

Wiltshire Local Plan Review

Housing Topic Paper

October 2024

1. Introduction

1.1. This Housing Topic Paper builds on earlier evidence papers which were consulted upon during the Regulation 19 consultation on the Wiltshire Local Plan Pre-Submission Draft 2020-2038 (September 2023) ('the Plan'), and updates evidence on housing need and supply. It sets out updates to:

- Tables 4.2, 4.4, 4.6, 4.8, 4.10, 4.12, 4.14 and 4.16 - see **Appendix 1**; and Figure C.1 Appendix C of the Plan - see Section 4.
- Figures 5, 6, 7 and 8 of the Wiltshire Local Plan - Housing Delivery Paper (September 2023) including trajectories from a 2023 base position - see **Appendix 2**.

1.2. In the Plan, the Council set out the position and implications based on its latest housing delivery and commitments which, at the time, was a 2022-based position. Since the consultation the Council has undertaken the annual update of identifying housing completions, adding new commitments, and removing expired commitments to provide a 2023-based position. This Topic Paper uses the revised position and provides updated versions of the tables and figures that are set out in the Plan. It does not consider the proposed reserve sites for housing or broad locations for growth as set out in Policy 3.

1.3. The Government has very recently concluded a consultation on proposed changes to the National Planning Policy Framework (NPPF) and other planning reforms. This included proposed changes to the standard methodology for assessing the Local Housing Need, assessment of five-year housing land supply and transitional arrangements which dictated which version of the NPPF plans at advanced stages should be assessed against. At the time of publication, the Government had not provided a response or a revised NPPF. Any changes to the NPPF which have implications for the Plan and housing delivery and supply will be kept under review.

2. Local Housing Need

- 2.1. In accordance with the NPPF the housing need for the Plan has been established by calculating the Local Housing Need (LHN) through the standard methodology set out in the current Planning Practice Guidance (PPG).¹ The Council did not identify any exceptional circumstances that warranted using any other method as the basis for their requirement².
- 2.2. The housing need and requirement in the Plan has been established through the LHN variables that were in effect as at 1 April 2022 (2022-based position). As the variables that are used in the LHN calculation change each year, the Council has reviewed the need figure³. The 2023-based position indicates a LHN of 1,952 dwellings per annum which over an 18-year plan period equates to a need of **35,136** dwellings. Further, the 2024-based position indicates a LHN of 1,917 dwellings per annum which over an 18-year plan period equates to a need of **34,506** dwellings.
- 2.3. Both the 2023 and 2024 based position are lower than both the 2022-based LHN figure and the Plan requirement of **36,740 dwellings**. Opinion Research Services have reviewed the LHN for Wiltshire against data from the 2021 Census and concludes that the housing requirement proposed in the Plan still represents an appropriate figure to plan for (as shown at **Appendix 3**).⁴

3. Housing supply

- 3.1. As required by the NPPF, the Council carry out an annual review of commitments (planning permissions and development plan allocations) and a windfall allowance to establish monitor housing delivery and its deliverable and developable supply. The Council operates on a 1 April to 31 March monitoring year to establish its annual position: the start of the monitoring period is usually referred to as the 'base date'. For example, the monitoring period and position which commences on 1 April 2023 will be referred to as the 2023-based position.

¹ Local Housing Need Assessment Update (Volume One), Opinion Research Services (May 2022)

² Planning Practice Guidance, MHCLG, February 2019 (2a-003-20190220)

³ Ibid. 2a-008-20190220

⁴ Wiltshire Local Housing Needs Assessment Review of Local Housing Need, Opinion Research Services (September 2024)

- 3.2. In the Plan and its supporting evidence, the Council used its latest housing land data which, at the time, was a 2022-based position. This also included new commitments of major housing development ('large sites' which are made up of ten or more dwellings) that had been permitted or allocated after the base date (up to 31 May 2023), and where they had not been taken into account elsewhere in the housing supply.
- 3.3. When calculating the deliverable supply for the purposes of a five-year housing land supply calculation it is not current practice to do this. This is because including new commitments after the base date could distort the quantity of supply in the five-year period as completions and lapsed permissions that have occurred after the base date have not been removed from the supply. When measuring supply over a relatively limited time period of five years, this approach can have an immediate and noticeable impact on the supply.
- 3.4. However, plan-making requires assessment of supply over a longer time period which in this instance would be fifteen years from 1 April 2023 to 31 March 2038 (the remaining years in the plan period). Although including post-base dated commitments into the supply does have some distorting effect on the supply in such circumstances, the effect is diluted by the much longer period of time over which the commitment can contribute to the supply. Equally, the prospect of delivery of such commitments is more certain over a longer period of time than it would be over the shorter five-year period.
- 3.5. The Council's latest published housing land supply is a 2023-based position which is base dated at 1 April 2023. This supply position is documented in its 2023 Housing Land Supply Statement, which was published in June 2024. The data tables and conclusions in this topic paper also includes new commitments that were permitted or allocated beyond the base date and up to 31 August 2024.
- 3.6. Since the publication of the 2023-based position, the Council's housing land supply has been assessed in a public inquiry for an appeal⁵. The Inspector's decision concluded on a number of aspects of the housing land supply that were in dispute. In a subsequent appeal⁶, the Council also made a very minor concession to a further site in its supply. These adjustments to the housing land supply have been incorporated in the 2023-based position set out in this topic paper.

⁵ APP/Y3940/W/24/3340811: Land off Storridge Road, Westbury

⁶ APP/Y3940/W/24/3343787: Land West of Semington Road, Melksham

4. Plan trajectories

4.1. In accordance with paragraph 74 of the September 2023 NPPF, the Plan included a trajectory of housing delivery at Appendix C Figure C.1. This included all sources of supply, specifically:

- outline or full planning permission
- planning applications which have a resolution to grant permission subject to completion of a legal agreement
- allocations in adopted Development Plans (in particular 'saved' allocations from former district Local Plans, Wiltshire Core Strategy, Chippenham Site Allocations Plan, and Wiltshire Housing Site Allocations Plan)
- allocations in 'made' Neighbourhood Plans
- allocations in this Plan, and
- an allowance for windfall delivery.

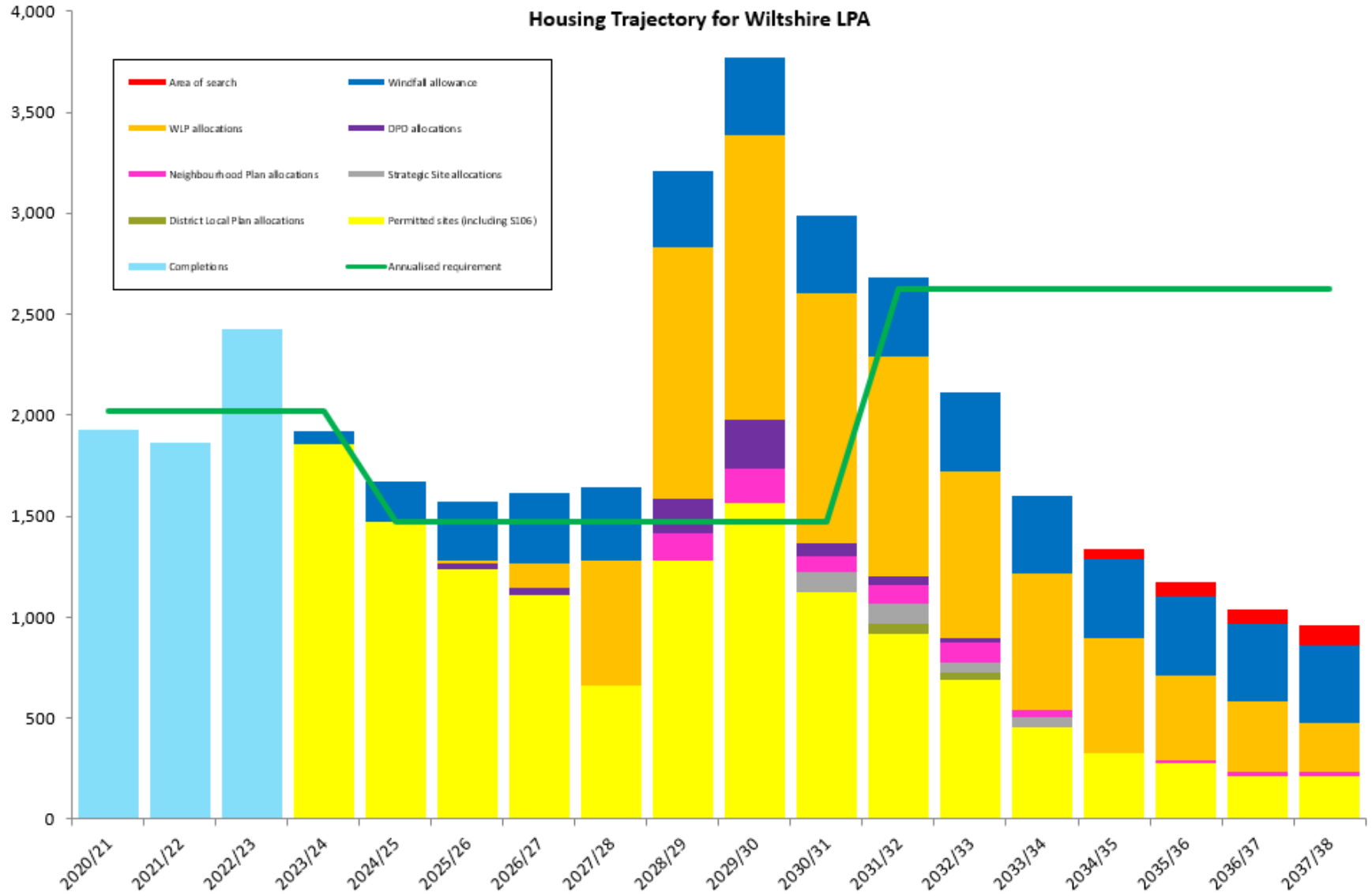
All sources of supply were amalgamated into a single position to provide an overall level of expected delivery.

4.2. To provide more detail, in this topic paper the different sources of supply have been broken down to show the contribution from each source. In addition, to support the Plan allocations, estimated delivery trajectories have been supplied by site representatives in the majority of cases. Where site representatives have not provided this, the council has estimated a reasonable trajectory based on knowledge of the site. These have been shown within Figure 4.1 below.

4.3. Figure C.1 has been updated to show the Plan trajectory to a 2023-based position together with a more detailed breakdown of the different sources of supply. The revised version is shown in Figure 4.1 below together with the phased annualised housing requirement from Policy 2 (Delivery strategy).

4.4. Section 5 to 9 of this paper sets out more detail on trajectories for the allocated sites as well as committed sites of over 50 homes, and Section 10 sets out the phased approach to the housing requirement and five-year housing land supply position taking into account proposals in the Plan.

Figure 4.1 – Wiltshire housing trajectory



5. Site delivery trajectories

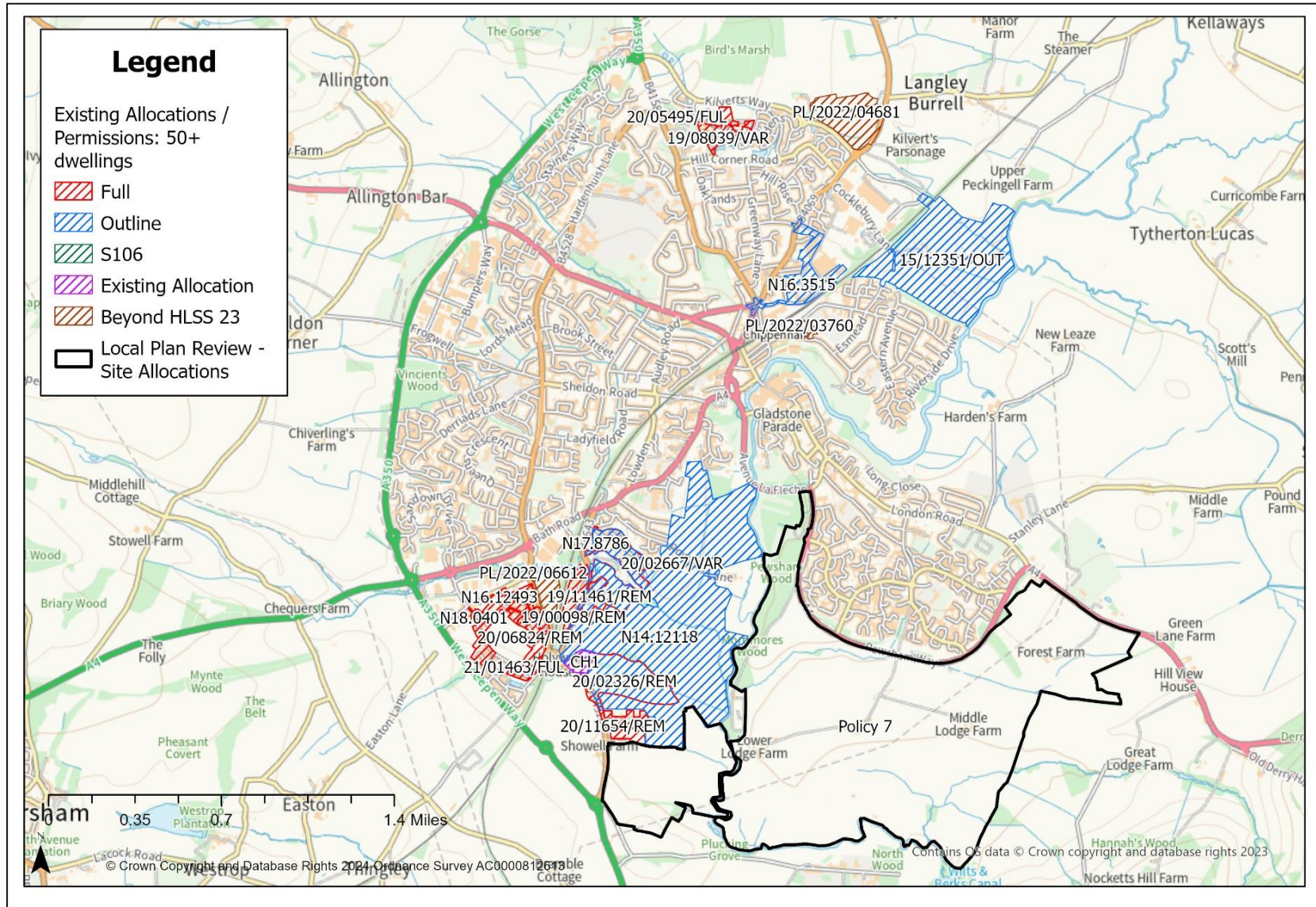
- 5.1. The Plan included limited detail on delivery trajectories for its proposed housing allocations in its assessment of the sources of supply. These were estimated based on historic rates and timescales of delivery of similar sized sites in Wiltshire.
- 5.2. Delivery timescales for the majority of proposed allocations have been provided by site representatives, as they can best advise on how the site will be brought to the market and anticipated delivery rates. These are being considered through the preparation of Statements of Common Ground that are in the process of being completed. Where promoters have not yet provided trajectories a reasoned estimate has been made by the council based on knowledge of the site and proposed allocation.
- 5.3. To show how a main settlement is set to grow a profile for each settlement which includes a proposed allocation has been collated. Each section shows a map with the proposed allocations as well as other significant housing sites (50 or more dwellings) which are committed, both within the 2023-based housing land supply position, and new commitments since the 1 April 2023 base date. The site data is shown in a table which summarises all the significant housing sites for the settlement.
- 5.4. Where new commitments permitted beyond the base date have been identified at a settlement, only those on greenfield sites have a trajectory included. Trajectories for major development on brownfield sites may already be taken into account within the Council's windfall allowance. However, this will be monitored and reviewed over the Plan period.
- 5.5. In addition, a table showing historic delivery rates in that settlement is included. This acts as a benchmark for the potential levels of delivery in that area. However, availability of land at a settlement may have had an influence over the completion rates that have been achieved.
- 5.6. Settlements are ordered by Housing Market Area, and then by main settlement where allocations are located.

