

PROPOSED PHASING POLICY

- 1.1 A phasing policy will allow Wiltshire Council to ensure that there is a continuous supply housing delivered throughout the plan period to enable the council to address existing challenges and as well as providing the right planning framework to deliver the strategic objectives for individual settlements and the County.
- 1.2 It is considered appropriate to assume that if a phasing policy is justified it should relate to the two ten year periods 2006 to 2016 and 2016 to 2026. The following evidence will be presented on this basis.
- 1.3 The most up-to-date economic forecast and employment projections clearly demonstrate more significant levels of growth in the second half of the plan period (i.e. 2016-2026).

	2006-2016	2016-2026
Projected employment delivery	4,320 jobs	23,370 jobs
Percentage of dwelling requirement	25%	75%
Population projections (% of dwelling requirement)	42%	58%

The Strategy

- 1.4 In some areas the phasing policy will be revised to reflect the specific challenges and opportunities that area. In Salisbury for example a key element of the delivery strategy will be provide the appropriate strategic framework that will allow housing delivery to come forward to address existing need. Whereas in Chippenham the phasing policy will seek to ensure the delivery of employment growth in advance of housing in order to address the current imbalance between jobs and homes.
- 1.5 Given this mix of strategies it will be appropriate to apply a different phasing policy for the emerging Housing Market Areas. However, until these areas are formally defined, the phasing policy will be set out for Wiltshire as a whole, but it should be recognised that when this is translated into Housing Market Area policies it is likely that the phasing will be frontloaded in the south and weighted toward the latter end of the period in the north. It would also allow a period during which neighbourhood plans can be developed in order to identify suitable sites for delivery in the second half of the plan period. If required subsequent DPDs will be delivered which meet any shortfall in housing delivery.

Policy development

- 1.6 During 2006 and 2016, some 20,684 homes are expected to be delivered from current commitments and strategic allocations, leaving a remainder of 16,596 to be delivered from 2016 to 2026. These strategic sites have been identified in order to address specific needs, including employment delivery as well as meeting the infrastructure requirements of particular towns. It is therefore appropriate to ensure that this delivery can happen at an appropriate time, by providing an allowance for this delivery within the proposed phasing.
- 1.7 Phasing will manage the delivery of appropriate scales of housing development across the plan period by ensuring that sufficient housing is in place in the short-term to deliver the necessary infrastructure and employment whilst avoiding additional unsustainable growth and exacerbating existing out-commuting patterns.

1.8 Given these various influences it is appropriate to consider a number of phasing options. These should include:

- allowing for the expected delivery of sites in the first half of the plan period,
- distributing the phasing in line with the requirements of the population,
- an even distribution over the two halves of the plan period.

Options	2006-2016	2016-2026
Delivery led	20,680	16,600
Requirement led	15,540	21,470
Even spread	18,640	18,640

Delivery led

1.9 This option is considered to be deliverable at sustainable locations, but if one of the currently identified locations was delayed for any reason, it could give rise to a requirement for an additional site to meet the identified short-term requirement. Whilst additional suitable sites may be supported, it would limit the Councils ability to defend against unsuitable sites. This policy would also frontload development, which is inappropriate for some areas, which have seen high levels of development recently. This is clearly inappropriate through consideration of the phased requirements as demonstrated through the various projections.

Requirement led

1.10 This option would negate the need for a large element of the strategic sites early in the plan period. These sites have been identified as strategic in order to deliver employment and infrastructure, and so by discounting the need for such sites the strategy may be compromised.

Even spread

1.11 This option takes a middle ground and allows for the majority of the sustainable development at the identified strategic sites, whilst preventing unsustainable development elsewhere in the first half of the plan period (2006 to 2016). That is not to say that if additional suitable sites were identified from 2006 to 2016 they would not be supported but rather that there is no need to identify further sites. This has the dual benefits of providing for the existing employment and infrastructure requirements, as well as protecting the area against unsustainable development. It is proposed that this would be the appropriate policy to take forward.

1.12 In developing a final phasing policy, consideration of the emerging proposals from Government for new funding mechanisms to bring forward employment land and infrastructure will need to be taken into account.