



# Wiltshire Housing Site Allocations Plan

Community Area Topic Paper – Wilton

July 2018  
Submission version

## 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 Wilton Community Area, excluding the parts of the community area that relate to the Principal Settlement of Salisbury (see Salisbury Community Area Topic Paper); and
- the site selection process in relation to the Wilton community area, excluding Wilton (see Salisbury Community Area Topic Paper for Wilton).

## 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 the Plan<sup>(1)</sup>.

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 help 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 Wilton 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

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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 Wilton Community Area Topic Paper

#	Section		Appendices
2	<b>Community Area</b>	Planning policy context for the Wilton 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	<b>Settlement boundary review</b>	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.	<b>Appendix A</b> contains maps of each settlement showing the revised settlement boundary proposals with tables explaining the changes.
4	<b>Overview of the site selection process</b>	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	<b>Outcome of the site selection process for Wilton</b>	See the <i>Salisbury Community Area Topic Paper</i> (June 2017).	<b>Appendix B</b> contains maps of each settlement showing SHLAA sites considered during the site selection process. They show whether sites have been identified for allocation or at which stage they have been removed from the site selection process.
6	<b>Outcome of the Wilton Community Area Remainder site selection process</b>	Summary of the Wilton Community Area Remainder site selection process (Stages 1 to 2). It outlines the methodology and identifies whether housing site allocations for the community area remainder should be included in the Plan.	<p><b>Appendix C</b> contains maps of each settlement showing the exclusionary assessment criteria considered at Stage 2a of the site selection process.</p> <p><b>Appendix D</b> contains the assessment criteria and output from Stage 2a of the site selection process.</p> <p><b>Appendix E</b> contains the assessment criteria and output from Stage 2b of the site selection process.</p>

7	<b>Conclusions</b>	Summary of the process, listing the sites that have been identified as proposed allocations in the Plan and settlements where the boundaries have been reviewed.	
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## 2. Wilton Community area

### Context

**2.1** The WCS provides the context for the Plan in relation to the Wilton Community Area. Core Policies 1 (Settlement Strategy) and 33 (Wilton Area Strategy) set out:

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

**2.2** Core Policy 33 requires approximately 255 new homes to be provided in the Wilton Community Area Remainder over the Plan period 2006 to 2026. The housing requirement for the Local Service Centre of Wilton is included within Core Policy 20 (Salisbury Area Strategy). Therefore, the outcome of the site selection process for Wilton is summarised within the *Salisbury Community Area Topic Paper*<sup>(2)</sup>. The housing requirements reflect the settlement strategy set out in Core Policy 1 and the role and function of settlements in the Wilton Area Strategy. It indicates how much growth should be provided 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 falls within the Wilton Community Area.

Table 2.1 Settlement Strategy in the Wilton Community Area

<b>Local Service Centres</b>	Wilton
<b>Large Villages</b>	Broad Chalke and Dinton
<b>Small Villages</b>	Barford St Martin, Bishopstone, Bowerchalke (inc. Misselfore), Compton Chamberlayne, Ebbesbourne Wake, Quidhampton, South Newton, Stoford and Teffont Magna / Teffont Evias

### Issues and considerations

**2.4** Core Policy 33 and the supporting text (paragraph 5.174) of the WCS identify specific issues to be addressed in planning for the Wilton Community Area, including:

- the need to ensure that Wilton's character and individuality as the 'ancient capital of Wessex' is maintained and that Wilton retains its identity and does not coalesce with Salisbury.
- future work to identify additional sites to accommodate growth in the area should take account of the unique relationship between Wilton and Salisbury, as well as acknowledging the environmental capacity of the Wilton Community Area. It may be the case that Salisbury could help accommodate housing and employment growth needed in the Wilton area in a more sustainable manner than this being located in Wilton itself

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2 See Wiltshire Council (~~June 2017~~) (**May 2018**) Salisbury Community Area Topic Paper.

- the need to protect the built and natural environment of the Wilton Community Area, and to conserve and enhance views into and out of the Wilton Conservation Area including Wilton Park and House, as well as conserving the historic gateway to Wilton along The Avenue
- all development within the Wilton Community Area will need to conserve the designated landscape of Cranborne Chase AONB and its setting, and where possible enhance its locally distinctive characteristics
- development in the vicinity of the River Avon (Hampshire) or Prescombe Down must incorporate appropriate measures to ensure that it will not adversely affect the integrity of those Natura 2000 sites.

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

- extension of village primary schools to provide additional places
- provision of additional nursery school places
- support development of local primary care health facilities, which are expected to exceed capacity by the end of the Plan period

**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 Wilton Community Area Remainder is set out in *Table 2.2* below. The table shows the overall housing requirement 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.**

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



Table 2.2 Estimated housing requirements for the Wilton Community Area Remainder.<sup>(4)</sup>

Area	Indicative requirement 2006-2026	Completions 2006-2017	Developable commitments 2017-2026	Indicative residual requirement
Wilton CA Remainder	255	115	11	129

**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 Wilton Community Area are set out in Table 2.3 below.

Table 2.3 Housing requirements for the Wilton Community Area Remainder.<sup>(5)</sup>

<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>Wilton CA Remainder</u>	<u>255</u>	<u>123</u>	<u>14</u>	<u>118</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** Wilton Community Area has two neighbourhood plans in preparation. ~~Table 2.3~~ **Table 2.4** below shows the stage of the neighbourhood planning process reached by these plans. If the neighbourhood plans were sufficiently advanced, having at least submitted a draft neighbourhood plan to the Council for a Regulation 16 Consultation, then this would include information on whether they are 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<sup>(6)</sup>.

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

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 Wilton Community Area at May 2018

Plan Area/ name of NDP	Stage Reached	Is it allocating housing, if so, how much?	Is it reviewing the current settlement boundaries?
Wilton	<del>Area Designation (Mar 2016)</del> <b><i>Revised Area Designation (Mar 2018)</i></b>	Unknown at this stage	Unknown at this stage
Broad Chalke	Area Designation (Nov 2014)	Undertaking a site selection process	Unknown at this stage

### 3. Settlement boundary review

3.1 The Plan also proposes amendments to the settlement boundaries, as defined in the WCS, of the following settlements within the Wilton Community Area:

- Wilton
- Broad Chalke, and
- Dinton

3.2 **Appendix A** contains maps showing the proposed amendments to these settlement boundaries 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*<sup>(7)</sup>.

3.3 No settlements in the Wilton Community Area are considered to have had their settlement boundaries reviewed through a sufficiently advanced neighbourhood planning process. Therefore, all settlements with currently adopted settlement boundaries within this community area have been considered through the settlement boundary review.

3.4 Parts of the community area relate to the Principal Settlement of Salisbury. The settlement boundary review in relation to Salisbury Community Area Topic Paper.