6. Chippenham HMA

Chippenham

6.1. The map in figure 6.1 shows existing commitments at the settlement for 50 dwellings or greater, based on the 2023 Housing Land Supply Statement. Additional permissions for 50 dwellings or greater (or equivalent bed spaces) beyond the 1 April 2023 based date, up until 31 August 2024, have also been added for local context, along with the Local Plan Review allocations.

Figure 6.1 - Chippenham – Allocations and permissions, 50 dwellings or greater



6.2. Table 6.1 shows the relevant planning permission from the 2023 Housing Land Supply Statement that feature in figure 6.1.

Table 6.1 - Chippenham - Extract from 2023 HLSS

Site Address	Site Ref	Proposed Development	Type	Already taken forward (subsequent applications or completions)	Remainder	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	Total
Patterdown and Rowden - Small Extension Sites (South West Chippenham)	CH1	400	Existing allocation	359	41	0	0	0	0	0	11	30	0	0	0	0	0	0	0	0	41
Langley Park	N16.3515	400	Outline permission	44	329	0	0	30	50	53	59	55	46	36	0	0	0	0	0	0	329
Land at Rawlings Farm, Cocklebury Lane, Chippenham, Wiltshire, SN15 3LR	15/12351/OUT	650	Outline permission	0	650	0	0	0	0	0	20	50	100	100	100	100	100	80	0	0	650
Phase 5, Land at Hunters Moon, Chippenham	21/01463/FUL	95	Full permission	0	95	51	44	0	0	0	0	0	0	0	0	0	0	0	0	0	95
Rowden Park, Patterdown Road, Chippenham	20/02667/VAR	135	Full permission	0	135	0	40	60	35	0	0	0	0	0	0	0	0	0	0	0	135
Land at Showell Nurseries, Showell, Chippenham, Wiltshire, SN15 2NU	20/11654/REM	120	Full permission	0	120	0	0	0	0	0	20	50	50	0	0	0	0	0	0	0	120
Land North of Hill Corner Road Land Parcel B3 & B5 Chippenham Wiltshire	19/08039/VAR	122	Full permission	91	31	31	0	0	0	0	0	0	0	0	0	0	0	0	0	0	31
Rowden Park Patterdown Road Chippenham	N17.8786	102	Full permission	74	28	28	0	0	0	0	0	0	0	0	0	0	0	0	0	0	28
Land at Hunters Moon Chippenham Wiltshire	20/06824/REM	60	Full permission	0	60	34	26	0	0	0	0	0	0	0	0	0	0	0	0	0	60
Rowden Park Patterdown Road Chippenham Wiltshire	N14.12118	1000	Outline permission	313	687	11	45	45	50	95	113	113	98	45	45	27	0	0	0	0	687
Land at Patterdown Road, Chippenham	19/00098/REM	72	Full permission	34	38	8	0	18	12	0	0	0	0	0	0	0	0	0	0	0	38
Land at Hunters Moon Chippenham (phase 2)	N18.0401	72	Full permission	70	2	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	2
Land at Hunters Moon Chippenham (phase 1)	N16.12493	140	Full permission	102	38	25	13	0	0	0	0	0	0	0	0	0	0	0	0	0	38

Site Address	Site Ref	Proposed Development	Type	Already taken forward (subsequent applications or completions)	Remainder	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	Total
Rowden Park - Crest Nicholson South West Phase 2, Patterdown Road, Chippenham	19/11461/REM	64	Full permission	0	64	64	0	0	0	0	0	0	0	0	0	0	0	0	0	0	64
TOTAL		3452		1087	2318	252	170	153	147	148	223	298	294	181	145	127	100	80	0	0	2318

6.3. Table 6.2 shows planning permissions of 50 dwellings or greater that have gained permission between the base date of the 2023 HLSS (01 April 2023) and 31 August 2024. If a site already appears in the 2023 Housing Land Supply Statement, then any subsequent permission that covers the same site will not feature below (e.g. a reserved matters application for a site that has outline permission in the 2023 HLSS).

Table 6.2 - Chippenham – Permissions (50+ dwellings) post base date of 2023 HLSS

Site Address	Site Ref	Proposed Development	Type	Already taken forward (subsequent applications or completions)	Remainder	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	Total
*Former Wiltshire College, Cocklebury Road, Chippenham, SN15 3QD	PL/2022/03760	82**	Full permission	0	82																0
Land at Saltersford Lane, Chippenham	PL/2022/06612	70	Full permission	0	70	0	0	0	25	45											70
Land off the B4069 East of Barrow Farm	PL/2022/04681	230	Outline permission	0	230	0	0	0	50	50	50	50	30								230
*Land At Ambulance Headquarters, Malmesbury Road, Chippenham	20/05495/FUL	95	Full permission	0	95																0
TOTAL		477		0	477	0	0	0	75	95	50	50	30	0	0	0	0	0	0	0	300

* considered in windfall calculation

** 44 x C3 dwellings, 69 x C2 bed spaces

6.4. Table 6.3 shows housing delivery rates at the settlement since 2015/16.

Table 6.3 - Chippenham – Housing delivery rates

Town	Net completions							
	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23
Chippenham	121	94	83	217	173	243	400	324

6.5. For each housing allocation in the Local Plan Review, Wiltshire Council have been in discussion with the promoters of each site regarding housing delivery. Table 6.4 shows the forecast housing delivery for each site at the settlement.

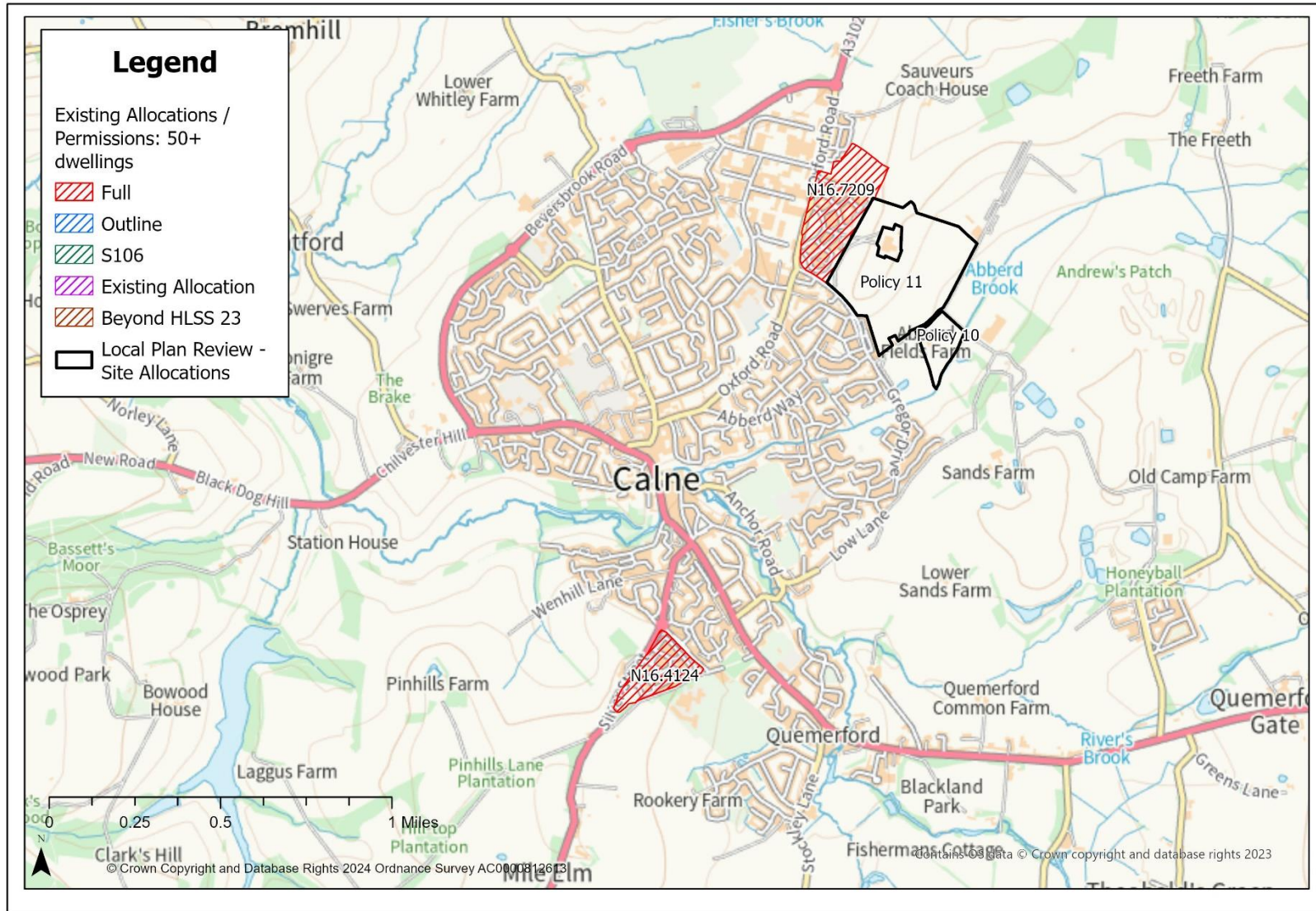
Table 6.4 – Chippenham – LPR allocations and forecast delivery

Policy	LPR Site	Dwellings	Forecast from:	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	Beyond plan period	Total
7	Land south of Chippenham and East of Showell Farm	2,525	Promoter						210	280	280	290	290	300	300	225	200	150		2,525

Calne

6.6. The map in figure 6.2 shows existing commitments at the settlement for 50 dwellings or greater, based on the 2023 Housing Land Supply Statement. Additional permissions for 50 dwellings or greater (or equivalent bed spaces) beyond the 01 April 2023 based date, up until 31 August 2024, have also been added for local context, along with the Local Plan Review allocations

Figure 6.2 - Calne – Allocations and permissions, 50+ dwellings



6.7. Table 6.5 shows the relevant planning permissions from the 2023 Housing Land Supply Statement that feature in figure 6.2.

Table 6.5 - Calne - Extract from 2023 HLSS

Site Address	Site Ref	Proposed Development	Type	Already taken forward (subsequent applications or completions)	Remainder	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	Total
Land to East of Oxford Road, Calne, Wiltshire	N16.7209	200	Full permission	168	31	31	0	0	0	0	0	0	0	0	0	0	0	0	0	0	31
Land at Silver Street Calne Wiltshire	N16.4124	154	Full permission	121	33	25	8	0	0	0	0	0	0	0	0	0	0	0	0	0	33
TOTAL		354		389	64	56	8	0	0	0	0	0	0	0	0	0	0	0	0	0	64

6.8. There were no additional post base date permissions granted (01 April 2023 – 31 August 24), for sites of 50 dwellings or greater, that hadn't already been included in the 2023 Housing Land Supply Statement.

6.9. Table 6.6 shows housing delivery rates at the settlement since 2015/16.

Table 6.6 - Calne housing delivery rates

Town	Net completions							
	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23
Calne	42	124	237	266	122	160	52	170

6.10. For each housing allocation in the Local Plan Review, Wiltshire Council have been in discussion with the promoters of each site regarding housing delivery. Table 6.7 shows the forecast housing delivery for each site at the settlement.

