
Devizes	2,010
Devizes CA remainder	490

Area	Indicative requirement 2006-2026
Devizes CA Total	2,500
Marlborough	680
Marlborough CA remainder	240
Marlborough CA Total	920
Pewsey CA Total	600
Tidworth and Ludgershall	1,750
Tidworth CA remainder	170
Tidworth CA Total	1,920
EAST WILTSHIRE HMA	5,940
Bradford on Avon	595
Bradford on Avon CA remainder	185
Bradford on Avon CA Total	780
Calne	1,440
Calne CA remainder	165
Calne CA Total	1,605
Chippenham	4,510
Chippenham CA remainder	580
Chippenham CA Total	5,090
Corsham	1,220
Corsham CA remainder	175
Corsham CA Total	1,395
Malmesbury	885
Malmesbury CA remainder	510
Malmesbury CA Total	1,395
Melksham and Bowerhill	2,240
Melksham CA remainder	130
Melksham CA Total	2,370
Royal Wootton Bassett	1,070

Area	Indicative requirement 2006-2026
Royal Wootton Bassett and Cricklade CA remainder ⁽⁷⁾	385
Royal Wootton Bassett and Cricklade CA Total ⁽⁷⁾	1,455
Trowbridge	6,810
Trowbridge CA remainder	165
Trowbridge CA Total	6,975
Warminster	1,920
Warminster CA remainder	140
Warminster CA Total	2,060
Westbury	1,500
Westbury CA remainder	115
Westbury CA Total	1,615
NORTH & WEST WILTSHIRE HMA	24,740
Amesbury, Bulford and Durrington	2,440
Amesbury CA remainder	345
Amesbury CA Total	2,785
Mere	235
Mere CA remainder	50
Mere CA Total	285
Salisbury	6,060
Wilton	
Wilton CA remainder	255
Salisbury and Wilton CAs Total	6,315
Downton	190
Southern Wiltshire CA remainder	425
Southern Wiltshire CA Total	615
Tisbury	200
Tisbury CA remainder	220

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

Area	Indicative requirement 2006-2026
Tisbury CA Total	420
SOUTH WILTSHIRE HMA	10,420

2.18 There is no requirement for each individual Community Area or settlement to have five years supply of land for housing. Furthermore, paragraph 4.30 of the WCS makes clear that:

“The disaggregation to Community Areas set out above is not intended to be so prescriptive as to be inflexible and potentially ineffective in delivering the identified level of housing for each market area. It clarifies the council’s intentions in the knowledge of likely constraints in terms of market realism, infrastructure and environmental capacity. They provide a strategic context for the preparation of the Housing Sites Allocation DPD and in order to plan for appropriate infrastructure provision.”

2.19 There are a number of sources for new homes to meet the requirements of Core Policy 2. They include:

- strategic allocations made within the WCS
- retained Local Plan allocations
- existing commitments
- regeneration projects, for example, those in Chippenham, Trowbridge and Salisbury
- Neighbourhood Plans
- windfall

2.20 The allocations shown in the Plan will supplement these existing sources to ensure a surety of supply over the plan period.

Relationship with Neighbourhood Planning

2.21 There are at the moment over sixty Neighbourhood Plans either being prepared or completed in Wiltshire and many more plans are likely over the years ahead. Many of these involve identifying land to meet the need for new homes. Their role in meeting housing requirements will become more significant alongside the Plan.

2.22 It is a priority of both Government and the Council that planning controls pass to local communities so they can develop their own local vision of sustainable development. Parish and Town Councils have been consulted on the review of settlement boundaries. The work being done on Neighbourhood Plans influences the selection of sites⁽⁸⁾ and where Neighbourhood Plans have been ‘made’ or are well advanced the Plan leaves decisions on the scale and locations for growth in settlements to the communities concerned.

2.23 In other locations, there may not yet be an appetite to prepare a Neighbourhood Plan or plans are at early stages of development. In these cases the Plan has considered how those settlements can accommodate additional housing and has allocated sites. In these cases, the priority to ensure a surety of housing land supply has taken precedence.

8 See stage 4a of the Housing Delivery Strategy below.

3. Plan objectives

- 3.1 Three objectives carry out the two purposes of the Plan to review settlement boundaries and allocate sites for housing development.

Settlement Boundary Review

- 3.2 The first objective for the Plan is to review settlement boundaries:

Objective 1: To ensure there is a clear definition to the extent of the built up areas at Principal Settlements, Market Towns, Local Service Centres and Large Villages

- 3.3 The Plan applies one consistent methodology for the County to replace the different ways used by the previous District Councils. The Council has developed this methodology in consultation with Parish and Town Councils. The process is explained in detail in Topic Paper 1: Settlement Boundary Review Methodology.

- 3.4 The result of the review and proposed changes to settlement boundaries is discussed in Chapter 6 and shown in the appendix to the Plan as well as in the Community Area Topic Papers.

Housing Site Allocations

- 3.5 The Plan allocates sites for housing development to ensure enough land is allocated to deliver the minimum requirements of each HMA. In so doing, the Plan has been prepared to achieve two further objectives:

Objective 2: To help demonstrate a rolling five year supply of deliverable land for housing development - a duty on each Local Planning Authority required by the NPPF.

- 3.6 The Plan must identify a number of greenfield sites involving the loss of countryside in order to achieve this objective. Land within settlements, in particular previously developed land, is acceptable for housing redevelopment in principle. A realistic allowance is included for this source of new housing when calculating the scale of land supply⁽⁹⁾. But within a predominantly rural area there is a limited amount of previously developed land. Not only are such opportunities limited, they can also be difficult to rely on as a large proportion of overall supply.

Objective 3: To allocate sites at the settlements in the County that support the spatial strategy of the Wiltshire Core Strategy. The spatial strategy for Wiltshire contained in the Core Strategy promotes the sustainable development of the County.

- 3.7 The spatial strategy describes a hierarchy of settlements within the County. Each tier recognises the particular role of those settlements and plans a level of new housing development that is appropriate. Chippenham, Salisbury and Trowbridge, are Principal Settlements supported by a number of Market Towns. Development at Large and Small Villages should accommodate local needs. Local Service Centres have also been identified that have a more pronounced role than villages. They possess a level of facilities and services that provide the best opportunities outside the Market Towns for sustainable development.

9 See Topic Paper 3 Housing for an explanation of how a windfall allowance has been estimated for each HMA. The approach accords with guidance contained in paragraph 48 of the NPPF.

- 3.8** The Site Selection Process Methodology contained in Topic Paper 2, explains in detail the methodology for identifying site allocations to meet these two objectives. The selection process and its results are summarised in the following ‘Housing Delivery Strategy’ section. Housing Allocations are explained and set out in Chapter 5 of the Plan.

4. Housing delivery strategy

How many homes are needed and where?

- 4.1 The WCS divides housing provision between the three HMAs. The vast proportion of housing needed over the plan period has already been built or is already committed.

Table 4.1 Housing Market Areas: Minimum to be allocated

Housing Market Area	Minimum Housing Requirement	Completions 2006-2017	Developable commitments 2017-2026	Minimum to be allocated
East Wiltshire HMA	5,940	3,497	2,273	170
North and West Wiltshire HMA	24,740	12,603	11,566	571
South Wiltshire HMA	10,420	5,067	4,759	594

- 4.2 The figures above show a minimum to be allocated, but a surplus is necessary to maintain five years supply of housing land in each HMA and to surpass the buffer in excess of five years required by the NPPF.

- 4.3 In order to deliver the spatial strategy, the priority for housing land allocations has been to focus on those higher tier settlements that have not yet met or contributed towards indicative levels of provision (Principal Settlements, Market Towns and Local Service Centres). This supports the sustainable development of the County sought by Objective 2 of the Plan. These settlements where allocations are justified are:

Table 4.2 Higher Tier Settlements where allocations were made

Housing Market Area	Principal Settlement, Market Towns and Local Service Centres
East Wiltshire HMA	Tidworth and Ludgershall Market Lavington
North and West Wiltshire HMA	Trowbridge Warminster
South Wiltshire HMA	Salisbury Amesbury, Bulford and Durrington

- 4.4 The WCS proposes much more modest levels of housing provision at Large Villages as reflected in the indicative scales of housing for each community area. Some new development, to meet local needs, may be appropriate at some of the designated Large Villages within these rural areas either through sites allocated in the Plan or by Neighbourhood Plans produced by the local community.

4.5 No allocations are made at Large Villages in the East Wiltshire HMA because there is no strategic priority to do so due to the level of completions and supply committed within the HMA. Housing to meet local needs can be identified where necessary through neighbourhood planning. Neighbourhood planning will also supplement supply in the other two HMAs. No suitable sites were available at Large Villages in the South Wiltshire HMA and therefore the Plan makes no allocations in that area either. The Plan makes allocations at Large Villages only in the North and West Wiltshire HMA. These involve the following Community Areas:

Table 4.3 Community Areas where allocations were made at Large Villages

Housing Market Area	Large Villages
North and West Wiltshire Housing Market Area	Chippenham Community Area Remainder Malmesbury Community Area Remainder Warminster Community Area Remainder Westbury Community Area Remainder

How were sites selected?

4.6 A separate topic paper explains the Council's approach to site selection⁽¹⁰⁾.

Stage 1: Areas of Search

4.7 The selection process identifies land for house building that supports the distribution and indicative levels of housing set out in the WCS. Site selection prioritises allocating housing sites at those main settlements and areas where land supply needs to be supplemented in order to meet those levels. The outcome of stage one therefore defined 'areas of search' where sites do need to be selected (see above).

Stage 2: Strategic Assessment

2A: Exclusionary criteria

4.8 All councils are required to maintain a register of land that has been put forward for development. This is referred to as the Strategic Housing Land Availability Assessment (SHLAA)⁽¹¹⁾. Within areas of search the SHLAA provides a pool of land opportunities for possible housing development.

4.9 Other land, not included in the SHLAA, may possibly be capable of development but because neither a developer nor landowner has promoted the site for development, the site cannot be said to be available or developable within the plan period. It cannot be counted on to supplement housing land supply and therefore, for the Plan to be effective, land other than SHLAA sites has not been considered for inclusion. SHLAA sites were therefore the basic building blocks of the Plan, but they simply amount to land put forward for development.

4.10 This does not mean any particular site is developable or suitable for development; either in part or whole. There may be a number of barriers to development ruling out their suitability. SHLAA sites may include land with areas at risk of flooding or ecological or historic sites

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

11 Strategic Housing and Economic Land Availability Assessment, Wiltshire Council, (at 1 January 2017)

that are important to protect. A strategic assessment tested each SHLAA site against a number of such constraints and criteria including whether a site was already committed for development or within the urban area.

- 4.11** Some sites were also detached from a settlement with no prospect of forming a part of its existing built up area. Where housing development involves encroachment into the countryside it should take place in a way that expands an existing built up area in order to prevent unnecessary loss of open countryside and so that new homes are directly-related to the community.
- 4.12** SHLAA sites were rejected, or a reduction in their capacity to accommodate housing noted because one or more of these considerations applied to part or the whole leaving a smaller set of potential sites within areas of search.

2B: Large villages

- 4.13** The WCS sets down requirements for scales of new housing at each of the County's main settlements. It provides an approximate scale of anticipated housing development for the surrounding rural hinterland of each community area. These areas contain several rural settlements (Large and Small Villages and in some instances Local Service Centres) that do not have individually set levels of development. The spatial strategy requires new housing development at these Large and Small Villages to be limited to that needed to help meet the housing needs of settlements and to improve employment opportunities, services and facilities. Some rural settlements are designated as Local Service Centres where levels of facilities and local employment suggest greater potential for growth and self-containment.
- 4.14** Opportunities at some Large Villages have not been explored because local housing needs for the plan period have already been accommodated; either through development that has already taken place or that is planned. Further development brought about by new plan allocations would be in excess of meeting local needs and result in conflict with WCS Core Policy 1. SHLAA sites at these Large Villages were not therefore considered reasonable alternatives.
- 4.15** The future development of some Large Villages has already been thoroughly considered by Neighbourhood Plans. Neighbourhood planning addresses the housing needs of a settlement in accordance with Core Policy 1 of the WCS. It is unnecessary for the Plan to supplement local consideration and SHLAA sites at Large Villages where Neighbourhood Plan preparation is at an advanced stage are not considered reasonable alternatives.
- 4.16** Housing development at Small Villages is required to take the form purely of limited infill. House building will be small in scale, for sites of single figures, and the Plan does not seek to identify such sites.
- 4.17** Based on an assessment of these factors, a number of Large Villages were excluded from further consideration and potential sites at these Large Villages were therefore rejected.

Stage 3: Sustainability Appraisal

- 4.18** After a high level assessment, remaining potential sites have been assessed using Sustainability Appraisal (SA). This is a transparent and systematic way of carrying out a detailed assessment of the sustainability performance of all the remaining site options using a SA framework.

- 4.19** The SA framework contains 12 objectives that cover the likely environmental, social and economic effects of development. The performance of each site was assessed against each of the objectives using a consistent set of decision-aiding questions. The objectives and decision aiding questions resulted from consultation on a scoping report. The appraisal used common evidence and the process therefore ensured a transparent, consistent and equitable comparison of all reasonable alternatives.
- 4.20** Where potential sites were rejected, the reasons for doing so are clearly stated. Other sites were divided into 'more sustainable' and 'less sustainable' site options.

Stage 4: Selection of Preferred Sites and Developing Plan Proposals

4A: Selection of preferred sites

- 4.21** The focus for further work was the set of 'more sustainable' sites identified at stage 3. Further consultation with stakeholders helped to develop potential sites into site options with individual housing capacities and specific boundaries. Consultation also helped to identify requirements that should be highlighted for individual site options, to guide the form development should take, including the definition of realistic site boundaries. In exceptional circumstances, it was necessary to consider 'less sustainable' sites.

4B: Developing Plan Proposals

- 4.22** Previous stages assessed individual sites. Together the total amount of housing proposed in the Plan should aim to ensure overall supply at least meets HMA requirements. The form housing land supply takes should also provide for a demonstrable five year supply of land for each year in the plan period. Therefore shortcomings in terms of the total number of dwellings, the components of supply and its timing may require previous stages to be revisited, possibly in order to expand areas of search and the number of potential site options. Topic Paper 4: 'Developing Plan Proposals' considers these issues for each HMA in turn.
- 4.23** This stage also checked how all the draft allocations together fitted with the spatial strategy; in terms of the overall distribution of housing growth; the approach to rural areas; and the role of Principal Settlements and Market Towns. Where there is a shortfall at any Market Town or Principal Settlement then there is an assessment of possible impact in terms of the wider area and measures for the future are suggested to address those potential effects.
- 4.24** The rationale for the Plan is to supplement housing land supply. This is a strategic priority stemming from the WCS. The spatial strategy expects development at Large Villages to respond to local needs. At the same time it is Government and the Council's wish to give direct power to local communities to articulate their own visions for their area, to define and respond to their own local need. Therefore, in the absence of a strategic priority, where land supply can meet objectives of the Plan without allocating sites at villages then it should not. This stage has therefore specifically reviewed the purpose and the case for making allocations at Large Villages.

Stage 5 Viability Assessment

- 4.25** Viability assessment has verified that preferred sites and the scale of development identified in the Plan would not be subject to such a scale of obligations and policy burdens that their ability to be developed viably is threatened. It also shows that preferred sites are capable of providing policy compliant levels of affordable homes. The Assessment has been carried out by independent experts on this aspect and their report has been published separately (Topic Paper 5: Assessment of Viability).

Stage 6: Sustainability Appraisal of Plan Proposals and Habitats Regulation Assessment

4.26 Following completion of the viability assessment, a final stage of SA was undertaken on draft policies within the Plan and further refinements were necessary to improve mitigation measures to see that the Plan delivers the most sustainability benefits possible. This stage of the assessment considered the impact of the Plan as whole; its cumulative effects.

4.27 In terms of biodiversity, the impact of potential sites on European Designations is an important factor in the selection of preferred sites. The Plan as a whole however is also required through the Habitats Directive and the Conservation of Habitats and Species Regulations 2010 (as amended), to consider if it may have a likely significant effect on European Sites either alone or in combination with other plans or projects. The Appropriate Assessment concludes that the Plan will not have adverse effects on the integrity of any European Sites. The reasons for this conclusion have been published separately in the Habitats Regulations Assessment.

Summary of site allocations

4.28 Each Community Area Topic Paper considers whether it is appropriate to allocate sites for housing development, based on the remaining requirements for that Community Area, and justifies the selection of particular sites. In summary the Plan allocates the following sites in each HMA.

East Wiltshire Housing Market Area

Table 4.4 East Wiltshire Housing Market Area - Summary of allocations

Settlement	SHLAA reference	Site Name	Approximate dwellings
Market Lavington	1089	Southcliffe	15
	2055/ 530	Underhill Nursery	50
	3443	East of Lavington School	15
Ludgershall	553	Empress Way	270 ⁽¹²⁾

North and West Wiltshire Housing Market Area

Table 4.5 North and West Housing Market Area - Summary of allocations

Settlement	SHLAA reference	Site Name	Approximate dwellings
Hullavington	690	The Street	50
Yatton Keynell	482	East of Farrells Field	30
Crudwell	3233	Ridgeway Farm	50 ⁽¹³⁾
Trowbridge	613	Elm Grove Farm	200

12 This total includes 109 dwellings that already have planning permission

13 This total includes 10 dwellings that already have planning permission

	1021	Church Lane	45
	3260	Upper Studley	20
	298	Land off the A363 at White Horse Business Park	150
	3565	Southwick Court	180
	297/ 263	Elizabeth Way	205
Warminster	603	East of the Dene	100
	302/ 1032	Bore Hill Farm	70
	304	Boreham Road	30
Chapmanslade	316	Barthers Farm Nurseries	35
Bratton	321	Court Orchard / Cassways	40

South Wiltshire Housing Market Area

Table 4.6 South Housing Market Area - Summary of allocations

Settlement	SHLAA reference	Site Name	Approximate dwellings
Durrington	3154/ S98	Clover Lane	45 ⁽¹⁴⁾
	3179	Land off Larkhill Road	15
Salisbury	S1028	Land at Netherhampton Road	640
	S61	Land at Hilltop Way	10
	S1027	North of Netherhampton Road	100
	3272	Rowbarrow	100

4.29 The site allocations for each HMA meet two objectives of the Plan (Objectives 2 and 3):

- To help demonstrate a rolling five year supply of deliverable land for housing development.
- To allocate sites at the settlements in the County that support the spatial strategy of the Wiltshire Core Strategy.

Objective 2 Housing Land Supply

4.30 In addition to allocations in the WCS and the Plan, as well as sites with planning permission, the Council has made an allowance for windfall sites in the five year supply. With sites allocated in this plan, overall provision for new housing in each HMA is as follows:

14 This total includes approximately 15 dwellings that already have planning permission

Table 4.7 HMA housing land supply 2006-2026

Housing Market Area (HMA)	Minimum Housing Requirement	Completed (2006-2017)	Commitments (2017-2026)	Windfall Allowance (2017-2026)	Plan Allocations (2017-2026)	TOTAL	Surplus
East Wiltshire	5,940	3,497	2,273	811	241	6,822	882
North and West Wiltshire	24,740	12,603	11,566	2,086	1,195	27,450	2,710
South Wiltshire	10,420	5,067	4,759	736	795	11,357	937

4.31 The Plan helps to provide for the amount of housing required by the WCS. Plan preparation has also looked at the likely timings of construction of the various land sources using trajectories of dwelling completions (housing trajectories). The results are reported in Topic Paper 4: Developing Plan Proposals. This assesses how the Plan achieves a sufficient supply in each year over the plan period in order to meet the objective of ensuring a five year supply of deliverable land for each of the remaining years of the WCS plan period to 2026.

4.32 Housing trajectories are site by site estimates of start and finish dates and annual completions. Aggregating housing trajectories for each HMA shows how the Plan helps to deliver in excess of five years supply of land in each area for the remaining years of the plan period. The table below provides estimates of how many years supply there will be in each remaining year of the plan period. It shows that supply exceeds the five year requirement through to the end of the plan period for all years except one in the South Wiltshire HMA and well before then additional allocations will be included within the review of the WCS.

