



Wiltshire Housing Site Allocations Plan

Topic Paper 4 Developing Plan Proposals Addendum

July 2018
Submission version

Wiltshire Council

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Wiltshire Housing Site Allocations DPD

Topic Paper 4 - Addendum: Developing Plan Proposals

Submission version – July 2018

1 Introduction

- 1.1 Wiltshire Council is preparing the **Wiltshire Housing Site Allocations Plan** (hereafter referred to as 'the Plan'), which will support the delivery of the adopted Wiltshire Core Strategy by helping to maintain a sufficient supply of housing through the period up to 2026.
- 1.2 Stages 1 to 4a of the site selection process (as detailed in Topic Paper 2) involved the assessment of sites individually. The assessment of sites promoted for development has involved looking at the characteristics of each one. Potential site options have been rejected and others that have better sustainability benefits have been taken forward. The conclusions of that work are reported in the individual Community Area Topic Papers.
- 1.3 The purpose of Topic Paper 4 was to look overall at the proposed allocations that have resulted to see how together they meet two objectives of the Plan:
- to help demonstrate a rolling five year supply of deliverable land for housing development.
 - to allocate sites at the settlements in the County that support the spatial strategy.
- 1.4 Topic Paper 4 carries out Stage 4b of the site selection process (as described in full in Topic Paper 2. It looks at each Housing Market Area (HMA) in turn in terms of these two objectives.
- 1.5 At the time the Plan was released for pre-submission consultation in July 2017 the Council was undertaking its annual completion and developer surveying exercise for the 2016/2017 monitoring year. In order to present a position that represented the anticipated housing land supply at the point of examination as closely as possible and to conform to national policy on evidence¹, the Council produced an **estimated 2017 base date housing land supply position** in order to inform the Plan. This was used as the baseline to demonstrate the extent that the proposed allocations will meet the housing requirements for Wiltshire to 2026, and the estimated effect on the five year housing land supply for each of Wiltshire's Housing Market Areas.
- 1.6 Since then the Council has completed its surveying activities for the 2016/2017 monitoring year, and now has a **confirmed 2017 base date housing land supply position**. Further the Plan has been subject to a number of modifications which were approved by Council on 10 July 2018. These are set out in the Schedule of Proposed Changes (July 2018). The changes include the removal of three site allocations in the East HMA, removal of one site allocation in the North & West HMA, the addition of one site allocation in the South HMA, and changes to the site density, and thus quantum of development, in a number of site allocations in the North & West HMA.
- ~~4.6~~1.7 This Topic Paper Addendum has been produced to consider any effect the confirmed 2017 housing land supply position and proposed modifications have had on the Plan's objectives.

¹ National Planning Policy Framework (March 2012) paragraph 158

2 Housing Land Supply

- 2.1 As part of its assessment of sites required by national policy, the Council have included the Plan's proposed allocations in its confirmed 2017 housing land supply position, as they consider them to be meet the deliverable and developable criteria set out in national policy.
- 2.2 However in order to clearly show the effect of the Plan and how it meets its objectives, the 'Developable Commitments' and 'Minimum to be allocated' shown in Table 2.1 **excludes** the proposed allocations. This can be seen to reflect the 'before' position. The effect of the Plan proposals and the change in supply from the proposed allocations (which demonstrate the 'after' position) will be discussed in Addendum chapters for each Housing Market Area.
- 2.3 The confirmed 2017 housing land supply position, excluding any windfall allowance, shows the following

Table 2.1 Housing Market Area - Strategic Requirements

| HMA | Minimum requirement | Completions 2006-2017 | Developable commitments 2017-2026 | Minimum to be allocated |
|------------------------|---------------------|-----------------------|-----------------------------------|-------------------------|
| East Wiltshire | 5,940 | 3,624 | 2,311 | 5 |
| North & West Wiltshire | 24,740 | 13,025 | 10,606 | 1,109 |
| South Wiltshire | 10,420 | 5,388 | 3,701 | 1,331 |

- 2.4 The confirmed 5-year housing land supply for 2017 **excluding** proposed allocations, and the projected 5-year housing land supply for each remaining year of the plan period (also **excluding** proposed allocations), is as shown in the two tables below²

Table 2.2 HMA 5-Year Housing Land Supply – confirmed 2017 position

| Area | Housing requirement 2006-2026 | Housing completions 2006-2017 | Five year housing requirement 2017-2022 | Deliverable supply 2017-2022 | Number of years of deliverable supply |
|------------------------------|-------------------------------|-------------------------------|---|------------------------------|---------------------------------------|
| East Wiltshire HMA | 5,940 | 3,624 | 1,287 | 2,164 | 8.41 |
| North and West Wiltshire HMA | 24,740 | 13,025 | 6,508 | 7,680 | 5.90 |
| South Wiltshire HMA | 10,420 | 5,388 | 2,796 | 3,014 | 5.39 |

² In accordance with the National Planning Policy Framework, the Council apply the appropriate buffer to its 5-year supply. As the Council considers it requires a 5% buffer in each of its three HMAs, this equates to needing to show a 5.25 year supply of land to meet 5 years worth of requirement.