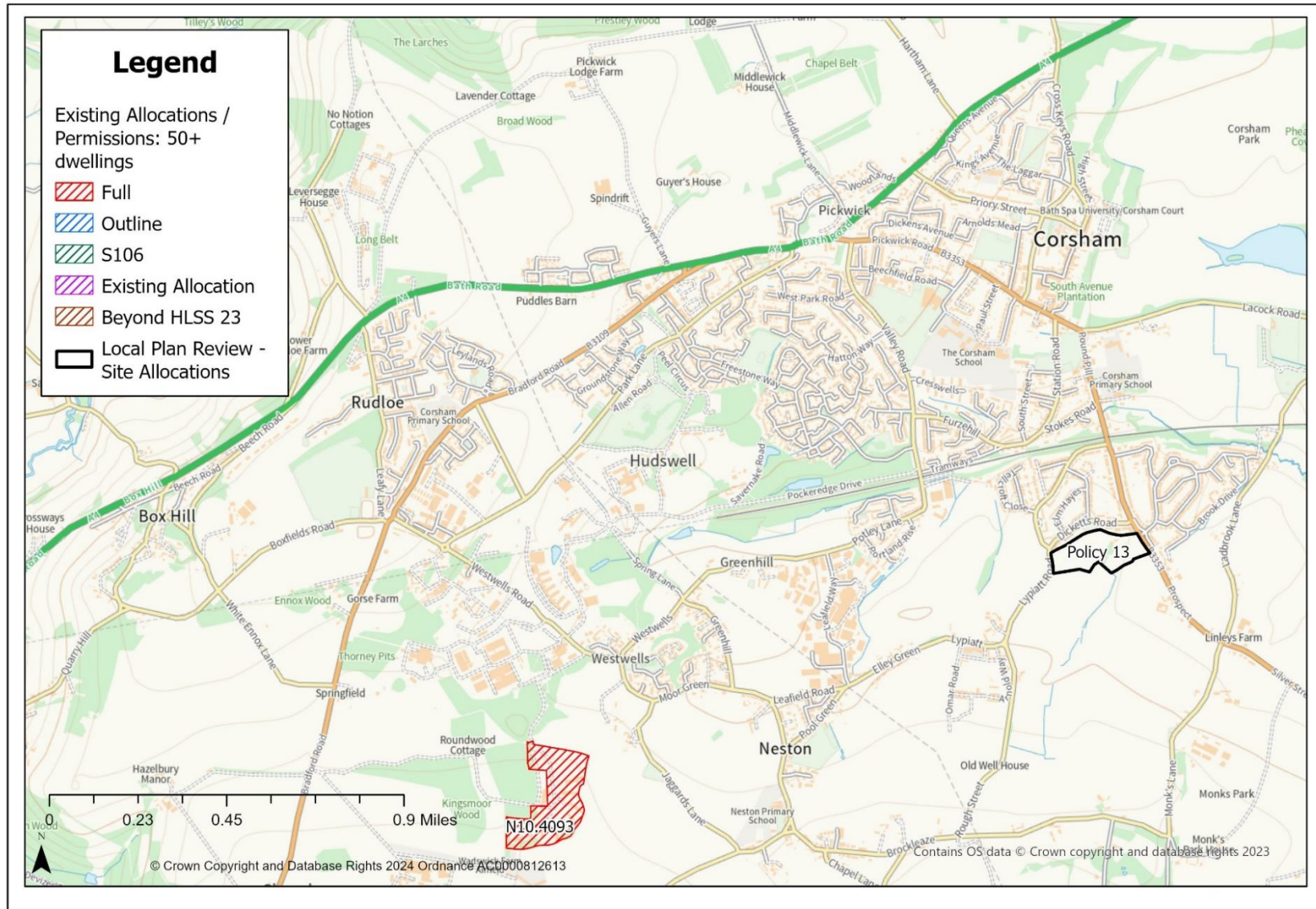
Table 6.7 – Calne – LPR allocations and forecast delivery

Policy	LPR Site	Dwellings	Forecast from:	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	Beyond plan period	Total
11	Land west of Spitfire Road, Calne	570	Promoter					110	140	120	65	70								505

Corsham

6.11. The map in figure 6.3 shows existing commitments at the settlement for 50 dwellings or greater, based on the 2023 Housing Land Supply Statement. Additional permissions for 50 dwellings or greater (or equivalent bed spaces) beyond the 1 April 2023 based date, up until 31 August 2024, have also been added for local context, along with the Local Plan Review allocations.

Figure 6.3 - Corsham – Allocations and permissions, 50+ dwellings



6.12. Table 6.8 shows the relevant planning permissions from the 2023 Housing Land Supply Statement that feature in figure 6.3.

Table 6.8 - Corsham - Extract from 2023 HLSS

Site Address	Site Ref	Proposed Development	Type	Already taken forward (subsequent applications or completions)	Remainder	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	Total
Royal Arthur Park, Westwells Road	N10.4093	221	Full permission	176	45	0	0	0	45	0	0	0	0	0	0	0	0	0	0	0	45

6.13. There were no additional post base date permissions granted (01 April 2023 – 31 August 24), for sites of 50 dwellings or greater, that hadn't already been included in the 2023 Housing Land Supply Statement.

6.14. Table 6.9 shows housing delivery rates at the settlement since 2015/16.

Table 6.9 - Corsham – Housing delivery rates

Town	Net completions							
	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23
Corsham	4	22	57	210	101	13	1	5

6.15. For each housing allocation in the Local Plan Review, Wiltshire Council have been in discussion with the promoters of each site regarding housing delivery. Table 6.10 shows the forecast housing delivery for each site at the settlement.

Table 6.10 – Corsham – LPR allocations and forecast delivery

Policy	LPR Site	Dwellings	Forecast from:	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	Beyond plan period	Total
13	Land south of Dicketts Road, Corsham	105	Promoter						64	40										104

Melksham

6.16. The map in figure 6.4 shows existing commitments at the settlement for 50 dwellings or greater, based on the 2023 Housing Land Supply Statement. Additional permissions for 50 dwellings or greater (or equivalent bed spaces) beyond the 01 April 2023 based date, up until 31 August 2024, have also been added for local context, along with the Local Plan Review allocations.

6.17. Table 6.11 shows the relevant planning applications from the 2023 Housing Land Supply Statement that feature in figure 6.4.

Table 6.11 - Melksham - Extract from 2023 HLSS

Site Address	Site Ref	Proposed Development	Type	Already taken forward (subsequent applications or completions)	Remainder	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	Total
Land west of Semington Road, Melksham	20/07334/OUT	50	Outline permission	0	50	0	30	20	0	0	0	0	0	0	0	0	0	0	0	0	50
Land East of Spa Road, Melksham, Wiltshire	18/04644/REM	372	Full permission	271	101	80	21	0	0	0	0	0	0	0	0	0	0	0	0	0	101
Land East of Spa Road, Melksham, Wiltshire	21/01111/REM	50	Full permission	19	31	28	3	0	0	0	0	0	0	0	0	0	0	0	0	0	31
Land East of Spa Road, Melksham, Wiltshire	20/11601/REM	25	Full permission	14	11	11	0	0	0	0	0	0	0	0	0	0	0	0	0	0	11
Land at Semington Road, Melksham, Wilts	20/01938/OUT	144	Outline permission	0	144	25	37	38	36	8	0	0	0	0	0	0	0	0	0	0	144
TOTAL		641		304	337	144	91	58	36	8	0	0	0	0	0	0	0	0	0	0	337

6.18. Table 6.12 shows planning permissions of 50 dwellings or greater that have gained permission between the base date of the 2023 HLSS (01 April 2023) and 31 August 2024. If a site already appears in the 2023 Housing Land Supply Statement, then any subsequent permission that covers the same site will not feature below (e.g. a reserved matters application for a site that has outline permission in the 2023 HLSS).

Table 6.12 - Melksham – Permissions (50+ dwellings) post base date of 2023 HLSS

Site Address	Site Ref	Proposed Development	Type	Already taken forward (subsequent applications or completions)	Remainder	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	Total
Land South of Western Way, Melksham, Wilts	PL/2022/08504	210	Full Permission	0	210	0	0	0	25	50	50	50	35	0	0	0	0	0	0	0	210

6.19. Table 6.13 shows housing delivery rates at the settlement since 2015/16.

Table 6.13 - Melksham – Housing delivery rates

Town	Net completions							
	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23
Melksham	17	166	137	117	152	241	188	151

6.20. For each housing allocation in the Local Plan Review, Wiltshire Council have been in discussion with the promoters of each site regarding housing delivery. Table 6.14 shows the forecast housing delivery for each site at the settlement.

Table 6.14 – Melksham – LPR allocations and forecast delivery

Policy	LPR Site	Dwellings	Forecast from:	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	Beyond plan period	Total
18	Land East of Melksham	425	Promoter				30	80	105	100	100	100	75							590
19	Land East of Melksham (South)	135	Promoter					50	50	35										135
20	Land North of A3102, Melksham	285	Promoter				35	50	50	50	50	50								285
TOTAL		845		0	0	0	65	180	205	185	150	150	75	0	0	0	0	0	0	1010

Devizes

6.21. The map in figure 6.5 shows existing commitments at the settlement for 50 dwellings or greater, based on the 2023 Housing Land Supply Statement. Additional permissions for 50 dwellings or greater (or equivalent bed spaces) beyond the 01 April 2023 based date, up until 31 August 2024, have also been added for local context, along with the Local Plan Review allocations.

6.22. Table 6.15 shows the relevant planning permissions from the 2023 Housing Land Supply Statement that feature in figure 6.5.

Table 6.15 - Devizes - Extract from 2023 HLSS

Site Address	Site Ref	Proposed Development	Type	Already taken forward (subsequent applications or completions)	Remainder	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	Total
Land at Marshall Road, Devizes	PL/2021/07203	170	Outline permission	0	170	0	0	20	55	55	40	0	0	0	0	0	0	0	0	0	170
Land to the north of Marshall Road, Devizes, Wiltshire	E16.12285	50	Outline permission	0	50	0	0	0	0	0	20	30	0	0	0	0	0	0	0	0	50
Land north of Quakers Road, Devizes, Wiltshire SN10 2FH	21/02477/OUT	57	Outline permission	0	57	0	0	0	0	0	17	40	0	0	0	0	0	0	0	0	57
Land West of Hillworth Road / John Rennie Close, Devizes, Wiltshire, SN10 5HD	NP/E05	47	Existing allocation	0	59*	0	0	0	0	0	19	20	20	0	0	0	0	0	0	0	59
TOTAL		324		0	336	0	0	20	55	55	96	90	20	0	0	0	0	0	0	0	336

*Outline application PL/2022/00867 for 59 dwellings granted at appeal on 16 October 2023.

6.23. Table 6.16 shows planning permissions of 50 dwellings or greater that have gained permission between the base date of the 2023 HLSS (01 April 2023) and 31 August 2024. If a site already appears in the 2023 Housing Land Supply Statement, then any subsequent permission that covers the same site will not feature below (e.g. a reserved matters application for a site that has outline permission in the 2023 HLSS).

Table 6.16 - Devizes – Permissions (50+ dwellings) post base date of 2023 HLSS

Site Address	Site Ref	Proposed Development	Type	Already taken forward (subsequent applications or completions)	Remainder	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	Total
Land off Coate Road, Devizes	PL/2021/04774	200	Outline permission	0	200	0	0	0	25	50	50	50	25	0	0	0	0	0	0	0	200

6.24. Table 6.17 shows housing delivery rates at the settlement since 2015/16.

Table 6.17 - Devizes – Housing delivery rates

Town	Net completions							
	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23
Devizes	3	130	70	170	90	50	93	73

6.25. For each housing allocation in the Local Plan Review, Wiltshire Council have been in discussion with the promoters of each site regarding housing delivery. The table 6.18 shows the forecast housing delivery for each site at the settlement.

Table 6.18 – Devizes – LPR allocations and forecast delivery

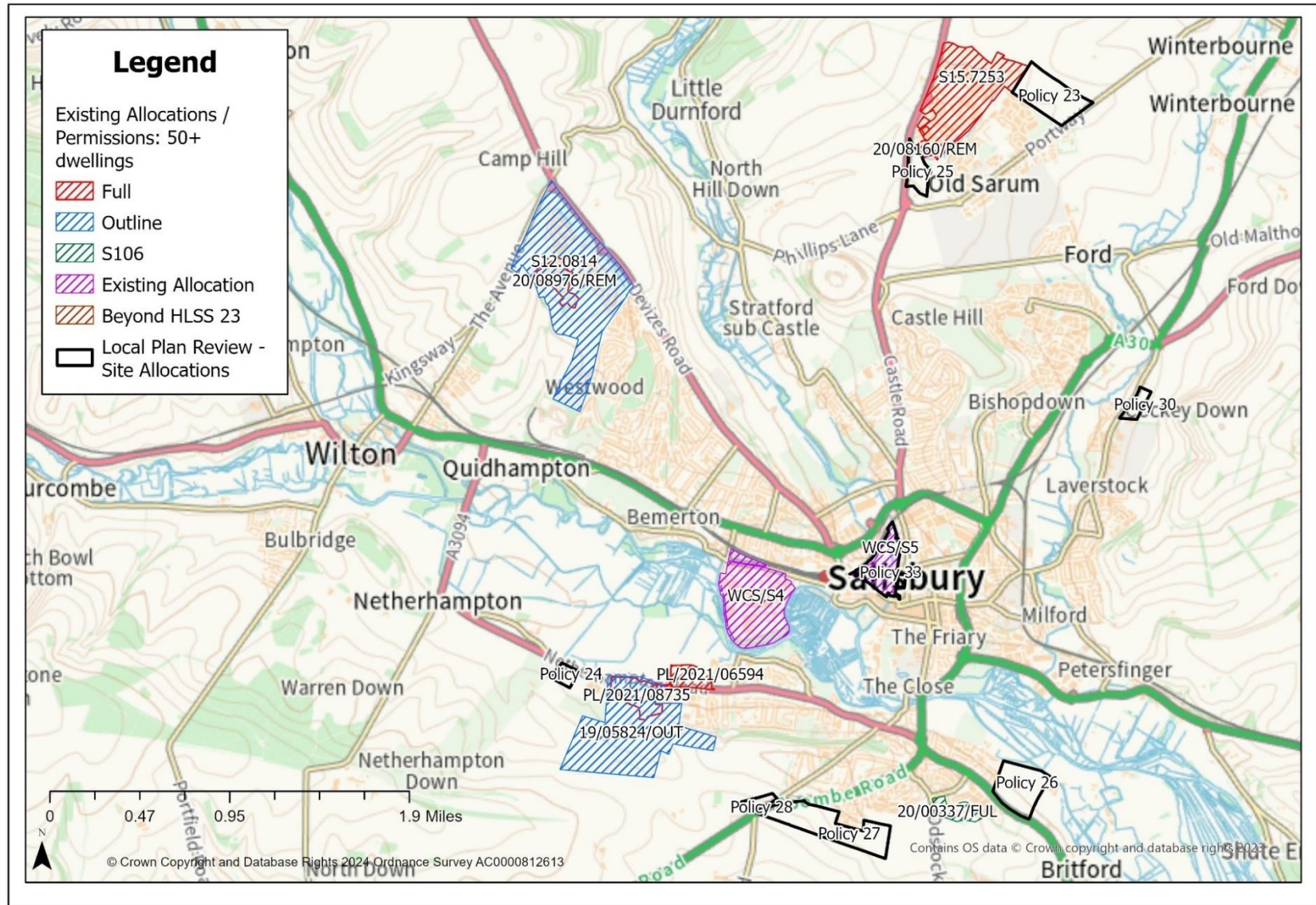
Policy	LPR Site	Dwellings	Forecast from:	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	Beyond plan period	Total
15	Devizes Wharf	0	Wiltshire Council						26	26	25	25								102

7. Salisbury HMA

Salisbury

7.1. The map in figure 7.1 shows existing commitments at the settlement for 50 dwellings or greater, based on the 2023 Housing Land Supply Statement. Additional permissions for 50 dwellings or greater (or equivalent bed spaces) beyond the 01 April 2023 based date, up until 31 August 2024, have also been added for local context, along with the Local Plan Review allocations.

Figure 7.1 - Salisbury – Allocations and permissions, 50+ dwellings



7.2. Table 7.1 shows the relevant planning permissions from the 2023 Housing Land Supply Statement that feature in figure 7.1.