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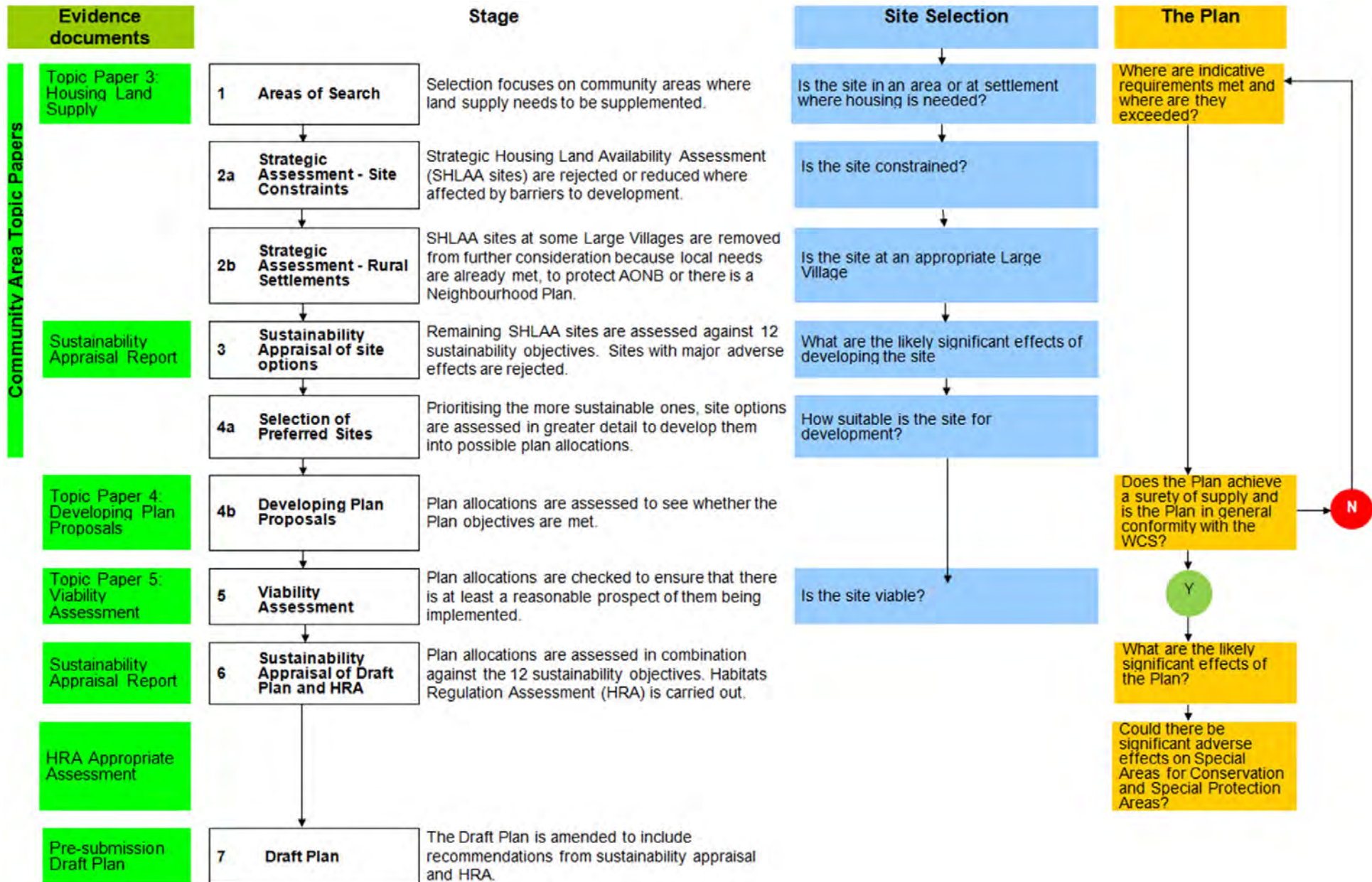
7 ~~Wiltshire Council (June 2017)~~ (**May 2018**). *Topic Paper 1: Settlement Boundary Review Methodology*.

## 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](#)<sup>(8)</sup>. **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.***

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



## 5. Outcome of the site selection process for Wilton

### Overview

- 5.1** The housing requirement for the Local Service Centre of Wilton is included within Core Policy 20 (Salisbury Area Strategy). Therefore, the outcome of the site selection process for Wilton is summarised within the *Salisbury Community Area Topic Paper*<sup>(9)</sup>.

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9 See Wiltshire Council (~~June 2017~~) **(May 2018)** Salisbury Community Area Topic Paper.

## 6. Outcome of the Wilton Community Area Remainder site selection process

### Overview

- 6.1** This section summarises the outcome of the site selection process for the Wilton Community Area Remainder. It follows the methodology outlined in Section Four and is covered in more detail by *Topic Paper 2: Site Selection Process Methodology*<sup>(10)</sup>.
- 6.2** The decisions taken after each stage of the process for the Wilton Community Area Remainder, along with the reasons for these decisions, are summarised below.

### Stage 1: Identifying broad 'areas of search'

- 6.3** 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 Wilton Community Area Remainder. 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.
- 6.4** *Table 2.2* demonstrates an indicative residual requirement of 129 dwellings for the Wilton Community Area Remainder to be delivered during the Plan period.
- 6.5** The Plan will need to consider the potential to allocate additional land to help meet the indicative residual requirement. Therefore the site selection process for the Wilton Community Area Remainder progresses to Stage 2a.

### Stage 2a: Strategic assessment of exclusionary criteria

- 6.6** The purpose of Stage 2a is to undertake further consideration of potential sites for assessment in the Wilton Community Area Remainder. Strategic Housing Land Availability Assessment ('SHLAA')<sup>(11)</sup> sites at the Large Villages are assessed against a range of exclusionary criteria. They are removed or reduced in capacity where affected by barriers to development, such as heritage and wildlife designations and flood plain, or because the site is already a commitment for development or located in the built up area.
- 6.7** Only SHLAA sites in the immediate surrounds of settlements are considered through the Stage 2a strategic assessment. Sites within the open countryside or at Small Villages (i.e. not located at Large Villages, Local Service Centres, Market Towns or Principal Settlements) are not considered as potential housing allocation sites and, therefore, removed from further consideration<sup>(12)</sup>.
- 6.8** *Table 6.1* below lists SHLAA sites removed prior to the Stage 2a assessment on this basis.

**Table 6.1 SHLAA sites removed prior to Stage 2a for being in the open countryside or at a Small Village**

Area of Search	SHLAA sites in the open countryside or at a Small Village
Wilton CA Remainder	S2, S18, S19, S20, S27, S28, S29, S53, S54, S76, S176, S183, S247, S248, S265, S1025, 3127, 3137, 3138, 3094, 3465

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

11 Where reference is made in this topic paper to SHLAA sites this includes Strategic Housing and Economic Land Availability Assessment (SHELAA) sites and any new sites promoted to the Council through consultation on the plan.

12 Wiltshire Council (September 2011). Strategic Housing Land Availability Assessment (SHLAA) Methodology.



**6.9** **Appendix B** contains maps of the Large Villages within the Wilton Community Area, showing SHLAA sites considered during the site selection process. **Appendix C** contains maps showing the exclusionary criteria, while **Appendix D** contains the assessment criteria and output from Stage 2a, including reasons why individual sites have been removed.

**6.10** *Table 6.2* below summarises the output from the Stage 2a strategic assessment for Large Villages in the Wilton Community Area Remainder.

**Table 6.2** SHLAA sites considered at Stage 2a in the Wilton Community Area Remainder

Settlement	SHLAA sites removed due to application of exclusionary criteria (Stage 2a)	SHLAA sites taken forward to the next stage (2b)
Broad Chalke	3216, 3306, 3338, 3340	3212, 3213, 3339
Dinton	S248, S249	S183

**6.11** Therefore, the outcome of the Stage 2a strategic assessment for the Wilton Community Area Remainder illustrates the availability of land at the following Large Villages:

- Broad Chalke
- Dinton

**Stage 2b: Identifying requirement for growth in Large Villages**

**6.12** In order to deliver sustainable growth, site allocations may not be necessary at all of these Large Villages. The purpose of Stage 2b is to establish whether any should be removed from the 'area of search'. As such, Stage 2b performs a comparative analysis of the Large Villages within the community area remainder. If any are removed, sites in and around these Large Villages would be removed and not taken forward to the next stage.

