

Wiltshire Housing Site Allocation Plan

Examination in Public

Statement of Common Ground

As agreed between:

Wiltshire Council

and

**PlanningSphere representing Mr and Mrs Miller (Representor Ref:
901952)**

concerning

**Land at Court Orchard / Cassways, Bratton
Policy H2, Site Allocation H2.13**

March 2019

1.0 Introduction

1.1 This Statement of Common Ground (SoCG) is provided in respect of the identification of Land at Court Orchard / Cassways, Bratton as a proposed housing allocation in the draft Wiltshire Housing Site Allocation Plan under Policy H2, site allocation H2.13 (as Proposed Change 93). The SoCG is structured to provide the Inspector with relevant background information relating to the site promotion and assessment. Section 6 sets out a response to the Inspector's Initial Matters, Issues and Questions including the matters that the principal parties (i.e. the Council and Mr and Mrs Miller, the landowners) agree, and those matters that remain in dispute.

1.2 The following appendices are also included:

- Appendix A: Proposed Site Location Plan
- Appendix B: Extract from Agenda of Bratton PC Meeting dated 5th September 2017
- Appendix C: Bratton PC representation dated 11th August 2015
- Appendix D: Illustrative Capacity Layout, Keep Architecture
- Appendix E: Bratton Housing Needs Assessment 2014

2.0 Site context

2.1 The site of 1.35ha is located adjacent to Court Orchard / Cassways on the west side of Bratton, which is identified in the Wiltshire Core Strategy as a Large Village, and is approximately 4km from the centre of Westbury. The plan attached at **Appendix A** shows the extent of the site that the landowner has proposed for allocation.

3.0 Existing lawful use and Planning History

3.1 The present lawful use of the site is agricultural land.

3.2 The following planning application was submitted in 1993 with Parish Council support:

Reference	Description	Decision Date
W93/0507	Construction of access roads serving 12 dwellings for social housing together with 11 dwellings for private sale.	Refused 12.04.1994

4.0 Site promotion history

4.1 In 2014 the landowner, Mr and Mrs Miller, assembled a project team to review the potential of the site to come forward as an allocation. Representations have been submitted to all stages of WHSAP plan-making process.

4.2 As part of the site promotion process, consultation has been undertaken with Bratton Parish Council. The extract from Bratton Parish Council's agenda dated 5th September 2017 is included at **Appendix B**. This identifies the following:

- Mr and Miller's consultant team met with representatives of Bratton Parish Council and Wiltshire Council in July 2015 to discuss the potential allocation.
- Bratton Parish Council subsequently confirmed its support for the proposed allocation of the subject site to Wiltshire Council in response to a 'further consultation with large villages' in August 2015 (included at **Appendix C**).

- The report prepared by Cllr J Ligo recommended that the Parish Council re-stated its support for the allocation. The Parish Council withdrew its support for the proposed allocation.

4.3 The landowner commissioned a topographical survey, landscape appraisal, and vehicular access study. These studies informed a preliminary layout prepared for the site that indicated that the site has capacity to delivery circa 35 dwellings as shown at **Appendix D**. An archaeological evaluation was carried out in 1993. This states that there is no evidence of below ground archaeology on the subject site. However, Appendix F, page 54, of the Westbury Community Area Topic Paper (July 2018) (CATP19) indicates that the archaeological potential / sensitivity of the site is considered to be medium and the site has some prehistoric / medieval potential. Therefore, an archaeological assessment would be required.

4.4 In formulating the illustrative layout for 35 units, the landowner’s consultant team noted that the Bratton Parish Housing Needs Survey, dated March 2014, had identified a need for 12 additional affordable homes as shown at **Appendix E**. The proposed allocation would deliver 14 homes (i.e. 40% of 35 homes). It was further noted by the landowner’s consultant team that housing development could assist in sustaining local community facilities in Bratton and Edington, including that the local primary school which has been operating at less than full capacity. Appendix G, page 62, of the Westbury Community Area Topic Paper (July 2018) (CATP19) also indicates that there is a large number of surplus places at Bratton Primary School.

5.0 Response to Matter 3: Housing Site Allocation (Policy H2.9)

5.1 The following table sets out agreed matters relating to ‘issue 5’ under Matter 3:

Para No.	Agreed Matters
5.1	Mr and Mrs Miller agree with the response provided in the Wiltshire Council Position Statement (PS/M3/47) It is also agreed that the site allocation will enable a viable scheme that supports the provision of affordable housing at the target level set out WCS Core Policy 43.
5.2	Amount: the proposed allocation of approximately 35 No. dwellings aligns with the capacity plan at Appendix D prepared on behalf of Mr and Mrs Miller. This layout was informed by a topographical survey; a foul sewer easement; landscape assessment; and a vehicular access assessment and priority junction design. The Proposed Change (PC94) to reduce the site from 40 to 35 dwellings is agreed.
5.3	Wiltshire Council and Mr and Mrs Millers have agreed: (i) Ecology: The sites lies beyond the Trowbridge Bat Mitigation Strategy Recreational Pressure Zone . Nevertheless in-season bat surveys have been commissioned by the landowner to be undertaken in the 2019 ecological surveying season to inform a comprehensive ecological assessment of the site. An HRA screening assessment would be undertaken at the planning application stage. Measures to enhance biodiversity will be incorporated within a comprehensive landscaping scheme and a Landscape Environmental Management Plan (LEMP). (ii) Agricultural land: the land is currently let to a local farmer for grazing purposes. (iii) Landscape quality and character: the site is not subject to any landscape designations. Development has the potential to create a new designed edge to this part of the village. The illustrative masterplan at Appendix D makes provision for structural planting along the western boundary to supplement the existing hedgerow.