Table 2.3 HMA Five Year Housing Land Supply – position for remaining years of the Plan - 2017-2026.

| Year supply | 2017 | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 | 2024 | 2025 |
|--------------------|------|------|------|------|-------|-------|------|------|------|
| East HMA | 8.41 | 8.46 | 8.95 | 9.79 | 13.34 | 12.10 | 9.78 | 7.88 | 5.87 |
| North and West HMA | 5.90 | 6.18 | 6.18 | 6.04 | 5.95 | 5.73 | 5.31 | 4.73 | 4.07 |
| South HMA | 5.39 | 5.13 | 4.61 | 4.12 | 3.75 | 3.31 | 2.55 | 1.92 | 1.46 |

Testing Plan Proposals

Resilience testing

- 2.5 Topic Paper 4 tested the supply of housing land coming forward to see how well a 5-year supply could be maintained. This helps indicate the robustness of supply, and more importantly it shows where efforts might need to be focussed in order for sufficient supply to be assured over the plan period.
- 2.6 Testing envisaged four different types of circumstance, which can be summarised as:
- Site delay** – large sites for housing, important to overall supply, fail to be implemented in the Plan period.
 - Reliance on windfall** – National Planning Policy Framework (NPPF) allows Local Planning Authorities to include an allowance for windfall in their estimates for housing that will be built on unidentified sites.
 - Persistent under-delivery** - NPPF requires a larger land supply where there has been persistent under-delivery (a 20% buffer rather than 5%). While under-delivery has not taken place in any of the County’s HMAs and this view has been consistently supported at planning appeals, it would be prudent to aim to have a 20% buffer.
 - A backlog of housing provision** - If there is a backlog of housing that has accrued against the requirement, there are two ways this can be addressed. The ‘Liverpool’ method approach requires the shortfall to be addressed across the remainder of the Plan period. The ‘Sedgefield’ method requires the shortfall to be met within the next 5 years.
- 2.7 Following testing of land supply, separate conclusions were reached on each HMA on two aspects:
- whether to allocate sites at Large Villages ?
 - what housing sites are crucial to ensuring a surety of supply ?
- 2.8 This Addendum will assess whether the confirmed 2017 housing land supply position has altered the findings and conclusions of the Topic Paper 4.

3 The Spatial Strategy

Context

3.1 The WCS presents a settlement strategy for managing growth over the period up to 2026. The strategy establishes tiers of settlements based on an understanding of their role and function; and how they relate to their immediate communities and wider hinterland.

3.2 Core Policy 1 of the WCS identifies five categories of settlements, namely:

- Principal Settlements
- Market Towns
- Local Service Centres
- Large Villages
- Small Villages

3.3 The table below sets out the relationship between each tier of the settlement strategy and the expected level of development under Core Policy 1.

Table 3.1 Settlements and levels of development

| Settlement | Level of development |
|----------------------|---|
| Principal settlement | The primary focus for development and will provide significant levels of jobs and homes |
| Market town | Have the potential for significant development that will increase the number of jobs and homes to help sustain/enhance services and facilities and promote self-containment and sustainable communities |
| Local service centre | Modest levels of development to safeguard their role and deliver affordable housing |
| Large village | Development limited to that need to help meet the housing needs of settlements and improve housing opportunities, services and facilities |
| Small village | Some modest development may be appropriate to respond to local needs and contribute to the vitality of rural communities |

3.4 Core Policy 2 of the WCS proposes a minimum housing requirement for each HMA as follows:

Table 3.2 HMA Minimum housing requirements

| Housing Market Area (HMA) | Minimum housing requirement (dwellings) |
|----------------------------------|--|
| East Wiltshire | 5,940 |
| North and West Wiltshire | 24,740 |
| South Wiltshire | 10,420 |

3.5 Table 1 of the WCS together with the Area Strategy Policies of the WCS show indicative local housing requirements for main settlements, Community Area remainders, and overall Community Areas.

3.6 Each Community Area Topic Paper highlighted where additional supply may be needed and, where necessary, proposed allocations at particular settlements in accordance with local plan policy set out in the WCS. This was collated and the effects on housing land supply in each HMA discussed in Topic Paper 4. The proposals were tested against the scenarios set out in Chapter 2. This Addendum will review the findings of Topic Paper 4 in light of the confirmed 2017 housing land supply position.

4 East Wiltshire Housing Market Area

Housing requirement

- 4.1 Information regarding supply over the Plan period so far indicates land for a further 5 dwellings would meet the minimum required by WCS Core Policy 2.

Table 4.1 East Wiltshire HMA – housing requirement

| HMA | Minimum requirement | Completions 2006-2017 | Developable commitments 2017-2026 | Minimum to be allocated |
|----------------|---------------------|-----------------------|-----------------------------------|-------------------------|
| East Wiltshire | 5,940 | 3,624 | 2,311 | 5 |

Summary

- 4.2 There has only been a marginal movement in the housing land supply from the estimated position to the confirmed position. The developable commitments have increased due, in part, to greater certainty of delivery, and planned accelerated build schedule on the WCS strategic site at Drummond Park, Ludgershall. [The deletion of the three site allocations at Market Lavington have counteracted the increased delivery at Drummond Park, albeit to a relatively small extent.](#)
- 4.3 There remains only a negligible residual requirement, and the rolling housing land supply continues to indicate a supply in excess of five years even with a 20% buffer until the final year of the Plan.

