

## APPENDIX 3 (Annexe 3)

### THE DEVELOPMENT OF COMMUNITY AREA HOUSING REQUIREMENTS

- 1.1 The following reflects the emerging evidence that has helped to inform the development of a housing requirement for each community area (excluding those in South Wiltshire, which have been progressed separately through the South Wiltshire Core Strategy Review). The titles within each table are defined within **Appendix 3: Developing Wiltshire's Housing Requirement 2006-2026**, and all figures relate to net housing completions or commitments.

#### **Bradford-on-Avon**

Area	Wiltshire 2026	Proposed Requirement 2006-26	Homes built or already planned		New homes to be planned	
			Completions 2006-10	Specific permitted sites	Strategic Sites	Remainder to be identified
Bradford-on-Avon town	490	510	61	256	150	43
Bradford-on-Avon remainder	130	160	62	30	0	68
<b>Community Area</b>	<b>620</b>	<b>670</b>	<b>123</b>	<b>286</b>	<b>150</b>	<b>111</b>

- 1.2 In Bradford-on-Avon Community Area concern was expressed about the delivery of infrastructure. The town already suffers from issues associated with traffic and transport, congestion, road safety, and pollution. The issue of out-commuting was also raised, and the feasibility of reducing this through development was questioned. It was suggested that development should be appropriately phased to ensure that the necessary infrastructure can be delivered, in order to address the identified issues, before any additional housing or employment development is built.
- 1.3 Wiltshire 2026 set out a requirement of **620** homes across the plan period. At April 2010, 407 were committed (123 complete and 284 deliverable commitments), and an estimated 69 will be delivered through windfall in the last five years of the plan period. The proposed strategic site of 150 homes and mixed use development will strengthen the employment offer of the town, which should help to tackle the existing problems associated with the high level of out-commuters. Furthermore, this site offers the opportunity to provide an exemplar development in terms of sustainable construction and renewable energy generation. This brings the total supply figure to 626 homes, but does not include an allowance for new delivery in the villages outside of Bradford-on-Avon.
- 1.4 Previous consultation with the community area suggests that there is appetite for development in the villages in order to deliver affordable housing. It is therefore considered appropriate to increase the requirement for the area to **670**, which will allow the villages to address identified local needs. In this context the remaining allowance (after current commitments) will be delivered in the villages outside of Bradford-on-Avon. This results in a proposal of 510 dwellings in Bradford-on-Avon.

## Calne

Area	Wiltshire 2026	Proposed Requirement 2006-26	Homes built or already planned		New homes to be planned	
			Completions 2006-10	Specific permitted sites	Strategic Sites	Remainder to be identified
Calne town	1,140	1,240	404	443	0	393
Calne remainder	130	140	67	9	0	64
<b>Community Area</b>	<b>1,270</b>	<b>1,380</b>	<b>471</b>	<b>452</b>	<b>0</b>	<b>457</b>

- 1.5 There is general support within the town for balanced and measured growth that is supported by the necessary infrastructure being in place at the appropriate stages of development and across the plan-period.
- 1.6 The impact of the closure of RAF Lyneham raises questions regarding the scale of growth to be accommodated in the towns in the vicinity of the base i.e. should Lyneham be the focus for housing with lower growth at these towns. The closure and potential re-use of the base is an important strategic consideration that will be addressed through the Local Development Framework process. Locating new housing at Lyneham would not address the specific needs of individual towns.
- 1.7 At the consultation event the feedback suggested slow and measured growth would be supported in Calne and that the Wiltshire 2026 level of growth was about right. However the current level of growth would mean no further housing development except for the windfall allowance. A figure of **1,380** dwellings (100 for the rest of the plan period) would allow for steady and measured growth in the town that should be phased equally over the plan period. This is a minimal increase from the proposal in Wiltshire 2026 of **1,280** dwellings.
- 1.8 The additional 100 dwellings are proposed in order to ensure a continuous supply of housing over the plan period delivered in Calne with the allowance in the remainder of the community area considered appropriate. This results in a proposal of 1,240 dwellings in Calne, and 140 elsewhere.