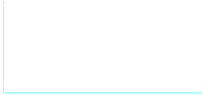
	<p>(iv) Heritage: Appendix G, page 61, of the Westbury Community Area Topic Paper (July 2018) (CATP19) states that the site abuts Bratton Conservation Area and is located approximately 90m from Grade II Listed Buildings. However, there has been modern infill development since the designation of the Conservation Area such that the western boundary of the designated asset is now almost completely re-developed. Moreover, the remaining historic core of the village is largely shielded from direct visual impact. Any development of the site should nonetheless ensure that the significance and setting of the Listed Buildings and the character and appearance of the Conservation area is maintained and local distinctiveness reinforced. Appendix F, page 54, of CAT19, indicates that a Heritage Impact Assessment would be required but development could likely be designed to avoid harm to the significance of the heritage assets.</p> <p>(v) Access: an access feasibility study by the landowner's consultant team states that a vehicular access can be provided by a simple priority junction with the B3028 Westbury Road. Pedestrian / cycle links can also be formed to link the site to existing adjacent residential development. Appendix G, page 61, of the Westbury Community Area Topic Paper (July 2018) (CATP19) indicates that appropriate improvements to public rights of way (BRAT25 and BRAT24) could be enabled through development of this site, thereby improving connectivity and reducing the need to access village facilities through private car journeys.</p> <p>(vi) Highway Safety: an access feasibility study by the landowner's consultant team states that subject to detailed design, a priority junction can be formed to provide a full standard of exit visibility in both directions. The new junction has potential to be designed in a manner that will reduce vehicle speeds into the village through the provision of a gateway to development on both sides of the road approach into Bratton.</p> <p>(vii) Flood risk considerations: the site lies within Flood Zone 1 on the Environment Agency's Flood Map for Planning. The Illustrative Layout at Appendix D makes provision for SUDS and surface water attenuation. A Flood Risk Assessment will be prepared as part of the planning application process to inform the final layout and design of the scheme consistent with Proposed Change 95 to ensure that surface water disposal can be appropriately managed and will not cause any risk of downstream flooding to third party land.</p> <p>(viii) Green space and PROW access: the Illustrative Layout at Appendix D makes provision for an area of public open space within the development. The development will connect to the existing PROW that runs along the eastern boundary of the site, which will provide future residents with direct access to the countryside via the existing PROW network (BRAT25).</p>
5.4	Mr and Mrs Miller agree with the response provided in the Wiltshire Council Position Statement (PS/M3/47)
5.5	Mr and Mrs Miller agree with the response provided in the Wiltshire Council Position Statement (PS/M3/47)
5.6	Site accessibility: all parts of the village are within a maximum 1,000m walking distance which can be walked in approximately 12 minutes.
5.7	Mr and Mrs Miller agree with the response provided in the Wiltshire Council Position Statement (PS/M3/47)
5.8	Deliverability: scheme completion is anticipated by the end of 2021. Estimated trajectory – 2020: 5 houses; 2021: 30 houses. This time frame is contingent upon: further detailed design development; the approval of a full planning application; a planning condition discharge process; and the construction process (estimated at 18-months).

5.2 The following table sets out matters relating to 'Issue 5' that are not agreed under Matter 3:

Para No.	Matters not agreed
----------	--------------------

5.2	Amount: the only point of difference between the parties relates to the are extent of the proposed allocation site. The landowner proposes a larger area extending to 1.61ha to include land for landscape and drainage mitigation along the western and southwestern part of the site. The landowner's proposed extent of the allocation boundary is enclosed at Appendix A .
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6.0 Agreement

Signed:
Name: Christopher Beaver MRTPI (Director, PlanningSphere)
For and on behalf of PlanningSphere for Mr and Mrs Miller
Date:

Signed:
Name: Georgina Clampitt-Dix (Head of Service, Spatial Planning)
For and on behalf of Wiltshire Council
Date:



1.61 hectares

Cassways Orchard

The Old
Police
House

Westbury Road

Notes

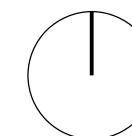
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Responsibility is not accepted for errors made by others in scaling from this drawing.

All construction information should be taken from figured dimensions only.

All omissions and discrepancies to be reported to Keep immediately



First Issue	SC	29/07	-
		2015	
Notes	DR	CH	Date Rev



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Project
**Westbury Road
Bratton**

Drawing
**Proposed Allocation
Plan**

Drawing number
1136/011

Scale
1:1250@A3

Revision number

-

Original drawing size A3





BRATTON PARISH COUNCIL

Chair Jeff Ligo, 2 Grange Court, Bratton, Wiltshire, BA13 4TU 01380 831237

Email: Jeff.ligo@btinternet.com

Clerk Nicola Duke, 6 Shetland Close, Westbury, Wiltshire, BA13 2GN 01373 864127

Email: clerk.brattonpc@yahoo.com

To: All Members of Bratton Parish Council

You are hereby summoned to attend a meeting of the Parish Council to be held on **Tuesday 12th September 2017** in the Pavilion on the Village Green commencing at 7.15 pm for the transaction of the business shown on the agenda below.

Nicola J Duke - Parish Clerk - 5th September 2017

Open Forum to hear from members of the public

Please note that matters raised under Open Forum will be subject to a limit of three minutes and should be notified to the clerk by 7.00 pm on the night of the meeting.

Village updates

Police report – PCSO Caroline Wright

Wiltshire Council and Westbury Area Board – Cllr J Wickham

Recreation Ground – Mike Manson

Pavilion on the Village Green – Steve Lloyd

Jubilee Hall – Cllr Amanda Callard

	AGENDA ITEM
17/52	Apologies for Absence To receive apologies for absence and consider reasons for non-attendance <i>Members are reminded that they are summonsed to attend Council meetings and, if unable to attend, must provide notice to the clerk prior to the meeting. A reason for absence must also be given.</i>
17/53	Declarations of Interest and Dispensations to Participate To receive declarations of interest and dispensations to participate
17/54	Minutes To receive and confirm as a correct record minutes of a previous meeting of the Council held on 11th July 2017 (copy attached)
17/55	Clerks Report To receive an update on actions agreed at previous meetings and discuss any matters arising To receive confirmation of the dates of the parish clerk 'surgeries' in the Pavilion Report 17/55 attached

17/56	<p>Planning applications</p> <p>To resolve the Council's comments on applications received as listed below:</p> <p>17/07736/FUL – Oxford House, 12 The Butts, Bratton – demolition of existing building and erection of replacement dwelling and 3 new dwellings with associated landscaping <i>Correspondence from Lt General Sir Maurice Johnston attached</i></p> <p>17/07747/106 – Oxford House, 12 The Butts, Bratton – modification of existing s106 relating to planning permission W/92/00081 to remove land originally included on original application</p> <p>17/08535/TCA – 1 Flowers Mead, Bratton – fell and reduce conifers</p> <p>17/08269/TCA – 5 Manor Fields, Bratton – crown raise whitebeam tree, reduce lilac and fell elder</p>															
17/57	<p>Planning decisions</p> <p>To note the decisions of the LPA:</p> <p>17/04571/CLE – South Holme, 3 Upper Garston Lane, Bratton, BA13 4SN – certificate of lawfulness of existing replacement conservatory to front of house – Approve with conditions</p> <p>17/05739/TCA – 2B Bury Lane, Bratton, BA13 4RD – various tree works – No objection</p> <p>17/05912/TCA – 20 Court Lane, Bratton, BA13 4RE – various tree works – No objection</p> <p>17/06058/TCA – 5 Chapel Close, Bratton, BA13 4RA – tree work to ornamental cherry – No objection</p> <p>17/05060/FUL – 3 Westbury Road, Bratton, BA13 4TE – single storey extension with internal chimney – Approve with conditions</p> <p>17/07256/TCA – 21 Stradbrook, Bratton, BA13 4SG – tree works – No objection</p> <p>17/05705/FUL – 4 Cassways Orchard, Bratton, BA13 4TY – construct new front porch – Approve with conditions</p> <p>17/06341/FUL – Myrtle Cottage, 19 Lower Road, Bratton, BA13 4RG – proposed shed – Approve with conditions</p> <p>17/01878/FUL – Parcel of land and west of Brickwood Farm, Capps Lane, Westbury, BA13 4NB – change of use of land from agricultural to equestrian including erection of 4 stables and a manege – Approve with conditions</p> <p>17/04950/FUL – 12 Court Orchard, Bratton, BA13 4RY – single storey rear extension – Approve with conditions</p> <p>Electronic planning applications – to note the new arrangements for the management of planning applications</p>															
17/58	<p>Highways issues and Parish Steward tasks</p> <p>a) To discuss any outstanding Highways issues or log new matters</p> <p>b) To list any items requiring Parish Steward attention at the next visit and receive a copy of the list prepared for the steward's next visit (copy attached)</p>															
17/59	<p>Financials</p> <p>a) To approve Council expenditure as listed:</p> <table border="1" data-bbox="256 1843 1362 2049"> <tr> <td>Nicola Duke</td> <td>Salary July and August 2017</td> <td>£1,190.92</td> </tr> <tr> <td>HMRC</td> <td>PAYE July and August 2017</td> <td>£297.72</td> </tr> <tr> <td>Jo Whittaker</td> <td>Repair/repaint noticeboard</td> <td>£30.00</td> </tr> <tr> <td>Cllr J Ligo</td> <td>Reimburse key cutting</td> <td>£10.00</td> </tr> <tr> <td>Cllr J Ligo</td> <td>Expenses – meeting attendance</td> <td>£15.30</td> </tr> </table>	Nicola Duke	Salary July and August 2017	£1,190.92	HMRC	PAYE July and August 2017	£297.72	Jo Whittaker	Repair/repaint noticeboard	£30.00	Cllr J Ligo	Reimburse key cutting	£10.00	Cllr J Ligo	Expenses – meeting attendance	£15.30
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feels this is a site with potential for building in the future bearing in mind it is in the Salisbury Plain Special Landscape Area and is at the entrance to the village.

