

Councillors Briefing Note No. 307

Service: Economic Development and Planning

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WILTSHIRE HOUSING LAND SUPPLY STATEMENT 2016 UPDATE

Consistent with the release of the 2015 Housing Land Supply Statement (Councillors Briefing Note 258), this briefing note has been prepared to provide an update on the 2016 Housing Land Supply position for the three housing market areas (HMAs) in Wiltshire.

Overview

The National Planning Policy Framework (NPPF) requires Local Planning Authorities (LPAs) to identify and update annually a supply of specific deliverable sites to demonstrate whether they can provide five years of housing against their HMA housing requirements, with an additional buffer to ensure choice and competition in the market for land within Wiltshire, a 5% buffer is required (or 5.25 years in total)

The update for Wiltshire has now been completed and the results of the assessment, using a base date of 1 April 2016, have been published in the latest Housing Land Supply Statement (HLSS) on the Council's website [here](#). The updated position is summarised in Table 1 below.

Table 1: Wiltshire housing land supply by HMA, as at April 2016

Area	Housing requirement 2006-2026	Housing completions 2006-2016	Five year housing requirement 2016-2021	Deliverable supply 2016-2021	Number of years of deliverable supply
East Wiltshire HMA	5,940	3,147	1,397	2,311	8.27
North and West Wiltshire HMA	24,740	11,703	6,519	6,684	5.13
South Wiltshire HMA	10,420	4,596	2,912	3,316	5.69
Wiltshire HMAs	41,100	19,466	N/A	12,311	N/A
Swindon (within Wiltshire)	900	466	N/A	354	N/A
Wiltshire Total	42,000	19,912	N/A	12,665	N/A

Appendix 6 of the HLSS sets out the local housing requirements by community area and for each principal settlement, market town and in south Wiltshire, the local service centres, as set out in the Wiltshire Core Strategy. It shows the level of housing completions, commitments and residual level of housing to be provided in each location to ensure the Core Strategy requirements can be achieved over the plan period.

The HLSS represents a snapshot in time and the assessment of housing land supply is not an exact science. The estimates of delivery for the sites listed are based on the evidence available up to the point of publication.

Key points to note are:

- There is a sufficient supply of housing in the East and the South HMAs. The supply for the North and West HMA is marginally below the requirement set by Government policy (the council needs to be able to demonstrate a 5.25 year supply, which includes the 5% buffer).
- A level of supply below six years is not always sufficient to discourage appeals being lodged. Additional sites will therefore need to come forward in suitable locations between now and 1 April 2017, in order to maintain sufficient supply in HMAs. The emerging Wiltshire Site Allocations Plan will help to boost supply in these areas.
- Sites brought forward since 1 April 2016 including through planning permissions, resolutions to grant planning permission subject to s106 agreement and 'made' neighbourhood plans will almost certainly make a valuable contribution to the housing land supply when the assessment with an April 2017 base date is published. These will help replace sites that fall out of the land supply as a result of completions.