Table 4.8 HMA Five year land supply estimates 2017-2026

HMA	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26
East Wiltshire	9.18	9.11	9.75	12.20	22.44	20.18	14.01	9.81	7.45
North and West Wiltshire	7.15	7.54	7.64	7.54	7.85	7.92	7.48	6.54	5.30
South Wiltshire	6.09	6.30	6.43	6.65	6.88	7.13	6.70	5.87	4.75

4.33 To be sure of maintaining a surety of supply, the annual estimates should exceed the five year requirement and buffer anticipated by national planning policy. A surplus is important to allow for any possibility of under delivery in the future.

Objective 3 Spatial Strategy

- 4.34** The scale and distribution of site options at each settlement should also be consistent with that proposed by the spatial strategy in the WCS. A shortage of new housing and infrastructure for instance will limit provision for affordable homes, could depress economic growth and undermine the viability and vitality of town centres. On the other hand, widespread over provision, particularly toward smaller rural settlements, might undermine the spatial strategy. A symptom of this would be over burdened local infrastructure and greater environmental impacts from more travelling between settlements and more widespread loss of countryside.
- 4.35** It would not, however, be reasonable to expect the distribution and scale of land supply to adhere rigidly to the levels set in the WCS. It would be unrealistic to expect as much. The WCS explains that levels are indicative and that there needs to be some flexibility.
- 4.36** Levels of housing development in settlements and rural areas are indicative levels of growth. They are approximate and neither minimum or maximums; instead they are an indication of the general scale of growth appropriate for each area and settlement during the plan period.
- 4.37** The following sections describe the relationship between the distribution of housing development (including the site allocations) and the spatial strategy for each of the County's HMAs.

East Wiltshire Housing Market Area

- 4.38** The table below compares indicative with proposed levels of growth in each Community Area:

Table 4.9 East Wiltshire HMA - Distribution of housing development 2006-2026

Area	Indicative requirement 2006-2026	Completions 2006-2017	Developable commitments 2017-2026	TOTAL	%Variation
Urban areas					
Devizes	2,010	1,447	689	2,136	6.3%
Marlborough	680	357	306	663	-2.6%
Tidworth and Ludgershall	1,750	728	1,109	1,836	5.0%
TOTAL	4,440	2,532	2,103	4,635	4.4%
Rural areas					
Devizes CA remainder	490	286	182	468	-4.5%
Marlborough CA remainder	240	160	46	206	-14.1%
Pewsey CA	600	426	179	605	0.9%
Tidworth CA remainder	170	93	3	96	-43.5%
TOTAL	1,500	965	410	1,375	-8.3%

- 4.39** The overall pattern of growth is in general conformity with the WCS. It is consistent with the principles of the spatial strategy. Compared to indicative levels, development is focussed slightly more on the Market Towns (+4%) and less on the rural settlements (-8%).
- 4.40** Indicative levels of housing for Market Towns are not a ceiling and a variance would not seem to present new or significant issues for local infrastructure and environmental capacity.
- 4.41** Similarly, variations from the spatial strategy do not appear to give rise to significant issues. The rural area around Tidworth contains two designated Large Villages: Collingbourne Ducis and Netheravob. Collingbourne Ducis has experienced above average growth since 2006. This would seem sufficient to help maintain its role. Netheravon has several brownfield sites that are potentially suitable for redevelopment and these possibilities would be best explored through a neighbourhood planning process.
- 4.42** A number of rural communities within the HMA are developing a local vision for the sustainable development of their settlement using neighbourhood planning⁽¹⁵⁾. These will address local needs, including needs for new homes, and they will progress further allocations to include housing that will contribute to supply. Neighbourhood plans will be a main means to sustain the roles of Large Villages described in the spatial strategy.
- 4.43** The distribution of housing development accords with the underlying principles of the WCS to direct development to the most suitable, sustainable locations.

North and West Wiltshire Housing Market Area

- 4.44** The table below compares indicative with proposed levels of growth in each Community Area:

Table 4.10 North and West HMA - Distribution of housing development 2006-2026

Area	Indicative requirement 2006-2026	Completions 2006-2017	Developable commitments 2017-2026	TOTAL	%Variation
Urban areas					
Bradford on Avon	595	387	212	599	1%
Calne	1,440	961	807	1,768	23%
Chippenham	4,510	1,204	3,819	5,023	11%
Corsham	1,220	646	587	1,233	1%
Malmesbury	885	560	455	1,015	15%
Melksham and Bowerhill	2,240	1,370	1,221	2,591	16%
Royal Wootton Bassett	1,070	997	158	1,155	8%
Trowbridge	6,810	2,965	2,625	5,590	-18%
Warminster	1,920	603	1,055	1,658	-14%

Area	Indicative requirement 2006-2026	Completions 2006-2017	Developable commitments 2017-2026	TOTAL	%Variation
Westbury	1,500	877	931	1,808	21%
TOTAL	22,190	10,570	11,871	22,441	1%
Rural areas					
Bradford on Avon CA remainder ¹	185	119	72	191	3%
Calne CA remainder	165	92	153	245	49%
Chippenham CA remainder	580	409	113	522	-10%
Corsham CA remainder	175	255	96	351	101%
Malmesbury CA remainder	510	336	144	480	-6%
Melksham CA remainder	130	101	38	139	7%
Royal Wootton Bassett and Cricklade CA remainder ²	385	315	150	465	21%
Trowbridge CA remainder	165	255	23	278	69%
Warminster CA remainder	140	90	53	143	2%
Westbury CA remainder	115	61	47	108	-6%
TOTAL	2,550	2,033	890	2,923	15%

- 4.45** There are marked differences in the anticipated growth of Calne and Westbury over the plan period compared to the two Principal Settlements of the HMA, Chippenham and Trowbridge.
- 4.46** Growth at Chippenham and Trowbridge has not matched expectations. Land has been in short supply or delayed in coming forward. As Principal Settlements within the HMA they are intended to be the primary focus for development, providing significant levels of jobs and homes.
- 4.47** In contrast, rates of development at most Market Towns have met expectations and at Bradford on Avon, Calne, Malmesbury, Melksham, Royal Wootton Bassett and Westbury anticipated levels of growth have been exceeded over the first half of the plan period. Land has been available and some additional sites granted consent by planning appeals. Over the same interval, scales of development within rural areas in many places have also exceeded those anticipated by the WCS.

- 4.48** Indicative levels of housing for Market Towns are not a ceiling and variations would not seem to present new or significant issues for local infrastructure and environmental capacity. Allocations made in the Plan are made to support the spatial strategy. It is not however practical for the Plan to completely re-dress imbalances in the distribution of development from what the spatial strategy envisaged. A review of the WCS is also the appropriate means to properly consider the performance and longer term prospects of settlements.
- 4.49** Chippenham however is now likely to exceed the minimum scale of growth anticipated in the WCS by higher rates of house building in the last half of the plan period compared to much lower rates over recent years. This will come about in large part as a result of significant allocations for housing development made in the Chippenham Site Allocations Plan.
- 4.50** Until very recently there has been a shortage of development opportunities in the town. It is difficult to substantiate a direct connection, but this shortage may also have contributed to the higher than anticipated rates of development experienced by Calne, neighbouring Chippenham. Higher rates of development than expected cause concern about the adequacy of local infrastructure to support population growth and about environmental impacts. No allocations are proposed in the Plan for Calne or Corsham.
- 4.51** Symptoms of similar circumstances appear to be apparent with regard to Trowbridge as at Chippenham, although there would not appear to be such a pronounced shortage of land at Trowbridge.
- 4.52** Unlike Chippenham however, allocations made by the Plan will not be sufficient to ensure that housing provision meets indicative requirements. Six new site allocations provide land for approximately 800 dwellings. Nevertheless, housing development at Trowbridge will fall short of the WCS indicative level of 6,810 dwellings by around 1,220.
- 4.53** One main reason for a shortfall in land supply is the complexity and consequent delay developing Ashton Park, a south eastern extension to the town. 1,600 dwellings will be built on this site in the plan period and a further 1,000 post 2026; rather than first envisaged that the whole of the allocation would have been completed in the plan period. This can be seen to account for 1,000 of the 1,220 dwelling shortfall.
- 4.54** A second main reason for a shortfall has been the inability to identify enough land free from environmental constraints that could compensate for the consequences of delay to Ashton Park. Designated Green Belt provides long term protection from development and limits the scope for Trowbridge to expand. Ecological constraints result from the need to safeguard habitats for protected bats. Other options are limited for different reasons.
- 4.55** In addition, to meet Plan objectives, land identified should be capable of development within the plan period. Unlike Salisbury, there are no reserve locations or areas of search. At this stage, substituting one complex site by another would not provide a remedy to a relatively short-term issue.
- 4.56** Looking over the plan period there has not been as dramatic a fall off in dwelling completions at Trowbridge as took place at Chippenham. The Plan allocations provide choice and flexibility as well as add to supply. The shortfall compared to an indicative level is not so severe as to jeopardise the position of Trowbridge as a Principal Settlement or undermine objectives of the spatial strategy. The WCS makes clear that indicative requirements for community areas provide context and are not prescriptive. A lower provision over the shorter term represents the flexibility associated with the indicative nature of the requirements of the WCS.

- 4.57** Both Westbury and villages around Trowbridge have experienced higher than anticipated rates of growth. The WCS has the objective of consolidating growth at Westbury and this plan makes no additional allocations for housing development.
- 4.58** Constraints to Trowbridge's longer term growth will be addressed as part of the review of the Core Strategy that will look from 2016 beyond 2026 to 2036. This might include a review of how Green Belt boundaries around the town may affect the town's longer term prospects.
- 4.59** Differences from the pattern of development envisaged by the WCS have arisen over the first half of the plan period. Plan allocations go some way to reversing this, but only so far. Specifically, growth at Trowbridge is more constrained and more difficult to realise than had been envisaged, although not so much as to fundamentally undermine the spatial strategy. Housing provision exemplifies the flexibility made necessary by the indicative nature of community area requirements of the WCS.
- 4.60** The scale of development at Warminster is not envisaged to meet indicative strategic requirements. Three proposals of the Plan improve choice in the Town. Constraints include flood risks and managing phosphate levels that can affect the River Avon Special Area of Conservation. The West Warminster Urban Extension, a strategic site in the WCS, provides by far the largest part of new housing to serve the town and this area will continue to do so for several more years after 2026. It provides a longer term surety of supply that supports the role and function of the town.
- 4.61** Allocations of the Plan at Large Villages in the HMA are made only at those settlements where indicative levels will not be met and where local needs are not being addressed through neighbourhood planning. As well as being necessary to help ensure a surety of supply, these allocations will help to support the role of those Large Villages, supporting a range of local employment, services and facilities.

South Wiltshire Housing Market Area

- 4.62** Overall, the scale of development at urban areas matches the intention of the strategy in terms of how much growth is focussed on the main settlements. There are minor differences between indicative and proposed levels that are not significant. They would not present new or significant issues for local infrastructure and environmental capacity. Less provision is made for rural areas.

Table 4.11 South Wiltshire HMA - Distribution of housing development 2006-2026

Area	Indicative requirement 2006-2026	Completions 2006-2017	Developable commitments 2017-2026	TOTAL	%Variation
Urban areas					
Amesbury, Bulford and Durrington	2440	1,311	1,101	2412	-1%
Salisbury	6,060	2,273	3,833	6,637	10%
Wilton		323	208		
TOTAL	8500	3,907	5,142	9,049	6%
Rural areas					

Amesbury CA remainder	345	179	58	237	-31%
Mere CA remainder	50	37	5	42	-15%
Mere (LSC)	235	126	139	265	13%
Downton (LSC)	190	88	105	193	2%
Tisbury (LSC)	200	170	5	175	-12%
Wilton CA remainder	255	115	11	126	-51%
Southern Wiltshire CA remainder	425	385	78	463	9%
Tisbury CA remainder	220	60	11	71	-68%
TOTAL	1,920	1,160	412	1,572	-18%

- 4.63** The South Wiltshire HMA has a slightly less generous housing land supply than elsewhere in Wiltshire.
- 4.64** Salisbury is the Principal Settlement within the HMA. It is intended to be the primary focus for development, providing significant levels of jobs and homes. Two site allocations of more than 500 dwellings are important to ensuring there is a surety of supply to the end of the period and that the City achieves the role set out in the spatial strategy: Churchfields and land at Netherhampton Road. The first is a strategic site allocated in the WCS. The latter of these, at Netherhampton Road, is an allocation of the Plan.
- 4.65** It is unlikely that all the strategic sites allocated in the WCS for Salisbury would deliver sufficiently within the plan period to meet housing requirements and ensure supply, and therefore land allocated at Netherhampton Road is necessary. A shortage of land could impede the City's prospects and it could also lead to greater development pressures in other settlements in the HMA less suited to growth.
- 4.66** Churchfields is a strategic mixed-use site that Core Policy 20 of the WCS requires to deliver 1100 dwellings by 2026. To be developed, this site requires substantial employment uses to decant and is now expected to commence later than envisaged and much less land for new housing will be available before 2026. It is a complex regeneration project that will take time to deliver and will require other sites to enable existing businesses to relocate.
- 4.67** The site at Netherhampton Road has the ability to address the lack of housing delivery at Churchfields, later within the plan period, and also the potential to provide employment land for Churchfields businesses to relocate, thereby freeing up land at Churchfields for housing delivery in the longer term. The WCS identifies the site within an area of search, to be considered if further land is required in future to meet housing requirements, as part of the Council's monitoring process. Monitoring has shown that further land is required due to the redevelopment of Churchfields taking longer than anticipated. The Plan therefore implements this contingency in order to ensure a sufficient supply of housing. The allocation of land at Netherhampton Road, a substantial site, will not lead to an increase in the overall scale of housing growth at Salisbury than was proposed by the WCS.

- 4.68** Recognising the scale of the site, a generous lead in time is provided for the delivery of Netherhampton Road. The site is not expected to contribute to housing delivery for several years whilst work is carried out to masterplan the site and develop mitigation measures. In the meantime, supply from major schemes such as Fugglestone Red and Longhedge will ensure sufficient supply. Churchfields and Netherhampton Road sites will deliver new homes alongside each other toward the end of the plan period.
- 4.69** Further sites at Salisbury support provision for primary education in the south of the City. They improve choice. They also help to safeguard land supply should there be unforeseen and serious delay with the delivery of any other sites.
- 4.70** Provision for the rural areas of the HMA can be divided between growth at Local Service Centres and elsewhere, including Large Villages.
- 4.71** Local Service Centres are defined as smaller towns and larger villages which serve a surrounding rural hinterland and possess a level of facilities and services that together with improved local employment, provide the best opportunities outside the Market Towns for greater self containment. Levels of housing development envisaged at Mere and Downton fit with that strategy. The level of development proposed for Tisbury is lower. There is a significant brownfield site option under consideration through the neighbourhood planning process that takes priority over consideration of greenfield alternatives. This would meet indicative requirements at the settlement.
- 4.72** In terms of the wider rural area, overall, given the flexibility that should be associated with indicative requirements there is no fundamental conflict with the spatial strategy and proposals are in general conformity with the WCS. There are three Large Villages in the rural area around Tisbury all of which are within the Cranborne Chase and West Wiltshire Downs AONB. The Plan does not propose any allocations because of a variety of constraints and a lack of land availability. In the rural area around Wilton, of the two Large Villages, Dinton has already experienced relatively significant growth and at Broad Chalke sites are being investigated through the preparation of a Neighbourhood Plan, although the local primary school has limited capacity to support growth. Neighbourhood planning is suited to addressing local needs in these circumstances.

5. Housing site allocations

Introduction

- 5.1** By assessing each of the settlements identified in Core Policy 1, a site selection process has produced a range of sites suitable for residential development. Scales of development reflect each site's suitability. They also have regard to the role of a settlement and its size as well as the indicative requirements for housing in each community area, as presented in the WCS. Development will be required to provide for the necessary on-site and, where necessary, off-site infrastructure requirements arising from proposals in accordance with Core Policy 3 (Infrastructure requirements).
- 5.2** The design and form of development will accord with policies of the WCS. Core Policy 57 (Ensuring High Quality Design and Place Shaping) requires a high standard of design of all development.
- 5.3** Landscaping will be provided at boundaries and throughout each site retaining and reinforcing as much as possible of existing hedgerow and tree cover. This will often be required in order to establish a visual boundary to a settlement and so help preserve the settlement's character and appearance in the wider landscape as well as protect the amenity of adjoining uses. Core Policies 51 and 52 are particularly relevant (Landscape and Green Infrastructure). Some sites relate to Areas of Outstanding Natural Beauty and building design, layout and landscaping measures will be necessary to deliver a scheme which positively assimilates within the wider landscape setting and reflects the character of the local vernacular in accordance with requirements of Core Policy 51.
- 5.4** An ecological assessment will be required for all sites. The development will protect and improve opportunities for biodiversity and wildlife corridors within and adjoining the site in accordance with Core Policy 50 (Biodiversity and Geodiversity). Most sites proposed are of more than one hectare, will therefore require flood risk assessment in order to ensure that there is no increase in risk of flooding on site and elsewhere, and will need to comply with Core Policy 67 (Flood Risk) with regard to flood risk.
- 5.5** Development has the potential to affect the significance of a range of heritage assets within or beyond site boundaries. Where necessary a heritage assessment will prescribe measures which will need to be incorporated as part of a scheme in order to protect them, including the importance of their settings. The determination of planning applications will follow the approach set out in National Planning Policy Framework (paragraphs 131 to 135) and satisfy requirements of Core Policy 58 (Ensuring the Conservation of the Historic Environment) of the WCS. This should include archaeological assessment where necessary
- 5.6** Transport impacts from a proposal will also need detailed assessment in order to accord, in particular, with Core Policy 62 (Development Impacts on the Transport Network). Depending upon the characteristics of individual sites, other policies of the core strategy will be relevant to the determination of planning applications for each of the sites proposed.
- 5.7** The Council will seek a proportion of new homes as affordable housing in accordance with Core Policy 43 (Providing Affordable Homes).
- 5.8** In addition to Community Infrastructure Levy, the Council will also seek funding contributions toward infrastructure or mitigation that is not identified for levy funding and which is directly related to development and necessary for it to proceed. Satisfying the requirements of Core Policy 3 will therefore also be important.

- 5.9** Proposals for new housing sites must be read in conjunction with the Wiltshire Core Strategy and will be considered against all relevant policies, including those relating to place shaping and high quality design. Developers of more substantial sites will also prepare Sustainable Energy Strategies setting out how proposals meet carbon reduction targets, and identifying how maximum targets can be achieved, particularly where lower cost solutions are viable (such as combined heat and power).
- 5.10** Standards for provision to meet leisure and recreation needs of any application will be applied to each of the proposals. An audit of existing open space assets will inform outdoor sports provision. Shortages of amenity green space, parks and areas for informal recreation may be addressed by provision for open space by proposals but will solely be of a form and scale to meet the needs of new development.
- 5.11** As appropriate, additional evidence will need to be prepared at a level of detail to support a planning application. Such new evidence can be used as a material consideration when considering a specific planning application. In many cases, particularly important items are referred to for each allocation. Such evidence may include, but is not limited to a Landscape and Visual Impact Assessment, Heritage Impact Assessment, Biodiversity Report, Surface Water Management Plan, Flood Risk Assessment and Transport Statement.
- 5.12** Sites are proposed at some settlements that involve a mix of uses more than housing development, and where development will be guided by a master plan. The master plan will show parameters governing the distribution of land uses for each site. These sites each have a detailed policy reflecting more extensive site specific requirements setting out the components of development and/or requirements to ensure it takes an acceptable form. These sites are:

Table 5.1 Plan site specific policies

Community Area	Site Name	Policy
Tidworth	Empress Way, Ludgershall	H1.1
Trowbridge	Elm Grove Farm, Trowbridge	H2.1
Warminster	East of the Dene, Warminster	H2.7
Chippenham	The Street, Hullavington	H2.10
Salisbury	Netherhampton Road, Salisbury	H3.1

East Wiltshire Housing Market Area

- 5.13** Land for housing development is identified to support the role of settlements in the East Wiltshire HMA, to ensure supply, improve choice and competition in the market for land.

Policy H1

Land is allocated for residential development at the following sites, as shown on the policies map:

Table 5.2 East Wiltshire Housing Market Area

Community Area	Reference	Site Name	No of dwellings
Tidworth	H1.1	Empress Way, Ludgershall	270
Devizes	H1.2	Underhill Nursery, Market Lavington	50
	H1.3	Southcliffe, Market Lavington	15
	H1.4	East of Lavington School, Market Lavington	15

- 5.14** How these sites were selected is explained in the Community Area Topic Papers⁽¹⁶⁾.
- 5.15** The specific requirements and form development will take are described below for each site to ensure they are each appropriate in scale and character to their location and in accordance with WCS and national policy.