Consultation – Site Allocation

10. On the morning of the consultation event in Trowbridge the Clerk circulated to all Councillors an email she had received from Stephen Blake as follows:-

My name is Steve Blake and I live in Court Lane in Bratton. Along with a colleague, Chris Beaver who is planning specialist, we have been assisting Roy and Melissa Miller with the land they own on Westbury Road with the aim of getting the land included in Wiltshire Site Allocation Plan for housing. Mr and Mrs Miller are life-long residents of the Bratton and wish to see the land used to provide an appropriate mix of high quality homes to meet the needs of the village.

During 2015, we submitted the land to Wiltshire Council when they carried out their 'call for sites' process to enable them to produce the Draft Site Allocation Plan. At that time, we engaged with the Parish Council and following various discussions and presentations to the Parish Council they agreed to advise Wiltshire Council that they considered the land suitable as a future site for housing. As you know the Draft Site Allocation Plan has recently been issued for consultation and the land has been included.

I appreciate the membership of the Parish Council has now changed significantly from 2015 and therefore, we would welcome a discussion with the new councillors. We are keen to explain the background to the land, the work we've carried out so far (landscape assessment, highways assessment, sketch layout etc.) and most importantly Mr and Mrs aspirations for the land.

Chris and I are attending the Wiltshire Council's consultation event on the 26th July and I note from the minutes of the last Parish Council meeting, that a delegation from Bratton Parish Council are also planning to attend the event. Therefore, we wondered if it would be possible to meet the Councillors at the event, or alternatively arrange a separate meeting with the councillors to discuss the land.

11. Cllr Forsyth and I were able to meet Mr Blake at the consultation meeting and I have invited him to attend this meeting to speak in the Open Forum.
12. At the consultation meeting Cllr Forsyth and I were able to discuss with a Planning Officer the proposal for Bratton. It is clear that at this stage in the process Wiltshire Council has no specific information on when any development will take place nor the type of housing to be constructed.
13. The Officer explained that this site has the potential to deliver a proportionate number of dwellings within the context of a Large Village setting. All potential adverse effects of developing the site are considered able to be addressed through straightforward mitigation measures. Site capacity is considered to be approximately 40 dwellings. This would maximise the delivery of affordable housing, which would contribute towards meeting identified needs in the most recent Parish Housing Needs Survey. The site is not of a size that would significantly add to pressures on local

infrastructure, services and facilities. Moreover, the village primary school would benefit from additional housing as there are currently significant surplus places.

14. The site once developed would probably result in the levying of a Community Infrastructure Levy (15% of which would be allocated to the Parish Council – 25% if a Neighbourhood Plan in place) which the Council would be able to spend on supporting community infrastructure projects.
15. The Planning Officer explained that the other originally identified site (Danes Lye) had not been included as it was not necessary to meet the housing target and it did not easily meet the identified criteria for inclusion in the Allocations Plan.

Consultation – Settlement boundary

16. The Chair and I discussed with the Planning Officer the revisions to the settlement boundaries. In the main this plan had been amended to include new developments within the village e.g. Cassways Orchard but a number of other minor amendments were noted. On Lower Road the boundary in the main had been extended to include the curtilages of a number of properties on the north side of the road but had been amended to exclude the curtilages of two specific properties namely Yew Tree Farmhouse and Grange Farmhouse.
17. The Planning Officer was unaware of the reasons for these exclusions.
18. The Guidance accompanying the review makes it clear that areas that ought to be included within the settlement boundary should include *The curtilage of a property that relates more closely the built environment (e.g. a garden)...*
19. The definition also indicates that other areas to be included may be *recreational or amenity space at the edge of a settlement that relates more closely to the built environment.* The Planning Officer indicated that in his view the Council's recreation ground did not relate to the built environment and this is why it had not been included within the settlement boundary.

Consultation – Land Adjacent to Pear Tree Orchard

20. At the Council's meeting in July there was a consensus view expressed that the allocation of this land for social housing be explored at the consultation meeting.
21. The Planning Officer explained that new sites for housing in the Housing Site Allocations Plan consultation were only included if outside existing Settlement boundaries. In principle, all undeveloped sites within the village boundary were deemed, in principle, to be suitable for housing development. Permission may not be granted for a variety of reasons e.g. highways, drainage or environment but the principle of development was supported by the Core Strategy.

Conclusions

22. The Council must now decide if it wishes to support the inclusion of the allocated site. The indication by Mr Blake that the owners wish to work closely with the Parish Council as the plans for its development go forward is very welcome and this is confirmed by a copy of the landowner's email to me of 9 August

Further to the draft report you sent to Steve Blake, we would like to comment that as

occupants of Bratton since childhood, when Reeves factory and Doug's garage dominated the centre of the village, both my wife and I have seen many property developments, including the major ones, apart from Court Orchard, over the years. The majority of these have been or become beyond the affordability of first (or second) time buyers or suitable for the elderly. A very comprehensive village survey with questions on housing needs was carried out by the Parish Council, chairman Richard Martin, in 1989. Unfortunately the only part of the survey acted upon when pressed (as we submitted our potential site beforehand) was the social housing element within Pear Tree Orchard. I know from Mr Bill Gale and the paperwork to this piece of land, that his donation was for future village amenity land and not buildings. Our proposed site will allow for mixed housing types, ranging from social, one, two, three or four bed housing. Furthermore my wife and I as owners of the site and are very willing to work with the Parish Council to propose a scheme which would enhance the approach to Bratton with improved safety of the road and footpaths into the village, the boundary of which would then be rounded off, bounded as it is by housing on three sides unlike the proposed northern boundary extension which would definitely be an extension into the open countryside. We would also like the members of this present Parish Council to realise that we only submitted our scheme, and its implications, to promote the redrawing of Bratton Village Policy Limit in response to the village census and with the full knowledge and support of the previous Parish Council members.