Housing Land Supply

- 4.4 Excluding an allowance for windfall, anticipated land supply in this HMA compared to strategic requirements is as follows

Table 4.4 East Wiltshire HMA – housing requirement

| HMA | Housing requirement 2006-2026 | Housing Completions 2006-2017 | Commitments 2017-2026 | Plan allocations 2017-2026 ³ | TOTAL | Surplus |
|----------------|-------------------------------|-------------------------------|-----------------------|---|-------|---------|
| East Wiltshire | 5,940 | 3,624 | 2,311 | 161 | 6,096 | 156 |

- 4.5 The scale of housing allocated more than meets the requirements for the HMA for the plan period. At the baseline date of April 2017 the supply of deliverable land (i.e.

³ [The 'Plan allocations 2017-2026' figure differs from the pre-submission draft as a result of the deletion of site allocations H1.2 \(Underhill Nursery\), H1.3 \(Southcliffe\) and H1.4 \(East of Lavington School\), all located at Market Lavington, and totalling 80 units.](#)

land capable of being built in the next five years) for housing development (including a windfall allowance) continues to be considerably in excess of five years with an additional 5% buffer.

Table 4.5 East Wiltshire HMA - Five year land supply 2017

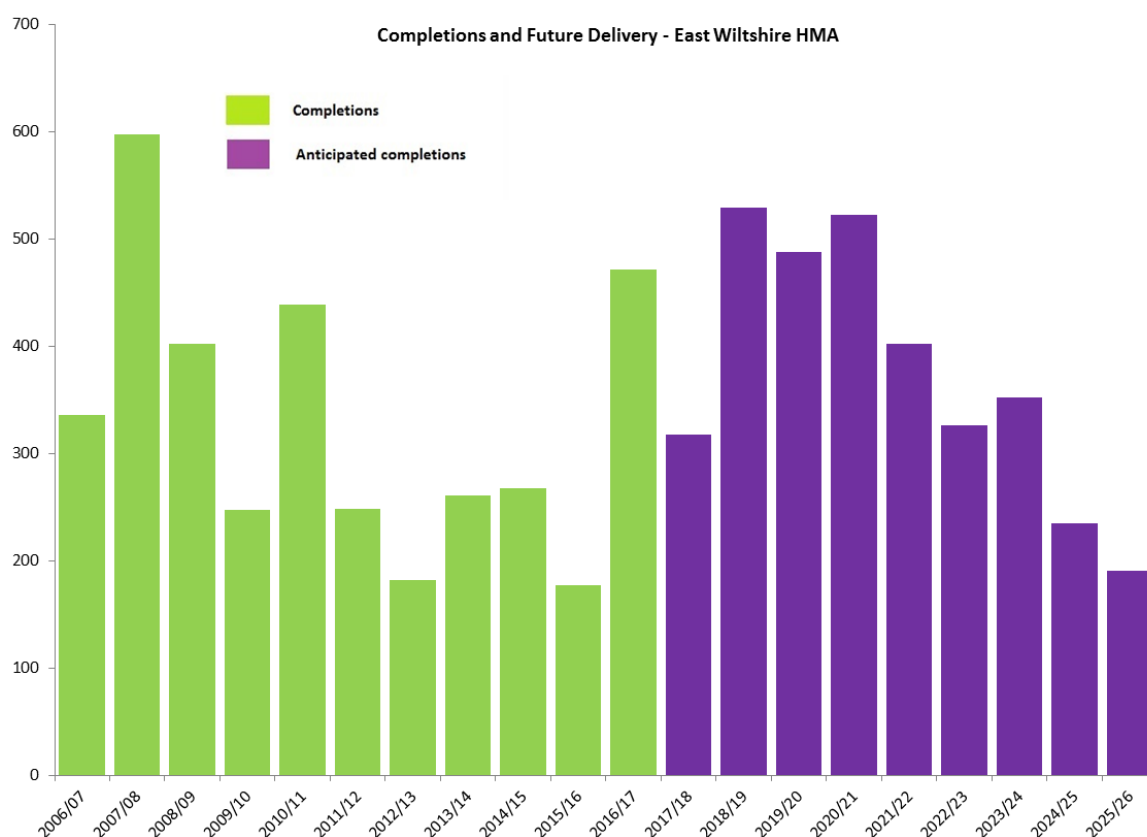
| Area | Housing requirement 2006-2026 | Housing completions 2006-2017 | Five year housing requirement 2017-2022 | Deliverable supply 2017-2022 | Number of years of deliverable supply |
|--------------------|-------------------------------|-------------------------------|---|------------------------------|---------------------------------------|
| East Wiltshire HMA | 5,940 | 3,624 | 1,287 | 2,198 | 8.54 |

4.6 Anticipated development trajectories shows a 5-year housing land supply can be demonstrated, even with an additional 20% buffer, throughout the Plan period.

