



Wiltshire Housing Site Allocations Plan

Submission draft plan

Community Area Topic Paper – Pewsey

May 2018

Wiltshire Council

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1. Introduction

Introduction

- 1.1 Wiltshire Council is preparing a Wiltshire Housing Site Allocations Plan ('the Plan'), which is comprised of a settlement boundary review and housing site allocations. The Plan is supported by a number of documents including Community Area Topic Papers that form the evidence for the Plan. This paper summarises the outcomes of the settlement boundary review and site selection process in relation to the Pewsey Community Area.

Settlement boundary review

- 1.2 The Council did not review the extent of the boundaries to inform the Wiltshire Core Strategy ('WCS') and relied upon the former district local plans. They would instead be reviewed as a part of preparing this Plan⁽¹⁾.
- 1.3 Consequently, the Council has undertaken a comprehensive review of the boundaries to ensure they are up-to-date and adequately reflect changes which have happened since they were first established. The Plan amends settlement boundaries where necessary. It is also the prerogative of local communities to review them through the preparation of neighbourhood plans.

Housing site allocations

- 1.4 The WCS refers to the role of this Plan, in combination with the Chippenham Site Allocations Plan, to ensure a sufficient choice and supply of suitable sites throughout the Plan period in accordance with national policy and to compliment neighbourhood planning.

Topic paper structure

- 1.5 *Table 1.1* shows the layout of the Pewsey Community Area Topic Paper ('CATP'). The sections and appendices will differ between community areas depending upon how far they progress through the site selection process. **Any text appearing as bold, italics and underlined, or struck through indicates a change made after the Council's pre-submission consultation on the draft Plan, either as a result of representations made through the consultation or a factual update.**
- 1.6 The following topic papers explain the methodologies used for the settlement boundary review and the site selection process and should be read alongside this CATP.
- Topic Paper 1: Settlement Boundary Review Methodology
 - Topic Paper 2: Site Selection Process Methodology

1 This Plan does not review the settlement boundary for Chippenham. This has been reviewed by the Chippenham Site Allocations Plan.

Table 1.1 Layout of the Pewsey Community Area Topic Paper

#	Section		Appendices
2	Community area	Planning policy context for the Pewsey Community Area, including an overview of the WCS and, where applicable, any neighbourhood plans that have been made or that are in progress within the community area.	
3	Settlement boundary review	Identifies those settlements where settlement boundaries have been reviewed by the Plan and those where they are considered to have been reviewed by a sufficiently advanced neighbourhood plan.	Appendix A contains maps of each settlement showing the revised settlement boundary proposals with tables explaining the changes.
4	Overview of the site selection process	Briefly outlines the stages of the site selection process, which is covered in more detail by <i>Topic Paper 2: Site Selection Process Methodology</i> .	
5	Outcome of the site selection process for the Pewsey Community Area	Summary of the site selection process for the Local Service Centre of Pewsey (Stage 1). It outlines the methodology and identifies whether housing site allocations for Pewsey should be included in the Plan.	
6	Conclusions	Summary of the process, listing any sites that have been identified as proposed allocations in the Plan and settlements where the boundaries have been reviewed.	

2. Pewsey Community area

Context

2.1 The WCS provides the context for the Plan in relation to the Pewsey Community Area. Core Policies 1 (Settlement Strategy) and 18 (Pewsey Area Strategy) set out:

- the settlement hierarchy for sustainable development in the Pewsey Community Area, and
- associated indicative housing requirements.

2.2 Core Policy 18 requires approximately 600 homes to be provided in Pewsey Community Area over the Plan period 2006 to 2026. In alignment with the settlement strategy set out in Core Policy 1 and the role and function of settlements in the Pewsey Area Strategy, growth would be focused at the Local Service Centre of Pewsey and the Large Villages according to local need. This 'indicative requirement' indicates how much growth should be provided here to ensure the delivery of the overall housing requirement for the Housing Market Area ('HMA').

Settlement strategy

2.3 The settlements listed in *Table 2.1* below fall within the Pewsey Community Area.

Table 2.1 Settlement Strategy in the Pewsey Community Area

Local Service Centre	Pewsey
Large Villages	Burbage, Great Bedwyn, Shalbourne and Upavon
Small Villages	Alton Priors / Alton Barnes, Charlton St Peter, Chirton, East Grafton, Easton Royal, Ham, Hilcott, Little Bedwyn, Manningford Bruce, Marden, Milton Lilbourne, Oare, Rushall, Stanton St Bernard, Wilcot, Woodborough and Wootton Rivers

Issues and considerations

2.4 Core Policy 18 and the supporting text (paragraph 5.95) of the WCS identifies specific issues to be addressed in planning for the Pewsey Community Area, including:

- The level of housing and employment growth in Pewsey will be appropriate to its role; in particular, it lacks the critical mass in terms of population and existing employment to accommodate significant amounts of housing or employment.
- All development within the Pewsey Community Area will need to conserve the designated landscape of the North Wessex Downs Area of Outstanding Natural Beauty and its setting (Core Policy 51), and where possible enhance its locally distinctive characteristics
- Development associated with the Kennet and Avon Canal will need to protect and enhance its wildlife value, landscape setting and recreational use

- Development in the vicinity of the River Avon (Hampshire) or Salisbury Plain Special Areas of Conservation ('SPA') must incorporate appropriate measures to ensure that it will not adversely affect the integrity of those Natura 2000 sites
- Development with the potential to increase recreational pressure upon the Salisbury Plain Special Protection Area will not be permitted unless proportionate contributions are made towards the maintenance of the Stone Curlew Management Strategy⁽²⁾ designed to avoid adverse effects upon the integrity of the stone curlew population as a designated feature of the SPA

2.5 The Wiltshire Infrastructure Delivery Plan ('IDP')⁽³⁾ identifies specific essential infrastructure requirements that will need to be addressed in planning for the community area, including.