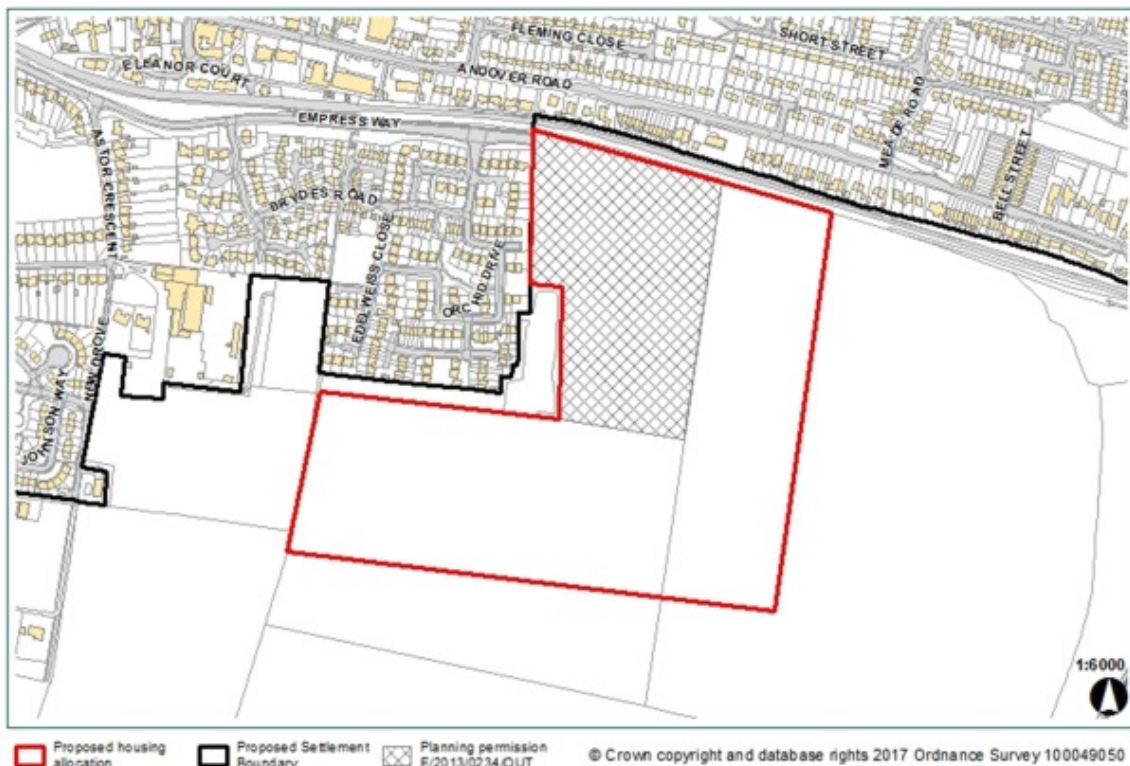
Ludgershall

- 5.16** Ludgershall, along with Tidworth is designated as a Market Town and has the potential for significant development. The WCS envisages Ludgershall, together with Tidworth, accommodating approximately 1,750 additional dwellings over the plan period. As a part of the settlement strategy, an increase in jobs and homes in the town will help to enhance services and facilities and promote better levels of self-containment and viable sustainable communities (Core Policy 1, WCS). Further development will support it carrying out this role.

16 Tidworth Community Area Topic Paper, Wiltshire Council, (June 2017) and Devizes Community Area Topic Paper, Wiltshire Council, (June 2017)

H1.1 Empress Way

Figure 5.1 H1.1 Empress Way



Policy H1.1

Land at Empress Way, as identified on the Policies Map, is proposed for mixed use development comprising the following elements:

- approximately 270 dwellings;
- a connecting highways link between Empress Way and Simonds Road/New Drive, via the adjoining development at the former Granby Gardens site;
- 1.8ha of land reserved for a two form entry primary school.
- A strong landscape framework including significant screening to the southern and eastern boundaries of the site

Development will take place in accordance with a masterplan for the site approved by the Council as part of the planning application process.

- 5.17** Approximately 16.5ha of land at Empress Way, as shown on the policies map, are allocated for development. The proposal is to extend land already with permission⁽¹⁷⁾ for housing development to allow for a further 160 dwellings. The total amount of development will therefore be 270 dwellings. The treatment and design of the site will be one comprehensive development proposal.

17 Outline planning permission reference E/2013/0234/OUT (land adjacent to Empress Way).

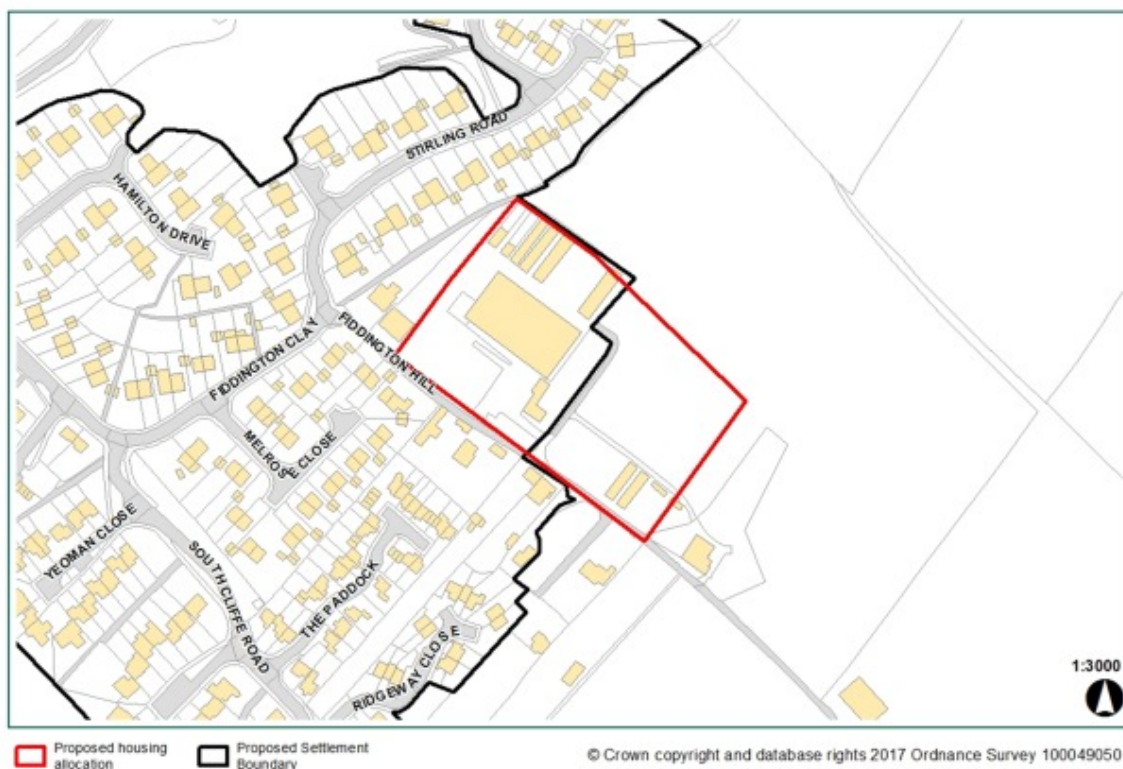
- 5.18** The site is formed of agricultural land on the southern edge of the town. It is a logical extension to the town in an accessible location with regard to local services and facilities but there are limited established natural boundaries that help to enclose the site. There are no field boundaries on the site's southern and eastern edges, although there is limited screening on the boundaries adjoining the railway line and existing residential development.
- 5.19** Vehicular access to the site would be required from Empress Way and via the Granby Gardens development site. Development of the site will include a connecting link road through the site to the two points of access. Transport assessment will inform detailed measures to mitigate impacts on the local road network, including the A342 Andover Road, Memorial Junction and the capacity of the signals on the nearby railway bridge.
- 5.20** Development of the site will include 1.8ha reserved for a 2 form entry primary school. Based on current estimates local primary school capacity will be absorbed by committed development elsewhere in the town. The need to retain the reserved land for a school will be determined as part of the application process based on demand for primary school places at that time.
- 5.21** The site design will be led by a strong landscape framework. Significant additional screening at the southern and eastern site boundaries would be required, along with landscaping and green infrastructure throughout the site as there are middle and long distance views of the site from the south. The final design and layout should be informed by a Landscape and Visual Impact Assessment.

Devizes Community Area Remainder

- 5.22** Market Lavington is designated as a Local Service Centre and, as such, is a focus for modest growth. The village has not grown significantly in recent years and in the remainder of the Plan period additional housing development would support local facilities and contribute to achieving improved self-containment. A total of three sites, as shown on the Policies Map, are allocated for the development of a total of approximately 80 dwellings.
- 5.23** Assessment demonstrates that Market Lavington has two specific considerations to be addressed in order for housing development to be accommodated:
- **Surface water management and flood risk:** parts of Market Lavington are affected by surface water flooding during extreme weather events. In part this is due to the village's proximity to the chalk escarpment associated with the Salisbury Plain. Applications for development at Market Lavington will need to be supported by a comprehensive drainage strategy that ensures the development will be accommodated with improved drainage of the site.
 - **Traffic:** There are particular concerns about impacts on congestion on the High Street and the crossroads at nearby West Lavington. Where possible, housing schemes should include measures to encourage walking and cycling by improvements to local public rights of way and cycle routes. Measures would result from transport assessment required to accompany planning applications for each site.
- 5.24** All the allocated sites are on the edge of the village and visual impacts on the wider landscape are a consideration as well as the character of approaches to the settlement. Allocations are outside the conservation area but proposals must have regard to the need to preserve and enhance its character, as well as the significance of Listed Buildings.

H1.2 Underhill Nursery, Market Lavington

Figure 5.2 H1.2 Underhill Nursery, Market Lavington

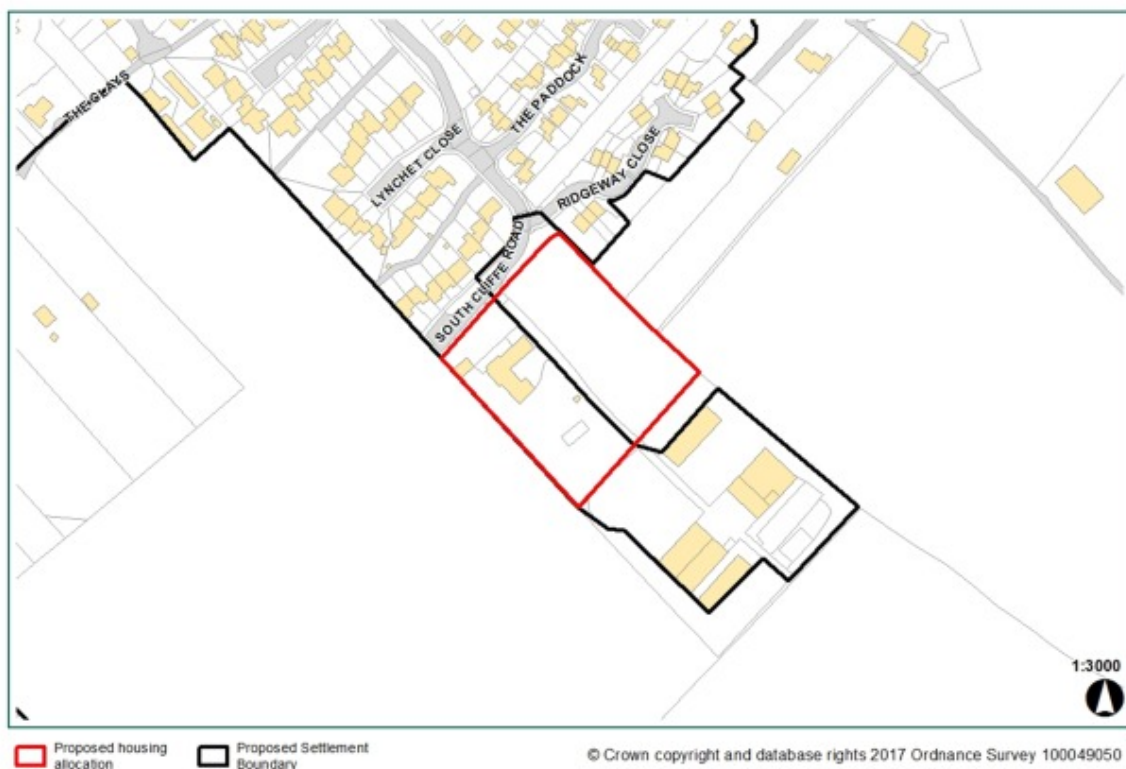


- 5.25** Approximately 2.6ha of land at Underhill Nursery is proposed for the development of approximately 50 dwellings, as identified on the Policies Map. The site is formed from the amalgamation of two SHLAA sites and thereby provides an opportunity to holistically provide a significant level of housing development in a sustainable location, with a consolidated access/egress arrangement, open space and landscaping.
- 5.26** Redevelopment of the former Nursery avoids the premature loss of agricultural land and open countryside. The site is well located with respect to the town centre and facilities such as the primary school and health centre.
- 5.27** Development would need to incorporate measures to address potential impacts on existing residents within the immediate vicinity of the site. This is likely to include, but is not necessarily limited to planting, screening and setting back housing development from the road. Mature trees and hedgerows within the site should be retained and protected as priority habitat. Moreover, all new planting would need to complement and significantly bolster existing patterns of vegetation to soften the south-eastern boundary of the site and increase habitat connectivity.
- 5.28** Development proposals must also demonstrate how the character and distinctiveness of the village, its surrounding countryside have been taken into account in the design of any layout. Site boundaries would need to be softened through landscaping and planting to reduce the impact of development on surrounding countryside.
- 5.29** Records show the potential for contamination from the site's previous use as a plant nursery, and this will need to be investigated through a land contamination survey and any measures this suggests incorporated in the design and layout of a scheme.

- 5.30** A small area of surface water flooding has affected the site in the past and flood risk assessment will have to pay particular regard to this element including preventing increased risks of flooding off-site.
- 5.31** Medieval remains have been found on and adjacent to the site. Therefore, further investigation and mitigation would be necessary. An archaeological assessment would therefore be required to support any subsequent planning application.
- 5.32** The site is adjacent to the bridleway (MLAV24 / EAST22) which follows the western boundary of the site. In line with the need to encourage sustainable modes of transport and avoid exacerbating parking and congestion along the High Street, comprehensive development of this site (alongside Fiddington Hill) provides an opportunity to upgrade/improve the surface of the bridleway and widen it wherever possible. This would help to meet the demand of new residents to travel to the village centre, thereby providing a direct, traffic-free link for walkers and cyclists through the site.
- 5.33** Part of the site falls within Groundwater Source Protection Zone 2. Therefore the Environment Agency must be consulted on any development proposals in order to inform the scope of mitigation measures.

H1.3 Southcliffe, Market Lavington

Figure 5.3 H1.3 Southcliffe, Market Lavington

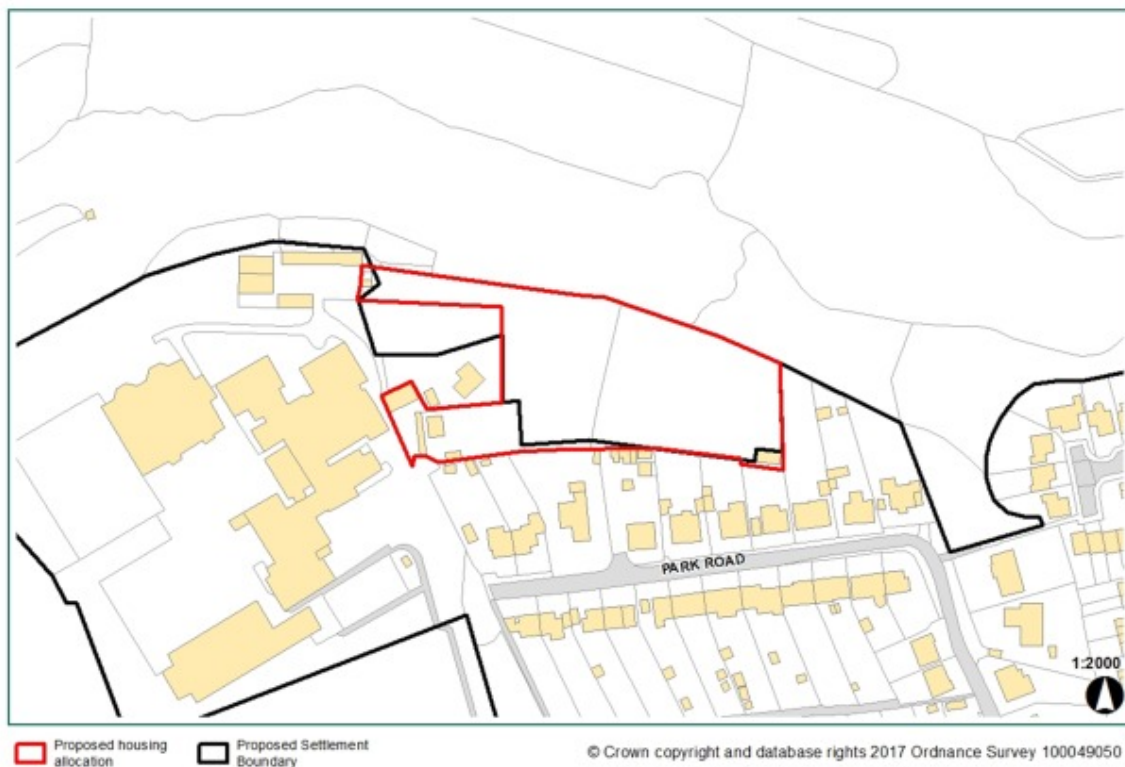


- 5.34** Approximately 0.9ha of land at Southcliffe, as identified on the Policies Map, is proposed for development of approximately 15 dwellings. It is within 1km of facilities such as the primary school, health centre and shop.

- 5.35** The site lies between a residential area and business park and a single dwelling currently exists on the site. Impacts of development on the existing residential properties and the business park (and vice versa) would need to be assessed and used to guide detailed design and layout of a comprehensive redevelopment scheme. This site is currently bisected by a road that will be retained in order to maintain access through to the adjacent business park. Mature trees alongside the road are a wildlife corridor and priority habitat. The corridor would be retained in detailed design and layout of a scheme.

H1.4 East of Lavington School, Market Lavington

Figure 5.4 H1.4 East of Lavington School, Market Lavington



- 5.36** Approximately 0.6ha of land to the east of Lavington School, as identified on the policies map, is proposed for development of approximately 15 dwellings.

- 5.37** The site is a field at the north-western edge of the village, adjacent to Manor House Woods County Wildlife Site. Proposals must protect the ecological interest of this designation. Where necessary, mitigation measures will be provided. Mature trees and hedgerows must be retained and additional planting will increase habitat connectivity enhancing biodiversity interest. The site is adjacent to an existing residential area and the school (along with the caretaker's residence). Access to the site would need to be shared with the school. Proposals would need to demonstrate that access arrangements, as well as the housing layout, would not have an adverse impact on the operation of the school. A flood risk assessment would be required and appropriate surface water management measures incorporated. Moreover, impacts of development on existing residential properties (and vice versa) would also need to be assessed through the detailed design and layout process.

North and West Wiltshire Housing Market Area

- 5.38** Land for housing development is identified to ensure supply, support the role of settlements in the North and West Wiltshire HMA, and improve choice and competition in the market for land.
- 5.39** As a Principal Settlement, the WCS anticipates that Trowbridge will be a primary focus for development. Moreover, the role of the town as a significant employment and strategic service centre will be expected to be strengthened over the Plan period to 2026. Additional allocations are therefore made to support this role.
- 5.40** Other allocations are made at Warminster, a Market Town, to support its role and at designated Large Villages in the rural parts of Chippenham, Malmesbury and Westbury Community Areas geared to support local needs in accordance with WCS Core Policy 2.