23. The Council must determine if they wish to propose any amendment to the proposed settlement boundary review.
24. The Council must consider whether it wishes to explore further the opportunity to achieve a housing development on the land adjacent to Pear Tree Orchard.

Recommendations

25. Site Allocation
 - (i) That the Parish Council support the site in Bratton proposed by the Allocations Plan and confirm they wish to see the site developed as quickly as possible and to include significant numbers of high quality affordable homes
 - (ii) That the Council welcome the commitment of the owners to work closely with the Parish Council in developing their plans for the site
26. Settlement Boundary
 - (i) As far as the settlement boundary review is concerned the Council need to determine its position regarding the amendments to the plan are concerned particularly relating to Yew Tree Farm and Grange Farm.
 - (ii) The Council accepts that the recreation ground be not included within the settlement boundary
27. The Parish Council request the Clerk to enter into discussions with Wiltshire Council to identify the development potential of the Pear Tree Orchard site..

Councillor Jeff Ligo
14 August 2017

Wiltshire Housing Site Allocations Development Plan Document

Further consultation with Large Villages

Response form

Please complete and return the attached response form to spatialplanningpolicy@wiltshire.gov.uk by Tuesday 12th August 2015.

Parish Council contact details

Contact name: Anita Whittle

Parish Council name: Bratton

Name of Large Village: Bratton

Date of Response: 11.08.15

Neighbourhood Planning

1. Is there a Neighbourhood Plan being prepared in your area? Yes No

If 'Yes' proceed to question 2, if 'No' proceed to question 4:

2. What progress have you made on your Neighbourhood Plan, and when do you expect to submit your draft Neighbourhood Plan to Wiltshire Council?

3. Is your Neighbourhood Plan seeking to allocate sites for housing?

If you have undertaken any site assessment work through your Neighbourhood Plan preparation it would be helpful if you could submit this with the response to this consultation.

Wiltshire Housing Site Allocations Development Plan Document (DPD)

4. The draft Wiltshire Housing Site Allocations DPD may identify site(s) at your Large Village for housing - do you have any views on the possible identification of housing sites?

In responding to this question you may wish to consider:

- *The documents used to support the recent Housing Site Allocations DPD consultation including the draft site selection methodology and housing supply paper, which are available online at <http://www.wiltshire.gov.uk/planninganddevelopment/planningpolicy/wiltshsgsiteallocationsplansites.htm>*
- *The accompanying map of all sites that have been submitted to the Strategic Housing Land Availability Assessment (SHLAA) in your large village.*
- *Whether there are any particular planning/local issues in your village that the council should be made aware of.*

WC SHLAA erf: 321

Bratton Parish Council advises Wiltshire Council that we feel that this is a site with potential for building in the future bearing in mind it is in the Salisbury Plain Special Landscape Area and, as it is at the West entrance to the village, any development should be designed to present an attractive aspect both in terms of landscape and architecture to this approach.

5. Do you have an understanding of the level of housing growth that would be locally acceptable in your village between now and 2026?

yes



Notes

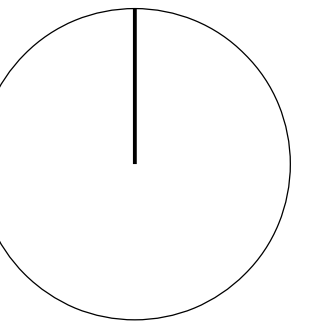
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All omissions and discrepancies to be reported to Keep immediately



Data taken from Promap and title deed information only (no survey)

AOD levels area taken from GoogleEarth only

- Primary vehicular route
- Assumed site boundary
- Primary pedestrian route

- Private Houses
- Affordable Houses
- Private Garden/POS
- Unit Number
- Associated Parking

First Issue	SC	04/11	-
		2014	
Notes	DR	CH	Date Rev



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Project
**Westbury Road
Bratton**

Drawing
**Proposed Site Plan
Alternative Layout**

Drawing number
1136/SK013

Scale
1:500@A1

Revision number

-

Original drawing size A1

Bratton

Parish Housing Needs Survey

Survey Report

March 2014

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1. Parish Summary

Bratton is in Westbury Community Area in the local authority area of Wiltshire.

- There is a population of 1,248 according to the 2011 Census, comprised of 512 households.¹
- The parish includes the small, picturesque village of Bratton and lies just east of Westbury on the north edge of Salisbury Plain. Located three miles from the town of Westbury (mainline train to London), twenty miles from the Roman City of Bath and twenty miles from the historical city of Salisbury.
- Bratton has a thriving community of clubs, societies and social groups. In the centre of the village is The Duke public house, Hillworth Stores/Post Office, Bratton Community Primary School, the village green including a young children's play park, a Doctor's Surgery, along with three halls (Jubilee Hall, Pavilion and the Church Institute) all regularly used for activities, fundraising events as well as talks and private functions.
- The Westbury White Horse and the earthworks of Bratton Castle Iron Age hill fort are both in Bratton parish. Notable buildings in the village are St James's Church, Bratton House, Bratton Baptist Chapel and a fine 17th century Court House. This Court House is probably of mediaeval origin. Despite local folklore linking it to the notorious Judge Jeffreys and his 'Bloody Assizes' of 1685, it was not a law court but was the meeting place for the main manor court in Bratton. Parts of Bratton came under the jurisdiction of several manors, making for a confusing story, but the largest and most well known is the one that from the late 1660s had as its lords of the manor the Thynne family of Longleat, who later got the title Viscount Weymouth and later still Marquis of Bath. It was their tenants who attended this court house.

2. Introduction

In the late 2013, Wiltshire Council's Development Officers discussed carrying out a rural housing needs survey with Bratton Parish Council, to establish if there was a proven need for affordable housing in the parish for local people, and potentially to use the findings of the survey to inform the parish plan.

Such surveys assist officers in identifying those areas with the greatest housing problems so that scarce financial resources can be put to best use.

Experience has shown that these surveys need to be carried out at regular intervals if the results are to remain relevant in identifying trends.

- The Principal Development Officers are employed by Wiltshire Council's new housing team to assist in the delivery of new affordable housing.

¹ <http://www.nomisweb.co.uk/> 2011 Census, table ks101ew (usual resident population) and 2011 Census, table qs405ew (tenure – households).