- extension of existing primary schools to provide additional places
- extension of secondary school to provide additional places
- provision of additional nursery school places
- support development of local primary care health facilities, as most practices at capacity

2.6 However, neither the WCS or the IDP identify insurmountable issues to the extent that they would restrict the delivery of the level of housing proposed over the Plan period.

Housing requirements

2.7 **At the time the Plan was released for pre-submission consultation the Council was undertaking its annual surveying exercise for the 2016/2017 monitoring year. In order to present the most up-to-date housing land supply position at the time, the Council estimated the 2017 housing land supply position (base dated April 2017) in order to inform the Plan. This was based on data known at the time of publication, namely the update to the 2016 Housing Land Supply Statement (published March 2017).**

2.8 The ***estimated*** housing requirements for the Pewsey Community Area are set out in *Table 2.2* below. The table shows the overall housing requirement for the community area over the Plan period 2006-2026. In addition, it shows the number of dwellings that have already been delivered and those that are planned. This leaves an 'indicative residual requirement' of homes yet to be delivered during the remainder of the Plan period. **The estimated indicative residual requirements have been used to inform the areas of search where allocations in the Plan are directed.**

Table 2.2 Estimated housing requirements for the Pewsey Community Area.⁽⁴⁾

Area	Indicative requirement 2006-2026	Completions 2006-2017	Developable commitments 2017-2026	Indicative residual requirement
Pewsey	600	426	179	0

2 Wiltshire Council (2015). Salisbury Plain SPA - HRA and Mitigation Strategy. Available at:

<http://www.wiltshire.gov.uk/planninganddevelopment/biodiversityanddevelopment/writingecologicalsurveysplanning.htm>

3 Wiltshire Council (December 2016). *Wiltshire Infrastructure Delivery Plan 3 2011-2026. Appendix 1: Pewsey Community Area.*

4 Wiltshire Council (June 2017). Topic Paper 3 Housing Land Supply - Table 4.2.

2.9 Since the pre-submission consultation, the Council has published the 2017 Housing Land Supply Statement (published March 2018) (hereafter "2017 HLSS"). This provides a confirmed 2017 housing land supply position (based date April 2017), and this represents the current housing land supply position.

2.10 The housing requirements shown in the 2017 HLSS (excluding any proposed allocations) for the Pewsey Community Area are set out in Table 2.3 below.

Table 2.3 Housing requirements for the Pewsey Community Area.⁽⁵⁾

<u>Area</u>	<u>Indicative requirement 2006-2026</u>	<u>Completions 2006-2017</u>	<u>Developable commitments 2017-2026</u>	<u>Indicative residual requirement</u>
<u>Pewsey</u>	<u>600</u>	<u>416</u>	<u>192</u>	<u>0</u>

Neighbourhood planning

2.11 Neighbourhood plans can also allocate sites for housing and review settlement boundaries. The progress of a neighbourhood plan and the level of housing it is proposing to allocate help determine which settlements to consider through the site selection process. Likewise, the settlement boundary review will not look at settlements that are considered to have had their settlement boundaries reviewed by a sufficiently advanced neighbourhood plan.

2.12 Pewsey Community Area has one made neighbourhood plan and five in preparation. *Table 2-3 Table 2.4* below shows the stage of the neighbourhood planning process reached by these plans. If a neighbourhood plan is sufficiently advanced, having at least submitted a draft Plan to the Council for a Regulation 16 Consultation, then this includes information on whether it is allocating housing and reviewing settlement boundaries. For a full explanation of the neighbourhood planning process and the latest position on individual plans, see the neighbourhood planning pages on the Council website⁽⁶⁾.

5 Wiltshire Council (May 2018). Topic Paper 3 - Housing Land Supply - Addendum.

6 Wiltshire Council. (2017) (2018). Neighbourhood Planning Latest Progress. Available: <http://www.wiltshire.gov.uk/planning-neighbourhood-latest-news>. Last accessed April 2017 **May 2018**.

Table 2.4 Status of neighbourhood plans in the Pewsey Community Area at May 2017

Plan Area/ name of NDP	Stage Reached	Is it allocating housing, if so, how much?	Is it reviewing the current settlement boundaries?
Pewsey	Plan made (Oct 2015) ⁽⁷⁾	Yes, 86 dwellings	Yes
Burbage	Area Designation (Jul 2014) <u>Lead in to referendum (July 2018)</u>	Unknown at this stage <u>Yes, 30 dwellings</u>	Unknown at this stage <u>No</u>
Chirton and Conock	Area Designation (Dec 2016)	Unknown at this stage	Unknown at this stage
Great Bedwyn	Area Designation (Dec 2016)	Unknown at this stage	Unknown at this stage
<u>North Newton</u>	<u>Area Designation (Sep 2017)</u>	<u>Unknown at this stage</u>	<u>Unknown at this stage</u>
Woodborough	Area Designation (Mar 2016)	Unknown at this stage	Unknown at this stage
Wootton Rivers	Regulation 16 Consultation (Jan 2017) <u>Plan made (Jan 2018)</u> ⁽⁸⁾	No	No