**6.13** The full list of factors that informed a decision as to whether or not SHLAA sites at some Large Villages should be excluded from further assessment are as follows:

- Number of dwellings in village (2006)
- Housing completions (2006 – 2015)
- Developable commitments (2015 – 2026)
- Proportionate growth of village (2006 – 2026)
- Potential environmental constraints (including strategic environmental / landscape designations and heritage assets)
- Neighbourhood plan status
- Consultation responses from the Parish Council
- The number of sites submitted to the SHLAA



**6.14** **Appendix E** contains the output from Stage 2b of the site selection process. *Table 6.3* below summarises the Stage 2b assessment for the Large Villages within the Wilton Community Area Remainder, showing those Large Villages that have not been taken forward to the next stage.

**Table 6.3 Summary of the Stage 2b Assessment for the Wilton Community Area Remainder**

Settlement	Justification for not taking forward to the next stage
Broad Chalke	<ul style="list-style-type: none"> <li>• Within AONB</li> <li>• Education capacity constraints</li> </ul>
Dinton	<ul style="list-style-type: none"> <li>• Within AONB</li> <li>• High level of growth</li> </ul>

**6.15** **Appendix B** highlights SHLAA sites removed after Stage 2a of the site selection process. In the rural area around Wilton, of the two Large Villages, Dinton has already experienced relatively significant growth and at Broad Chalke, sites are being investigated through the preparation of a Neighbourhood Plan, although the local primary school has limited capacity to support growth.

**6.16** No Large Villages have been taken forward to the next stage. Therefore, it is proposed that housing sites will not be identified for allocation within the Wilton Community Area Remainder and the site selection process ends after Stage 2b.

## 7. Conclusions

### Wilton

- 7.1 This paper focuses on the site selection process and settlement boundary review for only those settlements within the Wilton Community Area Remainder. The housing requirement for the Local Service Centre of Wilton is included within Core Policy 20 (Salisbury Area Strategy). Therefore, the outcome of the site selection process for Wilton is summarised within the *Salisbury Community Area Topic Paper*<sup>(13)</sup>.

### Wilton Community Area Remainder

- 7.2 There is an indicative residual housing requirement of 129 dwellings for the Wilton Community Area Remainder, however the site selection process did not identify any available sites. This followed an assessment of SHLAA sites against strategic constraints and a comparative analysis of the Large Villages of Broad Chalke and Dinton, which resulted in sites at both settlements being excluded from the broad 'areas of search'.

### Settlement Boundary Review

- 7.3 The Plan has reviewed the settlement boundaries of the following settlements within the Wilton Community Area:

- Wilton
- Broad Chalke, and
- Dinton

- 7.4 No settlements in the Wilton Community Area are considered to have had their settlement boundaries reviewed through a sufficiently advanced neighbourhood planning process. Therefore, all settlements with currently adopted settlement boundaries within this community area have been considered through the settlement boundary review.

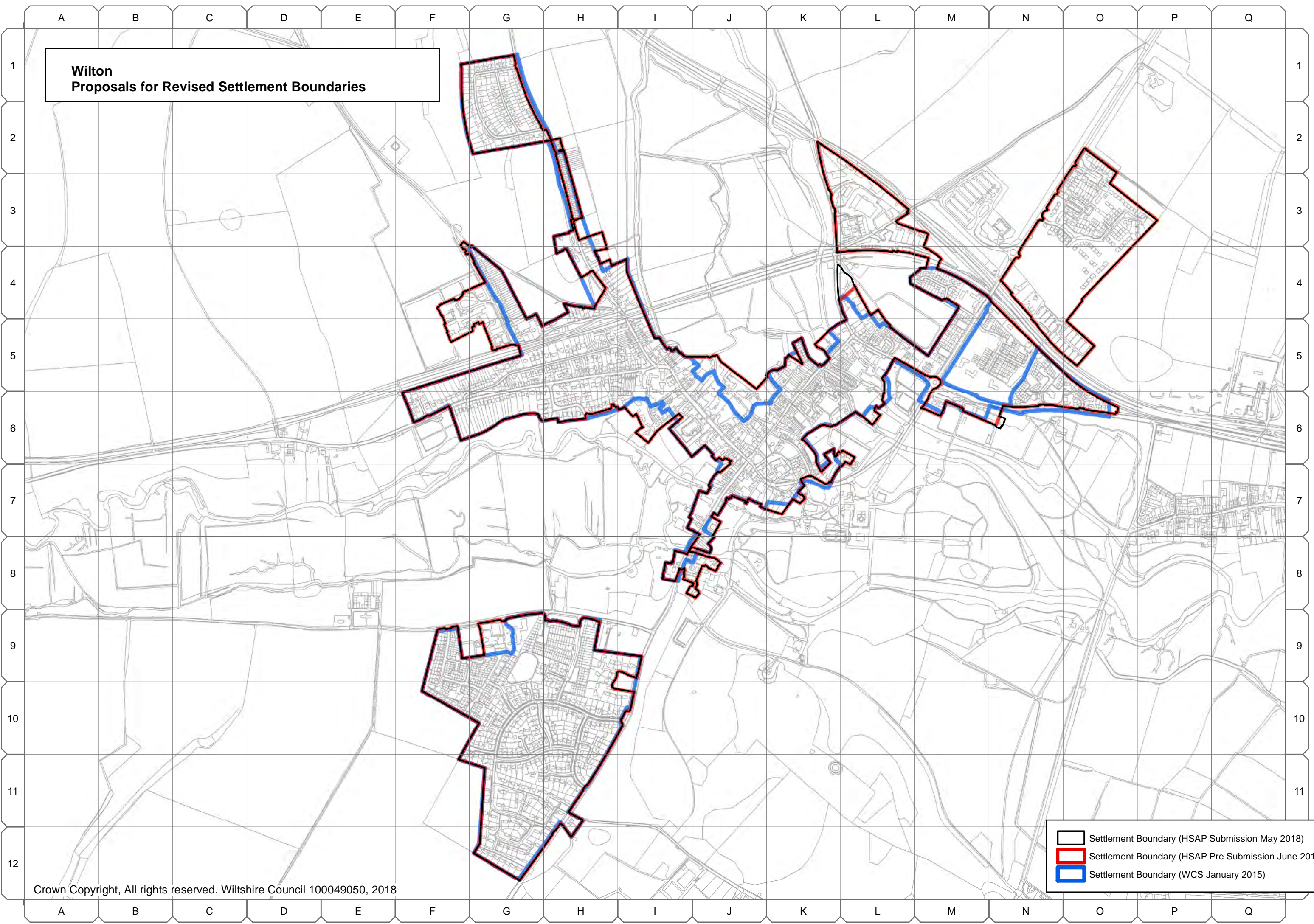
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13 See Wiltshire Council (June 2017) *(May 2018)* Salisbury Community Area Topic Paper.

# Appendix A: Proposals for revised settlement boundaries



**Wilton  
Proposals for Revised Settlement Boundaries**



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



## Wilton

**A.1** The preceding map of Wilton 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<sup>(14)</sup>. The grid reference numbers are those used on the map overleaf.