- The Principal Development Officers work closely with rural communities, housing associations, local authorities and landowners to meet the affordable housing needs of rural communities.
- The survey is funded by members of the Wiltshire Rural Investment Partnership (WRIP).²
- 'The Wiltshire Rural Investment Partnership brings together representatives from the economic development, regeneration, spatial planning, new housing and housing strategy teams of Wiltshire Council together with Registered Provider [housing association] partners and the Homes and Communities Agency to enable and promote the sustainable delivery of new build housing in the rural communities of Wiltshire.'³

3. Aim

The aim of carrying out the survey is to investigate the need for affordable housing among local people (or those who have a need to live in the parish or the locality) of Bratton.

- 'Housing need' can be defined as the need for an individual or household to obtain housing which is suitable to their circumstances.
- It implies that there are problems or limitations with the household's current housing arrangements and that the household is unable to afford or to access suitable accommodation in the private sector.
- Such problems may be concerned with housing costs, size, location, layout, state of repair, or security of tenure either immediately or in the future.

4. Survey Distribution and Methodology

In order to carry out the housing needs survey, questionnaires were delivered to Bratton Parish Council for packing and delivery in January 2013.

To encourage a good response, households were given a pre-paid envelope in which to return the completed survey.

Residents were asked to return the completed surveys in the pre-paid envelopes by 14th February 2013. The forms were recorded and analysed by the Housing Strategy department at Wiltshire Council. The council applies the data protection policy to responses, ensuring that all survey responses remain anonymous.

- A total of 552 questionnaires were distributed to the parish.
- Everyone was asked to complete the first section of the form.

² The members of WRIP that contribute to the survey funding are Wiltshire Council and seven registered providers of social housing (housing associations) - Aster, GreenSquare, Guinness, Jephson Housing, Raglan Housing, Selwood Housing and Wiltshire Rural Housing Association.

³ Para 1.1, 'Purpose', *Terms of Reference for the Wiltshire Rural Investment Partnership*. Full WRIP membership: Wiltshire Council, Aster, Wiltshire Rural Housing Association, Raglan Housing Association, GreenSquare, Guinness, Jephson Housing Association, Selwood Housing, the Homes and Communities Agency, and the Wiltshire Community Land Trust.

- If a household considered itself in need, or likely to be in need, of affordable housing within the next five years, it was invited to complete the rest of the survey.
- There was a very good response rate of 35.9% with 198 replies received.
- The received data refer only to themselves (i.e. to the survey respondents) and should not be taken as indicative of the population of Bratton parish.
- One response was made online.

5. Key Findings

This report is divided into two parts. The first section looks at existing households in the parish in order to provide a description of the current housing in Bratton. This section also describes the levels of new affordable housing, if any, which would be supported by residents of the parish.

The second section examines the households who have declared a need for new housing in Bratton. The section begins by describing the overall need for both market and affordable housing in the parish. A financial assessment is then made in order to determine the numbers of households who have a current need for new *affordable* housing. The results of this financial assessment are summarised in the 'Recommendations' of the report (Section 8).

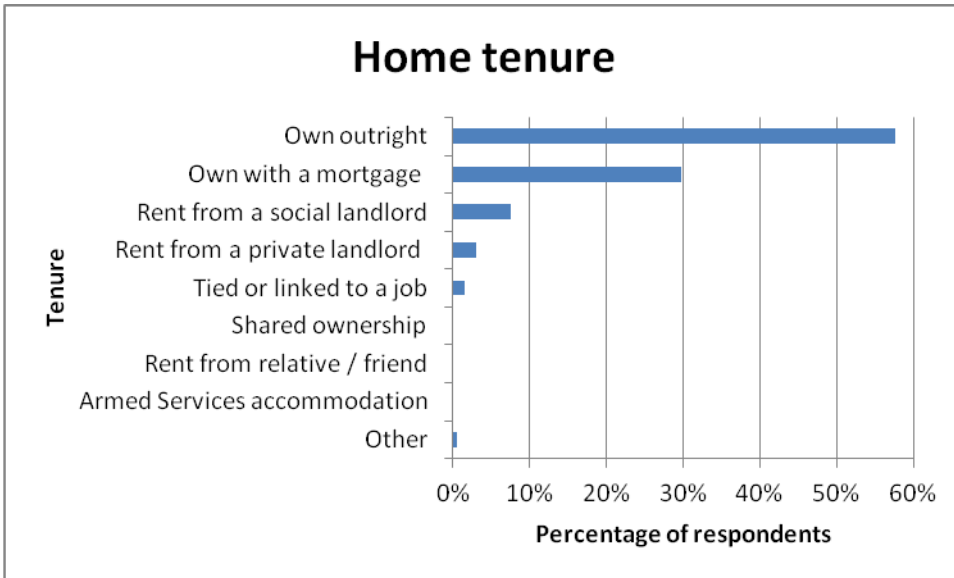
Part One – Households currently living in the parish

The first question asked on the survey was whether the respondent's home in Bratton was their main home. 99.5% of those who replied indicated that it was.

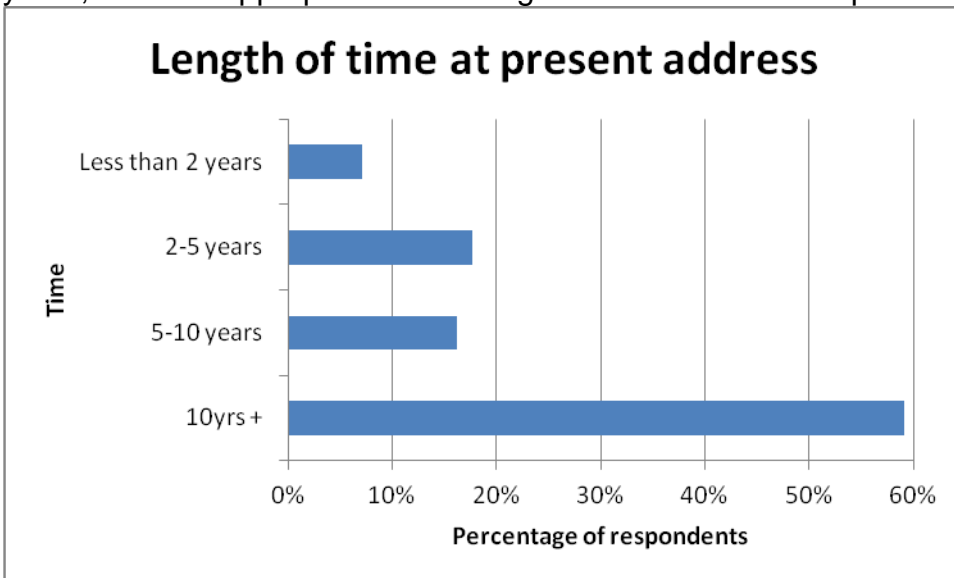
The 2011 Census data for Bratton indicates that 81.6% of households in the parish were owner-occupying, 10.2% were renting from social landlords, 6.6% were privately renting, 0.2% were living in shared ownership (part owned, part rented) homes, and 1.4% of households were living rent free.⁴

The chart below shows the tenure of respondents to the survey. The majority (87.4%) of respondents were owner-occupiers, while 7.6% of respondents were living in socially rented properties, 3% were renting from a private landlord or letting agency, 1.5% of respondents were living in accommodation tied to their employment, and 0.5% in a tenure described as 'other'. These results indicate a slight bias in the survey responses, particularly toward owner-occupiers, and the rest of this section should be read with this in mind.