7 <http://www.pewsey-pc.gov.uk/documents/neighbourhood-development-plan/>

8 <http://www.wiltshire.gov.uk/sppnp-wooton-rivers-made-np-2018-jan.pdf>

3. Settlement boundary review

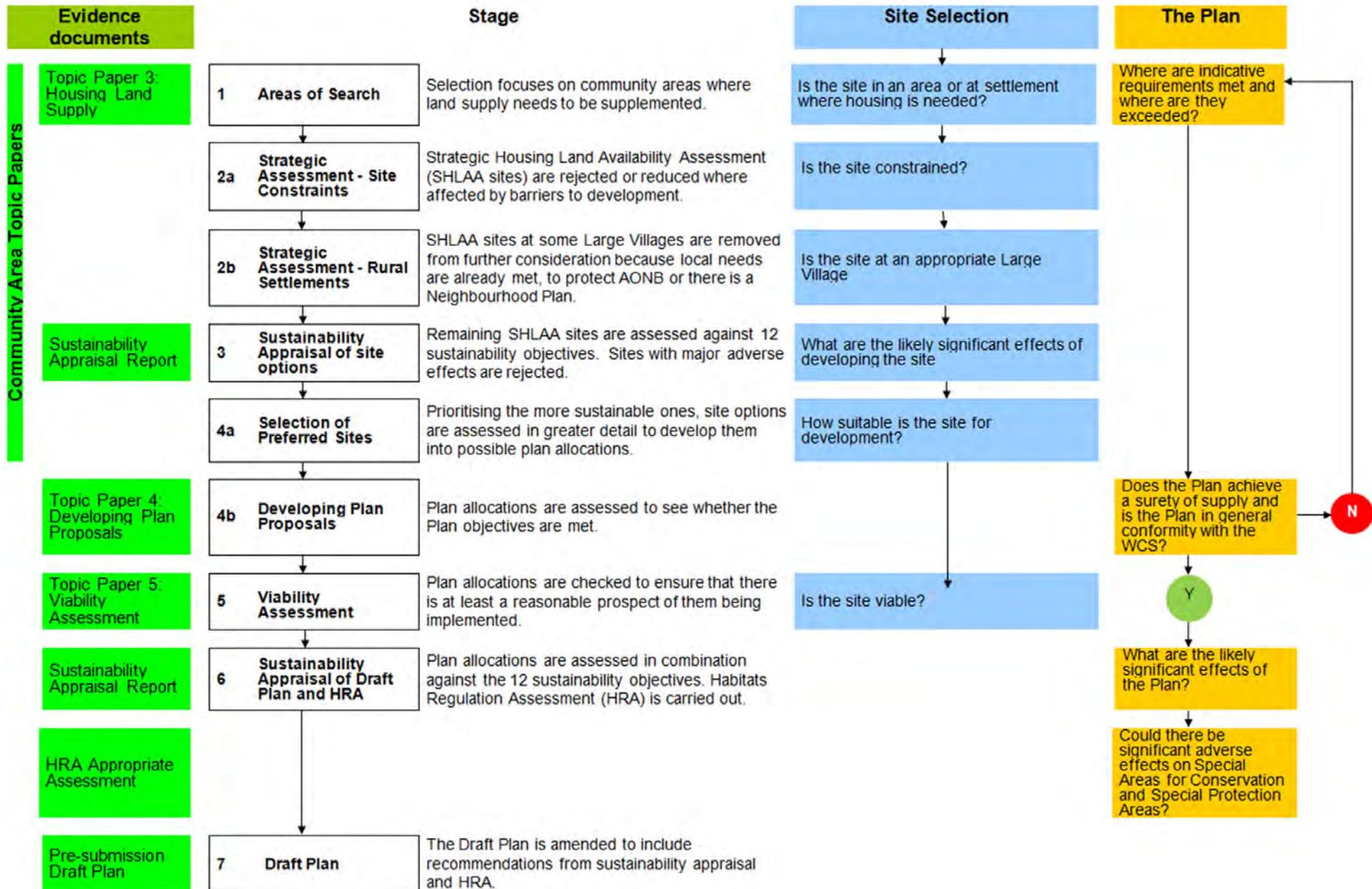
- 3.1 The Plan also proposes amendments to the settlement boundary, as defined in the WCS, of the following settlements within the Pewsey Community Area:
- Burbage
 - Great Bedwyn
 - Shalbourne, and
 - Upavon
- 3.2 **Appendix A** contains maps showing the proposed amendments to this settlement boundary and tables setting out the justification behind these amendments. The methodology used in the settlement boundary review is set out in *Topic Paper 1: Settlement Boundary Review Methodology*⁽⁹⁾.
- 3.3 Pewsey is a made neighbourhood plan that has reviewed its settlement boundary. Therefore, the settlement boundary review excludes this settlement from further consideration.