Table 4.6 East Wiltshire HMA - Five year land supply 2017 - 2026

| Year supply | 2017 | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 | 2024 | 2025 |
|-------------|------|------|------|-------|-------|-------|-------|-------|------|
| East HMA | 8.54 | 8.81 | 9.64 | 10.77 | 14.98 | 14.62 | 12.89 | 11.50 | 8.23 |

Figure 4.1 Completions and Future Delivery - East Wiltshire HMA



Resilience testing

4.7 The results of resilience testing have not been altered as a result of the confirmed housing land supply position

Table 4.7 Resilience testing

| Test | | Results |
|------|--------------------------------------|--|
| A | Site delay | The scenario tested envisaged significant delay at two of the largest sites in the HMA, namely the WCS strategic allocation at Drummond Park and the saved allocation at Riverbourne Fields, Tidworth. With greater certainty of delivery at the former and build-out progressing at the latter, there is no difference to the impact identified in Topic Paper 4. |
| B | Reliance on windfall | No change to Topic Paper 4. |
| C | Persistent under-delivery | Confirmed 2016/17 completions were in excess of the annualised average requirement. Even following the deletion of the three allocations at Market Lavington The the land supply for the Plan period still comfortably allows for a 20% buffer. |
| D | A backlog / shortfall of development | No change to Topic Paper 4. |

Spatial Strategy

4.8 The table below compares indicative requirements with proposed levels of growth in each area including the allocations proposed for inclusion in the Plan and this is followed by a consideration of where there are variations from the intended distribution indicated in the spatial strategy of the WCS. The Plan must be in general conformity with the WCS.

Table 4.8 East Wiltshire HMA - Fit with spatial strategy

| Area | Indicative requirement 2006-2026 | Completions 2006-2017 | Developable commitments 2017-2026 | TOTAL | % Variation |
|--------------------------|----------------------------------|-----------------------|-----------------------------------|--------------|-------------|
| Urban areas | | | | | |
| Devizes | 2,010 | 1,501 | 612 | 2,113 | 5.1% |
| Marlborough | 680 | 397 | 304 | 701 | 3.1% |
| Tidworth and Ludgershall | 1,750 | 767 | 1,177 | 1,944 | 11.1% |
| TOTAL | 4,440 | 2,665 | 2,093 | 4,758 | 7.2% |
| | | | | | |

| Area | Indicative requirement 2006-2026 | Completions 2006-2017 | Developable commitments 2017-2026 | TOTAL | % Variation |
|--------------------------|----------------------------------|-----------------------|-----------------------------------|-------|-------------|
| Rural areas | | | | | |
| Devizes CA remainder | 490 | 297 | 112 | 409 | -16.5% |
| Marlborough CA remainder | 240 | 157 | 52 | 209 | -12.9% |
| Pewsey CA | 600 | 416 | 192 | 608 | 1.3% |
| Tidworth CA remainder | 170 | 89 | 23 | 112 | -34.1% |
| TOTAL | 1,500 | 959 | 379 | 1,338 | -10.8% |

4.9 The overall pattern of growth continues to be in general conformity with the WCS. It is consistent with the principles of the spatial strategy. Compared to indicative levels, development is focussed more on the Market Towns (+7%) and less on the rural settlements (-~~6.5~~10.8%).

5 North & West Wiltshire Housing Market Area

Housing requirement

- 5.1 Information regarding supply over the Plan period so far indicates land for a further 1,109 dwellings would meet the minimum required by WCS Core Policy 2.

Table 5.1 North & West Wiltshire HMA – housing requirement

| HMA | Minimum requirement | Completions 2006-2017 | Developable commitments 2017-2026 | Minimum to be allocated |
|------------------------|---------------------|-----------------------|-----------------------------------|-------------------------|
| North & West Wiltshire | 24,740 | 13,025 | 10,606 | 1,109 |

Summary

- 5.2 The confirmed 2017 position has shown a reduction in committed supply from the estimated position. Allocations in the Chippenham Site Allocations Plan, and the Large committed site at Hunters Moon, Chippenham are to subject to delay or lower build rates over the remaining Plan period than previously anticipated. In addition the need for detailed Habitats Regulation Assessment, and subsequent bat mitigation strategy have continued to delay delivery of the strategic allocation at Ashton Park, Trowbridge.
- 5.3 Following pre-submission consultation the Plan has continued to develop to take into account representations received, changes in housing supply, and continued work to ensure the Plan meets its objectives. The Government's consultation for revisions to the National Planning Policy Framework (March – May 2018) includes a chapter entitled 'Achieving appropriate densities' which stresses the importance in making the most efficient use of land. In light of this proposed 'direction of travel' in national policy and further development of the Plan, the quantum of development at a number of the proposed allocations at Trowbridge Principal Settlement has been increased⁴. In addition the number of units at the proposed [site](#) allocation at Bratton has been reduced slightly.
- 5.4 [The Plan aims to compliment work carried out by local communities in progressing Neighbourhood Plans. Where Neighbourhood Plans have been 'made' or are well advanced the Plan leaves decisions on the scale and locations for growth in settlements to the communities concerned. Since the pre-submission draft of the Plan, the Great Somerford Neighbourhood Plan was 'made' in November 2017. Great Somerford is located in the Malmesbury Community Area, and the allocations in the Neighbourhood Plan have contributed to the indicative requirement for the rural](#)

⁴ Specifically at allocations H2.1 (Elm Grove Farm), H2.2 (Land off the A363 at White Horse Business Park), H2.3 (Elizabeth Way), and H2.5 (Upper Studley).

