

Draft Wiltshire Housing Site Allocations Plan

Formal Pre-Submission Consultation on the Draft Plan

Friday 14 July – Friday 22 September 2017



Introduction

The draft Wiltshire Housing Site Allocations Plan proposes new sites for housing to ensure we can plan effectively to meet Wiltshire's housing needs in the most sustainable way.

Where necessary, it also reviews settlement boundaries for the principal settlements of Trowbridge and Salisbury, market towns, local service centres and large villages in Wiltshire, as identified in the Wiltshire Core Strategy.

The Wiltshire Core Strategy, which was adopted after wide consultation in January 2015, requires at least 42,000 new homes to be delivered in the period 2006 to 2026. It plans for housing to come forward through a number of sources including: strategic site allocations in the Wiltshire Core Strategy; neighbourhood plans; planning applications; and site allocations plans, including this Plan.

A separate plan has already been prepared for the principal settlement of Chippenham, the Chippenham Site Allocations Plan (adopted May 2017), which can be found on the council's website at: <http://www.wiltshire.gov.uk/csap-adopt-adopted-may-2017..pdf>

We now want to hear your views on the draft Wiltshire Housing Site Allocations Plan.

This formal consultation on the draft Plan will start **9am Friday 14 July** and close at **5pm on Friday 22 September 2017**.

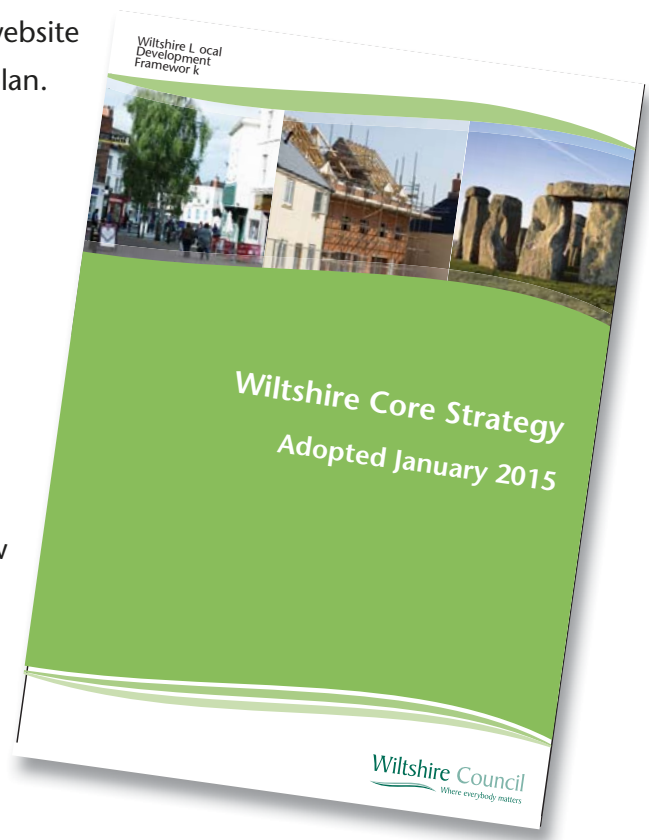
The consultation documents, including the draft Plan and supporting evidence can be found on the council's website (<http://www.wiltshire.gov.uk/wiltshgsiteallocationsplan.htm>).

The supporting documents include:

- Draft Sustainability Appraisal Report
- Draft Habitat Regulations Assessment
- Consultation reports
- Topic papers setting out the site selection process methodology and the settlement boundary review methodology; housing land supply; developing plan proposals; viability appraisal as well as community area topic papers.

Alternatively, all the consultation documents can be found at the following locations during normal opening hours:

- The council's main offices at Monkton Park (Chippenham), Bourne Hill (Salisbury), County Hall (Trowbridge)
- All Wiltshire Council libraries.





Why are we proposing new housing sites?