## Chippenham

Area	Wiltshire 2026	Proposed Requirement 2006-26	Homes built or already planned		New homes to be planned	
			Completions 2006-10	Specific permitted sites	Strategic Sites	Remainder to be identified
Chippenham town	5,230	4,000	784	269	2,400	547
Chippenham remainder	510	500	110	57	0	333
<b>Community Area</b>	<b>5,740</b>	<b>4,500</b>	<b>894</b>	<b>326</b>	<b>2,400</b>	<b>880</b>

- 1.9 From the spring 2011 consultation event it is clear that the local community consider that brownfield land should be developed first before any greenfield sites. At the same time it was also recognised that there is a shortage of employment land available in the town.

- 1.10 The delivery of economic growth and employment opportunities is considered to be important and it was recognised that economic development can help to reduce out-commuting and provide greater opportunities for existing residents as well as making the town and attractive employment centre for young people and school leavers.
- 1.11 There was genuine concern, based on historic experiences of housing development being delivered without the necessary infrastructure to support such growth. Housing should not be provided in isolation instead future development must ensure that infrastructure is planned alongside development. In addition housing should be delivered to meet a variety of different needs, including key workers, young families and the elderly.
- 1.12 There was general support for Chippenham's future development to meet the natural demand for housing whilst also providing for employment growth with less support for providing for high levels of growth that would allow existing commuting levels to be perpetuated. Any development must firstly take advantage of brownfield opportunities and only then look to appropriate Greenfield sites. In terms of the delivery of development in Chippenham it is clear that employment delivery must come forward in the short-term to help improve the self-containment of the town and to reduce out-commuting levels. Longer-term development should then be balanced to ensure there is a better balance between residents and job opportunities.
- 1.13 The Wiltshire 2026 proposal of **5,740** homes for the Community Area as a whole, of which 5,230 were proposed at Chippenham itself, was not wholly supported, and so a number of scenarios were examined to determine what an appropriate figure might be. Whilst there was a difference of opinion, there seemed to be some general consensus that a figure in the order of **4,000** new homes would be appropriate at Chippenham to support future job growth at the town while providing for the needs of a growing, aging population and delivering the proposed Strategy to address out-commuting levels.

## Corsham

Area	Wiltshire 2026	Proposed Requirement 2006-26	Homes built or already planned		New homes to be planned	
			Completions 2006-10	Specific permitted sites	Strategic Sites	Remainder to be identified
Corsham town	950	1,050	457	102	0	491
Corsham remainder	110	150	51	85 <sup>1</sup>	0	14
<b>Community Area</b>	<b>1,060</b>	<b>1,200</b>	<b>508</b>	<b>187</b>	<b>0</b>	<b>505</b>

- 1.14 The recent consultation events identified a number of issues that are considered relevant to new planned development. These included, the impact that the decreasing military presence will have, which will reduce the employment offer in the area, as well as the impact of development at the neighbouring settlement of Chippenham. Both of these are considered to have the potential to have negative impacts on the self-containment of Corsham, which already sees large out-commuting flows. In order to counter this, sufficient employment land should be delivered in conjunction with future housing delivery. There was also a desire to

<sup>1</sup> This does not include the site at Royal Arthur which meets a specific need for a broad area. It would be unreasonable to count these large developments catering for a broad need against local requirements.

ensure that the rural areas could deliver to meet local needs, including the delivery of rural business.

- 1.15 A further concern was the lack of infrastructure associated with recent developments to the west of the town.
- 1.16 With the reduction of the MOD in the area, there is a real opportunity to utilise this land to provide further employment opportunities as well as housing. Wiltshire 2026 proposed a figure of **1,060** homes. Given the opportunity to develop the town to become more self-contained, and the desire for further development in the rural settlements, it is proposed that this figure should be increased to **1,200**.
- 1.17 In order for the town to be more self-contained the majority of this additional delivery should be within the town, and as such the proposal for the town is to deliver 1,050 homes (100 more than in Wiltshire 2026).