Policy H2

Land is allocated for residential development at the following sites, as shown on the policies map:

Table 5.3 North and West Wiltshire Housing Market Area

Community Area	Reference	Site Name	No of dwellings
Trowbridge	H2.1	Elm Grove Farm, Trowbridge	200
	H2.2	Land off the A363 at White Horse Business Park, Trowbridge	150
	H2.3	Elizabeth Way, Trowbridge	205
	H2.4	Church Lane, Trowbridge	45
	H2.5	Upper Studley, Trowbridge	20
	H2.6	Southwick Court, Trowbridge	180
Warminster	H2.7	East of the Dene, Warminster	100
	H2.8	Bore Hill Farm, Warminster	70
	H2.9	Boreham Road	30
	H2.10	Barters Farm Nurseries, Chapmanslade	35
Chippenham	H2.11	The Street, Hullavington	50
	H2.12	East of Farrells Field, Yatton Keynell	30
Malmesbury	H2.13	Ridgeway Farm, Crudwell	50
Westbury	H2.14	Off B3098 adjacent to Court Orchard / Cassways, Bratton	40

5.41 How these sites were selected is explained in Community Area Topic Papers⁽¹⁸⁾.

5.42 The specific requirements and form development will take are described below for each site to ensure they are each appropriate in scale and character to their location and in accordance with WCS and national policy.

Trowbridge

5.43 The WCS envisages approximately 6,810 new dwellings at the Principal Settlement of Trowbridge over the Plan period (2006-2026). Whilst much of this has either been delivered, or is committed in the form of planning permissions and a strategic site allocation in the WCS (Ashton Park), a significant volume of additional housing will be required in order to help address residual indicative requirements.

5.44 In the face of the need to identify sites for additional housing at the town, there are significant ecological, landscape (Green Belt) and infrastructure constraints that significantly limit the choice of available sites. Assessment evidence demonstrates three considerations to be addressed in order for housing development to be accommodated:

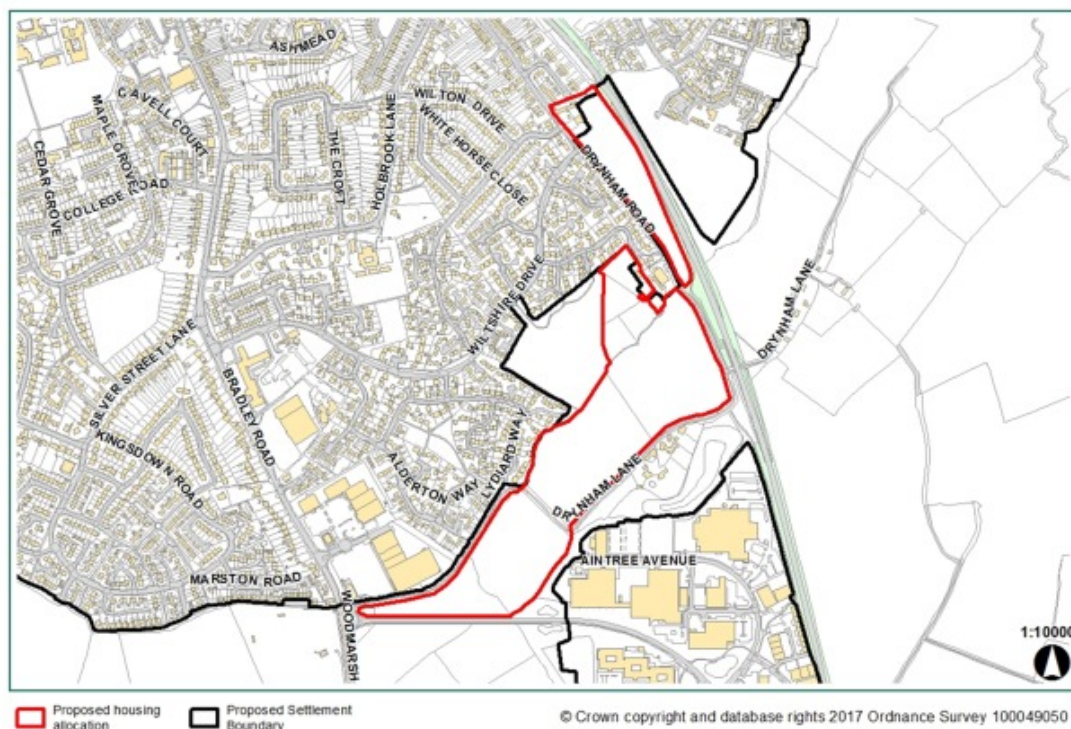
- **Ecology:** an interconnected pattern of priority Biodiversity Action Plan (BAP) habitats such as mature hedgerows, trees and water features, along with designated woodland features around the town support significant populations of protected bat species associated with the Bath and Bradford-on-Avon Bats Special Area of Conservation (SAC). Additional housing development will increase the population of the town and thereby amplify the risk of recreational pressure on bats. To address this issue, the Habitats Regulations Assessment (HRA) for the Plan recommends developing a strategy for managing recreational pressure across the town. Detailed design and layout of schemes would need to consider additional planting and open space to protect and enhance these BAP priority habitats and thereby augment opportunities for bat foraging routes and roosting sites. This could include establishing dark corridors through sites to protect foraging routes and roosting areas for bats. Specific measures that will be required are explained for each site and funding contributions may be sought toward measures to be contained in the Trowbridge Recreation Management Mitigation Strategy.
- **Education:** development will increase the number of pupils needing primary school places. A local lack of capacity across the town affects proposals allocated for development. With the majority of proposed housing being directed south/south-west of the town, the evidence points directly to the need for a new primary school in this area. Therefore, in addition to land reserved for one new school, funding contributions will be sought from developers to help provide adequate capacity.
- **Health Services:** development will also increase demand for primary health care and funding contributions may also be sought to expand the capacity of GP services and dentistry. Contributions will be justified on a site by site basis in discussion with Clinical Commissioning Group and NHS England.

5.45 The proposed site allocations are capable of delivery and will provide a boost to local housing supply.

18 Trowbridge Community Area Topic Paper, Wiltshire Council (June 2017), Warminster Community Area Topic Paper, Wiltshire Council (June 2017), Chippenham Community Area Topic Paper, Wiltshire Council (June 2017), Malmesbury Community Area Topic Paper, Wiltshire Council (June 2017) and Westbury Community Area Topic Paper, Wiltshire Council (June 2017).

H2.1 Elm Grove Farm

Figure 5.5 H2.1 Elm Grove Farm



Policy H2.1

Approximately 14.33ha of land at Elm Grove Farm, as identified on the Policies Map, is proposed for mixed use development comprising the following elements:

- Approximately 200 dwellings;
- At least 1.8ha of land for a two form entry primary school along with playing pitches;
- A multi-purpose community facility;
- A consolidated public open space area incorporating and augmenting the existing Queen Elizabeth II Field;
- A road from the A363 through to an improved junction of Drynham Lane and Wiltshire Drive; and
- New cycling and walking routes through the site to link into the existing network and the proposed Ashton Park Strategic Allocation site.

Development will take place in accordance with a masterplan for the site approved by the Council as part of the planning application process.

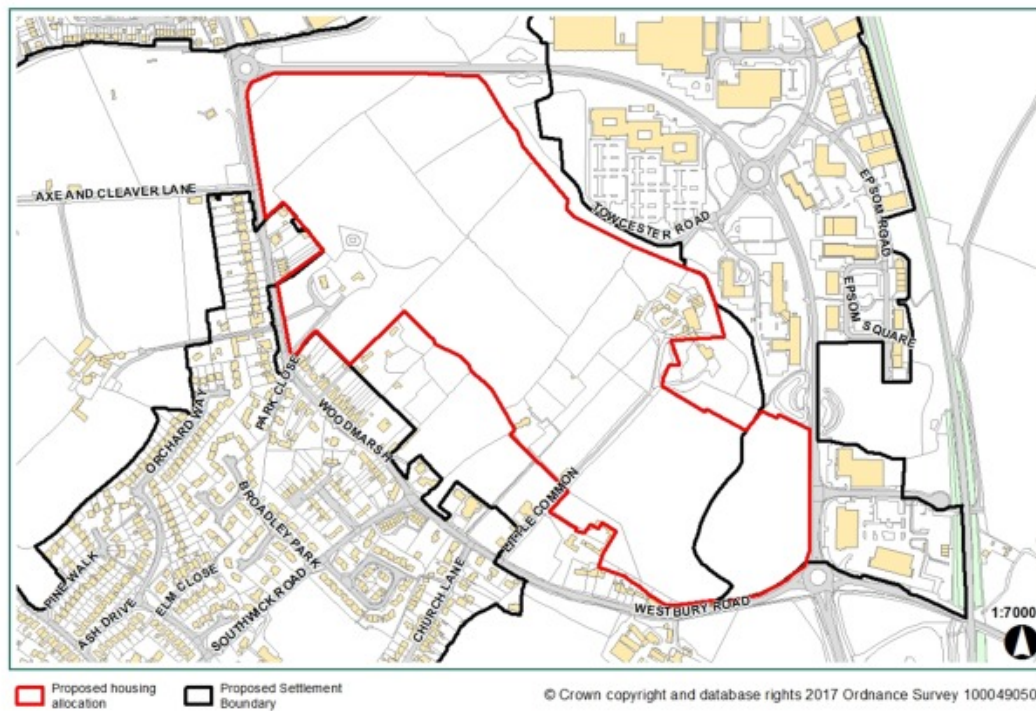
- 5.46** Approximately 14.33ha of land at Elm Grove Farm is allocated for the development of approximately 200 dwellings, as shown on the Policies Map. It is well located with regard to local facilities and services. Moreover, the site is enclosed to the north-west and south-east by existing development and development proposed further south. Consequently, development of the site would not lead to a significant encroachment of further built form into the countryside. In order to accommodate the educational needs of new development

the site would accommodate a new primary school to serve the area alongside new housing. This with a multi-purpose community building geared toward use by sports and social groups in the area could provide a local centre to the development.

- 5.47** The existing natural features of the site are significant in the landscape and would need to be incorporated within a detailed layout. These features also provide wildlife corridors that link habitat features within the local area; in particular, 'dark corridors' for foraging bats. These elements should be protected and enhanced where possible by additional planting with native species.
- 5.48** The site is in an area likely to be used by Bechstein's bats associated with the Bath and Bradford on Avon Bats SAC. Sensitive habitat features on and adjacent to the site. These would include Drynham Lane / Road, the railway line, woodland belts associated with the White Horse Business Park and the small tributary to the River Biss.
- 5.49** These features should be retained and / or buffered from development (including residential gardens) by wide (10-16m), dark (<1 lux), continuous corridors of native landscaping which will allow for their long-term protection and favourable management in order to secure continued or future use by Bechstein's bats. Development will be required to contribute towards the delivery of the Trowbridge Recreation Management Mitigation Strategy.
- 5.50** Access to the site would need to be holistically planned with upgrades required to Drynham Lane, along with the construction of a connection to the A363 designed as a through-route anticipating future traffic growth. New and improved walking and cycling routes to existing and planned local services would encourage future residents to use sustainable forms of transport, The site has a medium potential for archaeological remains. Therefore any subsequent planning application should be informed by an archaeological assessment. In addition, development will need to minimise the potential to harm the significance of the Grade II Listed Drynham Lane Farmhouse. Measures may also be necessary to prevent potential noise pollution from the existing main road and railway. These considerations should be addressed through the process of detailed design and layout which should be informed through a Heritage Impact Assessment.
- 5.51** In order to facilitate development, appropriate contributions would be likely to be sought to help fund additional local school capacity. Funding contributions may also be sought where needed to increase capacity at local GP surgeries and dentistry at the town.

H2.2 Land off the A363 at White Horse Business Park

Figure 5.6 H2.2 Land off the A363 at White Horse Business Park

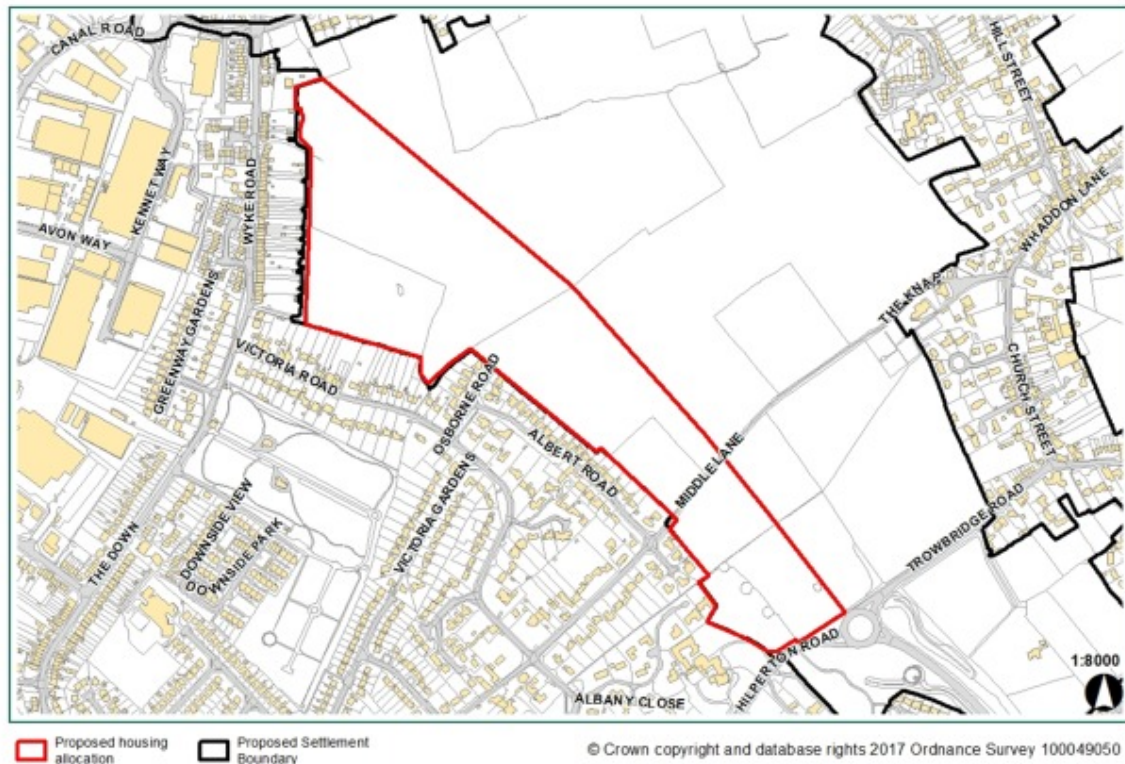


- 5.52** Approximately 25.26ha of land off the A363 south-west of the White Horse Business Park is allocated for the development of approximately 150 dwellings, as identified on the Policies Map. It is reasonably well located with regard to services and facilities. The site extends over a significant area of agricultural land used for a mix of grazing and arable cropping. It is contained, to a degree, by existing development to the east and west and fronts a 'gateway' route to the town. An objective of detailed design and layout will be to retain visual separation of the Town's urban area from North Bradley village. To achieve this, development proposals would need to be focussed within the north-east of the site, screened with new planting and provide improvements to walking and cycling routes through to the town.
- 5.53** The site is characterised by a distinctive pattern of mature and semi-mature hedgerows and trees that form a feature in the landscape. Development of the site would need to retain these features and thereby provide a layout that respects the setting of North Bradley village as an important element of detailed design. Existing hedgerows and trees also provide habitat for protected and non-protected species. These natural features therefore provide wildlife corridors that link habitat features within the local area; in particular, 'dark corridors' for foraging bats.
- 5.54** The site is in an area likely to be used by Bechstein's bats associated with the Bath and Bradford on Avon Bats SAC. Sensitive habitat features on / adjacent to the site include: woodland belts associated with the White Horse Business Park; a network of mature hedgerows/hedgerow trees; and the grounds of Willow Grove.
- 5.55** These features should be retained and / or buffered from development (including residential gardens) by wide (10-16m), dark (<1 lux), continuous corridors of native landscaping which will allow for their long-term protection and favourable management in order to secure continued or future use by Bechstein's bats. Development will be required to contribute towards the delivery of the Trowbridge Recreation Management Mitigation Strategy.

- 5.56 Proposals would need to provide for a high quality, sustainable development that enhances a key gateway approach to the town, whilst protecting the integrity of North Bradley as a village.
- 5.57 In order to facilitate development, appropriate contributions would be likely to be sought to help fund additional local school capacity. Funding contributions may also be sought where needed to increase capacity at local GP surgeries and dentistry at the town.

H2.3 Elizabeth Way

Figure 5.7 H2.3 Elizabeth Way

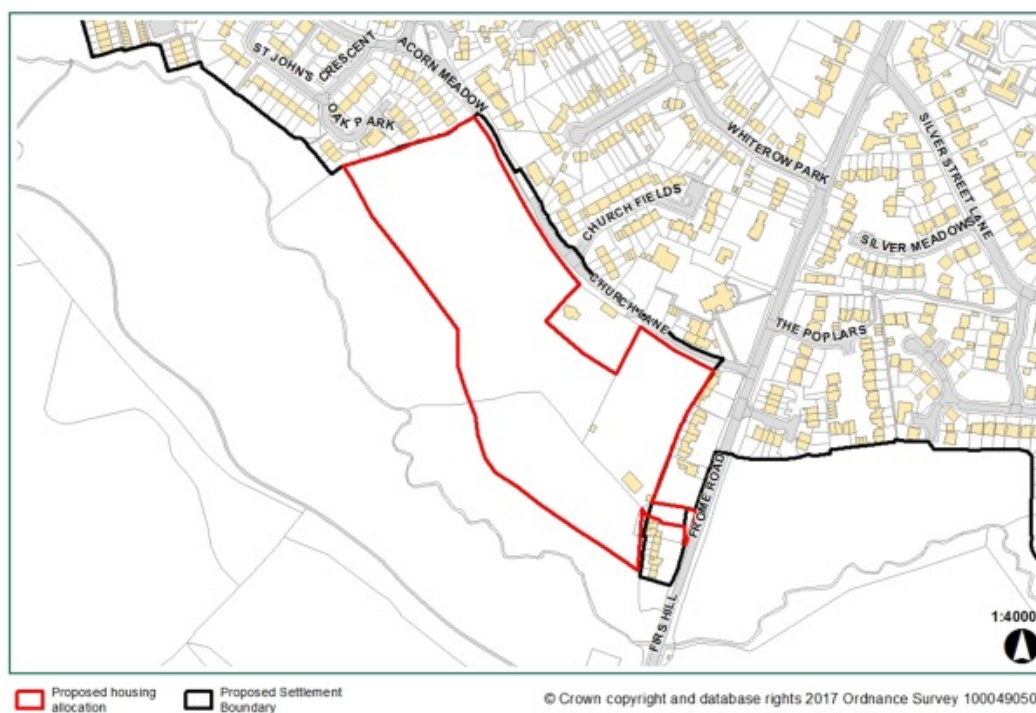


- 5.58 Approximately 16.33ha of land to the South West of Elizabeth Way is allocated for the development of approximately 205 dwellings, as identified on the Policies Map. The site extends over a significant area of agricultural land quite markedly enclosed by existing development and Elizabeth Way distributor road. The character of the land within the site is relatively open and offers views through the existing urban edge of the town and the village of Hilpertown. The dominant feature in the landscape is Elizabeth Way which would serve as access to the site.
- 5.59 Mature and semi-mature hedgerows and trees are key features in the landscape and provide habitat for protected and non-protected species. The existing natural features of the site are significant in the landscape and would be incorporated within the detailed layout. These features also provide wildlife corridors that link habitat features within the local area; in particular, 'dark corridors' for foraging bats. These elements should be protected and enhanced where possible by additional planting with native species.
- 5.60 This site may be used by Bechstein's bats associated with the Bradford and Bath Bats SAC. Potentially sensitive habitat features on / adjacent to the site include: mature trees; hedgerows; and stream (minor watercourse) at the northern end of the site

- 5.61** These features should be retained and / or buffered from development (including residential gardens) by wide (10-16m), dark (<1 lux), continuous corridors of native landscaping which will allow for their long-term protection and favourable management in order to secure continued or future use by Bechstein's bats.
- 5.62** Development will also be required to contribute towards the delivery of the Trowbridge Recreation Management Mitigation Strategy through a financial contribution or direct provision of equivalent new infrastructure over and above normal Council requirements to deliver new habitat and recreational opportunities in line with criteria in the Strategy.
- 5.63** An important measure will be the provision of landscaping between Elizabeth Way and new housing in order to attenuate noise and reduce the visual impact of this road. Consideration of drainage patterns and flood risk from all sources would need to inform any subsequent layout. In addition, surface water attenuation measures and improvements to existing on-site water infrastructure would need to be provided to support a comprehensive development of the site.
- 5.64** The layout and design of the site would need to give great weight to the significance of nearby heritage assets and their setting. Where necessary, stand-offs to existing development in Victoria Road, Albert Road and Wyke Road, along with the incorporation of appropriate boundary treatment would need to be considered through detailed layout and design.
- 5.65** There are opportunities to provide new routes for walking and cycling that would also serve the existing built-up area and that could improve connectivity for a wider area of the town. These should be explored and, wherever practicable, provided in order to encourage a reduction in private car journeys.
- 5.66** In order to facilitate development, appropriate contributions would be likely to be sought to help fund additional local school capacity. Funding contributions may also be sought where needed to increase capacity at local GP surgeries and dentistry at the town.