Table 7.1 - Salisbury - Extract from 2023 HLSS

Site Address	Site Ref	Proposed Development	Type	Already taken forward (subsequent applications or completions)	Remainder	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	Total
Central Car Park	WCS/S5	200	Existing allocation	0	200	0	0	0	0	0	0	0	50	50	50	50	0	0	0	0	200
Churchfields & Engine Sheds	WCS/S4	1100	Existing allocation	0	200	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
South of Rowbarrow	20/00337/FUL	86	S106	0	86	0	0	14	50	22	0	0	0	0	0	0	0	0	0	0	86
Land to the north west of Fuggleston Red and Bemerton Heath	S12.0814	1250	Outline permission	846	404	0	0	0	0	0	110	100	110	84	0	0	0	0	0	0	404
Land south of Netherhampton Road Salisbury	19/05824/OUT	640	Outline permission	234	406	0	0	0	0	0	80	80	80	80	80	6	0	0	0	0	406
Land to the East of A345 and West of Old Sarum Salisbury, Wiltshire SP4 6BW	20/08160/REM	65	Full permission	18	47	47	0	0	0	0	0	0	0	0	0	0	0	0	0	0	47
Land to the East of A345 and West of Old Sarum Longhedge Salisbury Wiltshire SP4 6BW	S15.7253	645	Full permission	610	35	35	0	0	0	0	0	0	0	0	0	0	0	0	0	0	35
Land South of Netherhampton Road, Salisbury	PL/2021/08735	234	Full permission	0	234	30	80	80	44	0	0	0	0	0	0	0	0	0	0	0	234
Land North of Netherhampton Road, Salisbury, Wiltshire	PL/2021/06594	106	Full permission	0	106	40	40	26	0	0	0	0	0	0	0	0	0	0	0	0	106
Land to the North West of Fugglestone Red and Bemerton Heath Salisbury Wiltshire	20/08976/REM	166	Full permission	86	80	80	0	0	0	0	0	0	0	0	0	0	0	0	0	0	80
TOTAL		4492		1794	1798	232	120	120	94	22	190	180	240	214	130	56	0	0	0	0	1598

7.3. There were no additional post base date permissions granted (01 April 2023 – 31 August 24), for sites of 50 dwellings or greater, that hadn't already been included in the 2023 Housing Land Supply Statement.

7.4. Table 7.2 shows housing delivery rates at the settlement since 2015/16.

Table 7.2 - Salisbury – Housing delivery rates

Town	Net completions							
	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23
Salisbury	242	356	371	374	390	217	270	469

7.5. For each housing allocation in the Local Plan Review, Wiltshire Council have been in discussion with the promoters of each site regarding housing delivery. Table 7.3 shows the forecast housing delivery for each site at the settlement.

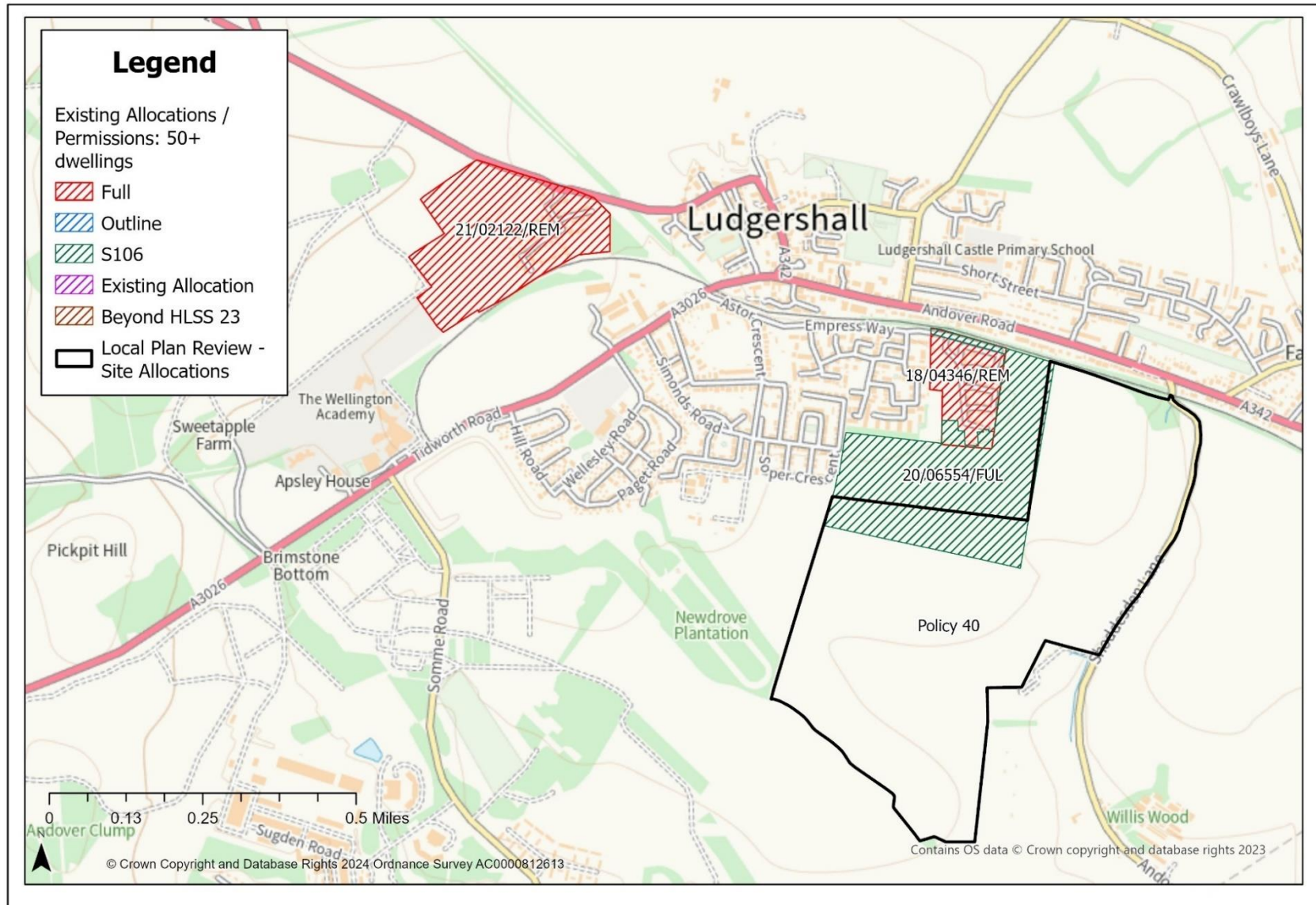
Table 7.3 – Salisbury – LPR allocations and forecast delivery

Policy	LPR Site	Dwellings	Forecast from:	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	Beyond plan period	Total
23	NE of Old Sarum	350	Wiltshire Council						25	45	45	45	45	45	40					290
24	Netherhampton Road Garden Centre	60	Promoter																	0
25	N of Beehive P&R	100	Promoter					50	50											100
26	N of Downton Road	220	Promoter					40	40	40	40	40	20							220
27	S of Harnham	265	Promoter					25	60	60	60	60	45							310
28	W of Coombe Road	45	Promoter	Policy 27 (South of Harnham) and Policy 28 (West of Combe Road) to be developed jointly. See policy 27 for forecast information.															0	
30	Church Road, Laverstock	50	Promoter			15	34													49
33	The Maltings	100	Wiltshire Council												50	50				100
				Enhancement of existing allocation WCS/S5 Central Car Park - trajectory follows on from trajectory from WCS/S5.																
TOTAL		1190		0	0	15	34	115	175	145	145	145	110	45	90	50	0	0	0	1069

Tidworth and Ludgershall

7.6. The map in figure 7.2 shows existing commitments at the settlement for 50 dwellings or greater, based on the 2023 Housing Land Supply Statement. Additional permissions for 50 dwellings or greater (or equivalent bed spaces) beyond the 01 April 2023 based date, up until 31 August 2024, have also been added for local context, along with the Local Plan Review allocations.

Figure 7.2 – Tidworth and Ludgershall – Allocations and permissions, 50+ dwellings



7.7. Table 7.4 shows the relevant planning permissions from the 2023 Housing Land Supply Statement that feature in figure 7.2.

Table 7.4 - Tidworth and Ludgershall - Extract from 2023 HLSS

Site Address	Site Ref	Proposed Development	Type	Already taken forward (subsequent applications or completions)	Remainder	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	Total
Land At Empress Way, Ludgershall	20/06554/FUL	190	S106	0	190	0	14	52	52	52	20	0	0	0	0	0	0	0	0	0	190
Land Adjacent to Empress Way Ludgershall Wiltshire	18/04346/REM	80	Full permission	60	20	14	6	0	0	0	0	0	0	0	0	0	0	0	0	0	20
Drummond Park, Ludgershall, SP11 9RT	21/02122/REM	412	Full permission	34	378	65	65	65	65	65	53	0	0	0	0	0	0	0	0	0	378
TOTAL		682		94	588	79	85	117	117	117	73	0	0	0	0	0	0	0	0	0	588

7.8. There were no additional post base date permissions granted (01 April 2023 – 31 August 24), for sites of 50 dwellings or greater, that hadn't already been included in the 2023 Housing Land Supply Statement.

7.9. Table 7.5 shows housing delivery rates at the settlements since 2015/16.

Table 7.5 - Salisbury – Housing delivery rates

Town	Net completions							
	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23
Tidworth & Ludgershall	129	182	195	133	85	2	54	51

7.10. For each housing allocation in the Local Plan Review, Wiltshire Council have been in discussion with the promoters of each site regarding housing delivery. Table 7.6 shows the forecast housing delivery for each site at the settlement.

Table 7.6 – Tidworth and Ludgershall – LPR allocations and forecast delivery

Policy	LPR Site	Dwellings	Forecast from:	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	Beyond plan period	Total
40	Site 1 - Land at Empress Way, Ludgershall	1,220	Promoter					50	100	100	150	150	150	150	100	100	100	70		1,220

8. Swindon (within Wiltshire) HMA

Royal Wootton Bassett

8.1. The map in figure 8.1 shows existing commitments at the settlement for 50 dwellings or greater, based on the 2023 Housing Land Supply Statement. Additional permissions for 50 dwellings or greater (or equivalent bed spaces) beyond the 01 April 2023 based date, up until 31 August 2024, have also been added for local context, along with the Local Plan Review allocations.

- 8.2. There were no sites of 50 dwellings or greater within the 2023 Housing Land Supply Statement
- 8.3. There were no additional post base date permissions granted (01 April 2023 – 31 August 24), for sites of 50 dwellings or greater, that hadn't already been included in the 2023 Housing Land Supply Statement.
- 8.4. Table 8.1 shows housing delivery rates at the settlement since 2015/16.

Table 8.1 – Royal Wootton Bassett – Housing delivery rates

Town	Net completions							
	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23
Royal Wootton Bassett	117	116	46	21	10	30	3	41

- 8.5. For each housing allocation in the Local Plan Review, Wiltshire Council have been in discussion with the promoters of each site regarding housing delivery. Table 8.2 shows the forecast housing delivery for each site at the settlement.

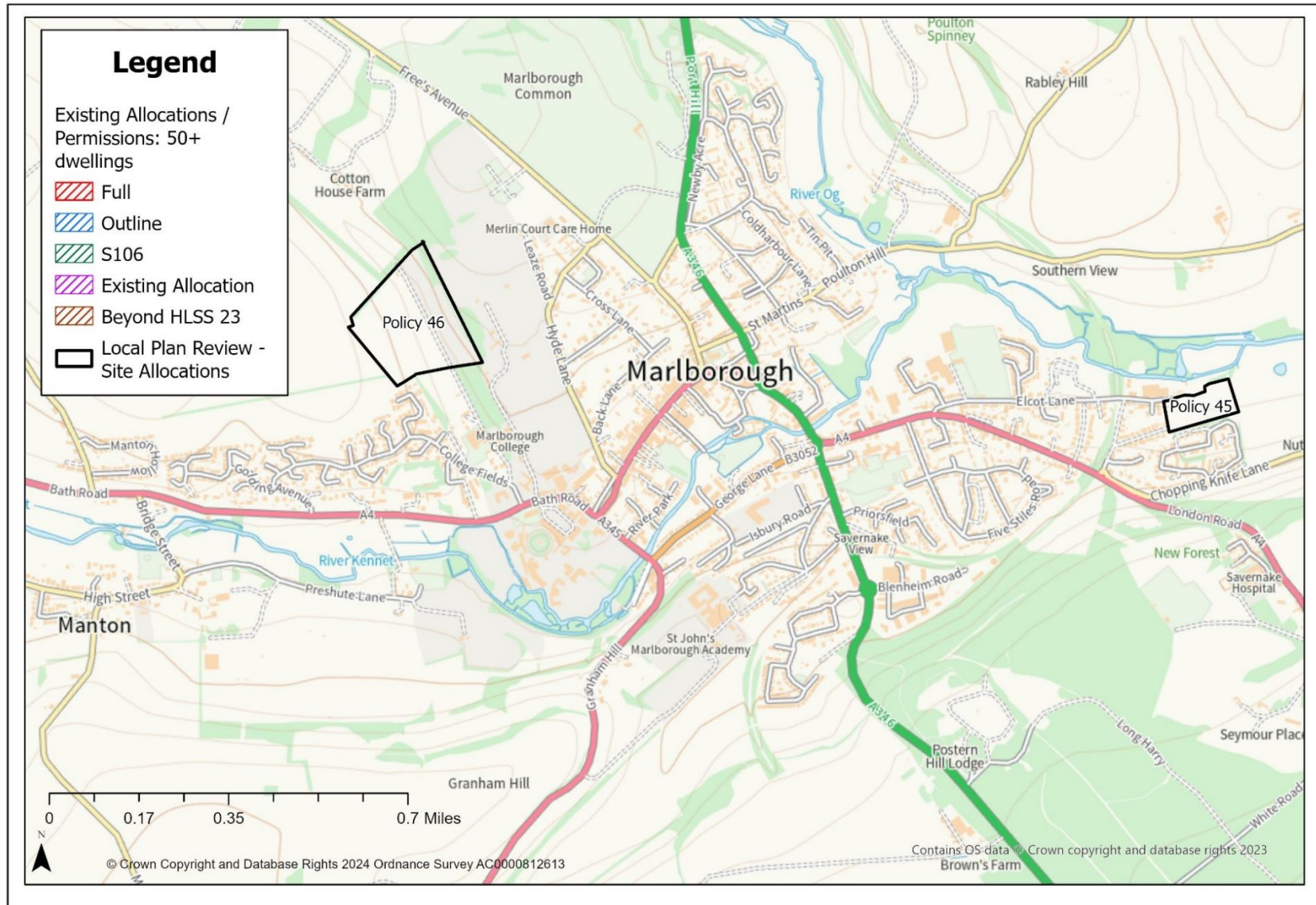
Table 8.2 – Royal Wootton Bassett – LPR allocations and forecast delivery

Policy	LPR Site	Dwellings	Forecast from:	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	Beyond plan period	Total
48	Land at Marsh Farm	150	Promoter						50	50	50	50								200
49	Land adjoining Midge Hall Farm	415	Promoter							49	49	49	49	49	49	49	49	23		415
50	Land west of Maple Drive	70	Promoter					10	40	20										70
51	Land at Woodshaw	445	Promoter					60	80	80	80	80	30							410
TOTAL		1080		0	0	0	0	70	170	199	179	179	79	49	49	49	49	23	0	1095

Marlborough

8.6. The map in figure 8.2 shows existing commitments at the settlement for 50 dwellings or greater, based on the 2023 Housing Land Supply Statement. Additional permissions for 50 dwellings or greater (or equivalent bed spaces) beyond the 01 April 2023 based date, up until 31 August 2024, have also been added for local context, along with the Local Plan Review allocations.