**Table A.1 Proposed amendments to Wilton Settlement Boundary**

<b>Map Grid Reference</b> (15)	<b>Proposed Amendments</b>
G9	Amend boundary to include built community facility development physically related to the settlement.
I10, I9	Amend boundary to exclude area more closely related to the open countryside.
J8, I8	Amend boundary to include built development physically related to the settlement.
J7, J6	Amend boundary to exclude area more closely related to the countryside.
I6	Amend boundary to include built development physically related to the settlement.
H6	Amendment to boundary to follow but not include clearly defined physical feature – the road.
G5, F5, F4, G4	Amend boundary to include built community facilities development physically related to the settlement.
F3	Amend boundary to include built development physically related to the settlement.
H4	Amend boundary to exclude area more closely related to the countryside.
H3	Amendment to boundary to follow but not include clearly defined physical feature – the road.
G1, G2	Amendment to boundary to follow but not include clearly defined physical feature – the road.
H2	Amend boundary to include built development physically related to the settlement.
H3 (S)	Amend boundary to exclude area more closely related to the open countryside.
H3 (S), H4	Amend boundary to include area more closely related to the settlement.

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

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

J5, J6	Amend boundary to include built employment development physically related to the settlement.
K5	Amend boundary to exclude area of land more closely related to the countryside.
K5 (E)	Amend boundary to include area of built development physically related to the settlement.
L4	Amend boundary to include area of built development physically related to the settlement.
M4	Amendment to boundary to follow but not include clearly defined physical feature – the road.
M4 (N), L4, L3, L2, K3, K2, M3	Amend boundary to include area of built employment development physically related to the settlement.
N5, M5	Amend boundary to include area of built development physically related to the settlement.
O2, O3, O4, P3, N3, N4, N5, O5	Amend boundary to include area of built development physically related to the settlement.
O6, N6	Amend boundary to follow defined physical features – curtilages of properties and the settlement side of the road.
N6	Amend boundary to include built development physically related to the settlement.
M6	Amend boundary to include built residential development physically related to the settlement.
M5 (SW), L5	Amendment to boundary to follow but not include clearly defined physical feature – the road and water course.
L6 (N)	Amend boundary to include built development physically related to the settlement.
L6 (S)	Amend boundary to include built development physically related to the settlement.
K7 (N)	Amendment to boundary to follow but not include clearly defined physical feature – the road.
K7 (C)	Amend boundary to include built development physically related to the settlement.
K7 (W)	Amend boundary to include curtilages that relate more closely to the settlement.
J7	Amend boundary to include built development physically related to the settlement.

**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 Wilton Settlement Boundary*

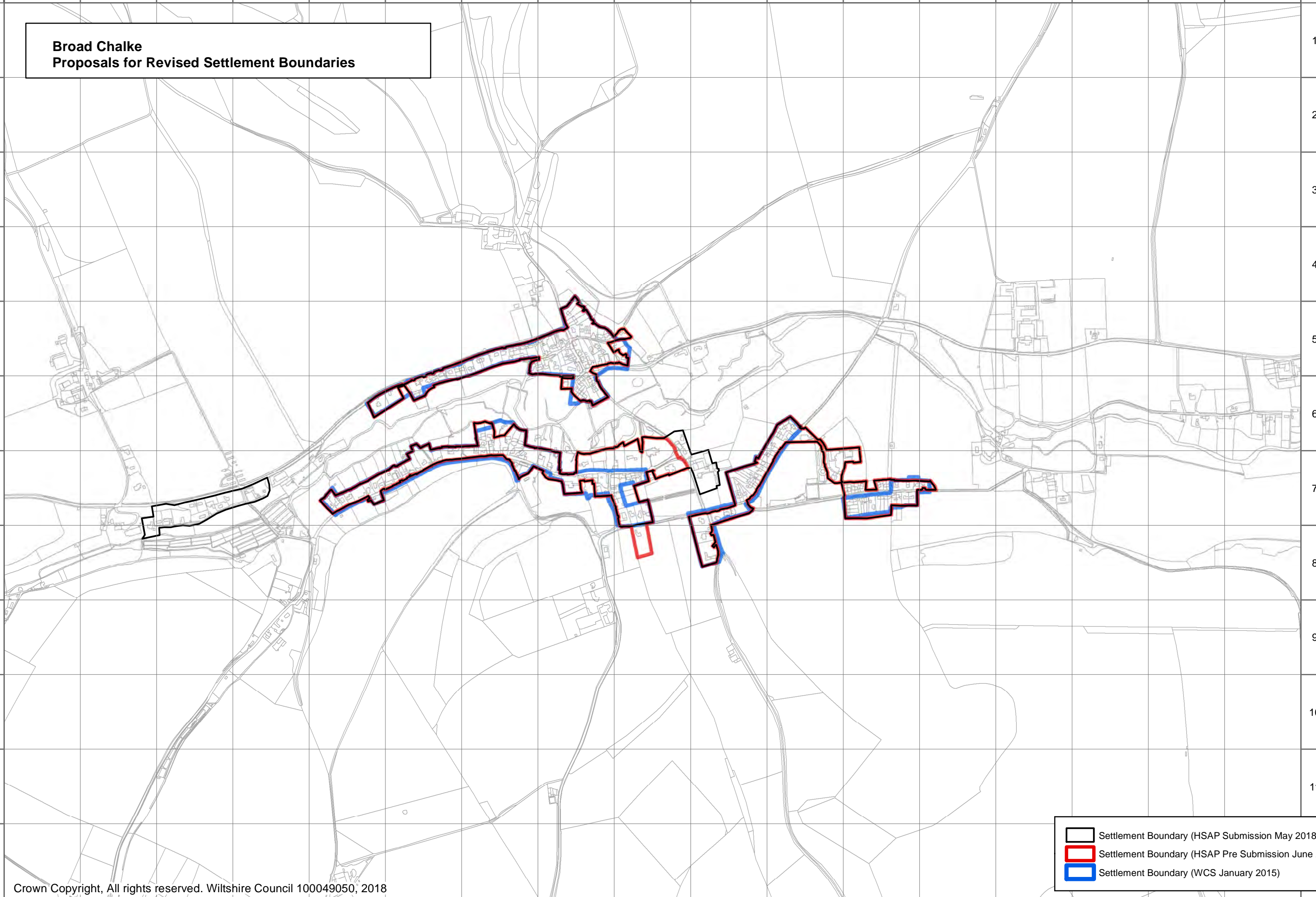
<b><u>Map Grid Reference</u></b>	<b><u>Proposed change</u></b>
<b><u>M6 and L6</u></b>	<b><u>Amend pre-submission settlement boundary to include the existing Park Garden House, Wilton House Garden Centre. This is built development that is physically related to the settlement.</u></b>
<b><u>K4 and L4</u></b>	<b><u>Amend pre-submission settlement boundary to include land at Burdens Ball Farm, Queen Street. This contains built development that is physically related to the settlement. The railway line forms a clearly defined physical feature.</u></b>

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**Broad Chalke  
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



## Broad Chalke

**A.2** The preceding map of Broad Chalke 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<sup>(16)</sup>. The grid reference numbers are those used on the map overleaf.

**Table A.2 Proposed amendments to Broad Chalke Settlement Boundary**

<b>Map Grid Reference</b> <sup>(17)</sup>	<b>Proposed Amendments</b>
H5	Amendment to boundary to follow defined feature – curtilages of properties.
I5 (E)	Amend boundary to include built residential development.
I5 (S), H5	Amendment to boundary to follow but not include clearly defined physical feature – the road.
H6	Exclude area of land primarily related to the countryside.
H6 (N)	Amend boundary to include built residential development physically related to the built area.
G5	Amendment to follow clearly defined physical features.
F6	Amendment to include built residential development and curtilage of property physically related to the settlement.
F6 (W)	Amend boundary to exclude area of land more closely related to the open countryside.
G6	Amend boundary to include curtilage of properties more closely related to the built environment and to exclude area of land more closely related to the open countryside.
H7 (N), I7 (N), I6	Amend boundary to include built residential and community facilities development physically related to the built area.
I7 (C)	Amendment to boundary to follow defined features, curtilages of properties, which are more closely related to the built area.
I8	Amendment to include residential development physically related to the settlement.
H7 (E)	Amendment to boundary to follow but not include clearly defined physical feature – the road.
H7	Amend to include built residential development and to exclude area of land more closely related to the countryside.