9 Wiltshire Council (~~June 2017~~) (**May 2018**). *Topic Paper 1: Settlement Boundary Review Methodology*.

4. Overview of the Site Selection Process

- 4.1 *Figure 4.1 provides a simple overview of the site selection process, which is explained fully in [Topic Paper 2: Site Selection Process Methodology](#)⁽¹⁰⁾. **Since the publication of the pre-submission draft Plan, further assessment has been undertaken to include sites that were promoted to the Council through the pre-submission consultation and were in areas of search, or to re-assess sites where new evidence was submitted through the consultation.***

10 Wiltshire Council (June 2017). [Topic Paper 2: Site Selection Process Methodology](#).



5. Outcome of the site selection process for the Pewsey Community Area

Overview

- 5.1** Housing requirements are expressed only for the Pewsey Community Area as a whole in Core Policy 18 (Pewsey Area Strategy) of the WCS and do not distinguish between the Local Service Centre of Pewsey and the remainder of the Community Area. Therefore, this section summarises the outcome of the site selection process for the Pewsey Community Area. It follows the methodology outlined in Section Four and is covered in more detail by *Topic Paper 2: Site Selection Process Methodology*⁽¹¹⁾.
- 5.2** The decisions taken after each stage of the process for Pewsey Community Area, along with the reasons for these decisions, are summarised below.

Stage 1: Identifying broad 'areas of search'

- 5.3** The purpose of Stage 1 is to establish where housing site allocations may be needed during the rest of the Plan period. To do this, Stage 1 reviews the indicative residual requirement outstanding for the Pewsey Community Area. Generally, the areas with an outstanding requirement to be met form the broad 'areas of search', which are then progressed for further assessment through Stage 2.
- 5.4** *Table 2.2* above demonstrates that the indicative residual requirement for Pewsey Community Area to be delivered during the Plan period has been met. Moreover, Pewsey has a recently made neighbourhood plan that allocated land for housing growth at the settlement.
- 5.5** Therefore, the Plan will not need to allocate additional land to help meet an indicative residual requirement. It is proposed that housing sites will not be identified for allocation within Pewsey Community Area and the site selection process ends after Stage 1.

11 Wiltshire Council (June 2017). *Topic Paper 2: Site Selection Process Methodology*.

6. Conclusions

Pewsey Community Area

- 6.1 The indicative residual requirement for Pewsey Community Area to be delivered during the Plan period has been met **(at the time of assessment)**. Therefore, this Plan will not need to allocate additional land to help meet an indicative residual requirement. It is proposed that housing sites will not be identified for allocation within Pewsey Community Area and the site selection process ends after Stage 1.

Settlement Boundary Review

- 6.2 The Plan has reviewed the settlement boundaries of the following settlements within the Pewsey Community Area:
- Burbage
 - Great Bedwyn
 - Shalbourne, and
 - Upavon
- 6.3 Pewsey has a recently made neighbourhood plan that has reviewed its settlement boundary. Therefore, the settlement boundary review excludes this settlement from further consideration.

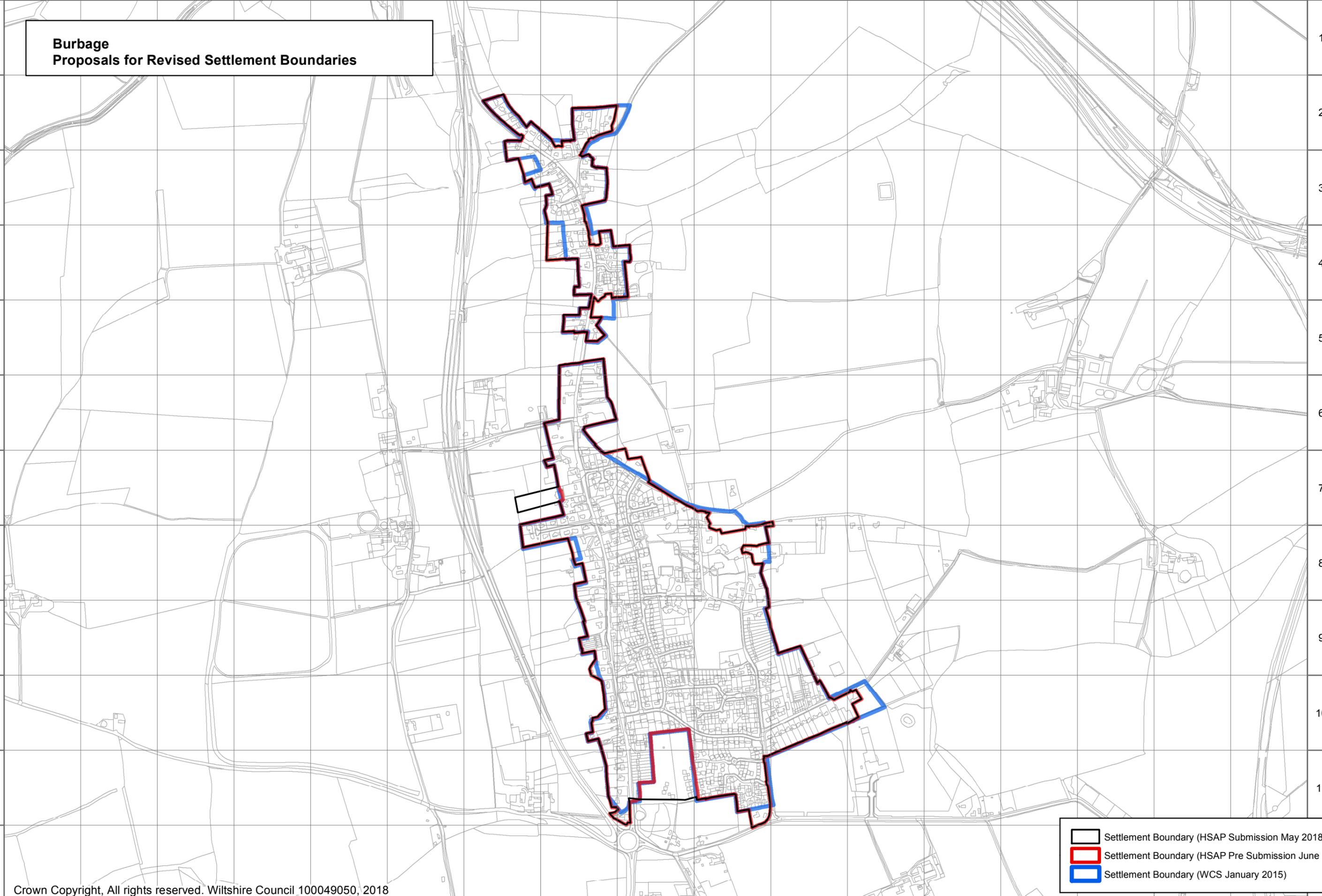
Appendix A: Proposals for revised settlement boundaries