H2.4 Church Lane

Figure 5.8 H2.4 Church Lane

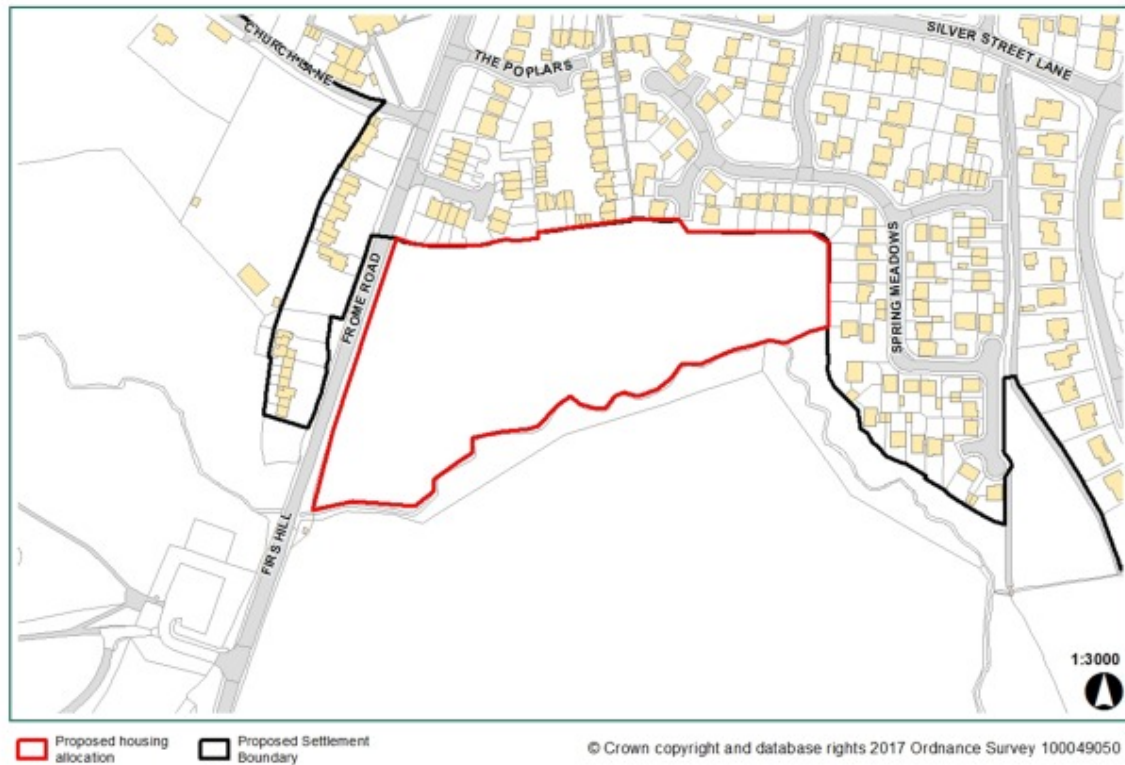


- 5.67** Approximately 3.72ha of land at Church Lane is allocated for the development of approximately 45 dwellings, as identified on the Policies Map. The site lies on the edge of existing built form and the Southwick Country Park. It is an open site that slopes to the south-west towards the Lambrok Stream.
- 5.68** Development proposals would need to ensure that the significance and setting of the Grade II Listed St John's Church would be appropriately protected. To achieve this objective, access to the site would need to be secured via a new junction arrangement off the A361, rather than improvements to Church Lane.
- 5.69** Proposals would need to provide a design and layout that enhances the urban edge of the town. Existing hedgerows and trees would need to be retained and enhanced through new landscaping features along the line of the Lambrok Stream. Such features would need to be of sufficient scale to protect and enhance the character and amenity provided by Southwick Country Park. Links between the site, the Country Park and existing built form would be achieved through improvements to footpath TROW8.
- 5.70** The site is in an area likely to be used by Bechstein's bats associated with the Bath and Bradford on Avon Bats SAC. Sensitive habitat features on / adjacent to the site include: Framfield; boundary hedgerows; and the Lambrok Stream.
- 5.71** These features should be retained and / or buffered from development (including residential gardens) by wide (10-16m), dark (<1 lux), continuous corridors of native landscaping which will allow for their long-term protection and favourable management in order to secure continued or future use by Bechstein's bats. Development will be required to contribute towards the delivery of the Trowbridge Recreation Management Mitigation Strategy.

- 5.72** In order to facilitate development, appropriate contributions would be likely to be sought to help fund additional local school capacity. Funding contributions may also be sought where needed to increase capacity at local GP surgeries and dentistry at the town.

H2.5 Upper Studley

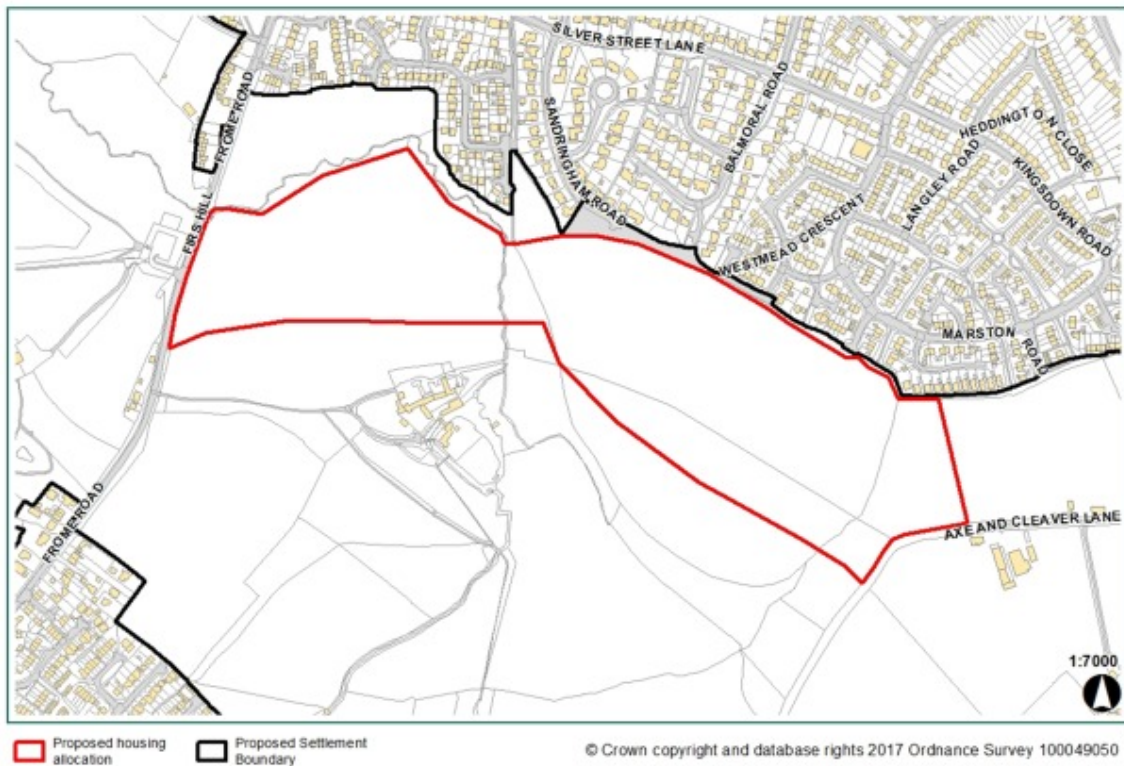
Figure 5.9 H2.5 Upper Studley



- 5.73** Approximately 2.33ha of land at Upper Studley is allocated for the development of approximately 20 dwellings, as identified on the Policies Map. The site has a physical relationship to the Lambrook Stream and recently built developments at Silver and Spring Meadows. The land slopes towards the stream and is bound to the south by tall, mature poplar trees.
- 5.74** An objective of detailed design and layout will be to provide an attractive frontage to Fir's Hill and enhance this approach to the town. The existing natural features of the site are significant in the landscape and would be incorporated within a detailed layout and Lambrook Stream should be enhanced as a local amenity feature of the site in conjunction with development proposed at Southwick Court.
- 5.75** The site is in an area likely to be used by Bechstein's bats associated with the Bath and Bradford on Avon Bats SAC. Sensitive habitat features on / adjacent to the site include: boundary hedgerows / tree lines; and the Lambrook Stream.
- 5.76** These features should be retained and / or buffered from development (including residential gardens) by wide (10-16m), dark (<1 lux), continuous corridors of native landscaping which will allow for their long-term protection and favourable management in order to secure continued or future use by Bechstein's bats. Development will be required to contribute towards the delivery of the Trowbridge Recreation Management Mitigation Strategy.

H2.6 Southwick Court

Figure 5.10 H2.6 Southwick Court



- 5.77** Approximately 18.17ha of land at Southwick Court is allocated for the development of approximately 180 dwellings, as identified on the Policies Map. The site extends over a significant area of agricultural land. The character of the land is relatively open and offers views to the north towards the existing urban edge of the town and south over land that forms a natural buffer to maintain the separate identity of the village of Southwick.
- 5.78** The area is of historic significance as water meadows associated with the Grade II* Listed Southwick Court Farmstead. An essential objective of detailed design will be to minimise harm to its significance. The setting to this heritage asset will be preserved, to the greatest extent possible, informed by the results of more detailed Heritage Impact Assessment. Taking account of the weight attached to the significance of the asset any residual harm requires a clear and convincing justification and should not be substantial. The social and economic advantages of the development, including the provision of additional homes, achieve substantial public benefits. A comprehensive development scheme will need to ensure that new homes are directed to the east of the Lambrok Stream. Land to the west may become either formal or informal open space or remain in agricultural use, but will not be developed for new homes. The character of the area will therefore help to retain the high significance of this heritage asset.
- 5.79** Landscaping will be an important element of any subsequent scheme. The site represents an expansion of the town into the countryside. Development would therefore replace a substantial length of the town's existing urban edge. To address the impact of change in the landscape a comprehensive landscape treatment would provide an opportunity to improve the impact of the town on the wider landscape and in so doing protect and enhance the

Southwick Court Farmstead. The Lambrok Stream and its respective flood plain should be enhanced as a local amenity feature of the site in conjunction with development proposed at Upper Studley above.

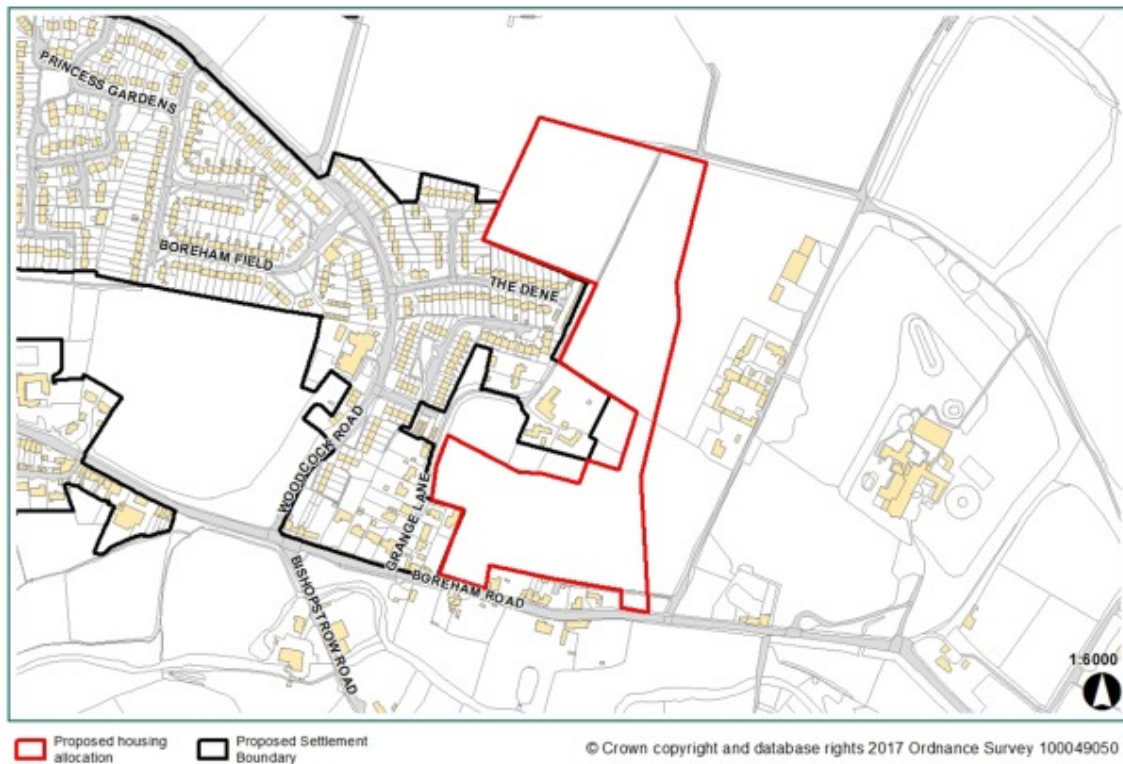
- 5.80** Mature hedgerows and trees (including a solitary veteran Oak tree) are a key feature in the landscape and provide habitat for protected and non-protected species. The existing natural features of the site are significant in the landscape and would be incorporated within a detailed layout. These features also provide wildlife corridors that link habitat features within the local area; in particular, 'dark corridors' for foraging bats. These elements should be protected and enhanced where possible by additional planting with native species.
- 5.81** The site is in an area likely to be used by Bechstein's bats associated with the Bath and Bradford on Avon Bats SAC. Sensitive habitat features on / adjacent to the site include: boundary hedgerows / tree lines; Axe and Cleaver Lane; the Lambrok Stream; and the moat and grounds at Southwick Court.
- 5.82** These features should be retained and / or buffered from development (including residential gardens) by wide (10-16m), dark (<1 lux), continuous corridors of native landscaping which will allow for their long-term protection and favourable management in order to secure continued or future use by Bechstein's bats. Development will be required to contribute towards the delivery of the Trowbridge Recreation Management Mitigation Strategy.
- 5.83** Opportunities to improve walking and cycling routes through the existing built framework should be explored and, wherever practicable, new and improved routes provided in order to encourage a reduction in private car journeys and, in particular, to promote access to the wider countryside.
- 5.84** In order to facilitate development, appropriate contributions would be likely to be sought to help fund additional local school capacity. Funding contributions may also be sought where needed to increase capacity at local GP surgeries and dentistry at the town.

Warminster

- 5.85** Warminster is a Market Town and has the potential to accommodate significant levels of development. As anticipated by the settlement strategy, an increase in jobs and homes in the town would help to enhance services and facilities and promote better levels of self-containment. The WCS envisages Warminster accommodating approximately 1,920 additional dwellings over the plan period (2206 to 2026).
- 5.86** Surface water management at Warminster is a particular issue. Developments will be supported by comprehensive Drainage Strategies that ensure the development will result in improved drainage conditions. Sufficient land will also need to be set aside for surface water management measures.
- 5.87** Development could contribute cumulatively towards adverse impacts on the qualifying features of the River Avon SAC through increased phosphate loading and habitat loss / damage. However, the scale of development is within thresholds set down in a Nutrient Management Plan for the river that avoids the likelihood of adverse effects. Nevertheless, impacts are kept under review and this situation may change. Housing developers might consider how schemes can offset the additional phosphate loading resulting from new homes and specific measures will be set out in an annex to the Nutrient Management Plan.

H2.7 East of the Dene, Warminster

Figure 5.11 H2.7 East of the Dene, Warminster



Policy H2.7

Land east of The Dene, as identified on the policies map, is proposed for development comprising

- approximately 100 dwellings
- 2ha of land undeveloped land to be located in the south west part of the site

Development will take place in accordance with a masterplan for the site approved by the Council as part of the planning application process.

5.88 Approximately 6.84ha of land east of The Dene, as shown on the Policies Map, is allocated for the development of approximately 100 dwellings. The land is in agricultural use. Land adjoining residential development at The Dene is suited to accommodate development in terms of visual impacts in the wider countryside.

5.89 The main access will be from Boreham Road but the south west part of the site is considered to be unsuited to built development because of its sensitivity in heritage and landscape terms. This land may remain in agricultural use or becomes either formal or informal open space, but will be undeveloped so the character of the area continues to preserve the significance of heritage assets.

5.90 The design of an access point should also minimise the loss of high wall that is a characteristic of this approach to the town. Secondary access, in particular for cycling and walking, should also be sought through The Dene and improvements should be made to footpath WARM40.

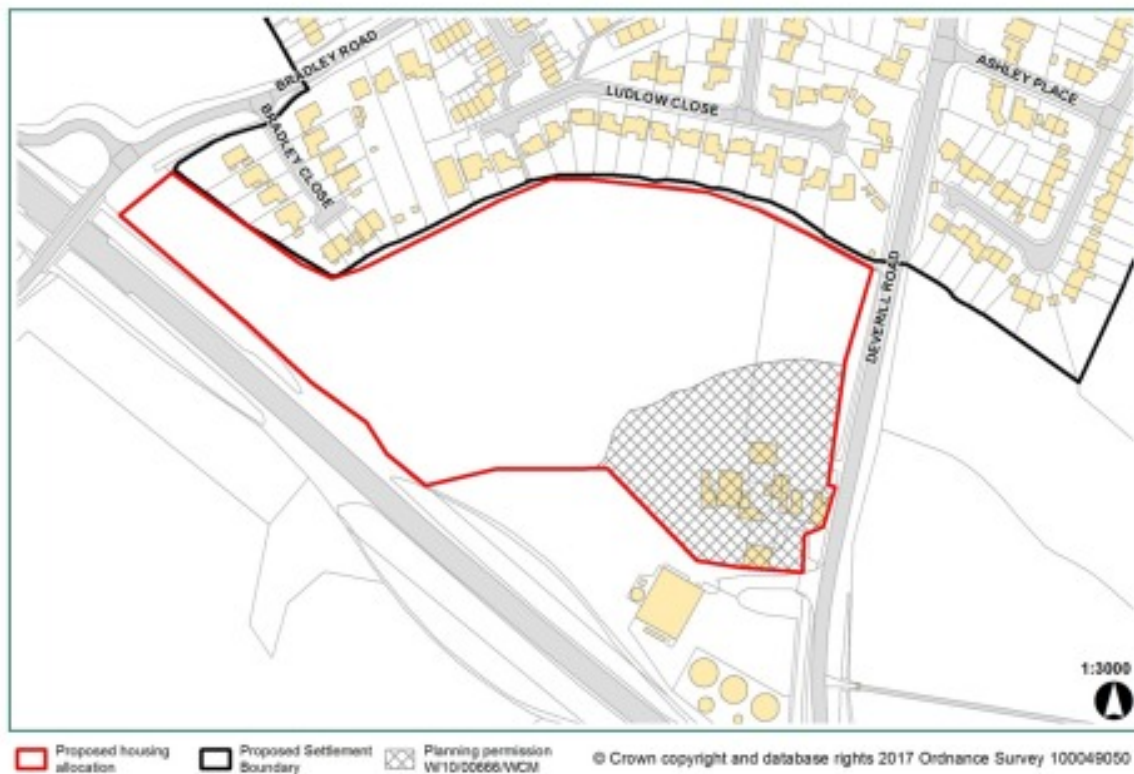
5.91 The site has a number of heritage and related landscape considerations. A sensitively designed scheme should be brought forward which has been informed by a Heritage Impact Assessment and appropriately responds to the character and location of the site and respects the significance of the following heritage assets:

- Listed Buildings in the vicinity of the site, including Bishopstrow House
- Bishopstrow Conservation Area
- Views from Battlesbury Camp hillfort

5.92 In order to facilitate development, appropriate contributions would be likely to be sought to help fund additional local school capacity. Funding contributions may also be sought where needed to increase capacity at local GP surgeries at the town.