### Devizes

Area	Wiltshire 2026	Proposed Requirement 2006-26	Homes built or already planned		New homes to be planned	
			Completions 2006-10	Specific permitted sites	Strategic Sites	Remainder to be identified
Devizes town	2,000	1,730	753	408	0	569
Devizes remainder	420	420	192	19	0	209
<b>Devizes CA</b>	<b>2,420</b>	<b>2,150</b>	<b>945</b>	<b>427</b>	<b>0</b>	<b>778</b>

- 1.18 The consultation event raised several issues, among which a need to provide opportunities for young residents, in terms of housing, employment and education provision was raised. The highways and congestion issues within the town were also noted, together with new concerns about air quality.
- 1.19 Similarly to other areas, there was a strong consensus that employment and infrastructure needs to be delivered before housing to ensure that the town is sustainable.
- 1.20 Wiltshire 2026 proposed a requirement of **2,420** homes including 700 homes to be identified. This remainder to be identified included the site at Bureau West which has since been permitted. Taking account of this new permission and increasing concerns about congestion and air quality in Devizes it is proposed that the overall total is reduced to **2,150** new homes. The reduced housing target will be applied to the town and so a target of 1,730 is proposed for Devizes.

## Marlborough

Area	Wiltshire 2026	Proposed Requirement 2006-26	Homes built or already planned		New homes to be planned	
			Completions 2006-10	Specific permitted sites	Strategic Sites	Remainder to be identified
Marlborough town	610	610	145	177	0	288
Marlborough remainder	240	240	49	38	0	153
<b>Community Area</b>	<b>850</b>	<b>850</b>	<b>194</b>	<b>215</b>	<b>0</b>	<b>441</b>

- 1.21 It was felt that the level of development within the town, and the community area, must take due account of the communities significant environmental constraints including the AONB and the World Heritage Site. Wiltshire 2026 proposed a requirement of **850** homes. This was still considered appropriate during consultation events, reflecting the communities' significant environmental constraints and role and function, and so will be maintained. However, it was also considered that infrastructure requirements should be provided alongside future development especially in relation to the town. The proposal for 610 dwellings within Marlborough town will be maintained.

## Malmesbury

Area	Wiltshire 2026	Proposed Requirement 2006-26	Homes built or already planned		New homes to be planned	
			Completions 2006-10	Specific permitted sites	Strategic Sites	Remainder to be identified
Malmesbury town	720	760	334	139	0	287
Malmesbury remainder	390	440	194	94	0	152
<b>Community Area</b>	<b>1,110</b>	<b>1,200</b>	<b>528</b>	<b>233</b>	<b>0</b>	<b>439</b>

- 1.22 Over the plan period the general consensus from the engagement exercise is that growth scenarios towards the lower end are considered to be appropriate and that this growth should come forward towards the end of the plan period given the current number of existing commitments. Economic development in the town is also considered to be a very important issue for the community area and to move away from a single large employer by expanding its employment base to protect the town from future economic uncertainty. On this basis there was some agreement that slightly higher levels of growth could be provided within Malmesbury and the rural settlements to ensure that the economic base was maintained as well as making important key services such as schools viable and ensuring the delivery of affordable housing.
- 1.23 On this basis it is considered appropriate to increase the proposed housing allocation for the Malmesbury Community Area from **1,110 to 1,200**.

- 1.24 The additional 90 dwellings within Malmesbury Community Area will be evenly divided between the town and the other villages in recognition of the feedback requesting more development within the villages and the need to provide more affordable housing. This equates to a proposal of 760 dwellings within Malmesbury town over the plan period, with 334 already provided and a further 139 identified deliverable commitments, leaving a residual requirement at the town of 287.

### Melksham

Area	Wiltshire 2026	Proposed Requirement 2006-26	Homes built or already planned		New homes to be planned	
			Completions 2006-10	Specific permitted sites	Strategic Sites	Remainder to be identified
Melksham town	1,930	1,930	309	885	0	736
Melksham remainder	110	110	27	48	0	35
<b>Community Area</b>	<b>2,040</b>	<b>2,040</b>	<b>336</b>	<b>933</b>	<b>0</b>	<b>771</b>