Figure 8.2 - Marlborough – Allocations and permissions, 50+ dwellings



- 8.7. There were no sites of 50 dwellings or greater within the 2023 Housing Land Supply Statement.
- 8.8. There were no additional post base date permissions granted (01 April 2023 – 31 August 24), for sites of 50 dwellings or greater, that hadn't already been included in the 2023 Housing Land Supply Statement.
- 8.9. Table 8.3 shows housing delivery rates at the settlement since 2015/16.

Table 8.3 - Marlborough – Housing delivery rates

Town	Net completions							
	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23
Marlborough	0	57	48	49	59	43	61	43

- 8.10. For each housing allocation in the Local Plan Review, Wiltshire Council have been in discussion with the promoters of each site regarding housing delivery. Table 8.4 shows the forecast housing delivery for each site at the settlement.

Table 8.4 – Marlborough – LPR allocations and forecast delivery

Policy	LPR Site	Dwellings	Forecast from:	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	Beyond plan period	Total
45	Land at Chopping Knife Lane	50	Wiltshire Council						20	30										50
46	Land off Barton Dene	30	Promoter				10	40	30											80
TOTAL		80		0	0	0	10	40	50	30	0	0	0	0	0	0	0	0	0	130

9. Trowbridge HMA

Trowbridge

9.1. The map in figure 9.1 shows existing commitments at the settlement for 50 dwellings or greater, based on the 2023 Housing Land Supply Statement. Additional permissions for 50 dwellings or greater (or equivalent bed spaces) beyond the 01 April 2023 based date, up until 31 August 2024, have also been added for local context, along with the Local Plan Review allocations.

9.2. Table 9.1 shows the relevant planning permissions from the 2023 Housing Land Supply Statement that feature in figure 9.1.

Table 9.1 - Trowbridge - Extract from 2023 HLSS

Site Address	Site Ref	Proposed Development	Type	Already taken forward (subsequent applications or completions)	Remainder	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	Total
South East Trowbridge	WCS/NW6	2600	Existing Allocation	2500	100	0	0	0	0	0	0	0	50	50	0	0	0	0	0	0	100
Elizabeth Way	H2.3	355	Existing Allocation	352	68	0	0	30	38	0	0	0	0	0	0	0	0	0	0	0	68
Land off the A363 at White Horse Business Park	H2.2	175	Existing Allocation	0	175	0	0	0	0	0	40	80	12	0	0	0	0	0	0	0	132
Southwick Court	H2.6	180	Existing Allocation	0	180	0	0	0	0	0	40	40	40	40	20	0	0	0	0	0	180
Land to the south of Church Lane, Upper Studley	18/10035/OUT	55	S106	0	55	0	0	0	0	0	25	30	0	0	0	0	0	0	0	0	55
Land off Frome Road, Upper Studley	20/09659/FUL	50	S106	0	50	0	0	0	35	15	0	0	0	0	0	0	0	0	0	0	50
Land south east of Trowbridge	15/04736/OUT	2500	S106	0	2500	0	0	0	0	0	60	120	120	175	200	200	200	200	200	200	1675
Land at Elm Grove, Drynam Lane, Trowbridge, Wiltshire, BA14 0PL	19/11459/OUT	261	Outline permission	0	261	0	0	0	0	0	31	50	50	50	50	30	0	0	0	0	261
Land at Elizabeth Way, Hilperton, Trowbridge	20/09701/FUL	187	Full permission	0	187	0	0	35	60	60	32	0	0	0	0	0	0	0	0	0	187
Land off of Elizabeth Way, Hilperton, Wiltshire, BA14 7	PL/2021/08554	151	Full permission	0	151	5	50	50	46	0	0	0	0	0	0	0	0	0	0	0	151
TOTAL		6514		2852	3727	5	50	115	179	75	228	320	272	315	270	230	200	200	200	200	2859

9.3. There were no additional post base date permissions granted (01 April 2023 – 31 August 24), for sites of 50 dwellings or greater, that hadn't already been included in the 2023 Housing Land Supply Statement.

9.4. Table 9.2 shows housing delivery rates at the settlement since 2015/16.

Table 9.2 - Trowbridge – Housing delivery rates

Town	Net completions							
	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23
Trowbridge	253	230	132	45	77	180	78	55

9.5. For each housing allocation in the Local Plan Review, Wiltshire Council have been in discussion with the promoters of each site regarding housing delivery. Table 9.3 shows the forecast housing delivery for each site at the settlement.

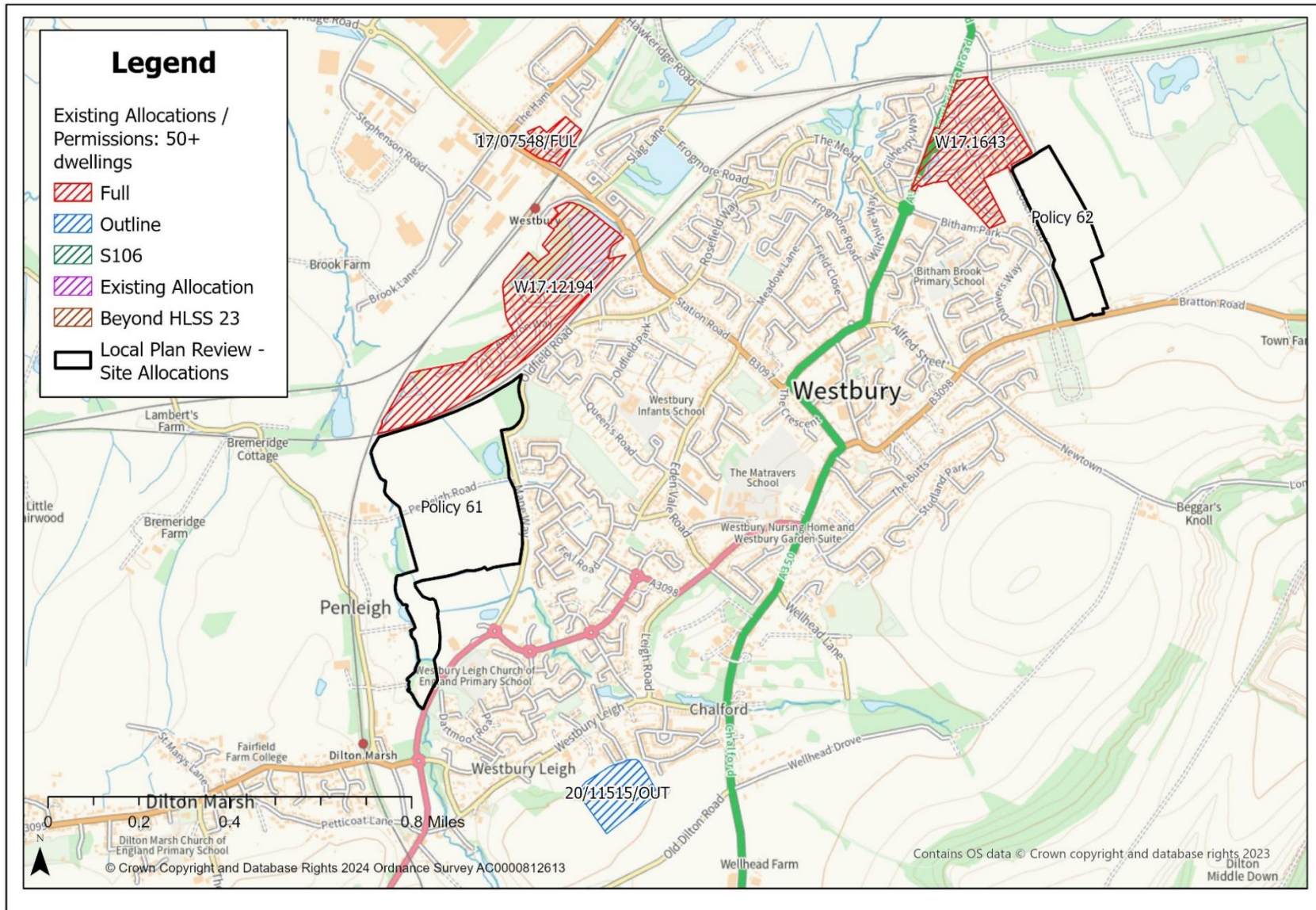
Table 9.3 – Trowbridge – LPR allocations and forecast delivery

Policy	LPR Site	Dwellings	Forecast from:	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	Beyond plan period	Total
53	Land NE of Hilperton, Trowbridge	600	Promoter				10	45	95	70	120	120	110	60	60	10				700
55	Innox Mills, Trowbridge	175	Promoter					25	40	40	40	40	40	25						250
TOTAL		775		0	0	0	10	70	135	110	160	160	150	85	60	10	0	0	0	950

Westbury

9.6. The map in figure 9.2 shows existing commitments at the settlement for 50 dwellings or greater, based on the 2023 Housing Land Supply Statement. Additional permissions for 50 dwellings or greater (or equivalent bed spaces) beyond the 01 April 2023 based date, up until 31 August 2024, have also been added for local context, along with the Local Plan Review allocations.

Figure 9.2 - Westbury – Allocations and permissions, 50+ dwellings



9.7. Table 9.4 shows the relevant planning permissions from the 2023 Housing Land Supply Statement that feature in figure 9.2.

Table 9.4 - Westbury - Extract from 2023 HLSS

Site Address	Site Ref	Proposed Development	Type	Already taken forward (subsequent applications or completions)	Remainder	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	Total
Land South of Sandhole Lane, Westbury	20/11515/OUT	67	Outline permission	0	67	0	0	7	30	30	0	0	0	0	0	0	0	0	0	0	67
Land at Westbury Sailing Lake, Station Road, Westbury, Wiltshire,	W17.12194	300	Full permission	234	66	40	26	0	0	0	0	0	0	0	0	0	0	0	0	0	66
Land north of Bitham Park Westbury	W17.1643	300	Full permission	292	8	8	0	0	0	0	0	0	0	0	0	0	0	0	0	0	8
Land off Station Road, Westbury, Wiltshire	17/07548/FUL	87	Full permission	7	80	35	35	10	0	0	0	0	0	0	0	0	0	0	0	0	80
TOTAL		754		533	221	83	61	17	30	30	0	0	0	0	0	0	0	0	0	0	221

9.8. There were no additional post base date permissions granted (01 April 2023 – 31 August 24), for sites of 50 dwellings or greater, that hadn't already been included in the 2023 Housing Land Supply Statement.

9.9. Table 9.5 shows housing delivery rates at the settlement since 2015/16.

Table 9.5 - Westbury – Housing delivery rates

Town	Net completions							
	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23
Westbury	47	147	69	78	104	239	168	133

9.10. For each housing allocation in the Local Plan Review, Wiltshire Council have been in discussion with the promoters of each site regarding housing delivery. Table 9.6 shows the forecast housing delivery for each site at the settlement.

Table 9.6 - Westbury – LPR allocations and forecast delivery

Policy	LPR Site	Dwellings	Forecast from:	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	Beyond plan period	Total
61	Land West of Mane Way	220	Promoter				30	60	60	60	60	60	20							350
62	East of Bitham Park / Bratton Road, Westbury	260	Promoter			20	51	50	50	50	40									261
TOTAL		480		0	0	20	81	110	110	110	100	60	20	0	0	0	0	0	0	611

10. Phased approach to housing requirement and five-year housing land supply

10.1. The Plan strategy proposes a phased approach to the housing requirement delivery across the Plan period. This accounts for environmental constraints and availability of land in the Salisbury Housing Market Area. It sets out a reduced level of delivery during ‘Phase 1’ (2024 to 2031) and a higher level of delivery during ‘Phase 2’ (2031-2038). This is set out in the Revised Spatial Strategy⁷. This is achieved by three phases, as set out in Policy 2 and Table 3.1 of the Plan (reproduced below):

	Pre-plan adoption (2020-2024)	Phase 1 (2024-2031)	Phase 2 (2031-2038)
Housing requirement (additional dwellings)	8,080	10,290	18,370

10.2. The requirement for planning policies to identify adequate supply during the plan period is set out in the NPPF. At the time of publication of this topic paper, the current version of the NPPF is the December 2023 version.

10.3. Paragraph 230 of the December 2023 NPPF states:

The policies in this Framework (published on 19 December 2023) will apply for the purpose of examining plans, where those plans reach regulation 19 of the Town and Country Planning (Local Planning) (England) Regulations 2012 (presubmission) stage after 19 March 2024. Plans that reach pre-submission consultation on or before this date will be examined under the relevant previous version of the Framework in accordance with the above arrangements.

10.4. The Regulation 19 consultation of the Plan commenced prior to the 19 March 2024. Therefore, the provisions in the second sentence (underlined) of paragraph 230 apply, and the Plan will be assessed against the previous version of the NPPF which is the September 2023 version.

10.5. The September 2023 NPPF sets out the need to deliver sufficient housing land supply at paragraphs 68 and 74:

⁷ Revised Spatial Strategy, Wiltshire Council (September 2023) – ‘Formulating a revised spatial strategy’ page 24-26

68

Strategic policy-making authorities should have a clear understanding of the land available in their area through the preparation of a strategic housing land availability assessment. From this, planning policies should identify a sufficient supply and mix of sites, taking into account their availability, suitability and likely economic viability. Planning policies should identify a supply of:

- a) specific, deliverable sites for years one to five of the plan period³⁴; and*
- b) specific, developable sites or broad locations for growth, for years 6-10 and, where possible, for years 11-15 of the plan.*

Footnote 34: *With an appropriate buffer, as set out in paragraph 74. See Glossary for definitions of deliverable and developable*

74

Strategic policies should include a trajectory illustrating the expected rate of housing delivery over the plan period, and all plans should consider whether it is appropriate to set out the anticipated rate of development for specific sites. Local planning authorities should identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing against their housing requirement set out in adopted strategic policies³⁸, or against their local housing need where the strategic policies are more than five years old³⁹.