H2.8 Bore Hill Farm, Warminster

Figure 5.12 H2.8 Bore Hill Farm, Warminster



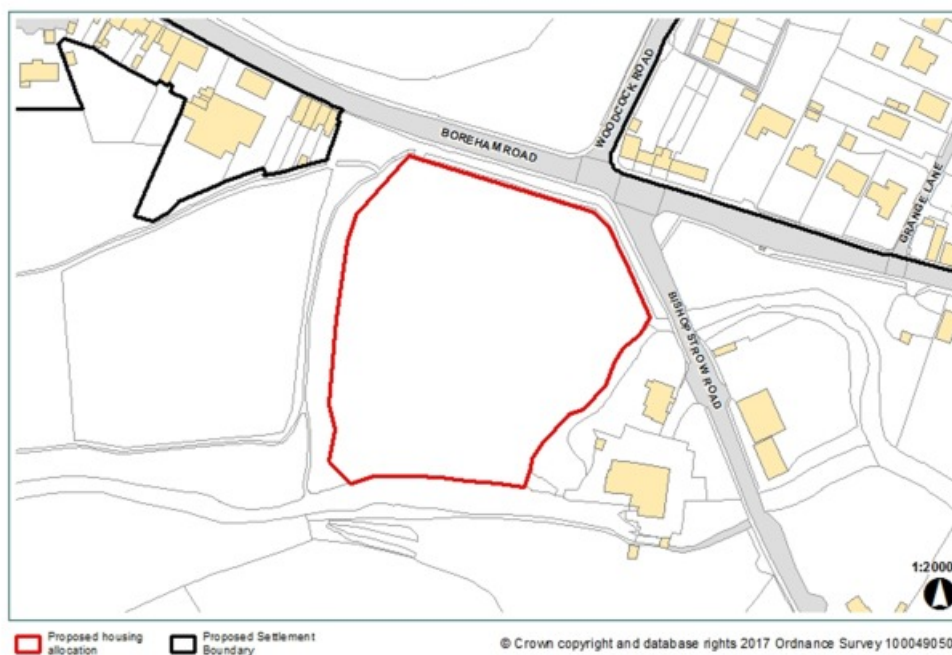
5.93 Approximately 4.47ha of land at Bore Hill Farm/Bradley Road, as shown on the Policies Map, is allocated for the development of approximately 70 dwellings.

5.94 The site is formed of land between the A36 and Deverill Road which lies adjacent to the Bore Hill Farm bio-digester. There is some limited screening on the north boundary with existing development at Bradley Close and Ludlow Close. Additional landscape screening at the site boundaries would be required to preserve and maintain the living conditions of adjoining residential dwellings. Vehicular access will be provided from Deverill Road, and connection to and improvement of public right of way WARM60 should be provided.

- 5.95** The site area includes land at Bore Hill Farm which benefits from extant planning permission for the development of B1 employment units⁽¹⁹⁾. In order to retain the employment generating use of this part of the site, in line with Warminster Neighbourhood Plan Policy W1, development would include approximately 70 dwellings together with B1 employment use. Provision for employment use as part of the development will take the form of land, equivalent in extent to that part of the current planning permission within the allocation, being reserved and marketed as serviced land. It would be located between the operational bio-digester and proposed residential development, to provide separation between these uses. A noise assessment would form part of the planning application process and to inform detailed design and layout.
- 5.96** Future development of the site shall be brought forward in such a way that ensures the residential and employment uses on the site are compatible. In line with WCS Core Policy 41, opportunities should be explored for new development to use energy generated by the adjoining biodigester. In order to facilitate development, appropriate contributions would be likely to be sought to help fund additional local school capacity. Funding contributions may also be sought where needed to increase capacity at local GP surgeries at the town.

H2.9 Boreham Road

Figure 5.13 H2.9 Boreham Road



- 5.97** Approximately 1.32ha of land at Boreham Road, as shown on the Policies Map, is allocated for the development of approximately 30 dwellings. It has previously been considered as an opportunity to provide for self build homes and this remains the preferred form of development.
- 5.98** The site comprises relatively low grade agricultural meadow land that, in part, has been used for the disposal of builders' rubble and spoil. It is well contained and framed by existing mature hedgerows and trees. These features provide important habitat corridors and should therefore be retained, protected and, where possible, enhanced through additional planting.

- 5.99 Whilst situated outside the Bishopstrow Conservation Area, the site is considered to lie within the setting of this designated heritage asset. Development of the site would therefore need to respond positively to its surroundings and have due regard to the special character or appearance of the Conservation Area. A Heritage Impact Assessment would be required in order to support and inform any subsequent proposals, including the design of mitigation measures. The setting of heritage assets will be protected so as to ensure, as far as practicable, there will be no substantial harm to their significance.

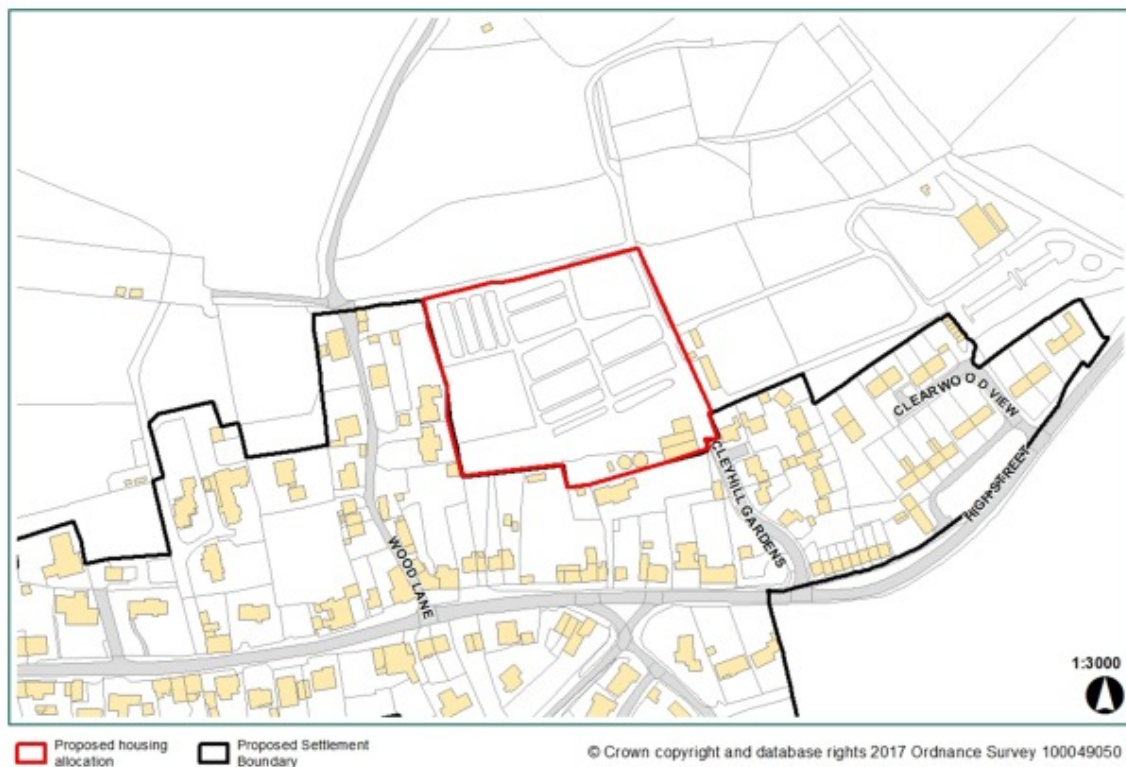
- 5.100 Development of the site would need to be supported and informed by a Drainage Strategy and water infrastructure capacity assessment. Where necessary, details relating to the reinforcement of existing foul/storm water drainage arrangements would need to be submitted with any subsequent planning application. Drainage measures for the attenuation and management of surface water would need to be capable of achieving greenfield, or better, infiltration rates.

- 5.101 Vehicular access would be achieved from Boreham Road. Details relating to the provision of the junction arrangement; relocation of the Grade II Listed milestone marker; culvert arrangements; closure of existing agricultural field gate and reconstruction of pedestrian footways onto Boreham Road would need to be submitted with any planning application. In order to facilitate development, appropriate contributions would be likely to be sought to help fund additional local school capacity. Funding contributions may also be sought where needed to increase capacity at local GP surgeries at the town.

Warminster Community Area Remainder

H2.10 Barbers Farm, Chapmanslade

Figure 5.14 H2.10 Barbers Farm, Chapmanslade



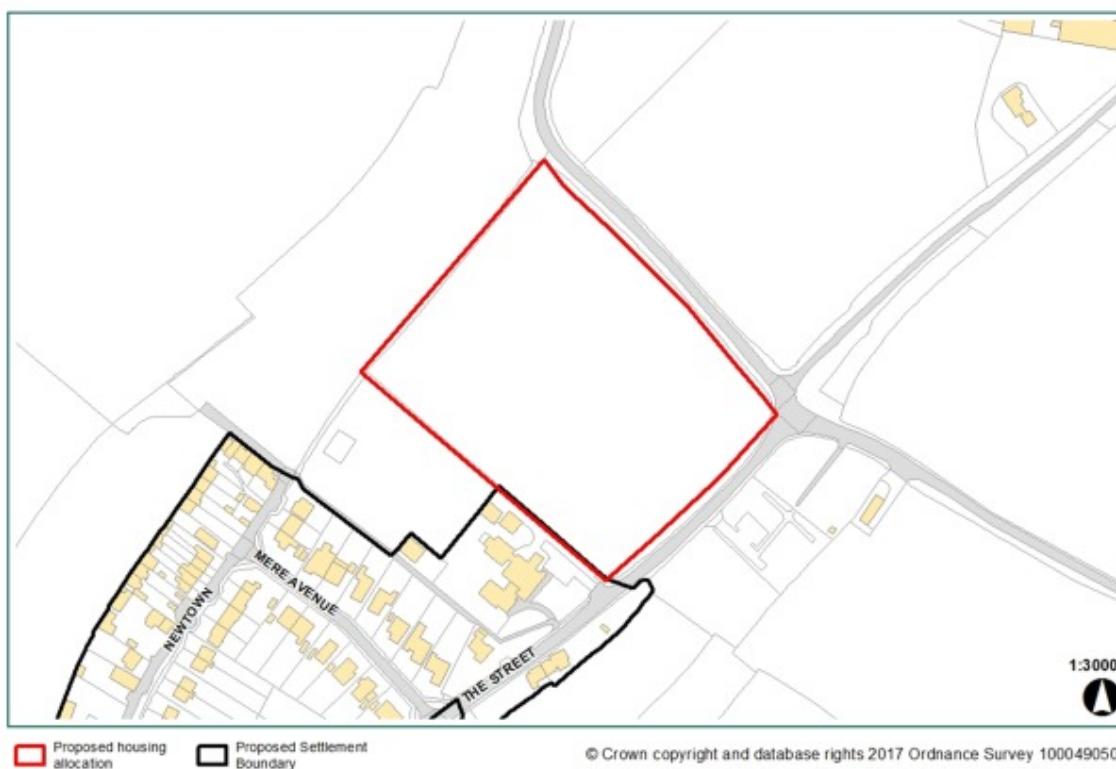
5.102 Chapmanslade is designated as a Large Village where an appropriate level of development is anticipated in order to meet housing needs and improve employment opportunities, services and facilities. Development will provide affordable homes and improved cycling and walking routes to the heart of the village, thereby contributing towards the delivery of the Warminster Community Area Strategy, as anticipated by the WCS.

5.103 Approximately 1.35ha of Land at Barter's Farm is allocated for the development of approximately 35 dwellings, as identified on the Policies Map. As a former nursery and garden centre, development does not result in the loss of agricultural land and open countryside. Within the context of the village, the site is well located and avoids adversely impacting on ecological features such as Ancient Woodland that lies on the periphery of much of the settlement.

Chippenham Community Area Remainder

H2.11 The Street, Hullavington

Figure 5.15 H2.11 The Street, Hullavington



Policy H2.11

Land at the Street, Hullavington, as identified on the policies map, is proposed for development comprising:

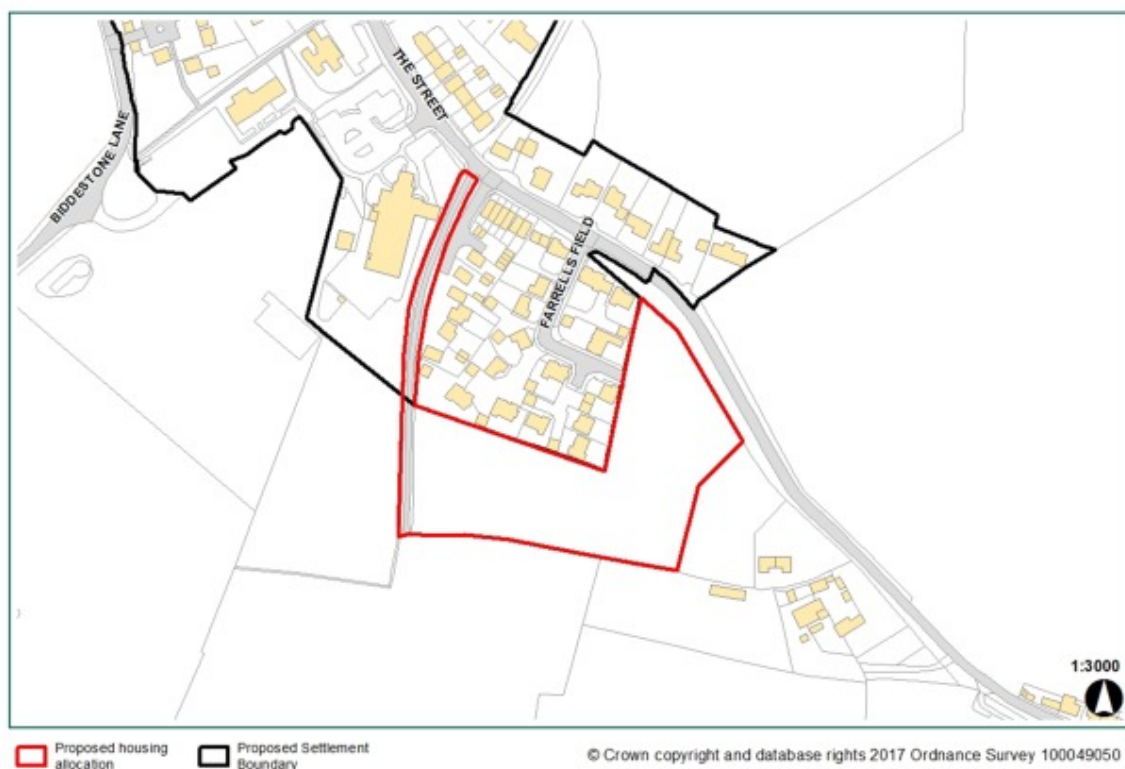
- approximately 50 dwellings.
- 0.2 ha land for primary school expansion

Development will take place in accordance with a masterplan for the site approved by the Council as part of the planning application process.

- 5.104** Hullavington is designated as a Large Village where development is limited to meet local needs. The local primary school is now at capacity. This is a potential barrier to any planned housing development and a situation with the prospect of indefinite strains on local infrastructure. It would also constrain the long term prospects of the village and undermine its role in the spatial strategy. This site provides an appropriate solution to meet local need in accordance with the WCS.
- 5.105** Approximately 2.44ha of land adjacent to the Primary School is allocated for the development of approximately 50 dwellings and 0.25ha to allow for the expansion of the primary school, as shown on the Policies Map. The site is in agricultural use and adjoins the village primary school. The scheme will provide land to expand the school to meet future local needs as well as being necessary to serve pupils from the development itself. In addition to the land provided, funding contributions will also be sought to help secure construction.
- 5.106** Access would be from The Street / Norton Road and would require highway improvement works to the existing junction layout and visibility splays associated with The Street / Norton Road junction. This may include significant alteration/relocation of the existing junction and speed limit adjustments.
- 5.107** A sufficient buffer should be provided to the watercourse to the north of the site to safeguard the function of the tributary to the River Gauze. It also provides options to deliver public open space and biodiversity enhancement. Mature hedgerows and trees would be retained and planting Barberry will enhance habitat for the Barberry Carpet moth, a priority species of the BAP. Development would need to retain the historic footpath through the site to the surrounding countryside. Moreover, footpaths HULL29, HULL1 and HULL33 should be retained and improved as part of the development of the site.

H2.12 East of Farrells Field, Yatton Keynell

Figure 5.16 H2.12 East of Farrells Field, Yatton Keynell

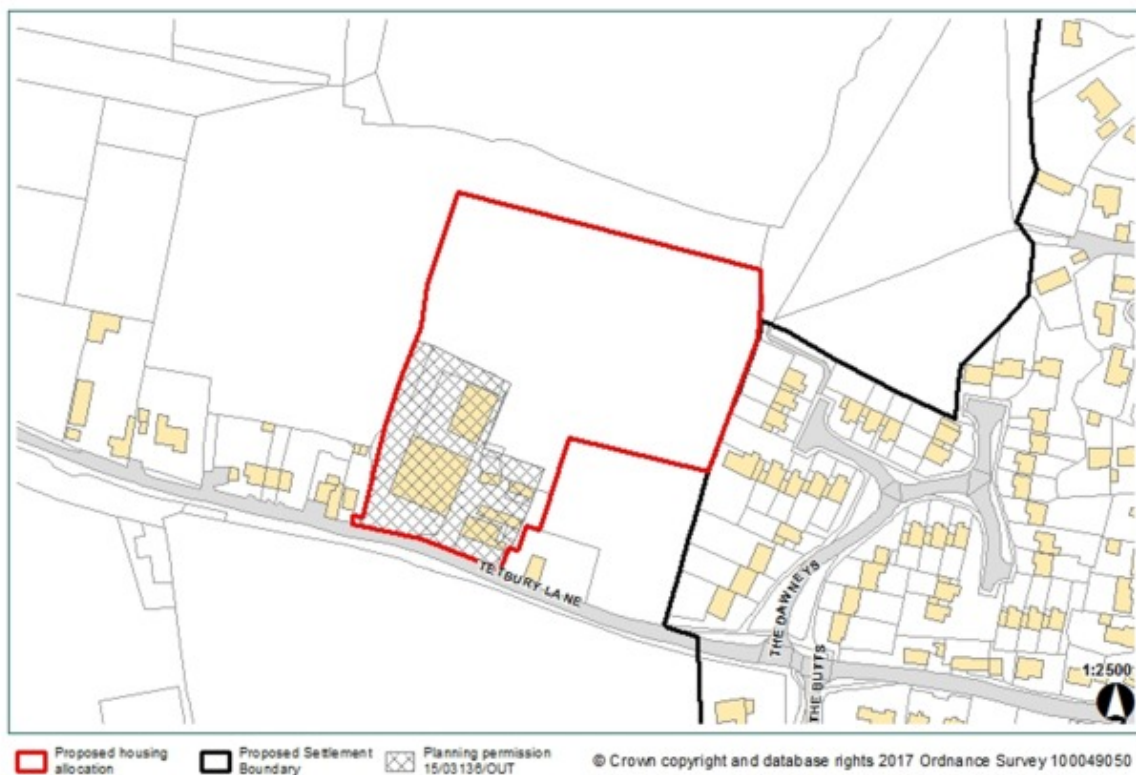


- 5.108** Yatton Keynell is designated as a Large Village where development is limited to meet local needs. Much of the land around the settlement is within the Cotswolds AONB and development at the village is constrained by the importance of the need to conserve the qualities of the designation. An allocation of land that avoids the designation provides for local needs and supports the role of the settlement.
- 5.109** Land East of Farrells Field, Yatton Keynell is allocated for the development of approximately 30 dwellings on approximately 1.3ha of land, as shown on the Policies Map. It is well located with regard to local services and facilities. The site is in agricultural use and represents the continuation of recent development in this part of the settlement.
- 5.110** A woodland corridor along the western boundary should be retained as a wildlife corridor. Retention of the existing boundary vegetation on site would provide screening to reduce the effect on adjacent visual receptors and be in keeping with the existing landscape character. Access would be taken from Farrell Fields and the possibility to link to adjacent footpaths should be explored.