- 1.25 Responses to the Wiltshire 2026 consultation indicated that there was general agreement regarding the issues and challenges faced by the community area, and in particular there was support for reducing current out-commuting flows and for providing future employment growth. It was suggested that there is a need to provide for a wider employment base and for future strategies to encourage a greater portfolio of businesses so that the town is not so dependent on a single employer.
- 1.26 The range of services and facilities on offer in Melksham was generally felt to be insufficient and there were calls for appropriate infrastructure to be provided before development takes place. There was also a desire for a greater emphasis on regeneration of the town centre, which could be delivered through a town plan or similar document. A number of respondents disagreed with the level of housing growth proposed for Melksham in the Wiltshire 2026 document, and this included both suggestions that the housing allocation was too high and also suggestions that the town could accommodate higher levels of growth. There was some concern that Melksham should not be disadvantaged because it was identified as a 'market town' rather than as a 'strategically significant town'. Concerns were also raised about the proposed strategic housing and mixed use site to the east of Melksham and between Melksham and Bowerhill, and about the proposed new employment land to the south of Berryfield.
- 1.27 A Localism Meeting was held in Seend on 12<sup>th</sup> April 2011, and this included discussion around proposals relating to Melksham to be included in the Wiltshire Core Strategy. It was concluded that those who attended the meeting supported employment development in Melksham, and broadly supported the proposals set out in Wiltshire 2026 to provide a total of around 2,040 homes in the Community Area over the plan period. There was a suggestion that employment development should be provided first, and that housing should come later.
- 1.28 It will be important to implement an effective economic strategy that broadens the employment base and addresses the current imbalance between homes and jobs before more homes are delivered in Melksham. The proposed requirement from Wiltshire 2026 of **2,040** homes will be maintained. At April 2010, 1,249 dwellings were committed (336 complete and 913 deliverable commitments), and an estimated 119 will be delivered through windfall in the last five years of the plan period. This leaves 672 additional dwellings to be

provided in the Community Area. A strategic site for housing and mixed use development in Melksham will not be allocated in the Core Strategy, and appropriate land for development will instead be identified in a future planning document (such as a Neighbourhood Plan or a Site Allocations DPD).

- 1.29 The proposed level of dwellings from Wiltshire 2026 within the town (1,930) will be maintained.

### Pewsey

Area	Wiltshire 2026	Proposed Requirement 2006-26	Homes built or already planned		New homes to be planned	
			Completions 2006-10	Specific permitted sites	Strategic Sites	Remainder to be identified
Pewsey CA	520	600	214	68	0	318

- 1.30 In Pewsey Community Area, the issue of infrastructure and employment delivery and its relationship to housing delivery was raised. It was felt that growth needs to be balanced to achieve sustainability.
- 1.31 The issue of ensuring that housing delivery catered to the local community, especially in terms of affordable housing was noted. This related to creating an attractive environment to retain young persons.
- 1.32 There was also recognition that some growth needed to be supported in the villages. Wiltshire 2026 proposed **520** homes within the community area. In order that the villages are able to meet identified local needs, it is proposed to increase this to **600** homes.

### Tidworth

Area	Wiltshire 2026	Proposed Requirement 2006-26	Homes built or already planned		New homes to be planned	
			Completions 2006-10	Specific permitted sites	Strategic Sites	Remainder to be identified
Tidworth & Ludgerhsall	1,750	1,750	222	722	550	256
Tidworth remainder	150	150	64	13	0	73
<b>Community Area</b>	<b>1,900</b>	<b>1,900</b>	<b>286</b>	<b>735</b>	<b>550</b>	<b>329</b>

- 1.33 The recent consultation highlighted that the community felt that connectivity and transport were very important and that development had to be led by employment. There was general feeling that housing had to be supported by genuine local employment otherwise the area would become a commuter area. Broadband connectivity was highlighted as a particular concern. Support for development was also highlighted as crucial with doctors, dentists and schools seen as fundamental to success. Concerns over the infrastructure of the specific sites included transport issues, sewage and water supply problems and the amount of affordable housing coming forward on the sites. It was also highlighted that the changes in military careers and the lifestyles of soldiers and their dependants is likely to have a great effect on the area.

- 1.34 Wiltshire 2026 proposed a figure of **1,900** homes. Given the increase in MoD personnel in the area, and the successful development of a number of important local facilities including Castledown business park, the Wellington Academy, Tesco's and Tidworth Leisure Centre, it was felt that this level of housing development would help support create a better more sustainable community in Tidworth and Ludgershall. This level of growth will also benefit from a number of PDL military sites and utilise the opportunity to create a better level of self containment for non-military members of the community.
- 1.35 Within this 1,900, the 1,750 within the towns of Tidworth and Ludgershall proposed in Wiltshire 2026 will be maintained.