The supply of specific deliverable sites should in addition include a buffer (moved forward from later in the plan period) of:

- a) 5% to ensure choice and competition in the market for land; or*
- b) 10% where the local planning authority wishes to demonstrate a five year supply of deliverable sites through an annual position statement or recently adopted plan⁴⁰, to account for any fluctuations in the market during that year; or*
- c) 20% where there has been significant under delivery of housing over the previous three years, to improve the prospect of achieving the planned supply⁴¹.*

Footnote 38: *For the avoidance of doubt, a five year supply of deliverable sites for travellers – as defined in Annex 1 to Planning Policy for Traveller Sites – should be assessed separately, in line with the policy in that document.*

Footnote 39: *Unless these strategic policies have been reviewed and found not to require updating. Where local housing need is used as the basis for assessing*

whether a five year supply of specific deliverable sites exists, it should be calculated using the standard method set out in national planning guidance

Footnote 40: *For the purposes of paragraphs 74b and 75 a plan adopted between 1 May and 31 October will be considered ‘recently adopted’ until 31 October of the following year; and a plan adopted between 1 November and 30 April will be considered recently adopted until 31 October in the same year.*

Footnote 41: *This will be measured against the Housing Delivery Test, where this indicates that delivery was below 85% of the housing requirement.*

10.6. Applying the footnote conditions referenced in paragraph 74, for completeness:

- Footnote 38: the Council are progressing a separate development plan document for meeting needs for travellers. This requirement will be assessed under the examination for that Plan.
- Footnote 39: the Council have not reviewed its strategic policies prior to this Plan.
- Footnote 40: the Council have not indicated that they wish to fix their housing land supply position as part of the Plan examination.
- Footnote 41: see below

10.7. It is anticipated that the requirements of paragraph 68(a) of the September 2023 NPPF would be assessed against the relevant paragraph of the PPG⁸. This states that:

In plan-making, strategic policies should identify a 5 year housing land supply from the intended date of adoption of the plan.

10.8. Based on the current Local Development Scheme (March 2024) the Council will look to adopt the Plan in Q3 2025. This indicates that the housing land supply at the time of adoption will be a 2025-based position.

10.9. It is expected that by Q3 2025, the ‘live’ housing land supply position that the Council rely on in decision-taking will be a 2024-based position. The five-year period for that position will be 1 April 2024 to 31 March 2029.

10.10. At the anticipated date of adoption, it is unlikely that the Council will have finalised its annual review exercise for the 2025-based position. However, the Council will be able to provide an estimated 2025-based position based on known

⁸ Ibid: 68-004-20240205. Notwithstanding that this paragraph was published after the publication of both the September 2023 and December 2023 versions of the NPPF.

commitments (and evidence-based trajectories for those commitments), and trajectories for the proposed allocations. The five-year period for that based position will be 1 April 2025 to 31 March 2030.

10.11. When calculating its five year housing land supply, the September 2023 version of the NPPF requires local planning authorities to add a buffer to its five-year requirement. The buffer percentage to be applied to the five-year requirement is driven from the latest Housing Delivery Test result which are the 2022 results. These indicated the Council had achieved delivery of 106% against its requirement, and this result requires a 5% buffer to be applied to the five-year requirement.

10.12. The current December 2023 NPPF has different tests for whether a buffer should be applied as part of its five-year housing land supply calculation, and these tests should be applied to the housing land supply calculation immediately following adoption.

Five-year housing land supply calculation

10.13. The trajectories for the proposed allocations and existing housing land supply calculated as detailed above, would indicate the housing land supply position (shown in number of years supply) in the table below.

	Confirmed 2023-based	Estimated 2024-based	Estimated 2025-based
Wiltshire	4.85	5.92	7.32

Appendix 1: 2023-base dated data tables. Updated from the Regulation 19 Plan (September 2023)

Table 4.2 – Chippenham HMA

Settlement	Housing growth (2020-2038) (dwellings)	Completions and commitments (1 April 2020 - 31 March 2023)*	Residual at 1 April 2023**
Chippenham	5,850	3,932	1,920
Calne	1,230	626	600
Corsham	360	81	280
Devizes	980	920	60
Malmesbury	600	635	0
Melksham	2,160	1,205	960
Rural Area	2,460	1,590	870

*Includes major permissions post 1 April 2023, up to 31 August 2024

**Residual rounded to the nearest ten dwellings.

Table 4.4 – Chippenham rural

Settlement	Housing growth (2020-2038) (dwellings)	Completions and commitments (1 April 2020 - 31 March 2023)*	Residual at 1 April 2023**
Local Service Centre			
Market Lavington	117	62	55
Large Villages			
Ashton Keynes	42	33	9
Atworth ■	66	1	65
Box	26	23	3
Bromham	66	5	61
Christian Malford	37	42	0
Colerne	25	4	21
Crudwell	39	28	11
Derry Hill/Studley	33	4	29
Great Somerford	88	94	0
Hullavington	76	77	0
Kington St Michael ■	38	4	34
Oaksey	29	13	16
Potterne	78	24	54
Rowde ■	67	20	47
Rudloe	255	255	0
Seend ■	27	5	22
Shaw/Whitley	73	28	45
Sherston	87	57	30
Sutton Benger	77	74	3
Urchfont	65	31	34
West Lavington/ Littleton Panell	58	58	0
Worton	34	29	5
Yatton Keynell	39	38	1

* Includes major permissions post 01 April 2023, up to 31 August 2024

■ Requirements expected to be delivered towards the end of the Local Plan period, due to identified NHS capacity constraints in the shorter term

Table 4.6 – Salisbury HMA

Settlement	Housing growth (2020-2038) (dwellings)	Completions and commitments (1 April 2020 - 31 March 2023)*	Residual at 1 April 2023**
Salisbury	4,500	2,937	1,560
Amesbury	530	405	130
Tidworth and Ludgershall	2,080	774	1,310
New community (Area of search)	(1,500 – 2,000)	0	(1,500 – 2,000)
Rural Area	2,300	1,219	1,080

*Includes major permissions post 1 April 2023, up to 31 August 2024

**Residual rounded to the nearest ten dwellings.

Table 4.8 – Salisbury rural

Settlement	Housing growth (2020-2038) (dwellings)	Completions and commitments (1 April 2020 - 31 March 2023)*	Residual at 1 April 2023**
Local Service Centre			
Downton	116	1	100
Mere ■	145	178	0
Tisbury ■	116	66	50
Wilton ■	174	170	0
Large Villages			
Alderbury ■	97	70	27
Broad Chalke	23	11	12
Bulford	63	2	61
Collingbourne Ducis ■ □	39	8	31
Coombe Bissett ■	18	6	12
Dinton	25	7	18
Durrington	141	85	56
Fovant	32	11	21
Great Wishford	14	0	14
Hindon	31	32	0
Ludwell	21	4	17
Morgan's Vale/ Woodfalls	49	17	32
Netheravon	45	10	35
Pitton	18	3	15
Porton	38	37	1
Shrewton □	82	13	69
The Winterbournes	42	21	21
Tilshead	4	5	0
Whiteparish	46	29	17
Winterslows/Middle Winterslow	64	19	45

* Includes major permissions post 01 April 2023, up to 31 August 2024

■ Requirements expected to be delivered towards the end of the Local Plan period, due to identified NHS capacity constraints in the shorter term

Table 4.10 – Swindon HMA

Settlement	Housing growth (2020-2038) (dwellings)	Completions and commitments (1 April 2020 - 31 March 2023)*	Residual at 1 April 2023**
Marlborough	600	292	310
Royal Wootton Bassett	1,340	110	1,230
Rural Area	1,510	1,181	330

*Includes major permissions post 1 April 2023, up to 31 August 2024

**Residual rounded to the nearest ten dwellings.

Table 4.12 – Swindon rural

Settlement	Housing growth (2020-2038) (dwellings)	Completions and commitments (1 April 2020 - 31 March 2023)*	Residual at 1 April 2023**
Local Service Centre			
Cricklade	144	94	50
Pewsey	137	86	51
Large Villages			
Aldbourn	42	39	2
Baydon	1	6	0
Broad Hinton	0	1	0
Burbage	38	41	0
Great Bedwyn	26	10	16
Lyneham	320	344	0
Purton	146	140	6
Ramsbury	37	6	31
Shalbourne	0	4	0
Upavon	50	51	0

Table 4.14 – Trowbridge HMA

Settlement	Housing growth (2020-2038) (dwellings)	Completions and commitments (1 April 2020 - 31 March 2023)*	Residual at 1 April 2023**
Trowbridge	4,420	3,568	850
Bradford on Avon	140	47	90
Warminster	1,780	1,817	0
Westbury	1,400	825	580
Rural Area	910	689	220

*Includes major permissions post 1 April 2023, up to 31 August 2024

**Residual rounded to the nearest ten dwellings.

Table 4.16 – Trowbridge rural

Settlement	Housing growth (2020-2038) (dwellings)	Completions and commitments (1 April 2020 - 31 March 2023)*	Residual at 1 April 2023**
Large Villages			
Bratton	44	42	2
Chapmanslade	47	48	0
Codford	29	7	22
Corsley	0	8	0
Dilton Marsh	61	24	37
Heytesbury	22	2	20
Hilperton	52	49	3
Holt	66	157	0
North Bradley	51	29	22
Semington	53	68	0
Southwick	65	40	25
Steeple Ashton	29	1	28
Sutton Veny	22	6	16
Westwood	15	0	15
Winsley	15	1	14

Appendix 2: 2023-base dated data tables. Updated from the Regulation 19 Housing Delivery Paper (September 2023)

Figure 5 – Anticipated number of years' housing land supply (Phase 1, Policy 2)

