

Wiltshire Council

Cabinet

Date of meeting: 30 April 2019

AGENDA ITEM 7

Subject: Wiltshire Local Plan Review Update: Strategy
Development ADDENDUM

Cabinet member: Councillor Toby Sturgis - Spatial Planning Development,
Management and Property

Key Decision: Yes

Addendum

To ensure consistency between the Alternative Developments Strategies in Appendices 4 to 7 and the summaries provided in the Committee Report and to correct drafting errors some amendments have been made to the tables in the report, Appendix 4 and Appendix 8. A further minor amendment is also made to correct a drafting error in the main report. These are detailed below.

In addition, for clarity, the start of Proposal (ii) is also amended as follows:
“Agree that the alternative development strategies, as set out in Appendices 4 to 7, identified for the Chippenham Housing Market Area...” (amendment is shown in underlined text).

Amendments to main report

Amendments are made to the summaries of the proposed Alternative Development Strategies included in the main report at **Paragraphs 23, 29, 35 and 39**, as set out below. In addition, the figure in **paragraph 21** is amended to a proposed 43% increase (instead of 45% increase).

Note: The figures presented in the tables are rounded to the nearest 100 homes. For finer grain information refer to Appendices 4-7.

For ease of reference to the amendments, deleted text is shown as ~~strikethrough~~ and new text underlined.

Table at Paragraph 23: Page 59 of the agenda pack

Chippenham Housing Market Area - Alternative Strategies
<p><i>Chippenham A (CH-A) - Roll forward the core strategy</i></p> <p>Housing and employment land requirements are increased by <u>43%</u> 45% and distributed pro-rata to roll forward the current strategy.</p> <p>New employment allocations proposed only at Calne, Corsham and Melksham.</p>
<p><i>Chippenham B (CH-B) - Chippenham Expanded Community</i></p> <p>More constrained settlements (Corsham, Calne, Devizes and Malmesbury) <u>and Melksham</u> continue at Core Strategy rates of <u>housing growth. Rest of the HMA at a scale equivalent to rolling forward the strategy.</u> Chippenham receives the balance (from about <u>6,400</u> 6,500 homes in CH-A to about <u>9,800</u> 10,000 homes).</p> <p>New employment allocations proposed only at Chippenham and Calne.</p>
<p><i>Chippenham C (CH-C) - Melksham Focus</i></p> <p>Housing requirements based on economic forecast for Melksham and follow a recent track record of sustained economic growth (for housing this means from about <u>3,200</u> 3,000 homes in CH-A to about 4,000 homes). <u>Higher rates are also proposed in the rest of the HMA.</u> The strategy diverts the scale of new housing away from settlements that are more environmentally constrained or sensitive (<u>Calne, Corsham, Devizes and Malmesbury</u>).</p> <p>New employment land proposed only at Melksham and Corsham.</p>

Table at Paragraph 29: Page 61 of the agenda pack

Salisbury Housing Market Area - Alternative Strategies
<p><i>Salisbury A (SA-A) - Roll forward the core strategy</i></p> <p>Housing and employment land requirements are reduced by 11% and distributed pro-rata rolling forward the current strategy.</p> <p>New employment land proposed only at Salisbury/Wilton and Tidworth/Ludgershall.</p>
<p><i>Salisbury B (SA-B) - Focus on Salisbury</i></p> <p>Scales of housing development at Amesbury, Tidworth and Ludgershall are constrained to around current levels of commitments, <u>while rest of HMA reflects assessed need (-11%).</u> The residual need is met at Salisbury (from about <u>5,400</u> 5,000 homes in SA-A to about <u>6,700</u> 6,000 homes).</p> <p>New employment land proposed only at Salisbury.</p>

<p><i>Salisbury C (SA-C) - Focus on the rest of the HMA</i></p> <p><u>Housing</u> growth at Salisbury, Amesbury and Tidworth and Ludgershall constrained to around current levels of commitments, <u>while Salisbury reflects assessed need (-11%)</u>. Remaining balance of housing needs focussed on the rural area.</p> <p>For employment, the rest of the HMA accommodates growth which follows development trends for small scale employment growth in the rural parts of the HMA.</p>
<p><i>Salisbury D (SA-D) - Boscombe/Porton New Community</i></p> <p>Housing at Salisbury, Amesbury and Tidworth/Ludgershall is constrained to current levels of commitments. Recognises that employment growth has taken place in the Boscombe and Porton area and directs housing growth to a new community related to this economic potential.</p> <p>New employment land proposed only at Boscombe and/or Porton.</p>

