

**WILTSHIRE COUNCIL**

**ANNUAL COUNCIL  
18 MAY 2010**

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**COUNCILLORS' QUESTIONS**

**QUESTION FROM COUNCILLOR ERNIE CLARK  
HILPERTON DIVISION**

**TO COUNCILLOR JOHN BRADY, CABINET MEMBER FOR ECONOMIC  
DEVELOPMENT, PLANNING AND HOUSING**

**Question 1**

I have not been able to find any reference to the provision of affordable housing in the LDF consultation document. Currently in west Wiltshire there is a requirement for up to 50% provision in villages and up to 30% in towns for new developments that meet certain criteria. On 'exception' sites outside Village Policy Limits (VPL) the requirement is for 100% unless the housing is for agricultural or forestry workers.

Assuming that this authority will still be seeking a mechanism for affordable housing to be built via 'planning gain', what criteria will be used for villages where you propose to remove the VPL? How will you control small scale 'speculative' housing from intruding into the countryside? Will villages that have their VPL removed only see 30% affordable housing in future, thus denying villages much needed houses for rent?

**Response**

The LDF consultation document (Wiltshire 2026: Planning for Wiltshire's Future) was a very broad high level document outlining the key issues in each settlement and the proposed areas of growth. It suggests how each area might change by 2026 and then what the core strategy should seek to deliver, including an outline of the suggested scale and location of housing and employment development where this has been identified. It also sets out the general location of preferred options for sites to help provide for this growth within each community area, and provides a brief description of the option, together with the reason for its choice.

The more detailed policy development outlining how the objectives for each community will be achieved through planning policy will be a later part of the process. This policy development will include the development of affordable housing policies outlining the amount of affordable housing to be sought in urban and rural areas and the approach to exceptions sites in rural areas. It is intended that this work will take place over the summer months with a view to publishing draft policies in the autumn of 2010 for further consultation.

The draft South Wiltshire Core Strategy, programmed for adoption in autumn 2010, requires new developments on sites of 15 dwellings or more to provide 40% affordable housing and 25% on sites between 5 and 14 dwellings. While we cannot guarantee the same levels across Wiltshire due to the need to take into account local circumstances and evidence this gives an indication as to the level that we might deliver through new policy elsewhere in Wiltshire.

In terms of 'Village Policy Limits', as agreed at Council on 10 November, a review on the application of these is being undertaken as part of the development of the draft Wiltshire Core Strategy to ensure a consistent approach across Wiltshire and allow local views on this issue to be sought.