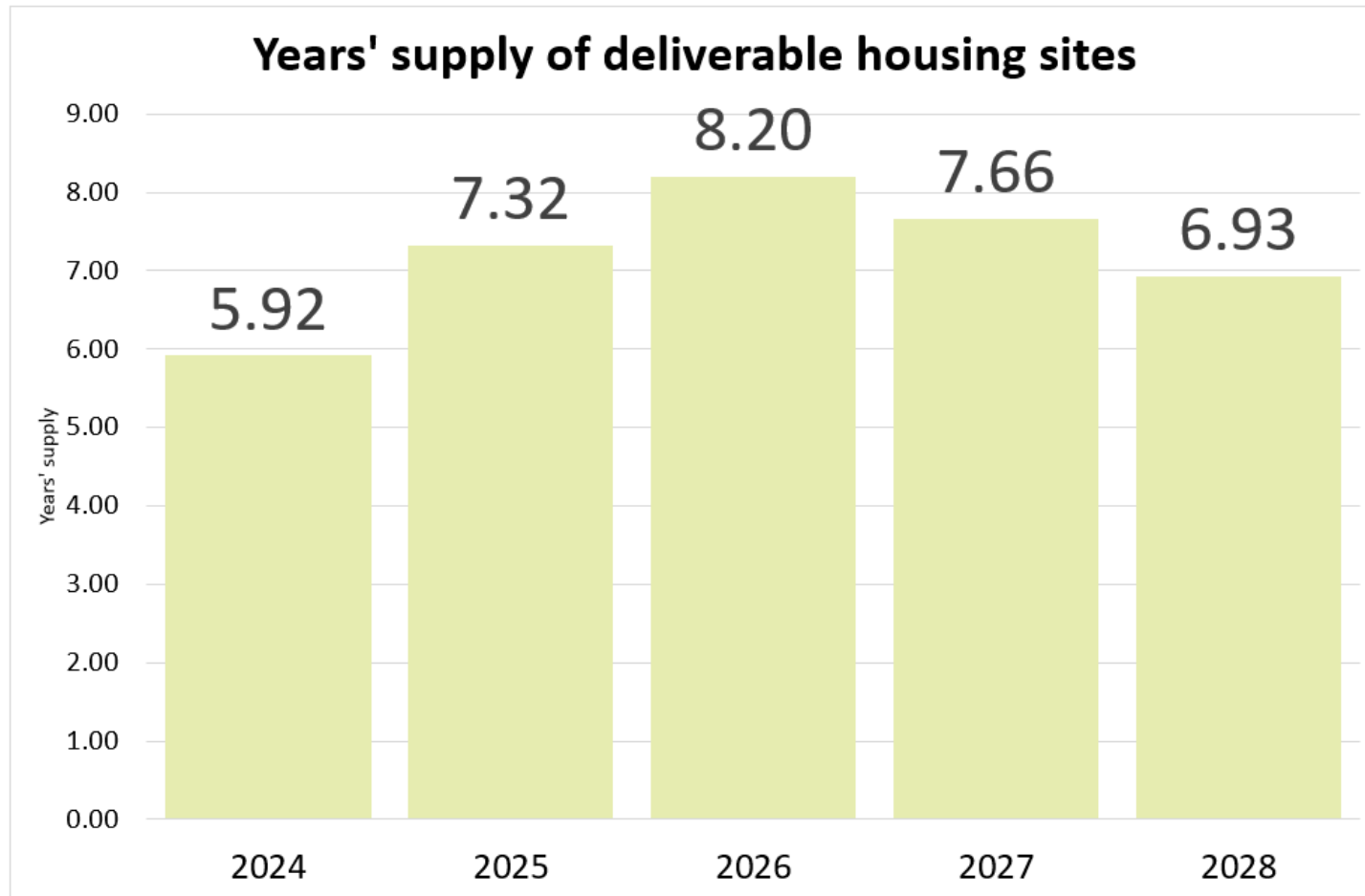


Figure 6 – housing trajectory years 1-10 following Plan adoption

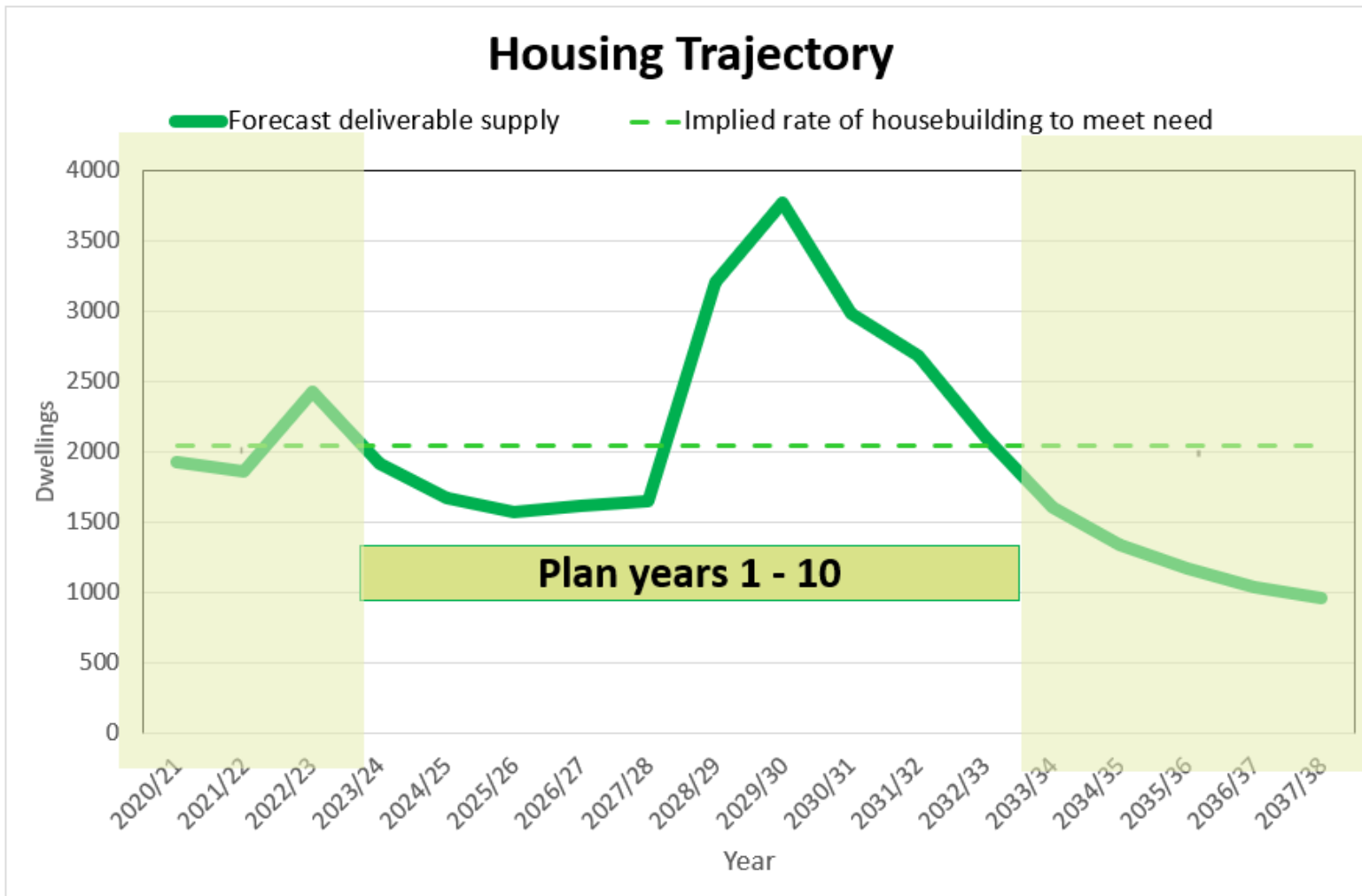


Figure 7 – cumulative total dwellings 2020-2038 by HMA and cumulative need

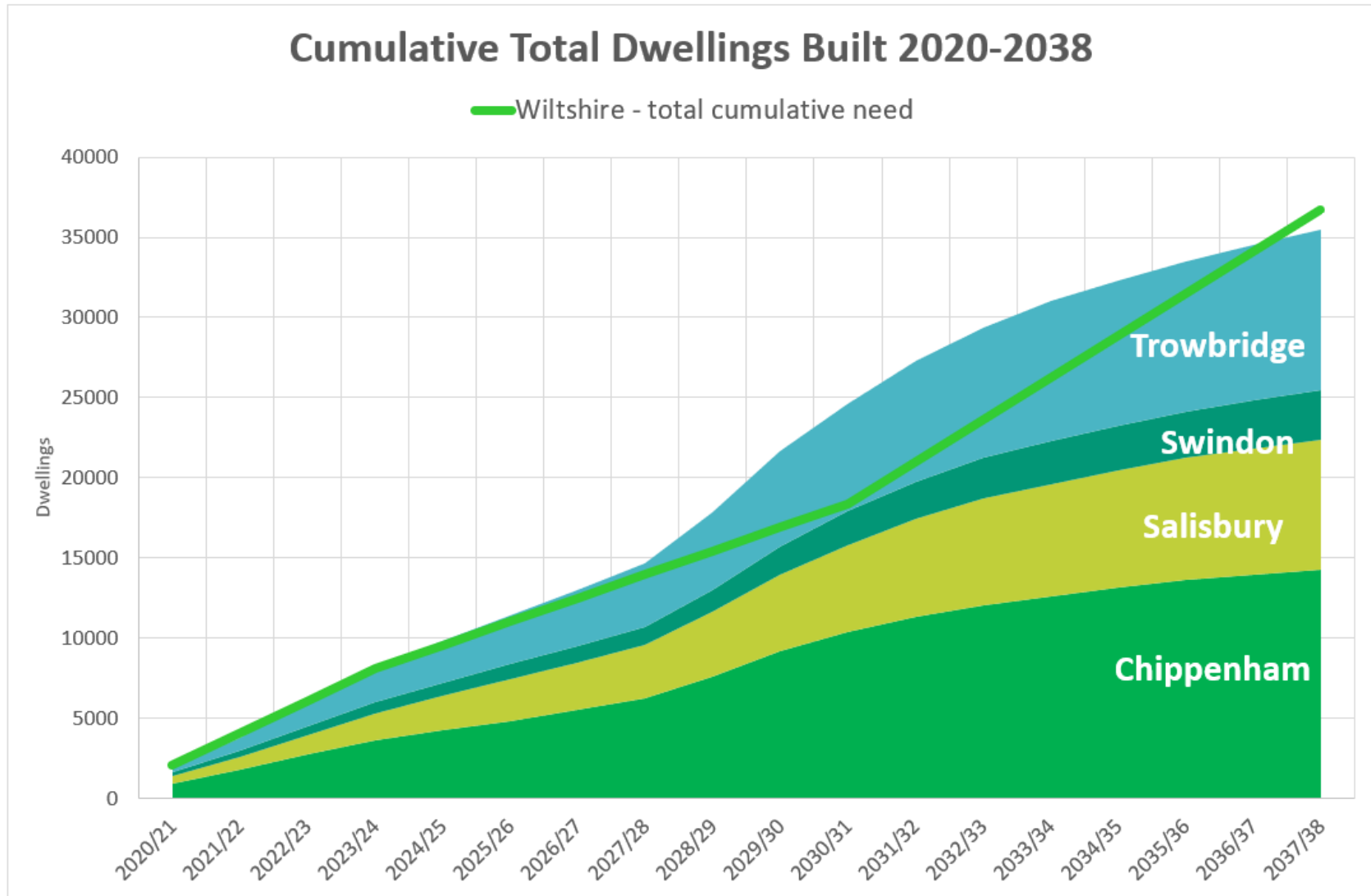
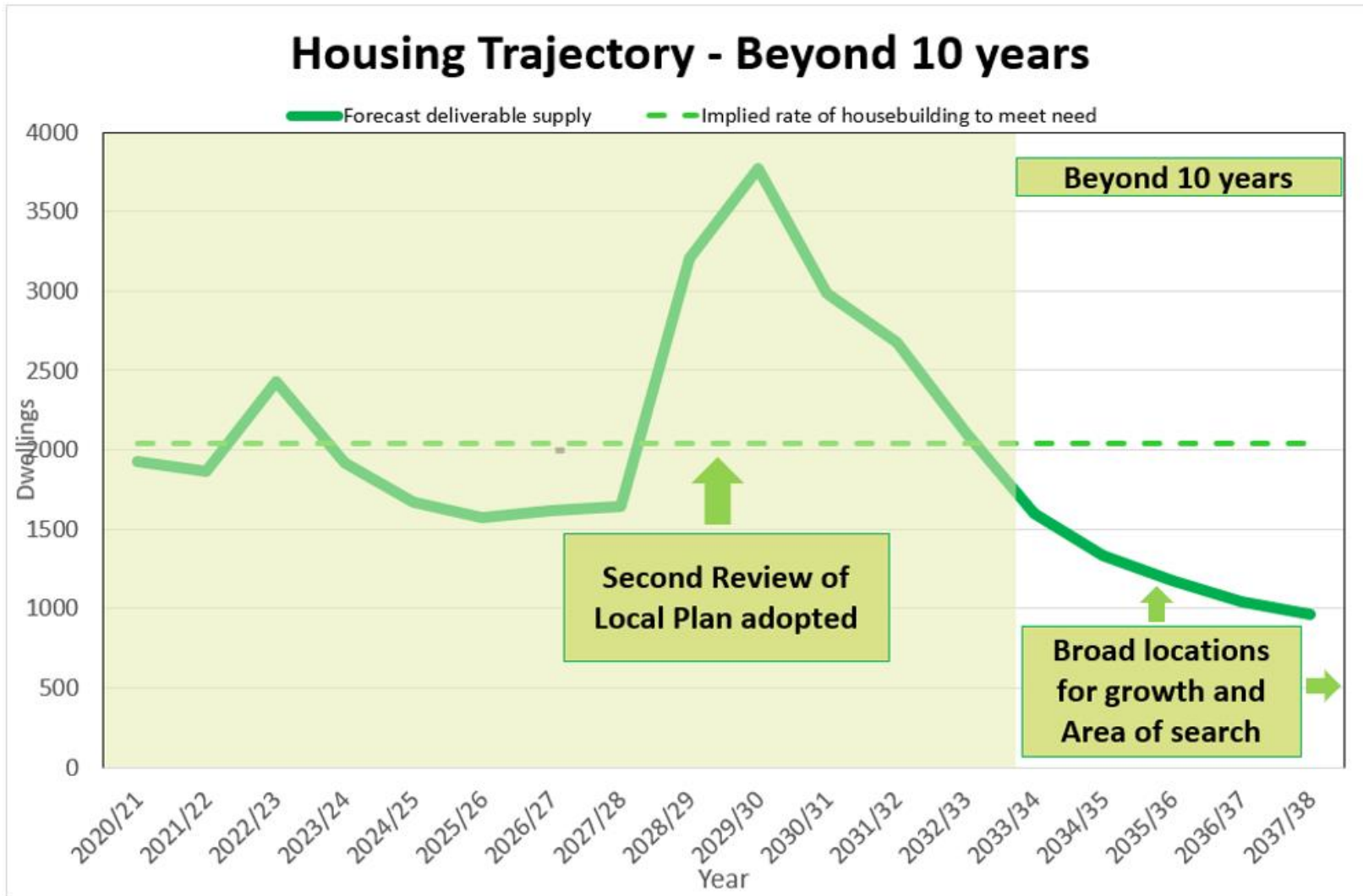


Figure 8 - housing trajectory years beyond 10 years after Plan adoption

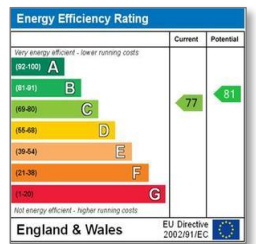


Appendix 3: Wiltshire Local Housing Needs Assessment Review of Local Housing Need,
Opinion Research Services (September 2024)



Wiltshire Local Housing Needs Assessment Review of Local Housing Need

September 2024





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Review of Local Housing Need

Considering the Impact of 2021 Census and other data updates

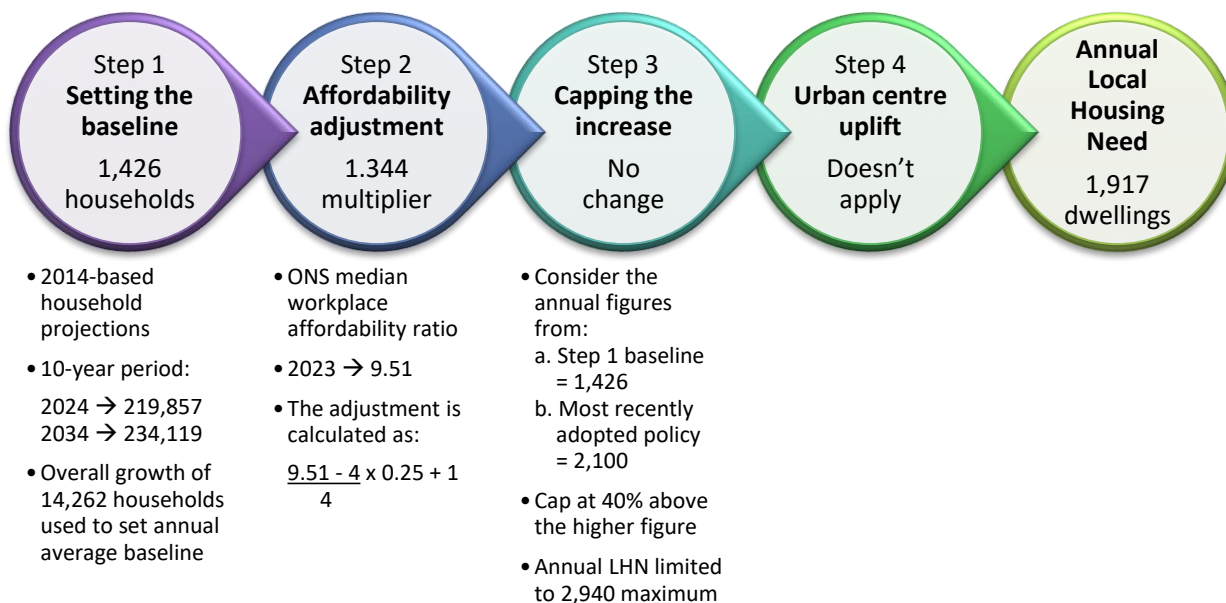
Introduction

1. Opinion Research Services (ORS) prepared the Swindon and Wiltshire Local Housing Needs Assessment (LHNA) in 2019 which formed part of the evidence base for the emerging Wiltshire Local Plan. Based on the feedback received following consultation in early 2021, Wiltshire Council commissioned ORS to review and update the analysis for the administrative area and the functional Housing Market Areas (HMAs) that had previously been identified.
2. The LHNA 2022 Update identified a Local Housing Need (LHN) figure of 2,041 dwellings per year for Wiltshire using the Government's standard method calculation: an overall housing need of 36,738 dwellings over the 18-year Local Plan period 2020-2038. The study also established the distribution of Local Housing Need between the functional HMAs to inform options for the distribution of growth.
3. Whilst the LHNA Update was informed by the most up-to-date information available at that time, the analysis was undertaken before data from the 2021 Census had been released. The Census data has now been published and the official mid-year population estimates for the intercensal period have been rebased to align with Census estimates. Other data sources have also been updated, including the affordability ratio used for the standard method calculation.
4. Responses to the most recent consultation on the emerging Local Plan suggested that the housing need evidence should take account of the latest data. Whilst there remains ongoing uncertainty about the Government's plans for further changes to the standard method calculation, LPAs are being urged to continue plan-making based on the current approach. Therefore, Wiltshire Council has commissioned ORS to review the LHNA Update and consider whether the proposed Housing Requirement of 36,738 dwellings and the distribution between HMAs remains appropriate for the Local Plan period 2020-2038.