[remainder now being met. As a result of this, site allocation H2.13 – Ridgeway Farm, Crudwell has been deleted from the Plan.](#)

5.5 The combination of these factors has resulted in an increase in the residual requirement for the HMA from the estimated position. However with the proposed allocations the current and rolling housing land supply continue to indicate a supply in excess of five years with a 20% buffer until the final year of the Plan.

Housing Land Supply

5.6 Excluding an allowance for windfall, anticipated land supply in this HMA compared to strategic requirements is as follows

Table 5.4 North & West Wiltshire HMA – housing requirement

| HMA | Housing requirement 2006-2026 | Housing Completions 2006-2017 | Commitments 2017-2026 | Plan allocations 2017-2026 ⁵ | TOTAL | Surplus |
|------------------------|-------------------------------|-------------------------------|-----------------------|---|--------|---------|
| North & West Wiltshire | 24,740 | 13,025 | 10,606 | 1,253 | 24,884 | 144 |

5.7 The scale of housing allocated more than meets the requirements for the HMA for the plan period. At the baseline date of April 2017 the supply of deliverable land (i.e. land capable of being built in the next five years) for housing development (including a windfall allowance) continues to be considerably in excess of five years with an additional 5% buffer.

Table 5.5 North & West Wiltshire HMA - Five year land supply 2017

| Area | Housing requirement 2006-2026 | Housing completions 2006-2017 | Five year housing requirement 2017-2022 | Deliverable supply 2017-2022 | Number of years of deliverable supply |
|----------------------------|-------------------------------|-------------------------------|---|------------------------------|---------------------------------------|
| North & West Wiltshire HMA | 24,740 | 13,025 | 6,508 | 8,086 | 6.21 |

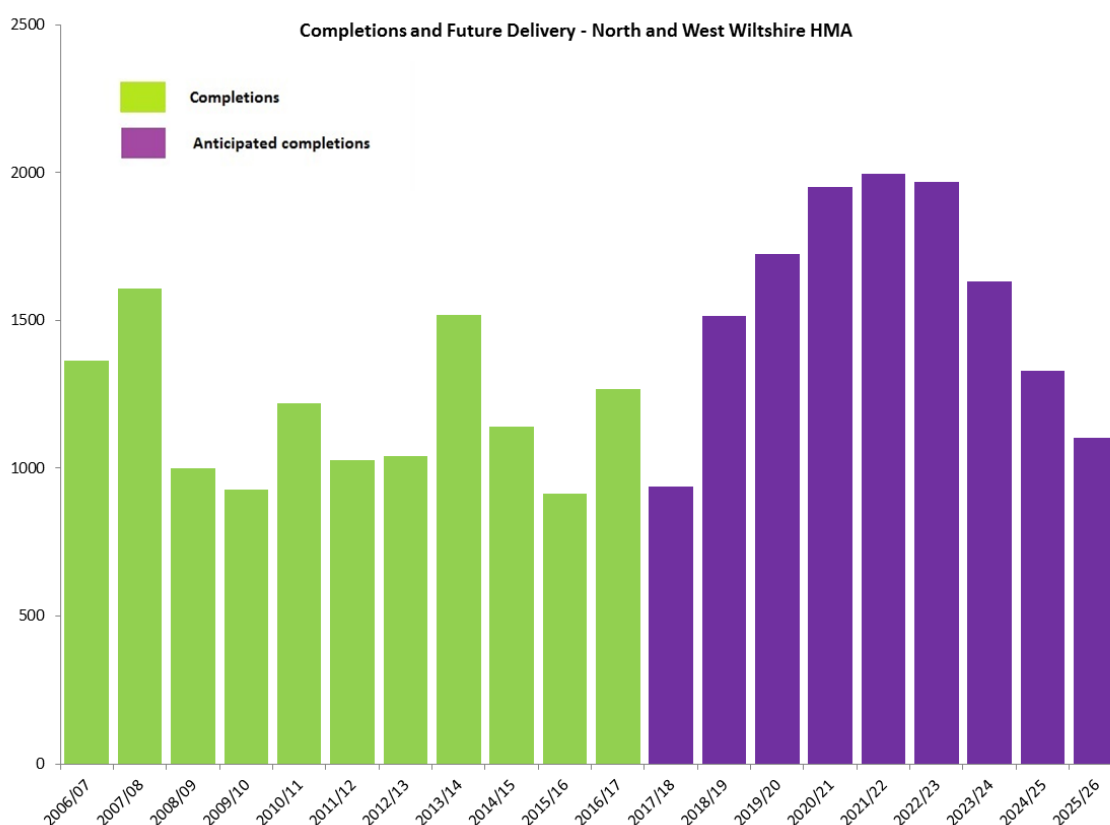
5.8 Anticipated development trajectories shows a 5-year housing land supply can be demonstrated, even with an additional 20% buffer, until the final year of the Plan period. In the final year a 5-year supply can be demonstrated with a 5% buffer.