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

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

H7 (W)	Include area of built development physically related to the settlement.
G7, F7	Amendment to boundary to follow but not include clearly defined physical feature – the road.
E7	Boundary drawn on the settlement side of the road to exclude the road, and to follow defined feature – curtilage of property.
J8, J7	Amendment to boundary to follow but not include clearly defined physical feature – the road.
J7 (N)	Amend to follow defined feature, curtilage of property.
K6, K7, L7 (N)	Amend boundary to include community facilities physically related to the settlement.
L7	Include area of built residential development closely related to the settlement.
L7 (S)	Amendment to follow defined physical features – curtilages of properties.

**A.2.1** *Table A.2.1 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.2.1 *Proposed changes to the pre-submission Broad Chalke Settlement Boundary*

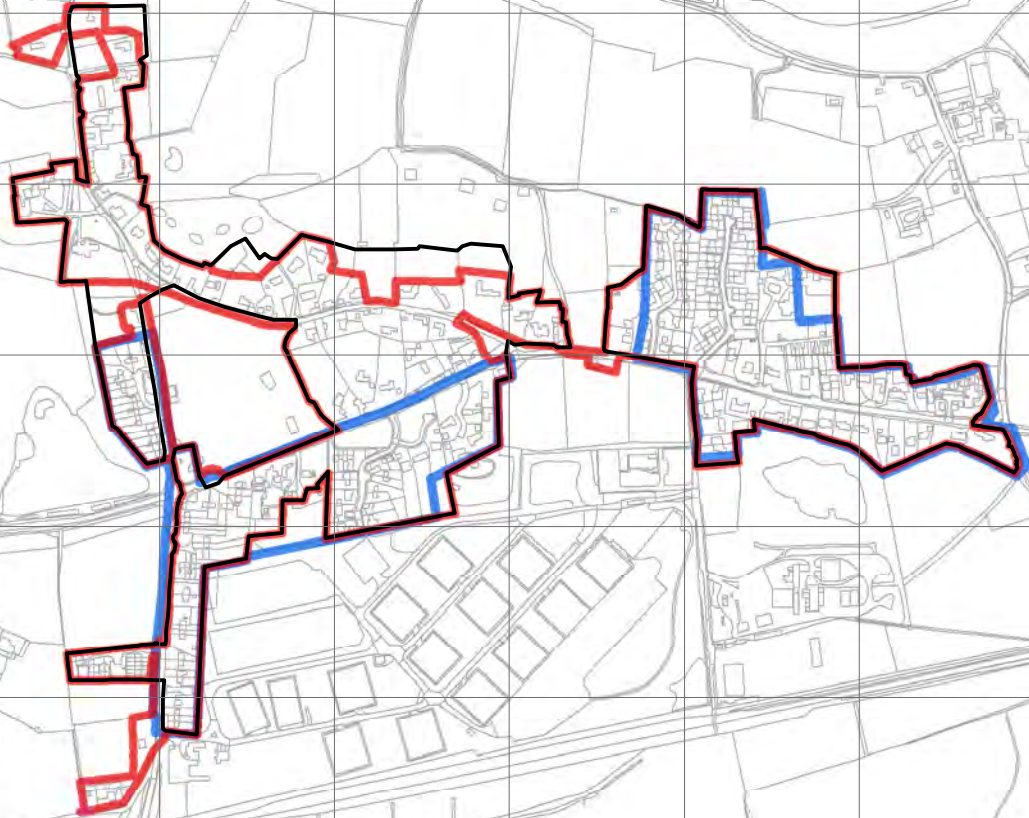
<b><u>Map Grid Reference</u></b>	<b><u>Proposed change</u></b>
<b><u>I8</u></b>	<b><u>Amend pre-submission settlement boundary to to exclude the property, Rest Harrow from the proposed revised settlement boundary. This is isolated development that is physically detached from the settlement.</u></b>
<b><u>I6, J6, I7 and J7</u></b>	<b><u>Amend pre-submission settlement boundary to include the property Manor Farm and associated buildings within the proposed revised settlement boundary. This is built development that is physically related to the settlement.</u></b>
<b><u>B6, B7, C7, D7, B8 and C8</u></b>	<b><u>Amend pre-submission settlement boundary to include the housing development at Gurston Road within the settlement boundary, albeit non-contiguous. The existing settlement boundary for Broad Chalke comprises three non-contiguous areas in close proximity. This housing development is no further from these separate areas than they are from each other.</u></b>




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**Dinton  
Proposals for Revised Settlement Boundaries**



-  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

## Dinton

**A.3** The preceding map of Dinton 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<sup>(18)</sup>. The grid reference numbers are those used on the map overleaf.

**Table A.3 Proposed amendments to Dinton Settlement Boundary**

Map Grid Reference <sup>(19)</sup>	Proposed Amendments
F7	Amend boundary to include area of built residential development physically related to the settlement.
G7 (W), G6 (W)	Amendment to boundary to follow but not include clearly defined physical feature – the road.
F5 (S)	Amend boundary to include area of development physically related to the settlement.
F4, F5, G5, H5, G6, H6, I5	Amend boundary to include area of built development physically related to the settlement.
J5	Amend boundary to include built development and curtilages that are physically related to the settlement.
K6	Amendment to boundary to follow but not include clearly defined physical feature – the road.
G6, G7	Amend boundary to exclude recreational / amenity space at the edge of the settlement.
F8	Amend boundary to include area of built residential development physically related to the settlement.