### Trowbridge

Area	Wiltshire 2026	Proposed Requirement 2006-26	Homes built or already planned		New homes to be planned	
			Completions 2006-10	Specific permitted sites	Strategic Sites	Remainder to be identified
Trowbridge town	5,660	5,860	998	1,829	2,650	383
Trowbridge remainder	260	140	77	14	0	49
<b>Community Area</b>	<b>5,920</b>	<b>6,000</b>	<b>1,075</b>	<b>1,843</b>	<b>2,650</b>	<b>432</b>

- 1.36 In general there was broad support for the level of growth proposed in Wiltshire 2026 with the majority of responses calling for balanced growth by ensuring that employment delivery matches that of housing in order to deliver much needed improvements to the services and facilities within the town. Improvements to the physical infrastructure and associated regeneration of the town was a general theme from all the responses and it was generally accepted and understood that the delivery of appropriate measured/balanced growth across the plan period was the delivery mechanism for improvements to the town and the rural areas. The separate identities of the more rural settlements is seen as vitally important to maintain the character of such settlements although it was recognised that some rural settlements should be able to grow according to their specific needs and aspirations.
- 1.37 At the recent consultation events, there was general agreement that growth is required in order to deliver the improvements to infrastructure which have been highlighted as lacking within the town and the wider community area. Concern was raised regarding the promised delivery of economic growth and whether or not this is achievable, although it was generally accepted that growth is a positive thing for the town. The delivery of vital infrastructure and improvements to the physical infrastructure is seen as crucial in order to ensure that Trowbridge develops which should take the form of town centre regeneration and better access to schools and other vital services and facilities. The delivery of jobs is an important aspiration within the community area and it was stressed that planners need to avoid simply delivering housing without the necessary growth in jobs and delivery of appropriate infrastructure at the right stage in the development process. Growth was generally accepted in the community area as long as it is delivered in a sustainable manner and ensures the integration of jobs and homes.
- 1.38 The proposed requirement of **5,920** homes in Wiltshire 2026 has been minimally increased to **6,000** in order that the strategic site to the South of Trowbridge can be delivered along with the associated infrastructure improvements and employment.



- 1.39 Owing to the limited number of villages within the community area outside of Trowbridge it is considered appropriate to make only a small allowance in line with historic trends for delivery in these settlements. This results in a proposal of 5,860 for Trowbridge town.

### Warminster

Area	Wiltshire 2026	Proposed Requirement 2006-26	Homes built or already planned		New homes to be planned	
			Completions 2006-10	Specific permitted sites	Strategic Sites	Remainder to be identified
Warminster town	1,650	1,650	172	390	900	188
Warminster remainder	120	120	53	28	0	39
<b>Community Area</b>	<b>1,770</b>	<b>1,770</b>	<b>225</b>	<b>418</b>	<b>900</b>	<b>227</b>

- 1.40 There was recognition that additional employment is required, especially as an existing employment centre is closing. There was also support for encouraging the people of Warminster to work in the town. It was proposed that infrastructure and employment should be delivered first and act as trigger points to prevent developers front-loading housing development, without the required infrastructure.
- 1.41 There was general consensus that the figures are about right (**1,770** homes) especially if growth is linked to new jobs in the area, however some discussion was made as to whether the people present were qualified enough, or had enough information to make an informed decision. It was understood that we need housing figures in the Core Strategy now and that it is reasonable to base these figures on the assumptions outlined in the presentation.
- 1.42 There was some appetite for more accommodation in villages (particularly Corsley) but that this would need to be supported by additional employment opportunities in these areas. It is believed that this should be addressed through revisions within the settlement strategy. The proposal of 1,650 dwellings within Warminster town will be maintained.

### Westbury

Area	Wiltshire 2026	Proposed Requirement 2006-26	Homes built or already planned		New homes to be planned	
			Completions 2006-10	Specific permitted sites	Strategic Sites	Remainder to be identified
Westbury town	1,290	1,290	468	323	0	499
Westbury remainder	100	100	35	14	0	51
<b>Community Area</b>	<b>1.390</b>	<b>1,390</b>	<b>503</b>	<b>337</b>	<b>0</b>	<b>550</b>

- 1.43 There was real concern about facilities moving from the town centre at the recent consultation event. In particular the GP is set to move to the outskirts and the library could follow suit. These losses are considered to affect the viability of the remainder of the town centre, which is in need of improvement. The transport linkages across the town and in particular to the railway station were also a cause for concern.