⁵ [The 'Plan allocations 2017-2026' figure differs from the pre-submission draft as a result of the proposed deletion of site H2.13 \(Ridgeway Farm, Crudwell\), and the change in allocated units at H2.1 \(Elm Grove Farm\), H2.2 \(Land off the A363 at White Horse Business Park\), H2.3 \(Elizabeth Way\), H2.5 \(Upper Studley\), and H2.14 \(Off B3098 adjacent to Court Orchard / Cassways, Bratton\). This results in a net increase of 205 additional units.](#)

Table 5.6 North & West Wiltshire HMA - Five year land supply 2017 - 2026

| Year supply | 2017 | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 | 2024 | 2025 |
|------------------|------|------|------|------|------|------|------|------|------|
| North & West HMA | 6.21 | 6.77 | 6.96 | 6.99 | 7.09 | 7.13 | 7.01 | 6.46 | 5.60 |

Figure 5.1 Completions and Future Delivery – North & West Wiltshire HMA



Resilience testing

5.9 The results of resilience testing have not been altered as a result of the confirmed housing land supply position

Table 5.7 Resilience testing

| Test | | Results |
|------|--------------------------------------|---|
| A | Site delay | <p>The scenario tested envisaged no delivery at the strategic allocation at Ashton Park or any of the proposed allocations in the Plan at Trowbridge.</p> <p>The delays identified in the confirmed 2017 housing land supply position have made a marginal difference to the impact identified in Topic Paper 4. There would still be an immediate impact of the loss of 6 months of deliverable supply, however it remains sufficiently robust to withstand such a scenario until 2021/22, 12 months earlier than modelled using the estimated 2017 position. At this point the deliverable supply falls marginally below the 5-year requirement with a 5% buffer. However this remains within the current timescales for adopting the WCS review.</p> |
| B | Reliance on windfall | As in Topic Paper 4, Table 5.4 confirms that the minimum housing requirements can be met without reliance on windfall. |
| C | Persistent under-delivery | Confirmed 2016/17 completions were in excess of the annualised average requirement. The land supply for the Plan period still comfortably allows for a 20% buffer for the majority of the period. |
| D | A backlog / shortfall of development | No change to Topic Paper 4. |

Spatial Strategy

- 5.10 The table below compares indicative requirements with proposed levels of growth in each area including the allocations proposed for inclusion in the Plan and this is followed by a consideration of where there are variations from the intended distribution indicated in the spatial strategy of the WCS. The Plan must be in general conformity with the WCS.

Table 5.8 North & West Wiltshire HMA - Fit with spatial strategy

| Area | Indicative requirement 2006-2026 | Completions 2006-2017 | Developable commitments 2017-2026 | TOTAL | % Variation |
|--|----------------------------------|-----------------------|-----------------------------------|---------------|-------------|
| Urban areas | | | | | |
| Bradford on Avon | 595 | 384 | 218 | 602 | 1% |
| Calne | 1,440 | 1,034 | 847 | 1,881 | 31% |
| Chippenham | 4,510 | 1,230 | 3,016 | 4,246 | -6% |
| Corsham | 1,220 | 597 | 629 | 1,226 | 0% |
| Malmesbury | 885 | 657 | 385 | 1,042 | 18% |
| Melksham and Bowerhill | 2,240 | 1,445 | 1,113 | 2,558 | 14% |
| Royal Wootton Bassett | 1,070 | 1,014 | 140 | 1,154 | 8% |
| Trowbridge | 6,810 | 3,019 | 2,494 | 5,513 | -19% |
| Warminster | 1,920 | 615 | 1,140 | 1,755 | -9% |
| Westbury | 1,500 | 940 | 851 | 1,791 | 19% |
| TOTAL | 22,190 | 10,935 | 10,833 | 21,768 | -2% |
| | | | | | |
| Rural areas | | | | | |
| Bradford on Avon CA remainder | 185 | 123 | 56 | 179 | -3% |
| Calne CA remainder | 165 | 96 | 171 | 267 | 62% |
| Chippenham CA remainder | 580 | 419 | 166 | 585 | 1% |
| Corsham CA remainder | 175 | 285 | 96 | 381 | 118% |
| Malmesbury CA remainder | 510 | 340 | 170 | 510 | 0% |
| Melksham CA remainder | 130 | 115 | 44 | 159 | 22% |
| Royal Wootton Bassett and Cricklade CA remainder | 385 | 305 | 177 | 482 | 25% |
| Trowbridge CA remainder | 165 | 256 | 32 | 288 | 75% |
| Warminster CA remainder | 140 | 91 | 68 | 159 | 14% |
| Westbury CA remainder | 115 | 60 | 46 | 106 | -8% |
| TOTAL | 2,550 | 2,090 | 1,026 | 3,116 | 22% |

5.11 The overall pattern of growth in the HMA is relatively similar to that identified in Topic Paper 4, with most Market Towns exceeding anticipated levels of growth. The delays in allocations and large sites at Chippenham have notably reduced the developable commitments at the Principal Settlement. The Plan allocations at Trowbridge have helped in offsetting delays at the strategic allocation, however the level of development remains short of what was anticipated in the WCS Spatial Strategy. Overall the level of development at the urban areas remains in conformity with the WCS.

5.12 In the rural areas, progress on neighbourhood plans since the estimated 2017 position has boosted supply in the Malmesbury and Chippenham Community Areas.