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

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



**A.3.1** *Table A.3.1 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.*

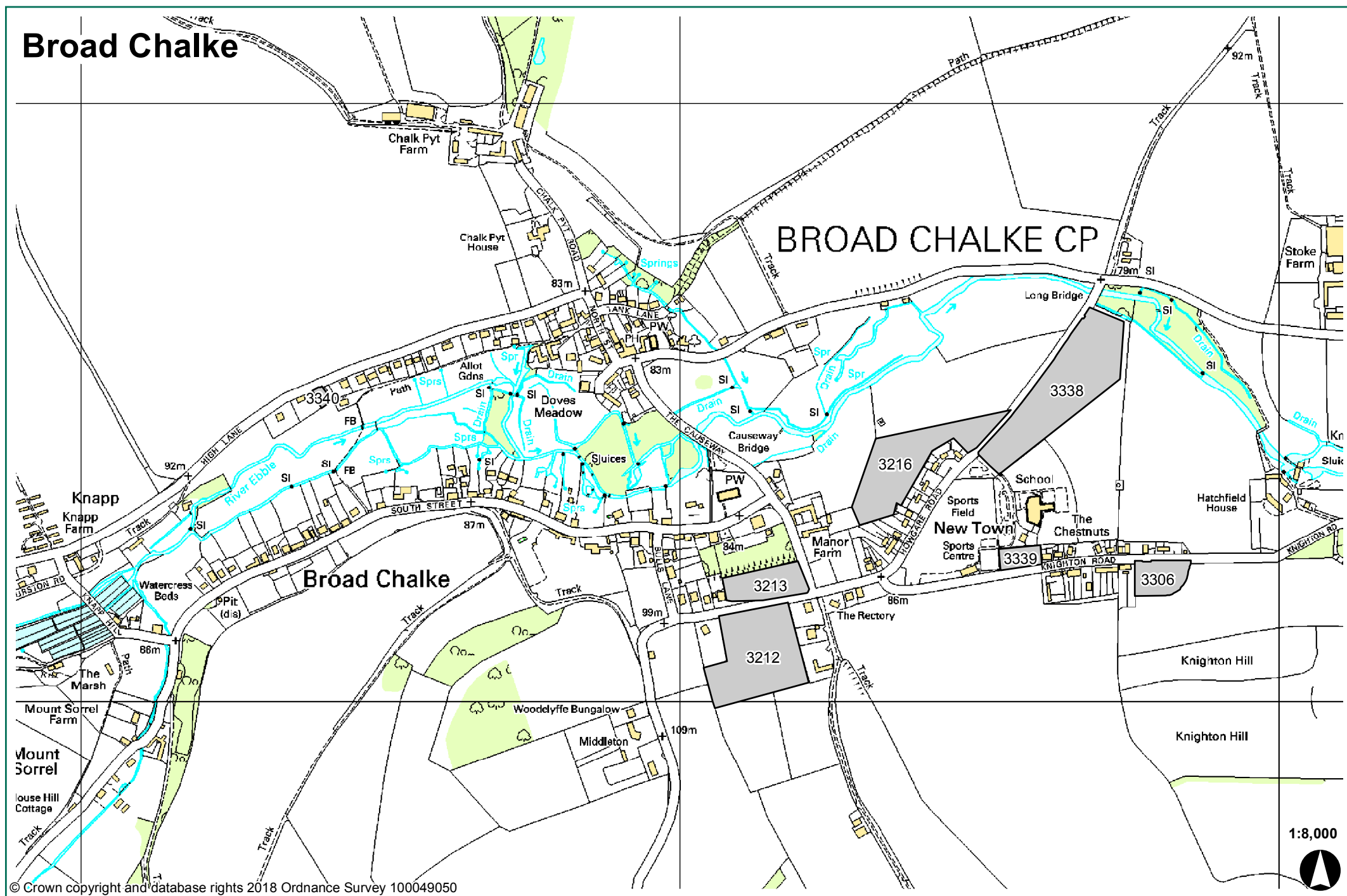
Table A.3.1 *Proposed changes to the pre-submission Dinton Settlement Boundary*

<b><i>Map Grid Reference</i></b>	<b><i>Proposed change</i></b>
<b><i>F8, F4 and I6</i></b>	<b><i>Amend pre-submission settlement boundary to exclude isolated development from the settlement boundary. This development is isolated and not physically related to the settlement.</i></b>
<b><i>F5 and F4</i></b>	<b><i>Amend pre-submission settlement boundary to include housing development within the settlement boundary. This is built development that is physically related to the settlement.</i></b>
<b><i>F4, F5, G5 and I5</i></b>	<b><i>Amend pre-submission settlement boundary to follow but not include the roads. These are clearly defined physical features.</i></b>
<b><i>G5 and H5</i></b>	<b><i>Amend pre-submission settlement boundary to include the entirety of the residential gardens in Snow Hill. This land is physically related to the settlement.</i></b>

# Appendix B: SHLAA sites considered during the site selection process

# Broad Chalke

# BROAD CHALKE CP



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1:8,000



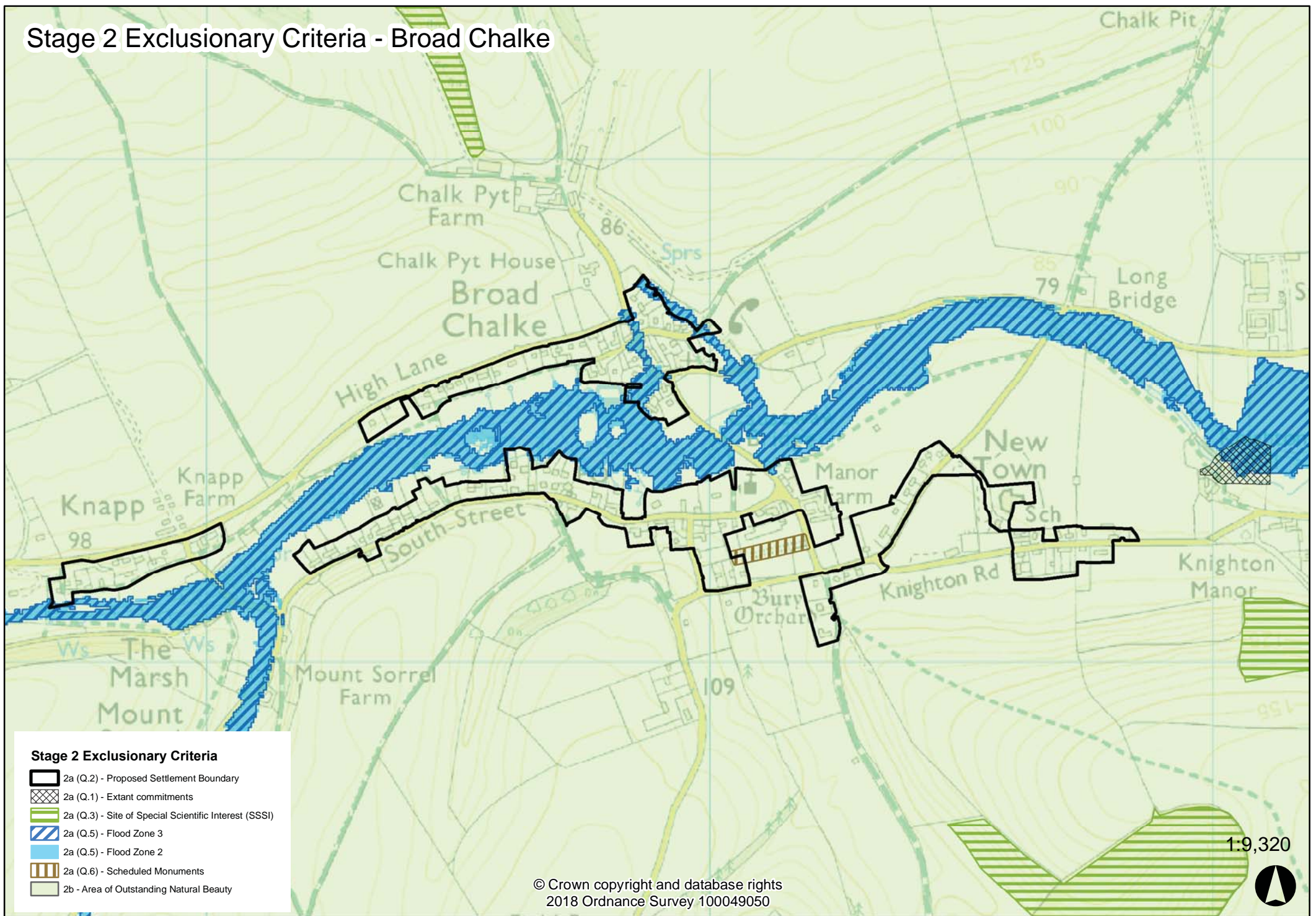
- Housing allocation boundary proposed amendments (May 2018)
- Proposed housing allocations
- SHLAA Sites removed at Stage 4
- New sites removed at Stage 4
- SHLAA Sites removed at Stage 3
- New sites removed at Stage 3
- SHLAA Sites removed at Stage 2
- New sites removed at Stage 2