Malmesbury Community Area Remainder

H2.13 Ridgeway Farm, Crudwell

Figure 5.17 H2.13 Ridgeway Farm, Crudwell



- 5.111** Crudwell is designated as a Large Village where development is limited to meet local needs. It has the lowest rate of growth of all the Large Villages in the community area and there is an identified local need for housing. Part of the proposed allocation benefits from an unimplemented planning permission for development⁽²⁰⁾. Development of this site for

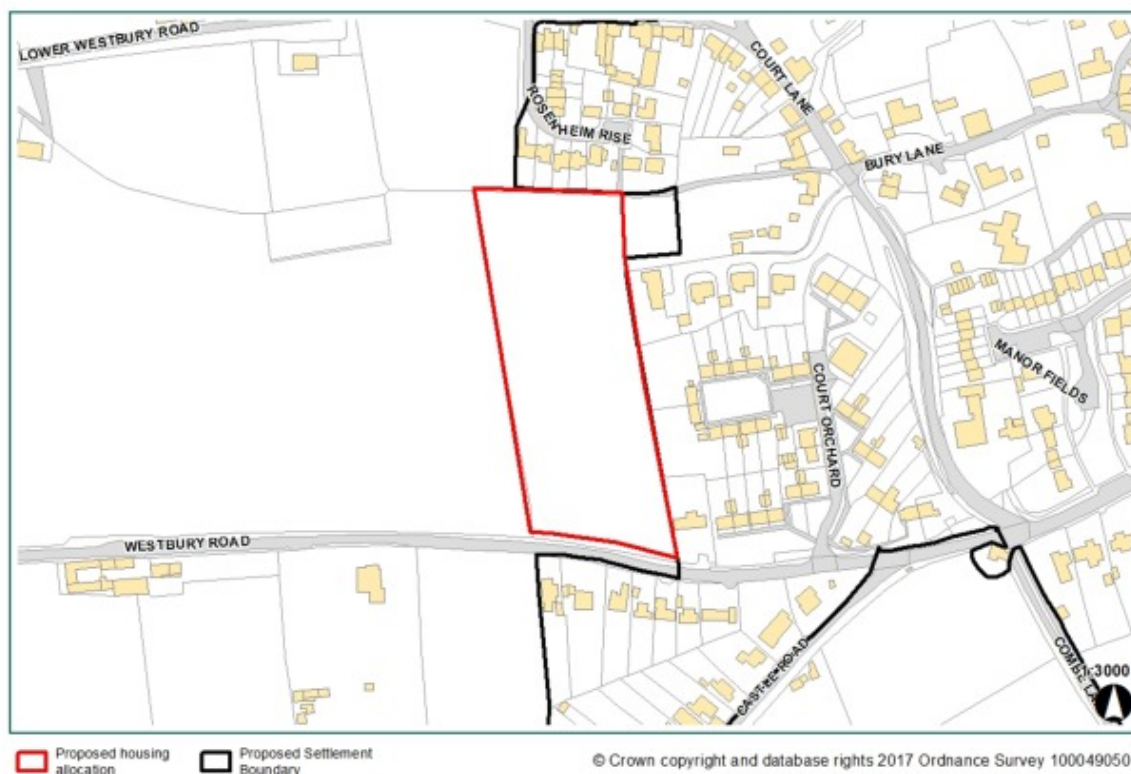
approximately 40 additional dwellings would expand the village by a relatively significant extent, but would deliver substantial benefits, including the capacity to provide a number of affordable homes.

- 5.112** Approximately 1.7ha of land at Ridgeway Farm, Crudwell is allocated for the development of approximately 50 dwellings as shown on the Policies Map. It is in a location that has the capacity to accommodate change from an environmental and landscape perspective. It would provide wider benefits for the local community by scope to provide for affordable housing and by supporting the expansion of the local primary school. The school is currently full but expansion could be possible through funding contributions toward additional capacity to cater for pupils arising from development. This would remove a particular constraint to the long term prospects of the village and support its role in the spatial strategy.
- 5.113** The site forms part of a larger field encompassing the old farm buildings. There are no field boundaries on the site's western boundary therefore a new visual boundary will need to be established. Additional screening at the site boundaries would be required to preserve and maintain the landscape's quality, particularly on the northern and eastern boundaries. This would retain views of a wooded framework in longer distance views and minimise the visibility of the development in the wider landscape. Development along Tetbury Lane should be sensitively designed to ensure it integrates with the existing semi-rural frontage and supports the distinctiveness of the village.
- 5.114** Access will be from Tetbury Lane and will require highway improvement works to the junction of Tetbury Lane/ A429 and improvements for pedestrians along Tetbury Lane and, elsewhere where feasible, in order to improve accessibility to the centre of the village. An extension of public footpath CRUD9 would be required, to the west of the Dawneys, linking with Tetbury Lane to allow for wider improvements to be delivered in relation to the local public rights of way network.

Westbury Community Area Remainder

H2.14 Court Orchard/ Cassways, Bratton

Figure 5.18 H2.14 Court Orchard/ Cassways, Bratton



- 5.115** Bratton is designated as a Large Village where some development is acceptable to meet housing needs and to improve employment opportunities, services and facilities.
- 5.116** Approximately 1.35ha of land at Court Orchard/Cassways is allocated for the development of approximately 40 dwellings, as identified on the Policies Map.
- 5.117** The site comprises a roughly rectangular field that slopes down towards the north. The site is situated on the edge of Bratton, and is within a Special Landscape Area. A part of the site also adjoins the Bratton Conservation Area.
- 5.118** Trees and hedgerows on the sites boundaries are important wildlife corridors and have ecological importance. Consequently they should be retained, protected and where necessary, enhanced through additional planting.
- 5.119** Additional screening at the site boundaries would be required to preserve and maintain the landscape quality, Conservation Area and edge of settlement setting, and to protect the amenity of adjoining residential dwellings. A new visual boundary to the settlement will need to be established along the site's western edge and new woodland planting will be a substantial part of a scheme.
- 5.120** Part of the site is susceptible to surface water flooding and a flood risk assessment will have to pay particular regard to this and inform the design of the site.

5.121 Access would be from the B3098. Improved connections to adjoining public rights of way BRAT24 and BRAT25 should be facilitated through any subsequent development proposals.

South Wiltshire Housing Market Area

- 5.122** Land for housing development is identified to ensure supply, support the role of settlements in the South Wiltshire HMA, and improve choice and competition in the market for land. Evidence suggests a need for a greater intervention by the Plan with regard to the South Wiltshire HMA in order to ensure a continuity of land supply⁽²¹⁾.
- 5.123** As a Principal Settlement, the WCS anticipates that Salisbury will be a primary focus for development. Moreover, the role of the city as a significant employment and strategic service centre will be expected to be strengthened over the Plan period up to 2026. Additional allocations are therefore made to support this role.
- 5.124** Other allocations are made at Durrington, a Market Town with Amesbury and Bulford, to supports its role.

Policy H3

Land is allocated for residential development at the following sites, as shown on the policies map:

Table 5.4 South Wiltshire Housing Market Area

Community Area	Reference	Site Name	No of dwellings
Salisbury	H3.1	Netherhampton Road, Salisbury	640
	H3.2	Hilltop Way	10
	H3.3	North of Netherhampton Road	100
	H3.4	Land at Rowbarrow	100
Amesbury	H3.5	Clover Lane, Durrington	45
	H3.6	Larkhill Road, Durrington	15

- 5.125** How these sites were selected is explained in the Community Area Topic Papers published alongside this Plan.
- 5.126** The specific requirements and form development will take are described below for each site to ensure they are each appropriate in scale and character to their location and in accordance with WCS and national policy.

Salisbury

- 5.127** Salisbury is designated as a Principal Settlement in the Wiltshire Core Strategy and is a strategically important centre and a primary focus for development. Significant levels of jobs and homes should be provided in Principal Settlements, together with supporting community facilities and infrastructure, to meet their economic potential and to support self-containment (Core Policy 1). The WCS envisages Salisbury, with Wilton, accommodating approximately 6,060 dwellings over the plan period (2006 to 2026).

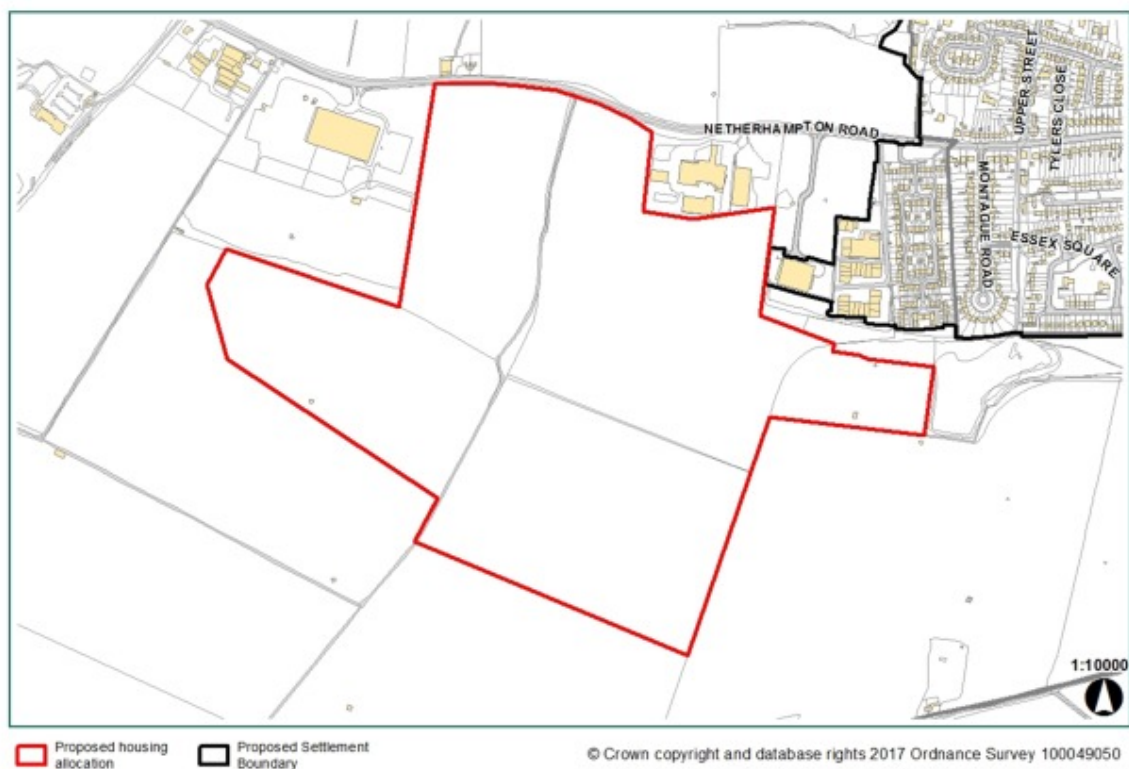
21 Topic Paper 3: Housing Land Supply, paragraph 3.26, Wiltshire Council (July 2017)

5.128 Assessment evidence demonstrates three considerations to be addressed in order for housing development to be accommodated:

- **Transport:** development inevitably has impacts on the local transport network. The Salisbury Transport Strategy contains measures to support the scale of growth envisaged by the WCS. Plan allocations crystallise the pattern growth takes up to 2026 and refreshing the Salisbury Transport Strategy will allow the effectiveness of existing measures to be reviewed and propose new ones to accommodate growth. Development will contribute to these wider network measures, where necessary, alongside measures that are implemented expressly as part of specific development proposals.
- **Education:** development will increase the number of pupils needing primary school places. A lack of capacity across the City affects proposals allocated for development. The evidence points to the need for a new primary school. Therefore, in addition to land reserved for one new school, funding contributions will be sought from developers to help provide adequate capacity.
- **Biodiversity:** development could contribute cumulatively towards adverse impacts on the qualifying features of the River Avon SAC through increased phosphate loading and habitat loss / damage. However, the scale of development is within thresholds set down in a Nutrient Management Plan for the river that avoids the likelihood of adverse effects. Nevertheless, impacts are kept under review and this situation may change. Housing developers might consider how schemes can offset the additional phosphate loading resulting from new homes and specific measures will be set out in an annex to the Nutrient Management Plan.

H3.1 Netherhampton Road, Salisbury

Figure 5.19 H3.1 Netherhampton Road, Salisbury



Policy H3.1

Approximately 63ha of land at Netherhampton Road, as identified on the policies map, is proposed for mixed use development comprising the following elements:

- approximately 640 dwellings
- Land for employment (B1, B2 and B8 uses of the Use Classes Order)
- at least 1.8ha of land for a two form entry primary school along with playing pitches
- A local centre
- A Country Park of at least 10ha in size with associated parking and facilities

Development will be subject to the following requirements:

- Strategic landscaping and open space provision. All built development to be located below the 75m contour and a Country Park to be located in the east and south of the site
- Transport network improvements necessary to accommodate the scale of development envisaged
- Provision of sufficient school and healthcare capacity to meet the need created by the development
- Measures to safeguard the interest of Harnham Hill Chalk Pit SSSI and Harnham Slope County Wildlife Site
- Surface water management that achieves equivalent or less than current greenfield rates of run-off

Development will take place in accordance with a masterplan for the site approved by the Council.

5.129 Approximately 63ha of land to the south of Netherhampton Road, as shown on the Policies Map, is allocated for development of approximately 640 dwellings, employment land and a new two form of entry primary school and a local centre. All built development will be below the 70m contour and a scheme will include a country park and extensive planting. Development of this site represents necessary growth to support the delivery of housing at Salisbury and thereby maintain a 5 year housing land supply position within the South Wiltshire Housing Market Area.

5.130 The site was originally included in the draft South Wiltshire Core Strategy as a strategic allocation. Whilst the Examination of that plan led to the site not being allocated for development due to a reduction in housing requirements, it was nonetheless considered suitable as a strategic allocation and referenced as a potential site for consideration if, or when the need for additional housing arises. Accordingly, the site is referenced in paragraph 5.112 of the Wiltshire Core Strategy as a site that should be considered if further land is needed to meet housing requirements, and the site has now been confirmed as a preferred location for growth having been assessed through a sustainability appraisal which assessed a number of reasonable alternative sites around Salisbury.

5.131 In order to facilitate development, there is a requirement for a new primary school to be provided on site. Accordingly, a minimum of 1.8ha of land is reserved within the scheme in order to accommodate a two form entry primary school.

- 5.132** The site will include an element of employment alongside other uses. Evidence does not suggest a specific quantum of employment land. The site has a strategic role as a possible destination for the relocation of businesses to allow the redevelopment of the Churchfields strategic allocation of the WCS. A scale and form of employment would be a matter for discussion with relevant stakeholders as a part of preparing a masterplan for the site but would be delivered in the form of serviced land.
- 5.133** This location has capacity to accommodate change from an environmental and landscape perspective. There are no landscape, biodiversity or heritage designations within the site. The edge of the Cranborne Chase and West Wiltshire Downs AONB lies approximately 2km south-west of this site and no significant impacts on the AONB are considered likely. Mitigation is considered achievable to reduce any potential adverse landscape effects, including on visual connections to local landmark features e.g. Salisbury Cathedral, Old Sarum and Netherhampton Church, through significant provision of appropriately located public open space and green infrastructure, with new residential development located in the northern part of the site and restricted to below the 75m contour line. Substantial new tree planting will reflect typical Downland characteristics.
- 5.134** The site includes prehistoric barrows, field systems and enclosures and very high archaeological potential. However, the site is large and the exact extent of work is uncertain. Investigations should inform a master plan for the site and an archaeological assessment would be required to support a subsequent planning application.
- 5.135** West Harnham Chalk Pit Site of Special Scientific Interest (SSSI) and Harnham Slope County Wildlife Site (CWS) should be protected. Potential additional recreational use will be positively managed. Sufficient areas of public open space should be incorporated into a layout and design in order to protect these sites by providing attractive, alternative areas for recreation. To support this objective, a significant sized Country Park will be provided in the south and east of the site for recreational use by the public as part of open space and green infrastructure provision. Additional planting will go some way to counteract the phosphate loading and resulting pressures on the River Avon SAC that development will create. An objective of the site will be to offset fully all potential for harm.
- 5.136** Comprehensive improvements to the local and strategic road network would be necessary to safely accommodate development where the residual cumulative impacts are severe. Accordingly, contributions towards these improvements will likely be sought. To address such matters, dialogue with Highways England will be required and work would take place in conjunction with a refresh of the Salisbury Transport Strategy. Mitigation measures will be guided by evidence from a robust and comprehensive transport assessment which will need to be undertaken by any future applicant, the scope of which is to be agreed by Wiltshire Council and Highways England. The assessment would fully investigate detailed transport impacts of the development on the wider Salisbury transport network, especially on the A36T, and identify appropriate measures to safely accommodate additional traffic emanating from the new development.
- 5.137** In addition, measures to positively promote and support cycling, walking and public transport use would also need to be addressed through any subsequent planning application process. This too would be undertaken in conjunction with an updated Salisbury Transport Strategy that takes account of planned strategic growth of Salisbury. The site is reasonably well located in relation to the city centre and development should include measures to enable as many trips as possible to the city centre to take place on foot, cycling or by public transport. The bridleway leading from the site (NHAM10) is likely to be a key route for people walking and cycling from the site connecting to the Old Shaftesbury Drove and into Harnham. Development of the site should include suitable surfacing of this route throughout the site.

- 5.138** A water infrastructure capacity appraisal will be needed to confirm the scope and extent of works to service new development. This should include the capacity of local sewer systems. A detailed flood risk assessment would be required in order to identify a set of appropriate sustainable drainage measures. Sufficient land would need to be set aside for robust surface water management, to include a comprehensive Surface Water Drainage Scheme that results in run-off rates equalling, or greater than current greenfield infiltration rates.

H3.2 Hilltop Way, Salisbury

Figure 5.20 H3.2 Hilltop Way, Salisbury

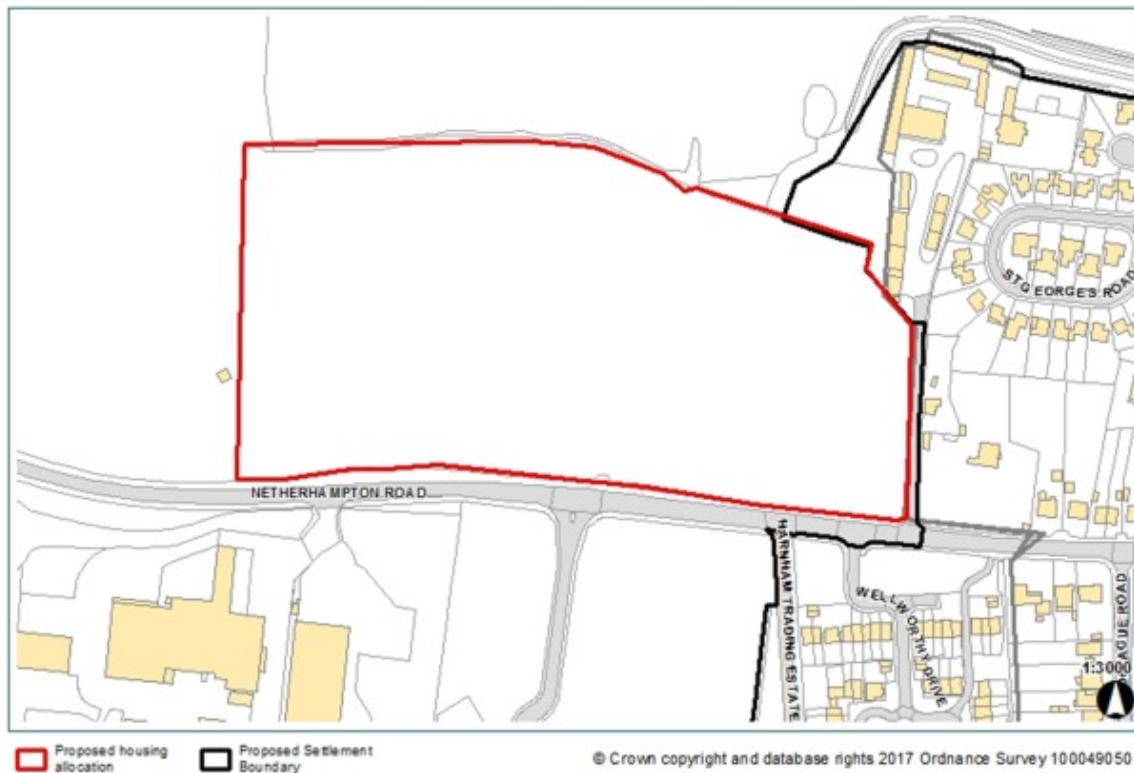


- 5.139** Hilltop Way is allocated for the development of approximately 10 dwellings on approximately 0.48ha of land as shown on the Policies Map. The site is adjacent to the existing settlement boundary of Salisbury and would deliver a relatively small number of dwellings towards the overall remaining indicative housing requirement for Salisbury.
- 5.140** The site is a narrow area of undeveloped rough grassland adjacent to existing residential development along Hilltop Way. Access to the site would be achieved via Hilltop Way. There is a public right of way forming the northern boundary of the site and beyond that is the Hampton Country Park. The right of way should be maintained and its route enhanced through additional hedge and tree planting and additional access points to the Country Park.
- 5.141** The site has been shown to have a high population of reptiles (Slow Worms) and these will need to be re-colonised on a suitable receptor site within the Country Park. It will be important to demonstrate that the mitigation proposals are consistent with Laverstock and Ford Parish Council's wider aims for the Country Park.