Local Housing Need

5. The NPPF confirms that planning authorities should normally use the standard methodology to establish a minimum Local Housing Need (LHN) figure. Using the process set out in Planning Practice Guidance for Housing Need Assessment [ID 2a-004-20201216] and the inputs for Wiltshire in 2022, the LHNA Update identified a minimum Local Housing Need figure of 2,041 dwellings per year.
6. Figure 1 sets out the current inputs for Wiltshire and establishes that the annual Local Housing Need figure has reduced to 1,917 dwellings per year: an overall housing need of 34,505 dwellings over the Local Plan period 2020-2038. This latest figure is 2,233 dwellings lower than the housing need figure that informed the proposed Housing Requirement, equivalent to a reduction of around 6%.

Figure 1: Annual Local Housing Need for Wiltshire based on the Government's standard method calculation



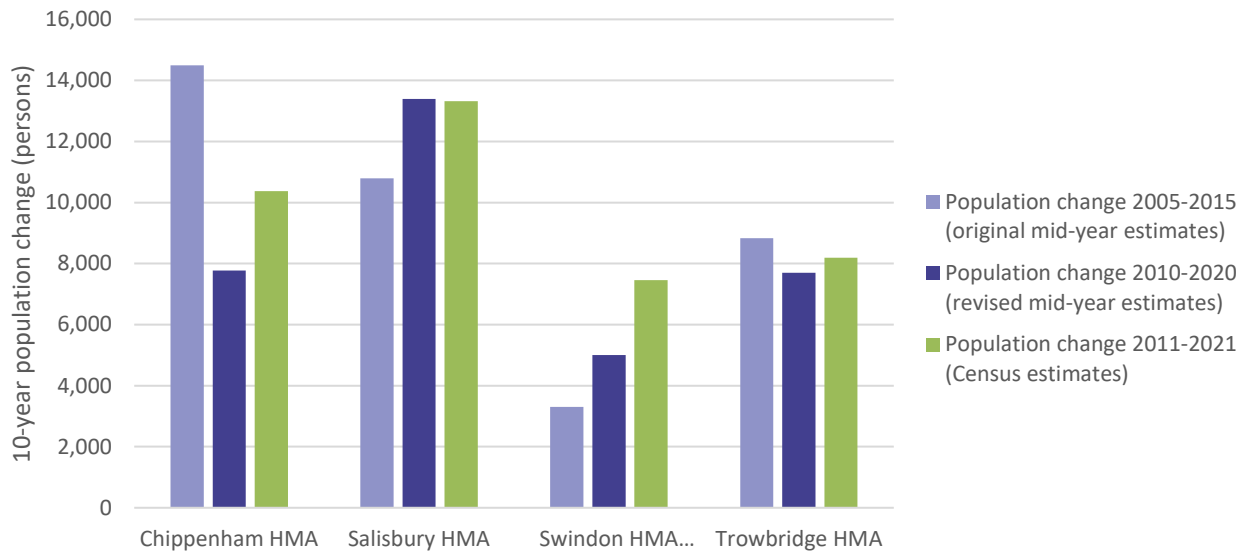
7. As previously noted in the LHNA 2022 Update, the Local Housing Need figure will normally be higher than the household projection-based estimate of housing need as it incorporates an affordability adjustment that the Government believes will help respond to housing market pressures which may have suppressed past rates of household formation. Furthermore, although the LHN calculation is informed by trend-based projections, the 2014-based household projections are now historic figures which have been superseded by more recent official projections.
8. The LHNA Update identified a need to provide 23,986 dwellings to accommodate the projected household growth (23,044 with usually resident households plus a further 942 dwellings without a usually resident household, to allow for vacant and second homes) and the equivalent of a further 1,469 dwellings to accommodate the growth of older persons projected to be living in communal accommodation. Together, this yields a total housing need of 25,455 dwellings over the 18-year period 2020-2038.
9. On this basis, the overall housing need of 34,505 dwellings over an 18-year period based on the latest inputs to the standard method calculation remains 9,050 dwellings higher than the housing need identified by the projections based on the latest official data. We can therefore conclude that the minimum LHN for Wiltshire incorporates 9,050 dwellings as an uplift in addition to the 25,455 dwellings needed for the trend-based growth (equivalent to an increase of 36%) and therefore the latest LHN figure continues to incorporate a substantial uplift to the latest household projection-based estimate of need.

Establishing LHN by Housing Market Area

10. The LHNA 2022 Update established the distribution of housing need between the four functional HMAs that had previously been identified. The distribution of housing need was based on a calculation of net migration that was based on the most up-to-date ONS small area population estimates; however, there were some discrepancies between the revised estimates and the household growth based on dwelling completions.
11. Given this context, the LHNA Update raised some concerns about the revised population estimates and rather than being based exclusively on the small area population estimates, the distribution of housing need also took account of dwelling completions recorded by the Authority's housing market area monitoring figures.

12. Small area population estimates from the 2021 Census have now been published, which can be compared with the trends that had informed the previous HMA analysis (Figure 2).

Figure 2: 10-year population change by HMA (Source: ONS small area population estimates; UK Census of Population)



13. Based on the Census data, it is apparent that the ONS revisions to the small area mid-year population estimates for Salisbury HMA and Trowbridge HMA were broadly accurate. However, it seems likely that the estimates of population change for Chippenham HMA and Swindon HMA (within Wiltshire) had previously been too low.
14. We can therefore conclude that the concerns raised by the LHNA Update about the ONS revisions to the small area population estimates were justified, and it was correct to not rely exclusively on that data as the basis for apportioning the overall housing need between HMAs.
15. The demographic modelling has been updated to take account of the 2021 Census data, together with changes to the overall LHN figure for the local authority area. The distribution of housing need between the four functional HMAs has replicated the previous approach, with both population estimates and dwelling completions figures informing the overall distribution.
16. Figure 3 summarises the updated annual LHN and overall housing need figures for each HMA. It is evident that the reduction across the local authority area as a whole has led to a relatively small reduction in need across each of the four HMAs, with the proportionate distribution between HMAs remaining relatively stable.

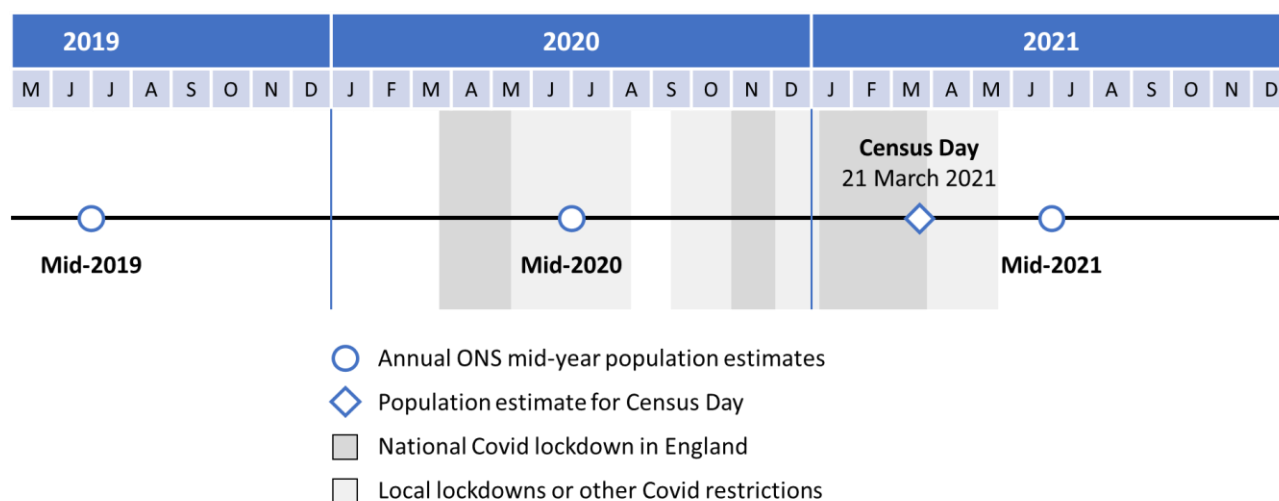
Figure 3: Annual LHN and Total Housing Need figures by LA and HMA

Housing Market Area	2022 LHNA Update		2024 LHNA Review		Change in Annual LHN
	Annual LHN (dwellings)	Total dwellings 2020-38	Annual LHN (dwellings)	Total dwellings 2020-38	
Chippenham HMA	757	13,626	727	13,080	-30
Salisbury HMA	612	11,016	576	10,364	-36
Swindon HMA (within Wiltshire)	192	3,456	177	3,187	-15
Trowbridge HMA	480	8,640	437	7,873	-43
TOTAL	2,041	36,738	1,917	34,505	-124

Alignment of Future Jobs Growth with Resident Workers

17. Whilst PPG sets out a standard approach for establishing local housing need [ID 2a-004-20201216], this is a minimum figure and the PPG also provides examples of a number of circumstances where it may be more appropriate to use a higher figure for plan-making [ID 2a-010-20201216].
18. Factors such as changing economic circumstances could justify an uplift to the LHN, so it is important to ensure that the number of new homes takes account of changes that are anticipated in the local economy as well as population trends.
19. The LHNA 2022 Update considered the increase in resident workers needed to fulfil the growth in main jobs based on the forecasts being considered by the 2022 Economic Development Needs Assessment (EDNA) across the functional HMAs in order to establish the extent of any shortfall or surplus of workers. The analysis concluded that there was likely to be sufficient workers to align with the central jobs growth scenario without any change to net commuting patterns. However, the housing need identified at that time (36,738 dwellings) was likely to provide only a relatively limited surplus of workers.
20. The latest inputs to the standard method calculation for Wiltshire identify a lower level of housing need (34,505 dwellings) than the figure that informed the analysis that considered the alignment of future jobs growth and resident workers. It would be reasonable to conclude that 2,233 fewer homes would result in fewer resident workers if all other assumptions remaining unchanged.
21. The 2021 Census would normally update many other inputs to the analysis, including rates for commuting and economic activity. However, it is important to recognise that population estimates over the period 2020 to 2022, including the 2021 Census, are likely to have been impacted by the Covid pandemic due to the associated national lockdowns and other local restrictions over this period.

Figure 4: Overview of national and local Covid lockdowns and other restrictions relative to Census Day



22. Population estimates for mid-2020 followed a national lockdown from March to June 2020, and it is likely that many non-UK born residents had returned to their home countries at the onset of the pandemic. Similar circumstances persisted on Census Day (Sunday 21 March 2021) which again coincided with the end of the national lockdown from January to March 2021. Although the estimates for mid-2021 were not impacted directly by restrictions, as the Census estimates formed one of the key inputs it is likely that the pandemic restrictions would have continued to have an influence on the figures.

23. The pandemic also had a substantial impact on working patterns, with some workers unable to work placed on furlough and others required to work from home. Although the Census is likely to provide detailed and accurate estimates of commuting and economic activity rates at that time, many of the figures will not represent normal circumstances and the data has to be treated with caution.
24. The LHNA Update identified that based on the LHN of 2,041 dpa, the number of economically active residents living in Wiltshire was likely to increase to around 285,600 persons by 2038, with an overall growth in resident workers of around 19,900 persons over the period 2020-2038. On this basis, the analysis concluded a likely net surplus of around 1,900 resident workers when compared with the forecast jobs growth.
25. Updating the demographic modelling to take account of the 2021 Census data, the growth in resident workers over the period 2020-2038 is likely to be around 16,500 persons based on the revised LHN figure of 1,917 dpa. On this basis, the net surplus of around 1,900 resident workers is likely to become a net shortfall of around 1,500 workers without any change to the forecast jobs growth.
26. As previously noted, it is important for employment data from the 2021 Census to be treated with caution, and some of the estimates are unlikely to represent normal patterns. Therefore, it is possible that some of the age-specific economic activity rates that were recorded could underestimate the proportion of residents likely to be available for work.
27. On that basis, the modelling analysis has been based on blended rates which take account of estimates for age-specific economic activity rates from both the 2011 Census and the 2021 Census. If rates from the 2021 Census were to persist then the rate of growth would be lower than estimated. However, if rates were to fully return to those recorded by the 2011 Census, then the rate of growth would be higher than estimated. Whilst there is inevitably some uncertainty, the approach taken is pragmatic and it seems appropriate to conclude that a reduction in the LHN figure is likely to result in a small shortfall of workers based on the forecast jobs growth.
28. It is also important to recognise that many working patterns have changed since the Covid pandemic and associated lockdowns, with far more individuals now regularly working from home on at least some of their normal working days. Unfortunately, the 2021 Census data on commuting patterns and rates of working from home do not provide a reliable basis to inform the Local Plan, so it has not been possible to update that analysis. However, it is reasonable to conclude that the strength of relationship between where people live and where they work has reduced.
29. Whilst it remains important to take account of likely jobs growth when establishing housing need, the potential shortfall of workers must be considered in the context of the significant uncertainties associated with the assumptions coupled with the weaker relationship between where people live and work.

Conclusions

30. The latest inputs to the standard method calculation identify a need for 34,505 dwellings over the Local Plan period 2020-2038. This latest figure is 2,233 dwellings lower than the housing need figure that informed the proposed Housing Requirement, equivalent to a reduction of around 6%.
31. Data from the 2021 Census has confirmed that there has not been any significant change in the distribution of housing need between the four Housing Market Areas. However, there could be a net shortfall of around 1,500 workers based on the revised LHN figure, although there are significant uncertainties associated with the underlying assumptions as a consequence of the Covid pandemic.
32. Given that the standard method figure provides a minimum estimate of Local Housing Need, and there is a risk that a lower figure could result in a shortfall of workers when compared with the forecast jobs growth, it would seem appropriate for the Housing Requirement that was proposed for the Local Plan (and the associated distribution by HMA) to remain unchanged at 36,738 dwellings (2,041 dpa) over the 18-year Local Plan period 2020-2038.