Table at Paragraph 35: Page 63 of the agenda pack

<p>Swindon Housing Market Area (Wiltshire part) - Alternative Strategies</p>
<p><i>Swindon A (SW-A) - Roll forward the core strategy</i></p> <p>Housing and employment land requirements are reduced by 16% and distributed pro-rata rolling forward the current strategy.</p>
<p><i>Swindon B (SW-B) - Focus on Royal Wootton Bassett</i></p> <p><u>Housing</u> development is constrained at Marlborough to current commitments <u>plus windfall allowance and growth in rest of HMA reflects assessed need (-16%)</u>. No further development beyond existing commitments west of Swindon. The balance is focussed on Royal Wootton Bassett (from about 900 homes in SW-A to about 1,300 homes).</p> <p>New employment land proposed only at Royal Wootton Bassett.</p>
<p><i>Swindon C (SW-C) - Focus on the rest of the HMA</i></p> <p>Growth in <u>Marlborough and the rest of the HMA rural area continue Core Strategy rates of housing growth. is set to levels achieved 2006-2016</u>. Development is constrained at Marlborough to current commitments and reduced at Royal Wootton Bassett. No further development beyond existing commitments west of Swindon.</p> <p>New employment land only proposed at Marlborough and rest of the HMA.</p>

Table at Paragraph 39: Page 64 of the agenda pack

Trowbridge Housing Market Area - Alternative Strategies
<p><i>Trowbridge A (TR-A) - Roll forward the core strategy</i></p> <p>Housing and employment land requirements are decreased by 4% and distributed pro-rata rolling forward the current strategy.</p>
<p><i>Trowbridge B (TR-B) - Westbury Growth Point</i></p> <p>Housing requirements for Westbury are led by employment forecasts (from about 1,400 1230 to about 2,100 homes). <u>Growth continues at Core Strategy rates at Warminster and reflects assessed needs at Bradford on Avon (-4%)</u>. Consequential reductions to reflect existing commitments are focussed on Bradford on Avon and Trowbridge.</p> <p>New employment land proposed only at Westbury.</p>
<p><i>Trowbridge C (TR-C) - Focus on the rest of the HMA</i></p> <p>Housing requirements for the rest of the HMA are aligned to actual rates of past house building (from about 640 600 to about 1200 homes). <u>Warminster reflects assessed need (-4%) and Westbury continues at Core Strategy Rates.</u> Housing requirements are lower than TR-A at Trowbridge and Bradford on Avon as a result.</p> <p>New employment land proposed only in the rest of the HMA.</p>

Amendments to Appendix 4 - Page 113 and 121 of the agenda pack

- (i) Replace Table 1 in Appendix 4 with the following table to correct error, listing the settlements alphabetically with their corresponding numbers consistent with other Tables in Appendix 4:

Principal Settlement/Market Town	Wiltshire Core Strategy 2006-2026		Rolling Forward for 2016 – 2036	
	Housing	Employment	Housing	Employment
	<i>Dwellings</i>	<i>Hectares</i>	<i>Dwellings</i>	<i>Hectares</i>
Calne	1440	6	2050	5.5
Chippenham	4510	28	6440	25.7
Corsham	1220	6	1740	5.5
Devizes	2010	9.9	2870	5.5
Malmesbury	885	5	1260	7.2
Melksham	2240	6	3200	7.2
Rest of HMA	1992	1.6	2840	2.9
Total	14365	62.5	20400	61.4

Table 1 Housing and Employment Requirements - Rolling forward the current strategy for 2016 – 2036

- (ii) Replace ‘Option CH-C: Melksham Focus’ in the Table on the final page of Appendix 4 with the following. This has been corrected to present a genuine alternative strategy for Melksham, consistent with paragraph 23 of the main report, which clarifies that the objective of this option was to provide an option allowing a higher rate of growth at Melksham (circa 4,000 homes) to be tested.

OPTION CH-C Melksham Focus Melksham has a focus for growth, continuing its recent track record. One option would be to see new homes supported by the provision of new road infrastructure. Higher rates of growth in the rest of the HMA respond to past trends and housing needs.

The rate of development at Chippenham represents a mid-point between rolling forward the current strategy uncapped, and a higher growth option (CH-B) reflecting its prospects for future growth and as a response to past suppressed demand.

As a consequence, rates of development at Calne, Corsham, Devizes and Malmesbury are reduced.

For employment, the strategy responds to the conclusions of the Employment Land Review that there is a case for new allocations in Melksham and Corsham.

2016-2036				
Settlement Area	Housing		Employment	
	Requirement	Residual	Requirement	Residual
	<i>Dwellings</i>		<i>Hectares</i>	
Calne	1610	420	-	
Chippenham	6930	2320	-	
Corsham	1370	890	4	
Devizes	2250	1405	-	
Malmesbury	990	445	-	
Melksham	3950	2600	5	
Rest of HMA	3300	1930	-	
Total	20400	10010	9	

Amendment to Appendix 8 - Page 149 of the agenda pack

Because of the correction to the ‘Option CH-C: Melksham Focus’, the maximum number of additional dwellings proposed to be tested at Melksham would increase to 2,600 from 2,045 in Appendix 8, as follows:

Dwellings		
	<i>Min</i>	<i>Max</i>
Chippenham HMA		
Melksham	890	2600