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**Burbage
Proposals for Revised Settlement Boundaries**

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-  Settlement Boundary (HSAP Submission May 2018)
-  Settlement Boundary (HSAP Pre Submission June 2017)
-  Settlement Boundary (WCS January 2015)

A B C D E F G H I J K L M N O P Q

Burbage

A.1 The preceding map of **Burbage** illustrates both the existing settlement boundary ("**WCS January 2015**") and the proposed revised **pre-submission** settlement boundary ("**HSAP Pre Submission June 2017**") and **proposed changes following consultation** ("**HSAP Submission May 2017**"). Table A.1 below explains why each of the proposed amendments in the **pre-submission settlement boundary** were made to the existing settlement boundary, in line with the settlement boundary review methodology⁽¹²⁾. The grid reference numbers are those used on the map overleaf.

Table A.1 Proposed amendments to Burbage Settlement Boundary

Map Grid Reference ⁽¹³⁾	Proposed Amendments
H6	Amend boundary to include curtilage of property with limited capacity to extend the built form of the settlement.
I7 (N), H7	Amend boundary to include development that is physically related to the settlement.
I7, J7, J8	Amendment to boundary to follow but not include clearly defined physical feature – the road and to exclude area of land closely related to countryside that has the capacity to extend the built form of the settlement.
K8, J8	Amend boundary to exclude employment development to at the edge of the large village.
L10	Amend boundary to remove recreational space at the edge of the settlement that is more closely related to the countryside.
J11	Amendment to boundary to follow but not include clearly defined physical feature – the road, and to include development physically related to the settlement.
I11, H11	Amend boundary to include development physically related to the settlement and to follow clearly defined features.
H9	Amend boundary to include development that is physically related to the settlement.
H8	Amend boundary to follow clearly defined physical features.
G3	Amend boundary to include built development and curtilages of properties that are physically related to the built form of the settlement.
H2 (SW)	Exclude area that primarily relates to the countryside and to follow a defined physical feature.
H2 (E)	Exclude curtilage of property that has the capacity to extend the built form of the settlement.
H2 (SE)	Amendment to boundary to follow but not include clearly defined physical feature – the road.

12 Wiltshire Council (June 2017)(**May 2018**). *Topic Paper 1: Settlement Boundary Review Methodology*.

13 Text in brackets denotes location within grid square, to aid reader, e.g. (N) - 'north'; (S) - 'south'; (C) - 'centre'.