This together with the proposed allocations at Large Villages in the HMA offers a healthy supply for the rural areas in line with the Spatial Strategy.

South Wiltshire Housing Market Area

Housing requirement

- 6.1 Information regarding supply over the Plan period so far indicates land for a further 1,331 dwellings would meet the minimum required by WCS Core Policy 2.

Table 5.1 South Wiltshire HMA – housing requirement

| HMA | Minimum requirement | Completions 2006-2017 | Developable commitments 2017-2026 | Minimum to be allocated |
|-----------------|---------------------|-----------------------|-----------------------------------|-------------------------|
| South Wiltshire | 10,420 | 5,388 | 3,701 | 1,331 |

Summary

- 6.2 The confirmed 2017 position has shown a reduction in committed supply from the estimated position. The strategic allocation at Churchfields, Salisbury is now subject to significant delay which has had an effect on the developable commitments. Additionally there is uncertainty as to whether the full number of units allocated at the Kings Gate, Amesbury strategic allocation will be delivered. There remains a residual requirement to be met at the HMA.

- 6.3 [Further work carried out since the pre-submission draft Plan has identified an additional site at The Yard, Salisbury \(allocation H3.5\) that can contribute to the developable supply. This new site allocation has been added to the Plan.](#)

Housing Land Supply

- 6.4 Excluding an allowance for windfall, anticipated land supply in this HMA compared to strategic requirements is as follows

Table 6.4 South Wiltshire HMA – housing requirement

| HMA | Housing requirement 2006-2026 | Housing Completions 2006-2017 | Commitments 2017-2026 | Plan allocations 2017-2026 ⁶ | TOTAL | Surplus |
|-----------------|-------------------------------|-------------------------------|-----------------------|---|-------|---------|
| South Wiltshire | 10,420 | 5,388 | 3,701 | 804 | 9,893 | -527 |

- 6.5 The confirmed baseline position April 2017 indicates the supply of deliverable land for housing development (including a windfall allowance) continues to be in excess of five years with an additional 5% buffer. However the committed supply (i.e. excluding

⁶ [The 'Plan allocations 2017-2026' figure differs from the pre-submission draft as a result of the proposed addition of site H3.5 \(The Yard, Salisbury\) which totals 14 units.](#)

a windfall allowance) does not fully satisfy the housing requirement for the Plan period.

Table 6.5 South Wiltshire HMA - Five year land supply 2017

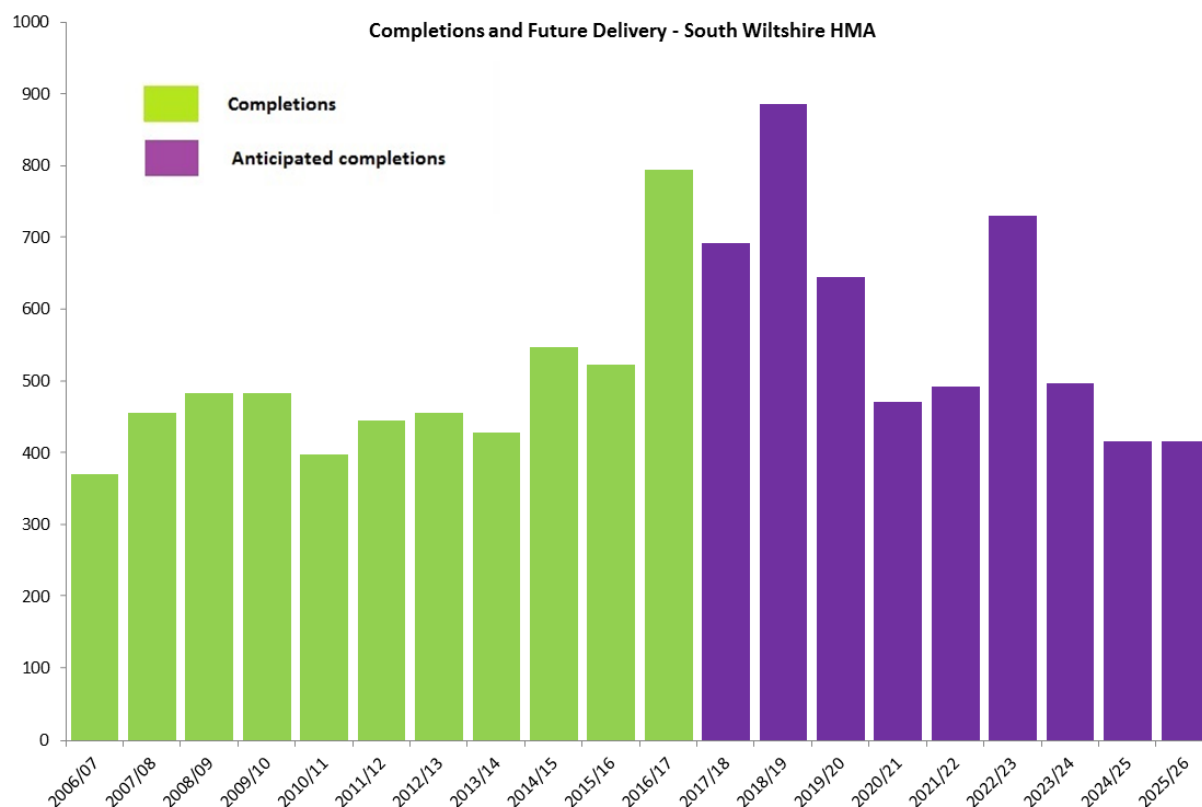
| Area | Housing requirement 2006-2026 | Housing completions 2006-2017 | Five year housing requirement 2017-2022 | Deliverable supply 2017-2022 | Number of years of deliverable supply |
|---------------------|-------------------------------|-------------------------------|---|------------------------------|---------------------------------------|
| South Wiltshire HMA | 10,420 | 5,388 | 2,796 | 3,187 | 5.70 |