The Wiltshire Core Strategy requires this Plan, together with the Chippenham Site Allocations Plan, to allocate sites to make sure there is sufficient housing land supply throughout the remaining years of the plan period to 2026.

New housing sites are proposed at some settlements to support the delivery of the Wiltshire Core Strategy housing requirement of at least 42,000 new homes (2006 to 2026). They will also ensure that a five year housing land supply can be maintained within the Housing Market Areas in Wiltshire to 2026, in line with government planning policy.

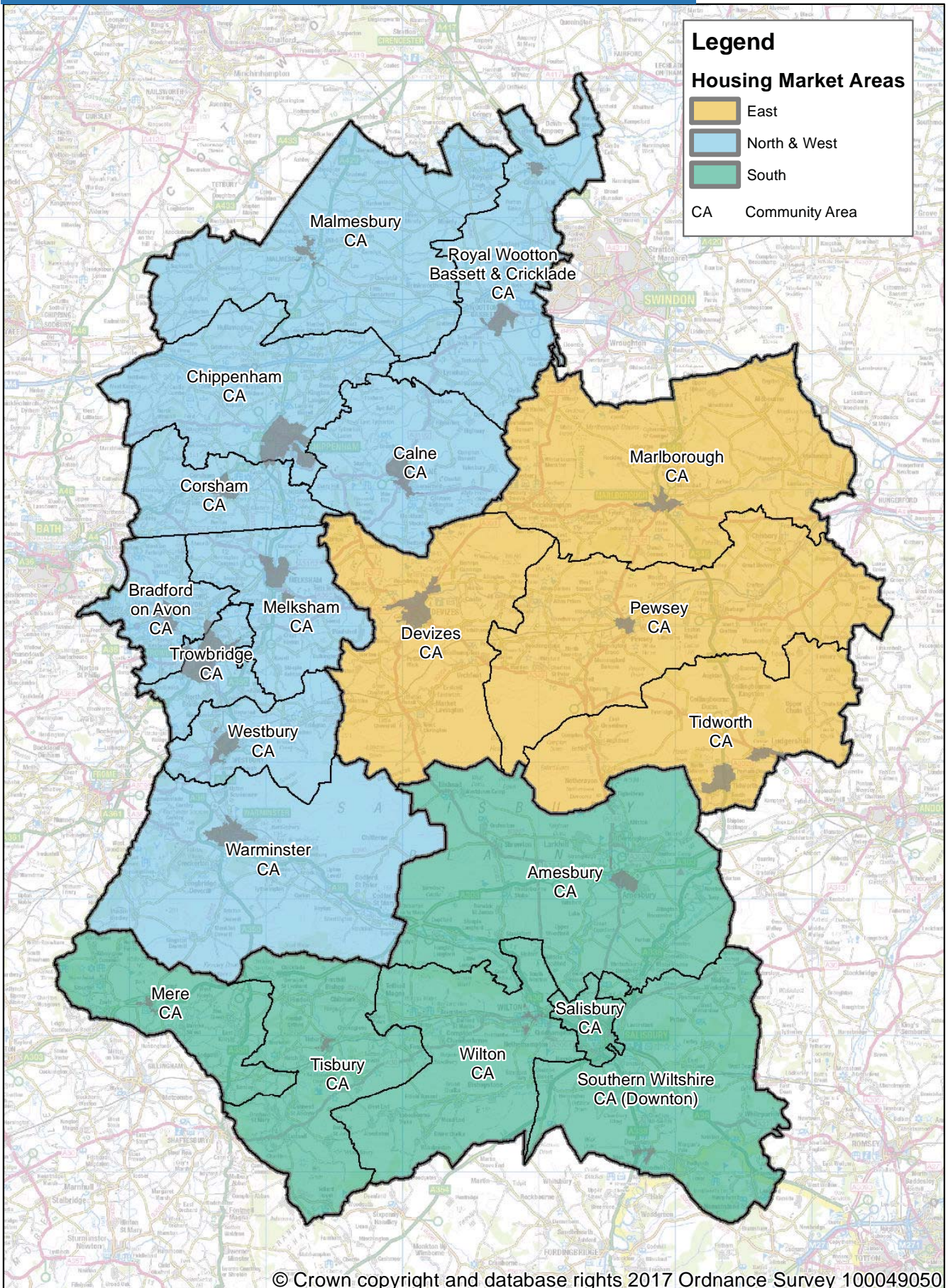
The Wiltshire Core Strategy splits the housing requirements into three separate Housing Market Areas. These are East Wiltshire, North and West Wiltshire, and South Wiltshire. They are shown on the map opposite and Table 1 shows the housing requirements.