- 1.44 It was also noted that employment delivery is required prior to additional housing. Another point was that more housing should be directed to the villages outside of Westbury.
- 1.45 Wiltshire 2026 proposed **1,390** homes. Given the number of completions and commitments in the area this is still considered appropriate, and no one argued that the numbers should be lower. Therefore this figure will be maintained. Of this allowance, the 1,290 proposed in Westbury town will be maintained from Wiltshire 2026.

### Wootton Bassett and Cricklade

Area	Wiltshire 2026	Proposed Requirement 2006-26	Homes built or already planned		New homes to be planned	
			Completions 2006-10	Specific permitted sites	Strategic Sites	Remainder to be identified
Wootton Bassett town	920	920	153	559	0	208
Wootton Bassett remainder	330	330	130	66	0	134
<b>Community Area</b>	<b>1,250</b>	<b>1,250</b>	<b>283</b>	<b>625</b>	<b>0</b>	<b>342</b>

- 1.46 Given the proximity of the Wootton Bassett & Cricklade Community area to Swindon it is likely to be significantly affected by the long-term growth at the Borough. Equally the relationships that towns such as Wootton Bassett and Cricklade, as well as the rural areas of Purton and the Lydiards, have with Swindon will require careful planning. The targeted consultations recognise the dormitory role that Wootton Bassett has with Swindon and agree that increasing the towns self-containment is an important part of the strategy for the long term development of the town. Furthermore growth in the town was generally accepted as a means to address the current imbalance between homes and jobs and to help to improve the self-containment of the town as well as providing the opportunity to deliver affordable housing.
- 1.47 It is clear from the community responses that although the focus is rightly aimed at Wootton Bassett, this should not be at the expense of the smaller towns and rural areas. The need to ensure flexibility to enable local communities to deliver growth in response to local needs and aspirations should be part of the long-term strategy for the community area. It is not considered necessary to revise the scales of growth proposed in Wiltshire 2026 (of **1,250** homes). In rural areas the appropriate scale of growth should be determined locally through engagement with localities in the preparation of a site allocation Development Plan Document and / or through local Neighbourhood Plans.
- 1.48 Cricklade Town Council has identified a need for there to flexibility to be able to deliver housing within the town. There are still 134 homes to be identified within the community area remainder, which provides an allowance for delivery in Cricklade. Furthermore, the requirement does not provide a ceiling for development, and if the community believe additional delivery is appropriate, then this will be able to be delivered through a neighbourhood plan.

## The West of Swindon

Area	Wiltshire 2026	Proposed Requirement 2006-26	Homes built or already planned		New homes to be planned	
			Completions 2006-10	Specific permitted sites	Strategic Sites	Remainder to be identified
West of Swindon	3,000	200	0	200	0	0

- 1.49 The need for development at the west of Swindon was predicated on regional planning policy through the extant development plan, the Wiltshire and Swindon Structure Plan 2016, and the un-adopted draft south west Regional Spatial Strategy. Development options at the west of Swindon have been subject to considerable local opposition not least because of the impact that development is likely to have on the existing infrastructure and the potential for coalescence with rural settlements such as Purton.
- 1.50 In light of the recent publication of the Swindon Borough Council Revised Pre Submission Draft Core Strategy document, which does not include an allowance at the west of Swindon to meet the future housing needs of Swindon, the Wiltshire Core Strategy will not make any allocation for growth at this area of the County. Any development that does come forward in line with previous policy for development at the western edge of Swindon will be above and beyond the overall housing target for Wiltshire and the Wootton Bassett and Cricklade Community Area. It is important to ensure continued plan-led development across the county and within the Wootton Bassett and Cricklade Community Area as such it would not be appropriate to deduct any delivery of housing at the western edge of Swindon from either the Community Area target or the target for Wiltshire as a whole. Currently there are 200 outstanding commitments at Moredon Bridge which have been taken into account in the identification of Wiltshire's future housing requirement; no further allowance is made for west of Swindon development. The decision made in relation to the current application at Ridgeway Farm, West Swindon, could mean that this increases further.