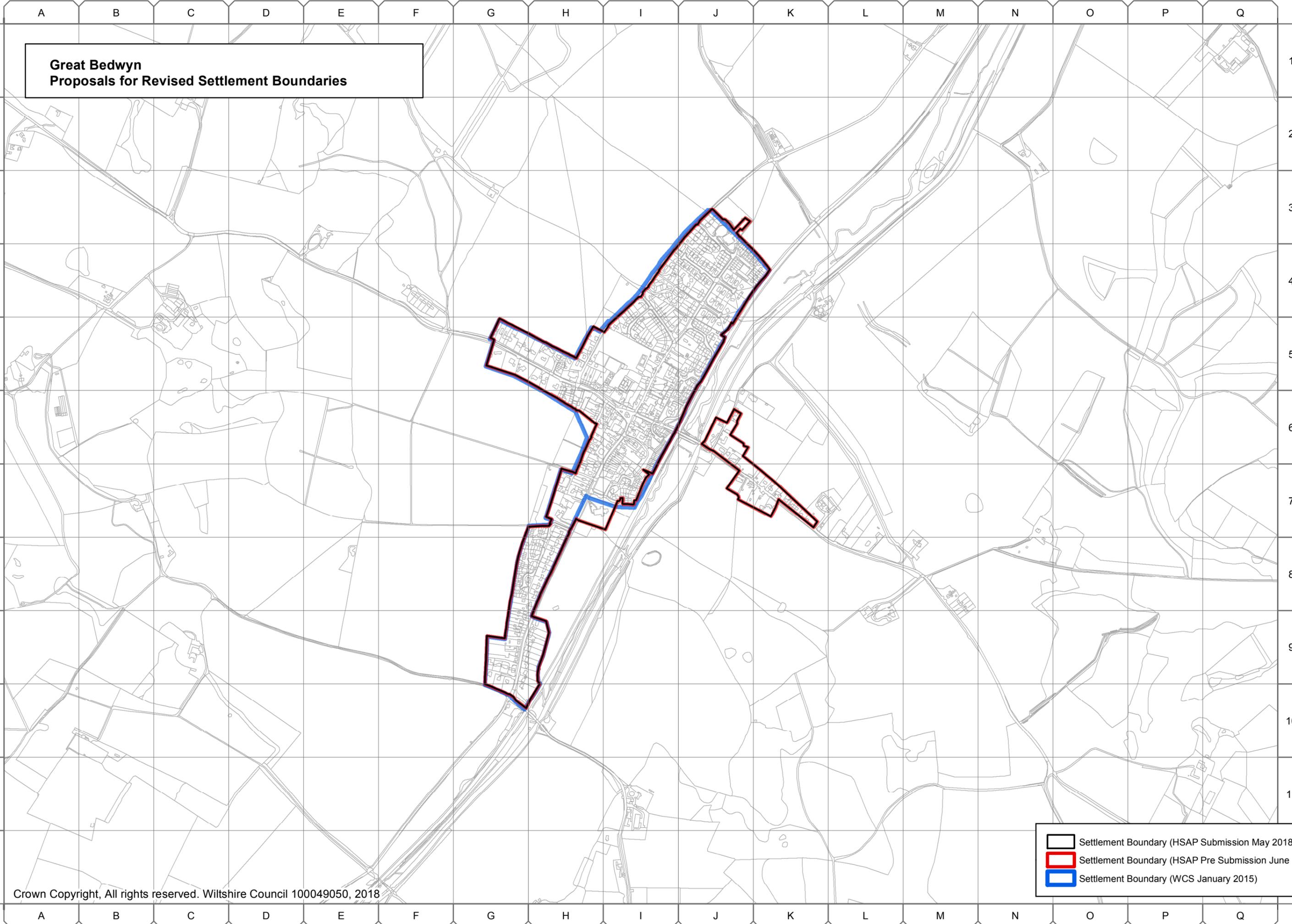
H3, H4	Amendment to boundary to follow clearly defined physical features, excluding part of field closely related to the countryside
H5	Amend boundary to exclude area more closely related to the countryside and to follow defined physical features.

A.1.1 *Table A.1.1 below explains the proposed changes to the pre-submission settlement boundary following consideration of representations received during the Council's summer 2017 pre-submission consultation, and updates to reflect recent development up to April 2017.*

Table A.1.1 *Proposed changes to the pre-submission Burbage Settlement Boundary*

<u>Map Grid Reference</u>	<u>Proposed change</u>
<u>I10 and I11</u>	<u>Amend pre-submission settlement boundary to include new dwellings on land to the east of High Street. This is built residential development that is physically related to the settlement.</u>
<u>G7 and H7</u>	<u>Amend pre-submission settlement boundary to new dwelling and garden at the rear of 114 High Street. This is built residential development that is physically related to the settlement.</u>

**Great Bedwyn
Proposals for Revised Settlement Boundaries**



-  Settlement Boundary (HSAP Submission May 2018)
-  Settlement Boundary (HSAP Pre Submission June 2017)
-  Settlement Boundary (WCS January 2015)

Great Bedwyn

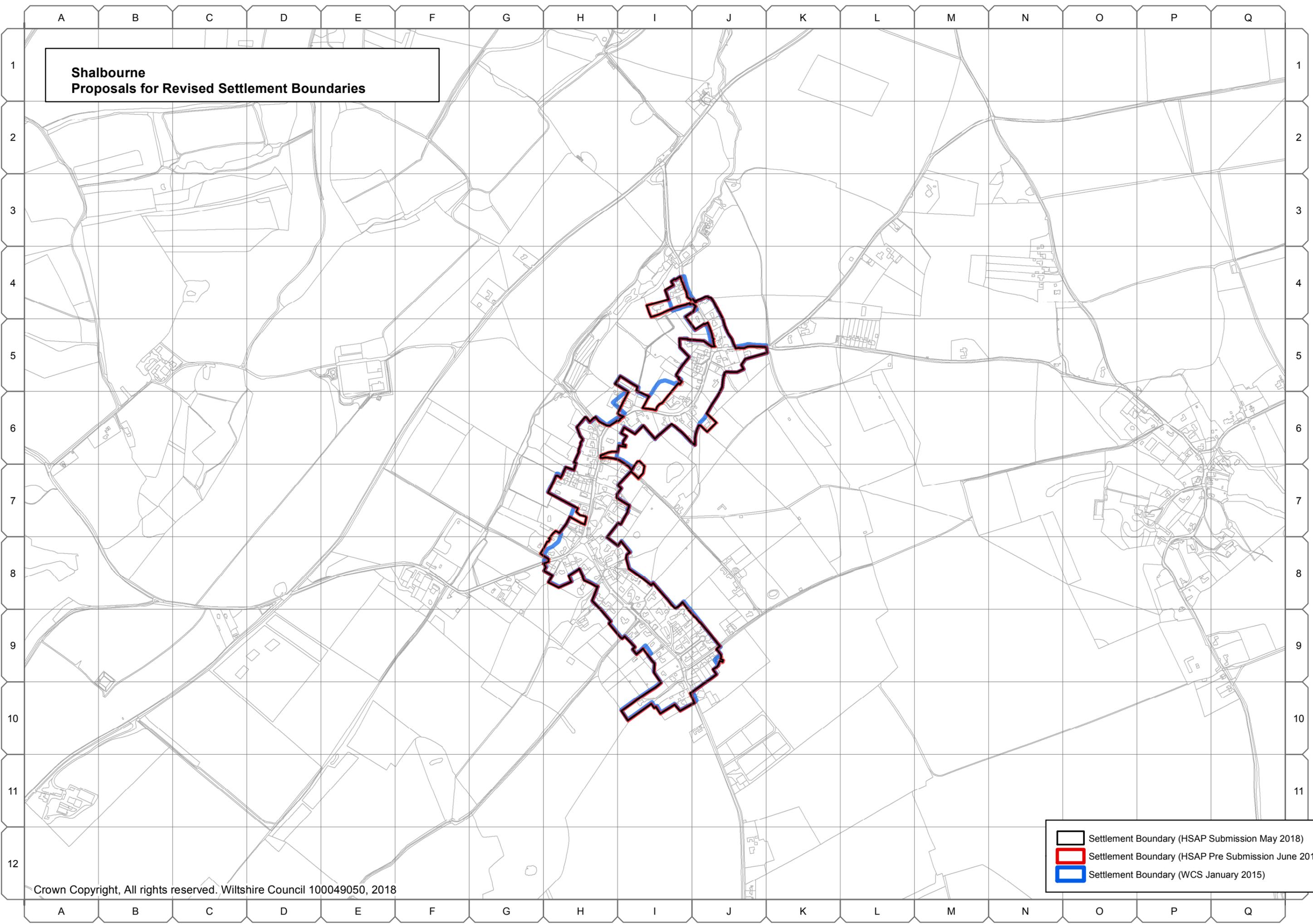
A.2 The preceding map of Great Bedwyn illustrates both the existing settlement boundary ("**WCS January 2015**") and the proposed revised **pre-submission** settlement boundary ("**HSAP Pre Submission June 2017**") and **proposed changes following consultation** ("**HSAP Submission May 2017**"). Table A.2 below explains why each of the proposed amendments in the **pre-submission settlement boundary** were made to the existing settlement boundary, in line with the settlement boundary review methodology⁽¹⁴⁾. The grid reference numbers are those used on the map overleaf.