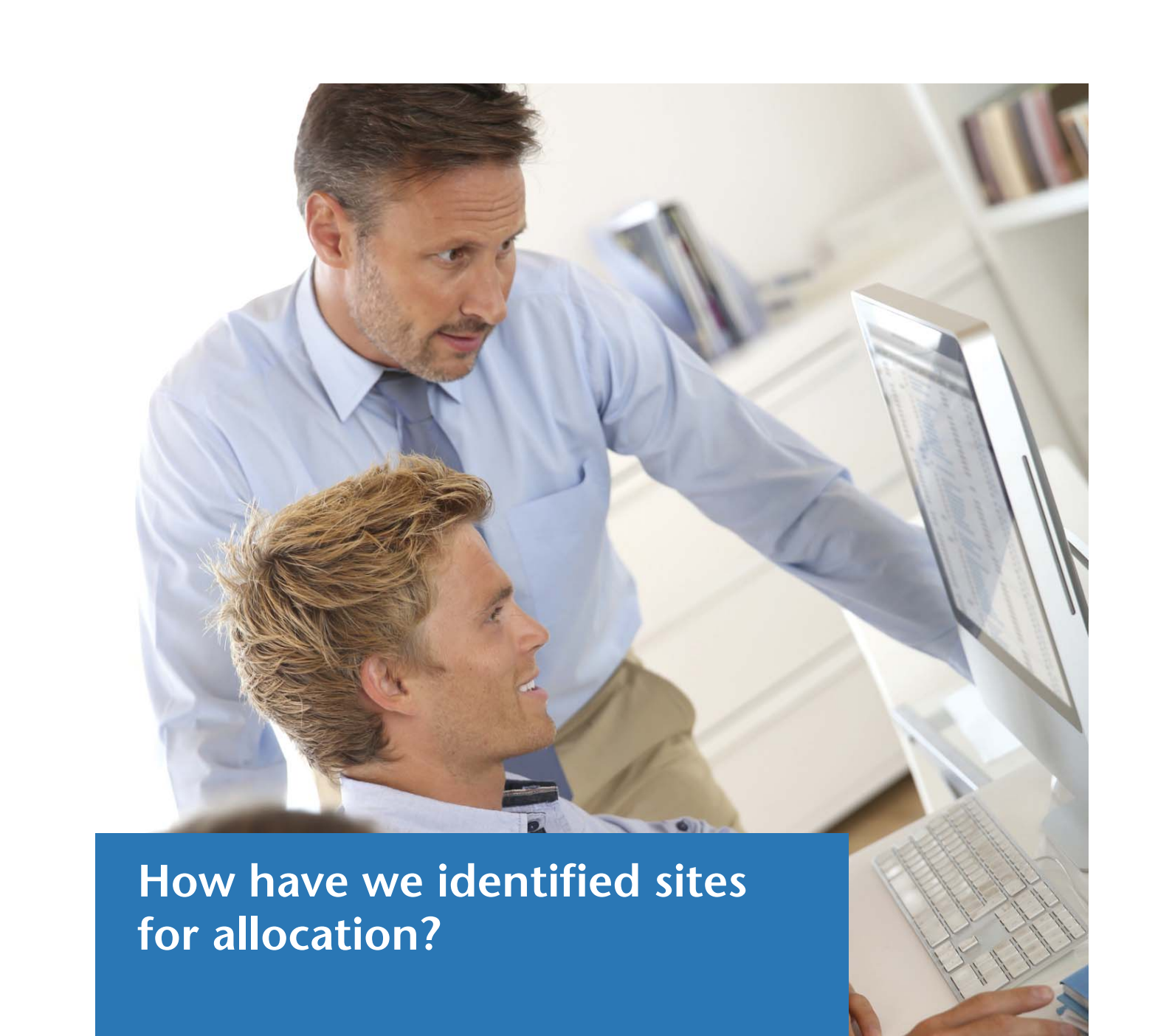
Significant housing development has already taken place since 2006 and there are also significant commitments for new homes including allocations within the Wiltshire Core Strategy and Chippenham Housing Site Allocations Plan. However, further housing sites are necessary and minimum numbers to be allocated have been identified for each Housing Market Area. These figures are shown in the table below.