- 5.142** There is potential for impacts on skyline views from Old Sarum Airfield Conservation Area and from Old Sarum Castle and these will need to be mitigated through the appropriate location of new dwellings and a high quality design scheme, together with suitable landscaping and provision of open space.

H3.3 North of Netherhampton Road, Salisbury

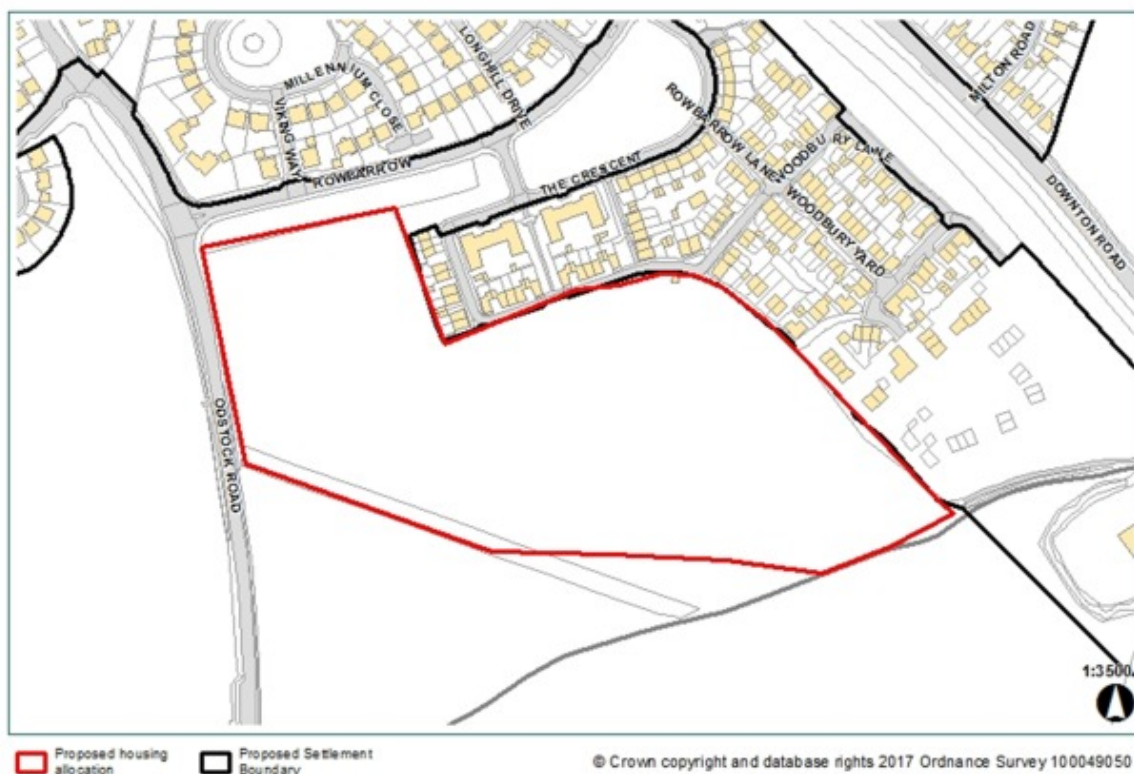
Figure 5.21 H3.3 North of Netherhampton Road, Salisbury



- 5.143** Land North of Netherhampton Road is allocated for the development of approximately 100 dwellings on 5.6ha of land as shown on the Policies Map. It is reasonably well located with regard to services and facilities. The site is relatively well contained in terms of visual impacts on the wider landscape. The extent of possible flood risks areas will need to be carefully surveyed so that development avoids them. A detailed flood risk assessment would be required in order to identify a set of appropriate sustainable drainage measures.
- 5.144** The area is sensitive in terms of the setting to the Cathedral and views towards it. Open space along the southern boundary will maintain views of the Cathedral spire travelling east. Design and layout taking account of a Heritage Impact Assessment would be capable of preventing development from having a harmful influence. Proposals would need to provide for a high quality, sustainable development that enhances an important approach to the City and provides links to nearby public rights of way.
- 5.145** In order to facilitate development, appropriate contributions would be likely to be sought to help fund additional local school capacity. A new primary school on land south of Netherhampton Road would contribute to the new school places needed to serve the area. Funding contributions may also be sought where needed to increase capacity at local GP surgeries in the city.

H3.4 Land at Rowbarrow, Salisbury

Figure 5.22 H3.4 Land at Rowbarrow, Salisbury



- 5.146** Land at Rowbarrow is allocated for the development of approximately 100 dwellings on 6.1ha of land as shown on the Policies Map. The development of the site would provide housing in a location with a reasonable level of access to the local services and facilities in Salisbury city centre but not within walking distance. There is however a frequent bus service within 100m of the site and the Park & Ride is in close proximity
- 5.147** Development will need to preserve the contribution made by the site to the setting and therefore to the importance of the Woodbury Ancient Villages Scheduled Monument. If necessary land will need to be set aside from development. Detailed design and layout will be guided by Heritage Impact Assessment. Scheduled monument consent will be required. The site also has high archaeological potential.
- 5.148** This is a sloping and quite prominent site. In combination with Heritage Impact Assessment, development will need to take place within a strong landscape framework that maintains and enhances the existing woodland belts affecting the site. Containment provided by the beech shelterbelt on the southern boundary should extend as a green corridor from the end of the shelterbelt eastwards towards the existing Rowbarrow housing development and woodland around the Milk & More Salisbury Depot. This would provide a setting for rights of way in the area and maintain their views of the Salisbury Cathedral spire.
- 5.149** In order to facilitate development, appropriate contributions would be likely to be sought to help fund additional local school capacity. A new primary school on land south of Netherhampton Road would contribute to the new school places needed to serve the area. Funding contributions may also contribute to improving the existing primary schools at Harnham. In addition, contributions may also be sought where needed to increase capacity at local GP surgeries in the city.

Amesbury, Bulford and Durrington

- 5.150** The Wiltshire Core Strategy designates Durrington in conjunction with Bulford and Amesbury, as a Market Town. The WCS envisages accommodating approximately 2,440 dwellings over the plan period (2006 to 2026). The settlement strategy identifies a series of priorities including increasing jobs and homes to a moderate and proportionate extent. Development would also help to enhance services and facilities and promote better levels of self-containment, particularly at Durrington and Bulford. Provision of housing at Durrington would positively contribute towards the delivery of this objective by ensuring the viability of existing services and creating demand for an improved local offer.
- 5.151** The area has a high archaeological potential and assessment would be required to support planning applications for each of the sites proposed and this should also include avoiding harm to the outstanding universal value of the Stonehenge and Avebury World Heritage Site.
- 5.152** Upgrades to the local water supply network may be required to accommodate further growth at Durrington, pending a review of local abstraction licences due to be completed in 2019. It is possible that such upgrades may need to be completed before development at the following sites can commence.

H3.5 Clover Lane, Durrington

Figure 5.23 H3.5 Clover Lane, Durrington



- 5.153** Approximately 1.8ha of land to the north of Clover Lane, Durrington is allocated for the development of approximately 45 dwellings, as identified on the Policies Map. The central portion of the site has planning permission already and could accommodate approximately 15 dwellings. Land for a further 30 dwellings is allocated for development on two parcels of land to the east and west of this central portion.

- 5.154 Vehicular access would be from the existing residential road network using Clover Lane. Pedestrian and cycle permeability through the site must be incorporated in the layout, including a direct link for pedestrian and cycle access through to the High St.
- 5.155 The site lies adjacent to the Durrington Conservation Area to the east and a number of Listed Buildings. Detailed design and layout would need to preserve or enhance the character of the Conservation Area and this is particularly important for the eastern portion of the site. Development should minimise the potential for harm to the significance of Listed Buildings and the Conservation Area. Informed by a Heritage Impact Assessment these considerations should be resolved through the detailed design and layout of a scheme.
- 5.156 There is a tree belt adjacent to the northern boundary of the site which is protected by a group Tree Preservation Order and there are substantial hedgerows to the western boundaries. Mature trees and hedgerows must be retained as important features of the site, and additional green infrastructure should be incorporated to enhance and protect these features in order to ensure a soft edge to the open countryside. A layout can link into open space to the south east of the site.

H3.6 Larkhill Road, Durrington

Figure 5.24 H3.6 Larkhill Road, Durrington



- 5.157 Approximately 0.8ha of land to the south of Larkhill Road, Durrington is allocated for the development of approximately 15 dwellings, as illustrated on the Policies Map. The land forms the northern part of a field which slopes down towards the River Avon at the southern edge of Durrington.

5.158 The form of development should replicate the character and pattern of frontage development characteristic of Larkhill Road. Development as result will be limited and to a relatively low density. In order to soften the edge to the open countryside, the southern edge of the site should consist of gardens or open space with boundaries that are relatively open.

6. Settlement boundary review

Introduction

- 6.1** The Council did not review the extent of the boundaries to inform the WCS and instead relied upon the former district local plans. They are reviewed as a part of preparing the Plan with the Plan Objective:
- To ensure there is a clear definition to the extent of the built up areas at Principal Settlements, Market Towns, Local Service Centres and Large Villages
- 6.2** The Plan applies one consistent methodology for the County to replace the slightly different ways used by the previous District Councils. The Council has developed this methodology in consultation with Parish and Town Councils. The process is explained in detail in Topic Paper 1: Settlement Boundary Review Methodology.
- 6.3** A comprehensive review of the boundaries ensures they are up-to-date and adequately reflect changes that have happened since they were first established. The Plan amends settlement boundaries where necessary⁽²²⁾.
- 6.4** It is also the prerogative of local communities to review Settlement Boundaries through neighbourhood planning. Neighbourhood Plans are required to be in general conformity with the WCS. Paragraphs 4.13 and 4.15 of the WCS support the review of settlement boundaries through the Plan or through neighbourhood plans. Therefore, where a neighbourhood plan has been considered to have reviewed the settlement boundary and is at a sufficiently advanced stage, then it is unnecessary to duplicate this work by reviewing the relevant settlement boundary in the Plan.
- 6.5** Neighbourhood plans were considered to have reviewed their settlement boundaries where the issue has been explicitly addressed through the neighbourhood plan process, even if the eventual outcome is to retain the existing settlement boundary. Generally, when a neighbourhood plan submitted to the Council has reviewed a settlement boundary and proposes amendments, the Plan has not carried out a second review of the boundaries. Individual community area topic papers identify those settlements where the settlement boundary has been reviewed by a sufficiently advanced neighbourhood plan.
- 6.6** However, for settlements where the neighbourhood plan is not considered to have reviewed their boundary, or where there is no neighbourhood plan or one at an early stage, then the settlement boundary has been reviewed through the Plan.
- 6.7** Neighbourhood plans submitted subsequently will still be able to consider their own settlement boundary through the neighbourhood planning process. Once a future neighbourhood plan is 'made', its settlement boundaries will then supersede those in the Plan.

Amended Settlement Boundaries

- 6.8** The Plan makes amendments to the following settlement boundaries:

22 Settlement boundaries have been updated to take account of implemented planning permissions since April 2016

East Wiltshire HMA: Amended Settlement Boundaries

Table 6.1 East Wiltshire HMA: Amended Settlement Boundaries

Community Area	Settlement Boundaries reviewed by the Wiltshire Housing Site Allocations Plan	Settlement Boundaries not reviewed because of Neighbourhood Plans
Devizes⁽²³⁾		
	Devizes	Potterne
	Bromham	Urchfont
	Market Lavington	
	Rowde	
	West Lavington and Littleton Panell	
	Worton	
Marlborough		
	Aldbourne	
	Baydon	
	Broad Hinton	
	Marlborough	
	Ramsbury	
Tidworth		
	Collingbourne Ducis	
	Ludgershall	
	Netheravon	
	Tidworth	
Pewsey		
	Burbage	Pewsey
	Great Bedwyn	
	Shalbourne	
	Upavon	

23 Devizes has a made Neighbourhood Plan which is considered to review its settlement boundary. The Devizes Neighbourhood Plan had the intention of including its site allocations within its settlement boundary however one allocation was omitted in error. Wiltshire Council have not conducted a wholesale review of the settlement boundary of Devizes however it does include the site omitted from the boundary in error in the Neighbourhood Plan.

North and West Wiltshire HMA: Amended Settlement Boundaries

Table 6.2 North and West Wiltshire HMA: Amended Settlement Boundaries

Community Area	Settlement Boundaries reviewed by the Wiltshire Housing Site Allocations Plan	Settlement Boundaries not reviewed because of Neighbourhood Plans
Bradford on Avon		
	Westwood	Bradford on Avon
	Winsley	Holt
Calne		
	Calne	
	Studley and Derry Hill	
Chippenham⁽²⁴⁾		
	Christian Malford	
	Hullavington	
	Kington St Michael	
	Sutton Benger	
	Yatton Keynell	
Corsham		
	Box	
	Colerne	
	Corsham	
	Rudloe	
Malmesbury		
	Malmesbury	Great Somerford
	Ashton Keynes	
	Crudwell	
	Oaksey	
	Sherston	
Melksham		
	Atworth	

24 The settlement boundary for the town of Chippenham has been reviewed by the Chippenham Site Allocations Plan.

Community Area	Settlement Boundaries reviewed by the Wiltshire Housing Site Allocations Plan	Settlement Boundaries not reviewed because of Neighbourhood Plans
	Melksham	
	Seend	
	Semington	
	Shaw and Whitley	
	Steeple Ashton	
Royal Wootton Bassett and Cricklade		
	Cricklade	
	Lyneham	
	Purton	
	Royal Wootton Bassett	
Trowbridge		
	Hilperton	
	North Bradley	
	Southwick	
	Trowbridge	
Warminster		
	Chapmanslade	
	Codford	
	Corsley	
	Heytesbury	
	Sutton Veny	
	Warminster	
Westbury		
	Bratton	
	Dilton Marsh	
	Westbury	

South Wiltshire HMA: Amended Settlement Boundaries

Table 6.3 South Wiltshire HMA: Amended Settlement Boundaries

Community Area	Settlement Boundaries reviewed by the Wiltshire Housing Site Allocations Plan	Settlement Boundaries not reviewed because of Neighbourhood Plans
Amesbury		
	Amesbury	Porton (Idmiston NP)
	Bulford	
	Durrington	
	Great Wishford	
	Shrewton	
	The Winterbournes	
	Tilshead	
Mere		
	Mere	
Salisbury		
	Salisbury	
Southern Wiltshire		
	Alderbury	
	Combe Bissett	
	Downton	
	Morgan Vale and Woodfalls	
	Pitton	
	Whiteparish	
	Winterslow	
Tisbury		
	Fovant	
	Hindon	
	Ludwell	
	Tisbury	
Wilton		

Community Area	Settlement Boundaries reviewed by the Wiltshire Housing Site Allocations Plan	Settlement Boundaries not reviewed because of Neighbourhood Plans
	Broad Chalke	
	Dinton	
	Wilton	

6.9 Previous and amended boundaries are shown for settlements in each HMA in Appendix A. Plans in Community Area Topic Papers have each map accompanied by a table of changes from the current adopted boundary.

7. Implementation and monitoring

- 7.1** The Plan is designed to be flexible and contain appropriate levels of contingency, so that it can effectively respond to events if necessary. However, it will be essential to monitor the effectiveness of the strategy, so that action can be taken to address any issues which may arise. This monitoring will be done through the following mechanisms
- 7.2** Central to monitoring the effectiveness of the plan will be the use of Housing Trajectories. One of the two purposes of the plan is to maintain a five year land supply in each of Wiltshire's Housing Market Area (HMA). Therefore monitoring the delivery of houses is critical. Basically a housing trajectory is a graph which plots the expected rate of housing delivery over a plan period and then may be used to overlay actual delivery so that the success of the policies can be evaluated.
- 7.3** As advised in Planning Policy Guidance, housing trajectories are an important tool for monitoring housing delivery. In line with this guidance, Wiltshire Council will carry out an annual assessment in a robust and timely fashion, based on up-to-date and sound evidence, taking into account the anticipated trajectory of housing delivery, and consideration of associated risks, and an assessment of the local delivery record. The assessment will be realistic and made publicly available in an accessible format.
- 7.4** By taking a thorough approach on an annual basis, the Council will be in a strong position to demonstrate a robust five year supply of sites. Demonstration of a five year supply is a key material consideration when determining housing applications and appeals. As set out in the NPPF⁽²⁵⁾, a five year supply is also central to demonstrating that relevant policies for the supply of housing are up-to-date in applying the presumption in favour of sustainable development.
- 7.5** There are four main components of the monitoring framework.

Wiltshire Monitoring Framework

- 7.6** The Wiltshire Monitoring Framework⁽²⁶⁾ was published alongside the WCS, and will also be used to check on the effectiveness of the policies within this document. The Monitoring Framework will be used to ask whether the policy is working, whether it is delivering the homes, which is the underlying objective of the policy, and what the significant effects of this are. It sets out objectives and targets for each policy, and identifies the indicators which will be used to assess progress against these. The Wiltshire Monitoring Framework will ensure that the Core Strategy is steered by a continuous process of 'plan, monitor, manage'.

Annual Monitoring Report

- 7.7** An annual report will be prepared to analyse the impacts of the Core Policies of the WCS, and assess progress against the targets identified in the Wiltshire Monitoring Framework. This Annual Monitoring Report (AMR) will include monitoring of the proposals in the Plan and also information relating to the Infrastructure Delivery Plan (IDP) and the Sustainability Appraisal (SA). Actions required to address policy performance against the Plan Objectives will then be reconsidered

25 NPPF, paragraph 11, DCLG (Mar 2012)

26 <http://www.wiltshire.gov.uk/wiltshire-local-plan-monitoring-framework-feb-2012.pdf>

Housing Land Supply

- 7.8** In line with National Policy / Guidance, the council monitors the number of new homes built each year, homes currently under construction and those that are expected to be built in the future. This evidence is set out in the 'Housing Land Availability Report'⁽²⁷⁾ and 'Housing Land Supply Statement'⁽²⁸⁾ the latter used to present the Council's 5-year housing land supply position. The proposals set out within the Plan (along with the proposals in the adopted Core Strategy and Chippenham Site Allocations Plan are intrinsically linked to the maintenance of the supply position and hence will need to be monitored to ensure timely delivery. In order to assist the monitoring process, developers / landowners will be asked to provide the Council with detailed site delivery trajectories.
- 7.9** In addition to the monitoring of the Plan's performance, the Council is also obliged to monitor housing delivery from neighbourhood plans and 'windfall' sites in line with the advice set out in the Planning Practice Guidance.
- 7.10** Further, national policy requires Local Planning Authorities to produce plans that meet the tests of soundness, which include that plans are 'positively prepared'⁽²⁹⁾. This necessitates a proactive approach to identifying and allocating sites to ensure the housing requirements can be met, rather than awaiting anticipated delivery from windfall sites. The Plan proposals ensure that there is no reliance on windfall to provide the minimum housing requirements of each HMA. That is, the Plan does what it was designed to do, which is to maintain surety of supply throughout the plan period prescribed by the WCS (Objective 2).

Management of risk – a risk register

- 7.11** A part of monitoring the effectiveness of the Plan will be to maintain a risk register. It will be used to manage risks by identifying them as they arise, evaluating their severity and identifying measures to treat them through appropriate mitigation measures that are either preventative or contingencies.

27 <http://www.wiltshire.gov.uk/housingland-availability-report-2016-doc.pdf>

28 <http://www.wiltshire.gov.uk/housingland-supply-statement-march--update.pdf>

29 NPPF, paragraph 182, DCLG (Mar 2012)