⁴ <http://www.nomisweb.co.uk/> 2011 census, table qs405ew (tenure – households).



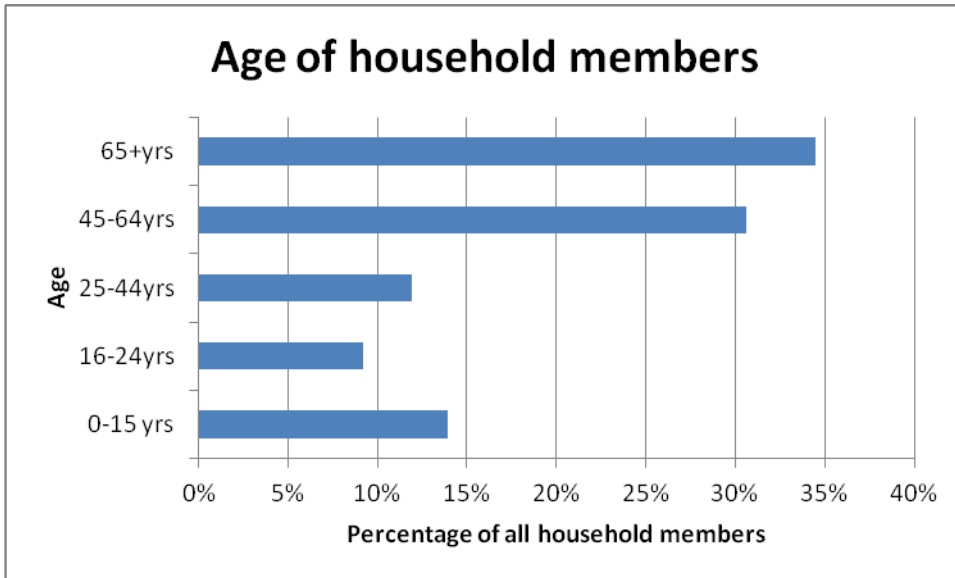
The chart below indicates the length of time that respondents have lived in Bratton parish. Most of the people who responded to the survey have lived in the parish for more than ten years, which is appropriate for the high levels of owner occupation among survey respondents.



Bratton parish has a higher proportion of large homes with four or more bedrooms than is average for Wiltshire. The 2011 Census recorded 37.3% of homes in Bratton with four or more bedrooms, compared to 26.4% across Wiltshire as a whole.⁵ Similarly, among the survey respondents, 43.9% lived in homes with four or more bedrooms, while smaller proportions lived in three bedroom (39.4%) and two bedroom (13.1%) homes. 3.5% of the survey respondents lived in homes with one bedroom.

The 2011 Census describes 21.5% of the population of Bratton parish as aged 65+ (18.2% in Wiltshire). The spread of ages recorded in the survey, however, indicates that 34.5% of respondents' household members were aged 65+, suggesting an over-representation of older people among the survey's respondents:

⁵ <http://www.nomisweb.co.uk/> 2011 census, table QS411EW - Number of bedrooms.



As shown in the chart above, however, there were also significant numbers of households responding to the survey with members aged 25-64 and with children aged under 16. This indicates a spread of different household types among the survey respondents, from older person households with fewer members, to many younger households with children.

The distance travelled to work is often a good measure of the sustainability of local development, as more people working locally can indicate an ongoing need for local housing. The table below shows how far people in the respondents' households travelled to work:

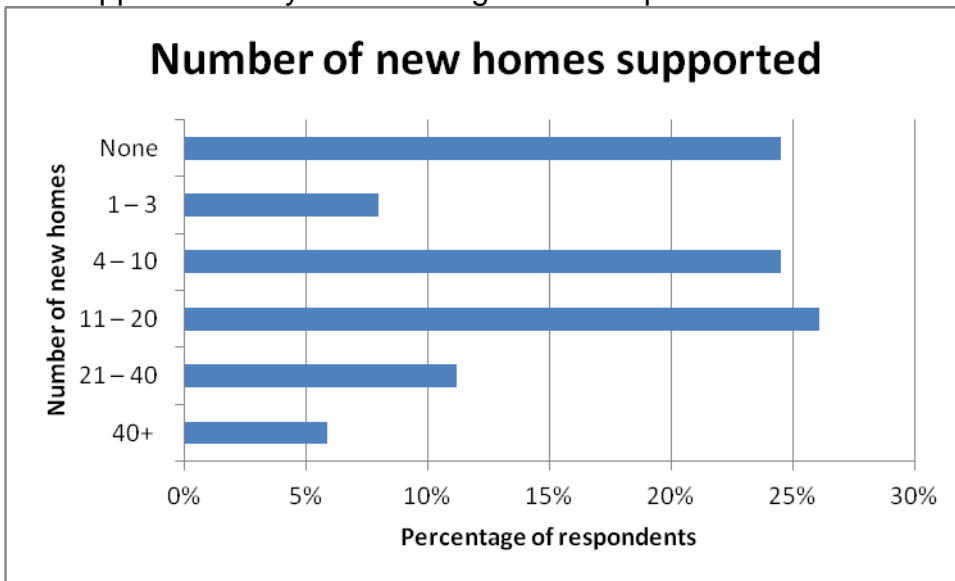
Persons in household	Distance to work				Total
	Up to 2 miles	2 - 10 miles	10 - 50 miles	50 miles +	
Person 1	11	40	33	22	106
Person 2	12	26	22	1	61
Person 3	1	2	4	0	7
Person 4	0	0	1	0	1
Person 5	0	0	0	0	0
Total	24	68	60	23	175

These results describe a mixed level of sustainability for new housing development in Bratton parish, as measured by the survey respondents' access to employment. Just over half (52.6%) of the respondents' working household members usually travel less than ten miles to their place of work, while 47.4% travel more, suggesting a potential lack of more local sources of employment.