Table A.2 Proposed amendments to Great Bedwyn Settlement Boundary

Map Grid Reference	Proposed Amendments
H6	Exclude area of land that more closely relates to the countryside.
I5, I4, J3	Amendment to boundary to follow but not include clearly defined physical feature – the road.
J3	Extension to boundary to include area of built residential and community facilities development more closely related to the settlement.
H7, I7	Extension to boundary to include built community facility development that is physically related to the settlement.
J6, J7, K7	Amend boundary to include area of built residential development related to the settlement.

14 Wiltshire Council (~~June 2017~~) (**May 2018**). *Topic Paper 1: Settlement Boundary Review Methodology*.

**Shalbourne
Proposals for Revised Settlement Boundaries**



-  Settlement Boundary (HSAP Submission May 2018)
-  Settlement Boundary (HSAP Pre Submission June 2017)
-  Settlement Boundary (WCS January 2015)

Shalbourne

A.3 The preceding map of Shalbourne illustrates both the existing settlement boundary ("**WCS January 2015**") and the proposed revised **pre-submission** settlement boundary ("**HSAP Pre Submission June 2017**") and **proposed changes following consultation** ("**HSAP Submission May 2017**"). Table A.3 below explains why each of the proposed amendments in the **pre-submission settlement boundary** were made to the existing settlement boundary, in line with the settlement boundary review methodology⁽¹⁵⁾. The grid reference numbers are those used on the map overleaf.