6.6 Anticipated development trajectories shows a 5-year housing land supply can be demonstrated with an additional 5% buffer, until the monitoring year ending 2021.

Table 6.6 South Wiltshire HMA - Five year land supply 2017 - 2026

| Year supply | 2017 | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 | 2024 | 2025 |
|------------------|------|------|------|------|------|------|------|------|------|
| North & West HMA | 5.70 | 5.95 | 5.75 | 5.57 | 5.46 | 5.14 | 4.19 | 3.25 | 2.42 |

Figure 6.1 Completions and Future Delivery – South Wiltshire HMA



Resilience testing

6.7 The results of resilience testing have not been altered as a result of the confirmed housing land supply position

Table 6.7 Resilience testing

| Test | | Results |
|------|--------------------------------------|--|
| A | Site delay | <p>The scenario tested envisaged no delivery at the strategic allocation at Churchfields and the proposed allocation at Netherhampton Road, Salisbury.</p> <p>There is only a minor impact to the immediate deliverable supply due to the timeline for delivery at Netherhampton Road, with it being sufficiently robust to withstand such a scenario until 2018/19. At this point the deliverable supply falls marginally below the 5-year requirement with a 5% buffer.</p> <p>A four year lead in period for delivery at Netherhampton Road allows time to consider additional sites to be allocated through the WCS review as recognised in Topic Paper 4.</p> |
| B | Reliance on windfall | <p>Table 6.4 indicates a shortage in committed supply. To deliver the requirement may rely in part on windfall development. However figures show this is a reliable source of supply in Wiltshire.</p> |
| C | Persistent under-delivery | <p>Confirmed 2016/17 completions were considerably in excess of both the annualised average requirement, and the estimated 2017 position. Large-scale delivery at the WCS strategic sites is scheduled to continue in the forthcoming years.</p> <p>The rolling 5-year land supply for the Plan period is not sufficient for a 20% buffer. However the concept of persistent under-delivery does not form part of the draft changes to national policy, and is proposed to be replaced by a formal assessment of housing delivery over a rolling 3 year period.</p> |
| D | A backlog / shortfall of development | <p>The position stated in Topic Paper 4 has improved against the confirmed 2017 position with large-scale delivery at the WCS strategic sites. This is scheduled to continue for the forthcoming years which will recover the slower rate of delivery in the first half of the WCS Plan period.</p> |

Spatial Strategy

6.7 The table below compares indicative requirements with proposed levels of growth in each area including the allocations proposed for inclusion in the Plan and this is followed by a consideration of where there are variations from the intended distribution indicated in the spatial strategy of the WCS. The Plan must be in general conformity with the WCS.

Table 6.8 South Wiltshire HMA - Fit with spatial strategy

| Area | Indicative requirement 2006-2026 | Completions 2006-2017 | Developable commitments 2017-2026 | TOTAL | % Variation |
|----------------------------------|----------------------------------|-----------------------|-----------------------------------|--------------|-------------|
| Urban areas | | | | | |
| Amesbury, Bulford and Durrington | 2,440 | 1,446 | 873 | 2,319 | -1% |
| Salisbury | 6,060 | 2,436 | 2,970 | 5,938 | -2% |
| Wilton | | 321 | 211 | | |
| TOTAL | 8,500 | 4,203 | 4,054 | 8,257 | -3% |
| Rural areas | | | | | |
| Amesbury CA remainder | 345 | 176 | 73 | 249 | -28% |
| Mere CA remainder | 50 | 42 | 7 | 49 | -2% |
| Mere | 235 | 123 | 143 | 266 | 13% |
| Downton | 190 | 101 | 92 | 193 | 2% |
| Tisbury | 200 | 169 | 9 | 178 | -11% |
| Wilton CA remainder | 255 | 123 | 14 | 137 | -46% |
| Southern Wiltshire CA remainder | 425 | 389 | 98 | 487 | 15% |
| Tisbury CA remainder | 220 | 62 | 16 | 78 | -65% |
| TOTAL | 1,920 | 1,185 | 452 | 1,637 | -15% |

6.8 The overall pattern of growth in the HMA is relatively similar to that identified in Topic Paper 4, with most Market Towns exceeding anticipated levels of growth. The delay in the Churchfields allocation has notably reduced the developable commitments at the Principal Settlement of Salisbury. The Plan allocations at the city have helped in offsetting these delays, however the level of development remains slightly short of what was anticipated in the WCS Spatial Strategy. Although the level of development at the urban areas falls marginally short of anticipated overall, it remains in broad conformity with the WCS.

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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