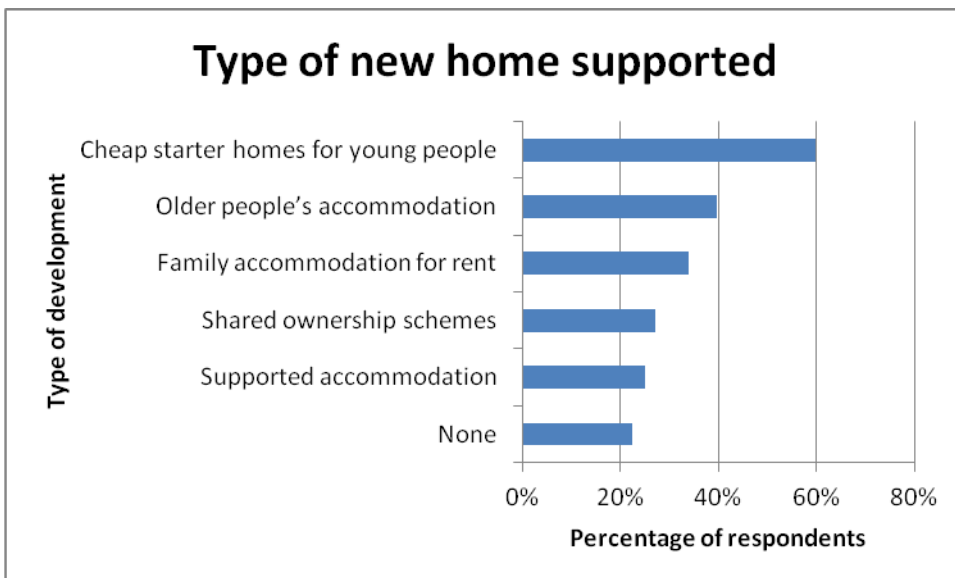
Respondents were also asked whether anyone currently living in their household would need separate accommodation in the parish now or in the near future, to which 6.3% of respondents (12 households) answered 'yes'. This indicates a sustained, ongoing need for housing in the parish.

Respondents were then asked whether they were in support of new homes being built in the parish and, if so, how many new homes they would support. The majority of respondents (75.7%) were in support of some new housing in Bratton parish, with 26.1% of respondents

supporting the development of between eleven and twenty new homes. 24.5% of respondents were opposed to any new housing in Bratton parish:



Respondents were asked what types of housing development, if any, they would support. 59.5% of the survey's respondents supported the development of affordable starter homes for young people, with 39.6% of respondents also supporting the development of older persons' accommodation and 33.9% the development of family accommodation for rent. 25% endorsed the development of new accommodation for residents with disabilities, and 27.1% supported new shared ownership homes. 22.4% of respondents reiterated their opposition to any new housing in the parish:

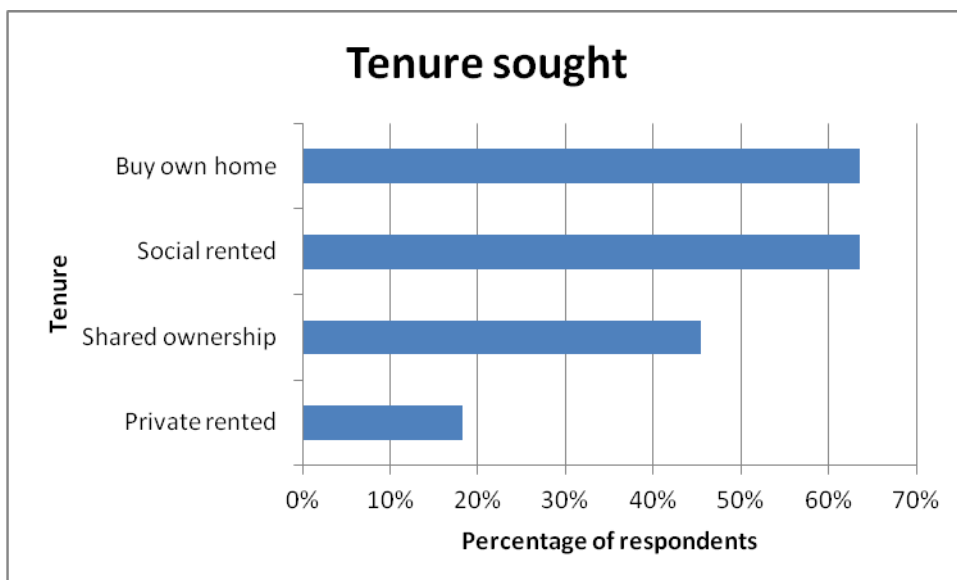


Part two – Households requiring accommodation in the parish

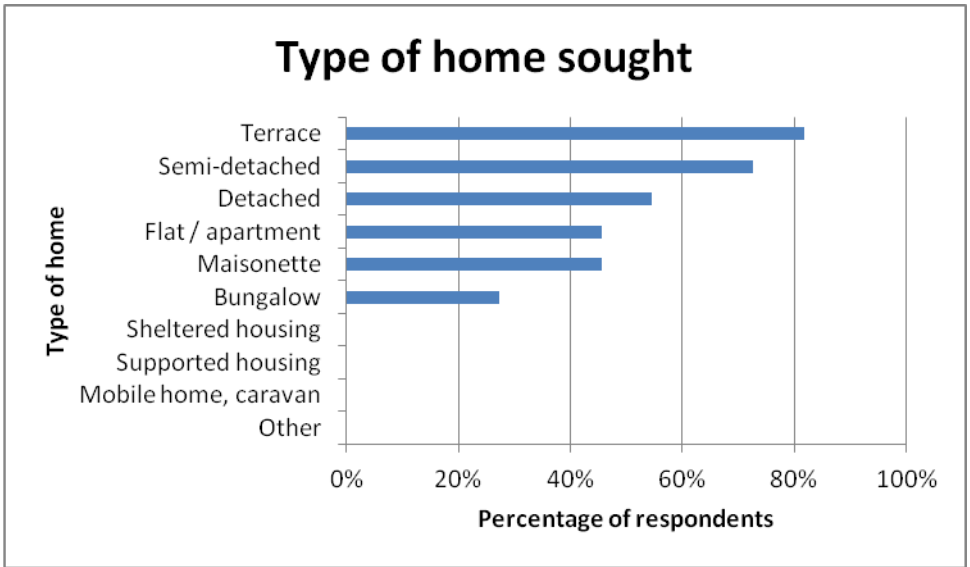
This part of the report looks initially at all the responses to section two of the survey in order to give a broad picture of the need for both market and affordable housing in the parish. A financial assessment is then made in order to describe in more detail the need for specifically affordable housing.

Eleven respondents replied to this section of the survey, indicating their need for housing in Bratton. All declared a local connection to Bratton, and the most popular reason given for needing to move was in order to move on from living with families and achieve independence.