Table A.3 Proposed amendments to Shalbourne Settlement Boundary

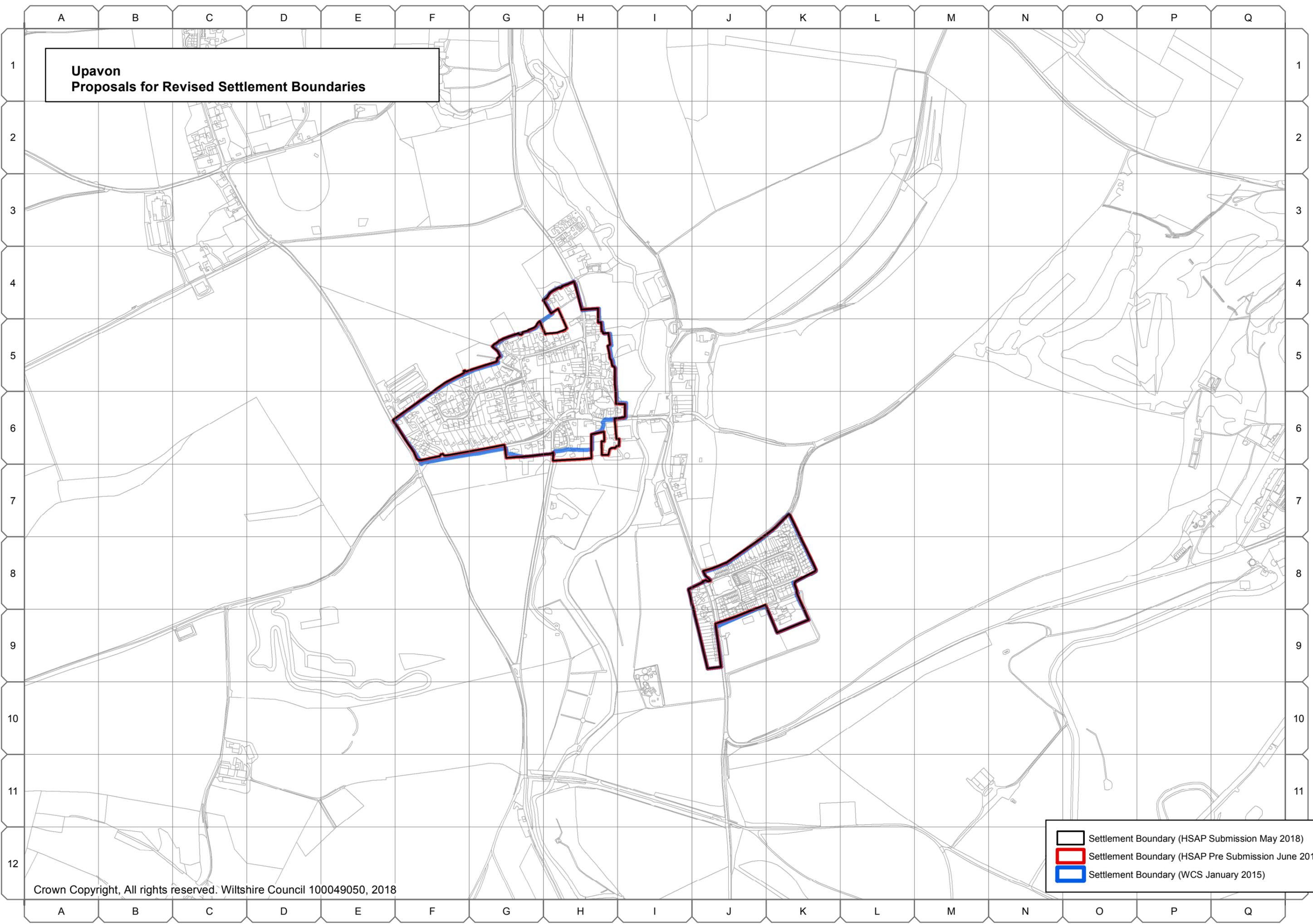
Map Grid Reference ⁽¹⁶⁾	Proposed Amendments
I9	Amend boundary to include curtilage of property that does not have the capacity to extend the built form of the settlement.
H7, H8	Amend boundary to include curtilages of properties that do not have the capacity to substantially extend the built form of the settlement.
H7 (C)	Amend boundary to exclude area of land more closely related to the countryside.
H7 (N)	Amend boundary to exclude area of land more closely related to the countryside.
I6 (NW)	Amend boundary to follow defined physical feature.
I6 (N)	Amend boundary to exclude area more closely related to the countryside and to exclude curtilage that has the capacity to substantially extend the built form of the settlement.
J5 (NW)	Amend boundary to follow the settlement side of the road excluding the road.
I4 (S)	Amend boundary to include built community facility development physically related to the settlement.
I4 (E)	Amendment to boundary to follow but not include clearly defined physical feature – the road.
J5 (E)	Amendment to boundary to follow but not include clearly defined physical feature – the road.
J6	Amend boundary to include built residential development physically related to the settlement.
I6 (SW)	Amend boundary to include area of built development physically related to the settlement.
I6 (S), H6	Amend boundary to exclude area of land more closely related to the countryside.

15 Wiltshire Council (June 2017)(**May 2018**). *Topic Paper 1: Settlement Boundary Review Methodology*.

16 Text in brackets denotes location within grid square, to aid reader, e.g. (N) - 'north'; (S) - 'south'; (C) - 'centre'.

I7	Amend boundary to include area of built residential development physically related to the settlement.
J9	Amend boundary to include built community facility development physically related to the settlement.
J10	Amendment to boundary to follow but not include clearly defined physical feature – the road.

**Upavon
Proposals for Revised Settlement Boundaries**



-  Settlement Boundary (HSAP Submission May 2018)
-  Settlement Boundary (HSAP Pre Submission June 2017)
-  Settlement Boundary (WCS January 2015)

Upavon

A.4 The preceding map of Upavon illustrates both the existing settlement boundary ("**WCS January 2015**") and the proposed revised **pre-submission** settlement boundary ("**HSAP Pre Submission June 2017**") and **proposed changes following consultation** ("**HSAP Submission May 2017**"). Table A.4 below explains why each of the proposed amendments in the **pre-submission settlement boundary** were made to the existing settlement boundary, in line with the settlement boundary review methodology⁽¹⁷⁾. The grid reference numbers are those used on the map overleaf.

Table A.4 Proposed amendments to Upavon Settlement Boundary

Map Grid Reference	Proposed Amendments
G6	Amend boundary to include the curtilage of a property that relates more to the built environment (e.g. a garden) and/ or has limited capacity to extend the built form of the settlement.
H6, I6	Amend boundary to include built residential development that is physically related to the settlement.
H4, H5	Amend boundary to exclude recreational or amenity space at the edge of the settlement that relates more to the open countryside.

17 Wiltshire Council (~~June 2017~~) (**May 2018**). *Topic Paper 1: Settlement Boundary Review Methodology*.

This document was published by the Spatial Planning team, Wiltshire Council, Economic Development and Planning Services.

For further information please visit the following website:

<http://www.wiltshire.gov.uk/wiltshsgsiteallocationsplan.htm>

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