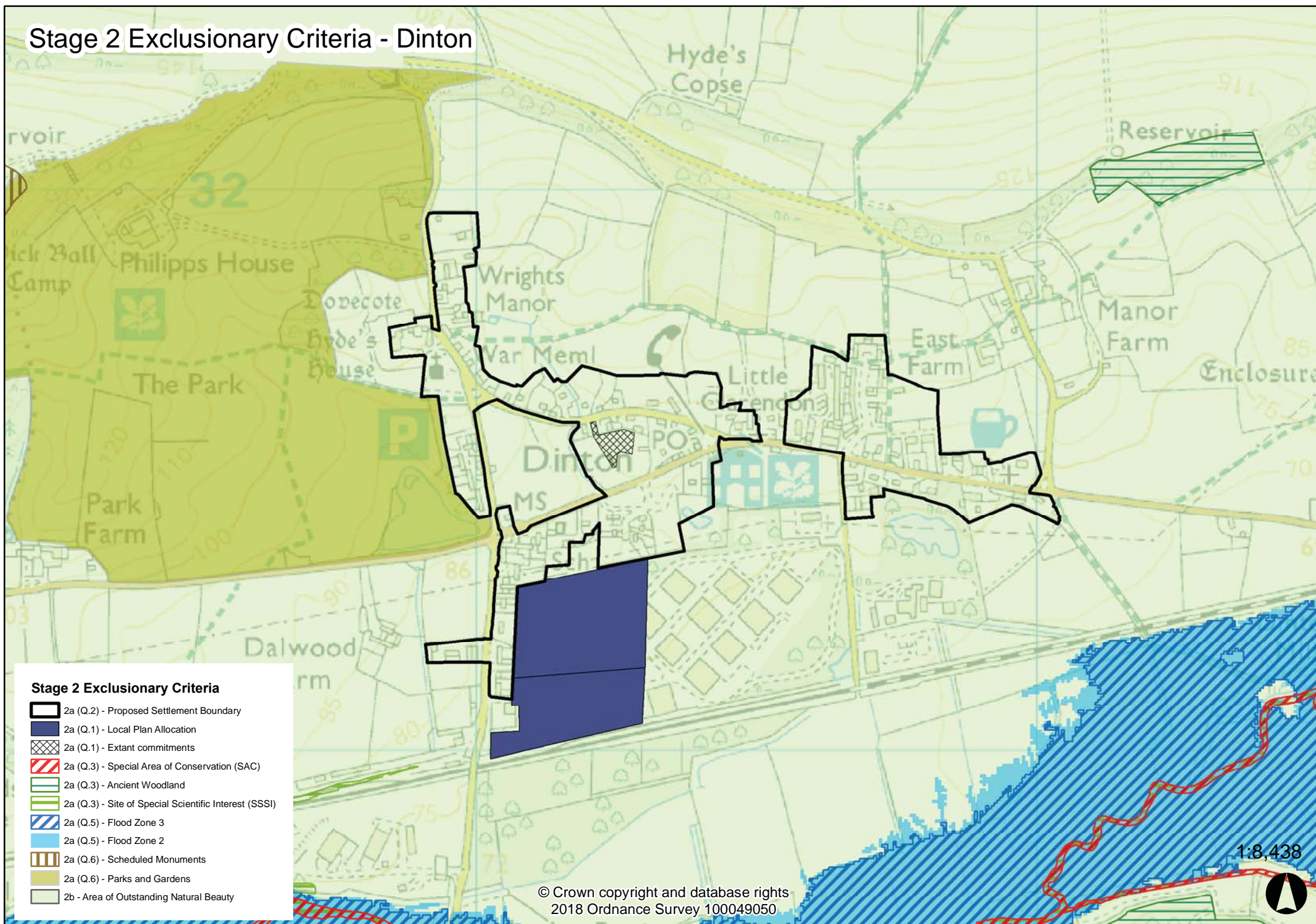
# Appendix C: Exclusionary criteria considered at Stage 2a of the site selection process

# Stage 2 Exclusionary Criteria - Broad Chalke
















# Stage 2 Exclusionary Criteria - Dinton



## Stage 2 Exclusionary Criteria

-  2a (Q.2) - Proposed Settlement Boundary
-  2a (Q.1) - Local Plan Allocation
-  2a (Q.1) - Extant commitments
-  2a (Q.3) - Special Area of Conservation (SAC)
-  2a (Q.3) - Ancient Woodland
-  2a (Q.3) - Site of Special Scientific Interest (SSSI)
-  2a (Q.5) - Flood Zone 3
-  2a (Q.5) - Flood Zone 2
-  2a (Q.6) - Scheduled Monuments
-  2a (Q.6) - Parks and Gardens
-  2b - Area of Outstanding Natural Beauty



**Appendix D: Assessment criteria and output from Stage 2a of the site selection process**

**Table D.1 Stage 2a colour grading**

Red	Green
Absolute exclusionary criteria associated with this site. Exclude this site from further appraisal.	Site has the potential to be suitable for allocation for residential development. Continue with discretionary appraisal.

**Table D.2 Stage 2a exclusionary questions**

Exclusionary questions
1. Is the SHLAA site fully or partly a commitment? Or is the site fully or partly within a Principal Employment Area, or other existing development plan allocation? Or is the site isolated from the urban edge of the settlement i.e. not adjacent to the settlement boundary and not adjacent to a SHLAA site that is?
2. Is the site fully or partly within the settlement boundary <sup>(20)</sup> ?
3. Is the site fully or partly within one more of the following environmental designations of biodiversity or geological value (i.e. SAC, SPA, Ramsar sites, National Nature Reserve, Ancient Woodland, SSSI)?
4. Is the site fully or partly within green belt?
5. Is the site fully or partly within flood risk areas, zones 2 or 3?
6. Is the site fully or partly within areas involving any of the following internationally or nationally designated heritage asset (i.e. World Heritage Site, Scheduled Ancient Monument, Historic Park and Garden, Registered Park and Garden, Registered Battlefield)?

20 The approach to site selection and the relationship with the settlement boundary, both adopted and emerging, is described in Topic Paper 2: Site Selection Methodology

Table D.3 Stage 2a assessment for Wilton Community Area Remainder

Area of search: Wilton Community Area Remainder													
SHLAA Site Ref	Site Name	Capacity	Strategic (exclusionary) criteria <sup>(21)</sup>						Remaining developable site capacity	Land available? Y/N <sup>(22)</sup>	Land developable? Y/N <sup>(23)</sup>	Consideration	Recommendation (take forward/ remove)
			1	2	3	4	5	6					
<b>Broad Chalke</b>													
3212	Land at Newtown	45	N	N	N	N	N	N	45	Y	Y	Exclusionary criteria not met. Potential issues with proximity to junction.	Take forward
3213	Land at Bury Lane	16	N	N	N	N	N	P	13	Y	Y	Northern part of the site within Bury Orchard ditch scheduled monument, majority of site not within SAM so can be considered.	Take forward
3216	Land at Manor Farm	42	N	N	N	N	N	N	42	Y	N	Road not wide enough to accommodate access requirements.	Remove

23 Y = Yes, N = No, P = Partly (Red), Y = Yes (Green), N = No (Red), U = Unknown (Red), M = In multiple ownership (Red) - unless any available land retains deliverability and viability i.e. access, >5 dwelling site capacity

22 Following Landowner Survey: Y = Yes (Green), N = No (Red), U = Unknown (Red), M = In multiple ownership (Red) - unless any available land retains deliverability and viability i.e. access, >5 dwelling site capacity