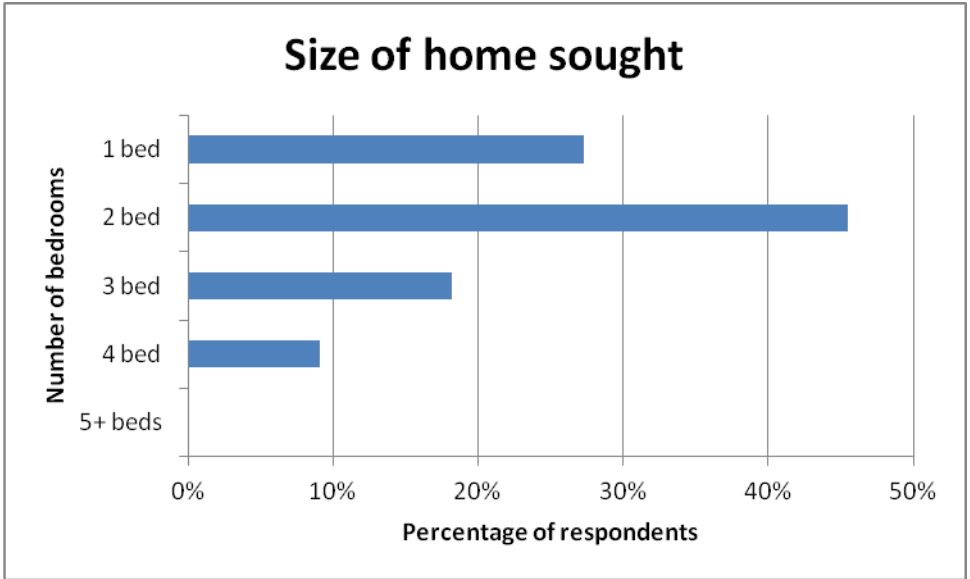
The respondents requiring accommodation in the parish were asked what type of tenure they sought. The expressed need was for all types of tenure, with open-market ownership and social rent the most desired. Households could indicate more than one response:



Respondents to this section were also asked what type of housing they required, with the largest majority seeking terraced properties. Full responses are given in the chart below (more than one answer could be given):



In terms of size, nearly half the respondents expressed a need for properties with two bedrooms. No need was declared for properties with five or more bedrooms:



The respondents were then asked if there was a lack of suitable existing housing in Bratton parish to meet their needs, to which all but one answered 'yes.'

In order to assess the need for affordable housing in Bratton parish, it is necessary to consider the equity, income and savings levels of respondents. Please note that in order to preserve the confidentiality of respondents, only a short summary of the financial assessment is presented below.

Five of the eleven households responding to this section of the survey reported having savings: for two of these, their savings were in excess of £50,000, while for the remaining three, levels were below £2,500. Only one household reported having equity in an existing property, and income levels were also low, with only one household reporting a gross income of more than £40,000pa and three households on very low incomes of less than £5,000pa. The median gross household income bracket of the respondents to the survey was £11,000 - £12,499pa.

Comparing income, savings and equity levels with affordability in Bratton suggests that two of the eleven households would not require public assistance in order to achieve their required housing. The remaining **nine** households would be considered 'in housing need' as defined in Section 3 of this report. These households inform the recommendations of this survey for new affordable housing in Bratton, presented in Section 8.

Of the households meeting the criteria for affordable housing, 22.2% were headed by people aged 16-24, 33.3% by people aged 25-44, 44.4% by people aged 45-64 and none were headed by people aged 65+. Four households included children aged under 16.

6. Affordability

In order to investigate affordability, further research has been carried out on house prices in the area.

It is possible to estimate the average property prices in the Bratton area:⁶

Bedrooms	Aug 2013 – Nov 2013
1	£104,600
2	£144,000
3	£185,100
4	£280,600
5+	£399,800

Example calculation for a mortgage

Typically, a household making a single application can obtain a mortgage of 3.5 times their annual income, or 3x annual income for joint applications. Households would generally expect to need a deposit of around 15% of the total price.

If an average two-bedroom property sold in Bratton cost £144,000 then a household may require £21,600 as a deposit. Annual household income would have to be at least £34,971 for a single applicant or £40,800 for joint applicants. The Annual Survey of Hours and Earnings indicates that the gross annual median income of employed persons in the West Wiltshire area in 2011 was only £21,593:⁷

- It would be unlikely that a household would be able to purchase a property in this parish without a large deposit, some equity in an existing property or a substantial income.
- First time buyers would generally struggle to meet the criteria necessary for obtaining their own home.
- In some cases intermediate housing (shared ownership or low cost market housing) would be a suitable option, whilst in other instances affordable rented accommodation would be appropriate.

⁶ House price estimates from the Mouseprice local area guide to the BA13 postcode area, <http://www.mouseprice.com/area-guide/average-values/BA13>. Please note that the BA13 postcode covers a wider area than Bratton parish and that there may be significant internal variation in house prices.

⁷ Annual Survey of Hours and Earnings, 2011, Table 8.7a, Office of National Statistics, <http://www.ons.gov.uk>. Note that while the mortgage calculation refers to household income, i.e. to the combined income of all persons in the home, the ASHE figure refers to individual income.

7. Summary

This survey's recommendations (see Section 8 below) concentrate on those households who are unable to afford accommodation on the open market.

The following indicates the **minimum** need over the next three years for new affordable housing, based on the responses to the survey. Please note that this report provides a description of the affordable housing need only of those who responded to the survey, and as such may underestimate the total affordable housing need in the parish.

- In October 2013, there were twenty one households on the Wiltshire Council Housing Register seeking affordable accommodation in Bratton parish: three of these households are also described in Section 8 of this report as in need of affordable housing. The remaining households on the Register are seeking properties with between one and four bedrooms, and any full assessment of housing need in the parish must take account of the Register.⁸
- The 2011 Census describes 52 social homes in the parish. These properties represent 10.2% of the total housing in Bratton, which is lower than the Wiltshire affordable housing average of 14.7%.⁹
- Social housing in Bratton had a high re-let rate of 9.6% in 2012/13; over this period, five social homes were re-let in the parish.¹⁰
- This re-let rate suggests that **one** of the households responding to section two of this survey and in need of affordable accommodation could meet its needs through accessing the existing social housing of the parish.
- While this survey's recommendations describe the need for affordable housing (see Section 8 below), it should be noted that the two households deemed *not* to be eligible for affordable housing both described a lack of suitable accommodation in Bratton. These households possess the financial capacity to either purchase or rent open-market accommodation and their description of the lack of such suggests a potential need for an open-market or mixed tenure development in the area.

⁸ Wiltshire Council, Housing Strategy, live tables.

⁹ Table QS405EW, 2011 Census: Tenure – Households, local authorities in England and Wales.

¹⁰ Homes4Wiltshire choice-based lettings records. This figure excludes transfers carried out by individual social landlords within their own stock.

8. Recommendations

This survey's recommendations concentrate on households unable to afford accommodation on the open market.

The following indicates the minimum need over the next three years for new affordable housing development in the parish, based on the responses to the survey.

This survey is only a quarter of the evidence required to fully assess housing need in the parish. Wiltshire Council's Housing Register, the Strategic Housing Market Assessment, and the advice of allocation staff who manage the Register **must** also be taken into account in fully determining local housing need.

Subsidised rented housing ¹¹

- 2x one bedroom homes
- 1x two bedroom home
- 2x three bedroom homes

Shared / Low cost home ownership

- 2x two bedroom homes
- 1x four bedroom home

Sheltered housing for older people

- None

¹¹ Please note that recommendations for numbers of bedrooms in subsidised rented properties are where possible made in line with the 'family size' criteria implemented as part of the Housing Benefit changes by the 2012 Welfare Reform Act.