21 N = No (Green), P = Partly (Red), Y = Yes (Red)

Area of search: Wilton Community Area Remainder														
3306	Land South of Knighton Road	12	N	P	N	N	N	N	N	12	Y	N	Road not wide enough in this sector to accommodate access requirements.	Remove
3338	Land at Newtown	57	N	N	P	N	N	N	N	54	Y	N	Road not wide enough to accommodate access requirements.	Remove
3339	Land at Knighton Road	6	N	N	N	N	N	N	N	6	Y	Y	Exclusionary criteria not met.	Take forward
3340	Land at High Lane	2								2			Site capacity of 2. Under 5 dwelling threshold, therefore remove from further consideration	Remove
<b>Dinton</b>														
S183	Land adj Spire Gate	40	N	N	N	N	N	N	N	40	Y	Y	Adjacent to the proposed settlement boundary.	Take forward
S248	Land at Dinton Business Park	156	Y										Site is partially committed. The site is detached from the main settlement by the rail line, so site is removed from consideration.	Remove

Area of search: Wilton Community Area Remainder											
S249	Land at Westfields Industrial Estate	163	Y							Mixed use allocation in Salisbury District Local Plan. No access available which is separate from the employment site.	Remove



Table D.4 SHLAA sites considered at Stage 2a at Wilton Community Area Remainder

Settlement	SHLAA sites not taken forward due to application of exclusionary criteria (Stage 2a)	SHLAA sites taken forward to the next stage (2b)
Broad Chalke	3216, 3306, 3338, 3340	3212, 3213, 3339
Dinton	S248, S249	S183

**Appendix E: Assessment criteria and output from Stage 2b of the site selection process**

Table E.1

Assessment Criteria	Large Villages	
	Broad Chalke	Dinton
Have local housing needs for the Plan period already been met?	Number of dwellings in village (2006) <sup>(24)</sup>	274
	Housing completions (2006 – 2016) <sup>(25)</sup>	36
	Developable commitments (2016 – 2026)	33
	Proportionate % growth of village (2006 – 2026)	25.2%
	287	9
	3	4.2%

24 2011 census data (minus housing completions 2011-2016)

25 Note: Completions and commitments may not add up to the total for the Area of Search, as the total also includes housing development outside of the Large Villages e.g. at Small Villages and open countryside.

Assessment Criteria	Large Villages	
	Broad Chalke	Dinton
<p><b>Have local housing needs already been considered by a sufficiently advanced neighbourhood plan?</b></p>	<p>The neighbourhood area was designated on 5 November 2014.</p> <p>Informal consultation undertaken in September/ October 2016.</p> <p>Pre-submission consultation on a draft Plan (Regulation 14) expected Spring 2017</p> <p>Proposing to allocate a site for housing (SHLAA ref 3338 identified as the only potential option – part of the site – max capacity of site is 54 dwellings).</p>	<p>There is no neighbourhood plan under preparation that includes Dinton.</p>
<p><b>Are there any potential environmental constraints (e.g. strategic environmental/ landscape designations and heritage assets)?</b></p>	<p>The village is dissected by the River Ebble; flood Zones 2 and 3 extend to the north and south away from the river. There is a Conservation Area covering most of the village except New Town. The Bury Orchard is a scheduled monument.</p>	<p>There is a Conservation Area covering parts of the village north of the adopted village boundaries. Dinton falls within the Chilmark Quarries Bats SAC consultation zone.</p> <p>The settlement is entirely within the Cranborne Chase and West Wiltshire Downs AONB which is a</p>

Assessment Criteria	Large Villages	
	Broad Chalke	Dinton
	<p>The settlement is entirely within the Cranborne Chase and West Wiltshire Downs AONB which is a consideration though due to the need for meeting the housing requirement in this area of search and the lack of alternatives outside the AONB, this alone is not a reason for removing the settlement from consideration.</p>	<p>consideration though due to the need for meeting the housing requirement in this area of search and the lack of alternatives outside the AONB, this alone is not a reason for removing the settlement from consideration.</p>
<p><b>Are there any known strategic infrastructure constraints (e.g. education, transport and utilities)?</b></p>	<p><b>Primary school provision</b></p> <p>Broad Chalke Primary is already full and forecast to remain so. The school site should be capable of expansion. However a one class expansion (for 102 houses) would give the school a Published Admissions Number that would require them to mix year groups which they may not be prepared to do. This school is not managed by the Council. The school do admit a large number of pupils from outside of their catchment, those resident</p>	<p><b>Primary school provision</b></p> <p>Dinton Primary is already over capacity in 4 out of 7 year groups so is very unlikely to be able to accommodate any additional children as they move in. However the birth rate is declining so future intakes to the school are expected to be lower, meaning that any children who are resident before reaching school age are likely to be able to secure a place in reception. The problem will be with older children as the school is already full</p>



Assessment Criteria	Large Villages	
	Broad Chalke	Dinton
	<p>in the village would have priority for admission so getting a reception place (if they apply in the normal admissions round) would be fine however families with older children are unlikely to be able to get a place.</p> <p><b>Secondary school provision</b></p> <p>The proposed sites feed to secondary schools in Salisbury. Full contributions are being sought from all developments towards expansion of Sarum Academy.</p> <p><b>Transport</b></p> <p>A regular bus service exists connecting the village with Salisbury.</p>	<p>in most year groups. Whilst the school site isn't large there may be some potential to extend this school but this would need to be checked with a feasibility study.</p> <p><b>Secondary school provision</b></p> <p>The proposed sites feed to secondary schools in Salisbury. Full contributions are being sought from all developments towards expansion of Sarum Academy.</p> <p><b>Transport</b></p> <p>There is a regular bus service connecting Dinton with Salisbury.</p>

Assessment Criteria	Large Villages	
	Broad Chalke	Dinton
	<p><b>Utilities</b></p> <p>There is no public sewer system at the village.</p>	
<p><b>How did the parish council respond to previous consultations on the Wiltshire Housing Sites Allocations Plan?</b></p>	<p>Comments were received in respect to draft proposed changes to the settlement boundary in the centre of the village near the shop which were opposed. The sites proposed not to be included are earmarked for infill development by the parish council, and it was suggested to include them in the revised boundary.</p>	<p>No representations received.</p>
<p><b>Sites submitted to the Strategic Housing Land Availability Assessment</b></p>	<p>7 sites</p> <p>Shlaa sites: 3212, 3213, 3216, 3306, 3338, 3339, 3340</p>	<p><b>3 sites</b></p> <p><b>Shlaa sites: S183, S248, S249</b></p>
<p><b>How many SHLAA sites do not meet the Stage 2a strategic constraints and could be taken</b></p>	<p><b>3</b></p>	<p><b>1</b></p>

Assessment Criteria		Large Villages	
		Broad Chalke	Dinton
	forward for more detailed assessment (total remaining capacity <sup>(26)</sup> )?	( 64 dwellings) SHLAA sites 3212, 3213, 3339	(40 dwellings) SHLAA site S183
Summary and conclusions	Taking the above into account, is there any justification for removing the Large Village from further consideration in the site selection process?	SHLAA sites at Broad Chalke are not considered reasonable alternatives because there is no realistic prospect of adequate primary school capacity. The primary school is full and, whilst there is scope for expansion on the site, the school is not within the Council's control and, therefore, the scope for, and consequences of, new housing in the village are uncertain.	Dinton has already experienced a relatively high level of growth (25.2%) over the Plan period; either through development that has already taken place or that is planned.
	<b>Conclusion:</b>	<b>REMOVE</b>	<b>REMOVE</b>

26 See Appendix 4 to this paper for the full assessment of SHLAA sites at Stage 2a of the site selection process.

<b>Assessment Criteria</b>	<b>Large Villages</b>	Broad Chalke	
		Dinton	

Table E.2 SHLAA sites considered during the Stage 2b assessment of Large Villages in Wilton Community Area Remainder

Settlement(s)	SHLAA sites removed through consideration of Large Villages (Stage 2b)	SHLAA sites taken forward to the next stage
Broad Chalke	3212, 3213, 3339	None.
Dinton	S183	None.

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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