Table 1: Housing requirements by Housing Market Area (HMA)

	Minimum Housing Requirement	Completions 2006-2017	Developable commitments 2017-2026	Minimum to be allocated
East Wiltshire HMA	5,940	3,497	2,273	170
North and West Wiltshire HMA	24,740	12,603	11,566	571
South Wiltshire HMA	10,420	5,067	4,759	594

Wiltshire Housing Market Areas





How have we identified sites for allocation?

To guide how each Housing Market Area requirement should be achieved and thereby ensure a sustainable distribution of growth across Wiltshire, the Wiltshire Core Strategy sets out indicative (approximate) housing requirements at the community area level. These requirements are broken down to provide figures for principal settlements, market towns and their surrounding community areas. In South Wiltshire, requirements are also broken down by local service centres.

The proposed allocations therefore focus on those settlements and areas where there is a shortfall in housing and where there is the need to introduce new sites through the draft Plan to maintain a rolling five year land supply position across the remainder of the plan period.

The proposed sites have been identified using a selection process that is summarised in the diagram over the page. The full methodology is set out in Topic Paper 2: Site Selection Process Methodology and the results of the process are set out in the community area topic papers. Where housing sites are proposed to be delivered through neighbourhood plans which have either been 'made' or are sufficiently advanced, these plans are taken into consideration in determining whether new sites should be allocated.

What is the process for selecting sites at settlements?

1 Areas of Search

Site selection focuses on community areas where housing land supply needs to be supplemented in order to meet Wiltshire Core Strategy indicative levels of housing development for 2006 - 2026



2a Strategic Assessment of Site Constraints

Land promoted for development is recorded in the Strategic Housing Land Availability Assessment (SHLAA sites). These represent the pool of possibilities for Plan proposals.

SHLAA sites are rejected from further consideration or their capacity reduced where affected by obstacles 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.



2b Strategic Assessment - Rural Settlements

SHLAA sites at some Large Villages are removed from further consideration because previous and committed development already meets those villages local needs, they are in AONBs and alternatives are available or a Neighbourhood Plan for the settlement has already reached an advanced stage.



3 Sustainability Appraisal of Site Options

Remaining SHLAA sites are assessed against 12 sustainability objectives. Sites with major adverse effects are rejected. Other sites are divided into 'more' or 'less' sustainable site options.



4a Selection of Preferred Sites

The suitability of site options, prioritising the more sustainable ones, is assessed in greater detail to develop them into possible plan allocations. They are checked to be sure they fit with Wiltshire Core Strategy strategy and preferred sites are selected.



4b Developing Plan Proposals

The total contribution of all the preferred sites to each Housing Market Area is assessed in terms of overall land supply and whether Plan objectives are met. The selection of preferred sites is amended if necessary and confirmed as Plan proposal.



5 Viability Assessment

Plan proposals are checked to ensure that there is at least a reasonable prospect of them being implemented



6 Sustainability Appraisal of Draft Plan and Habitats Regulations Assessment

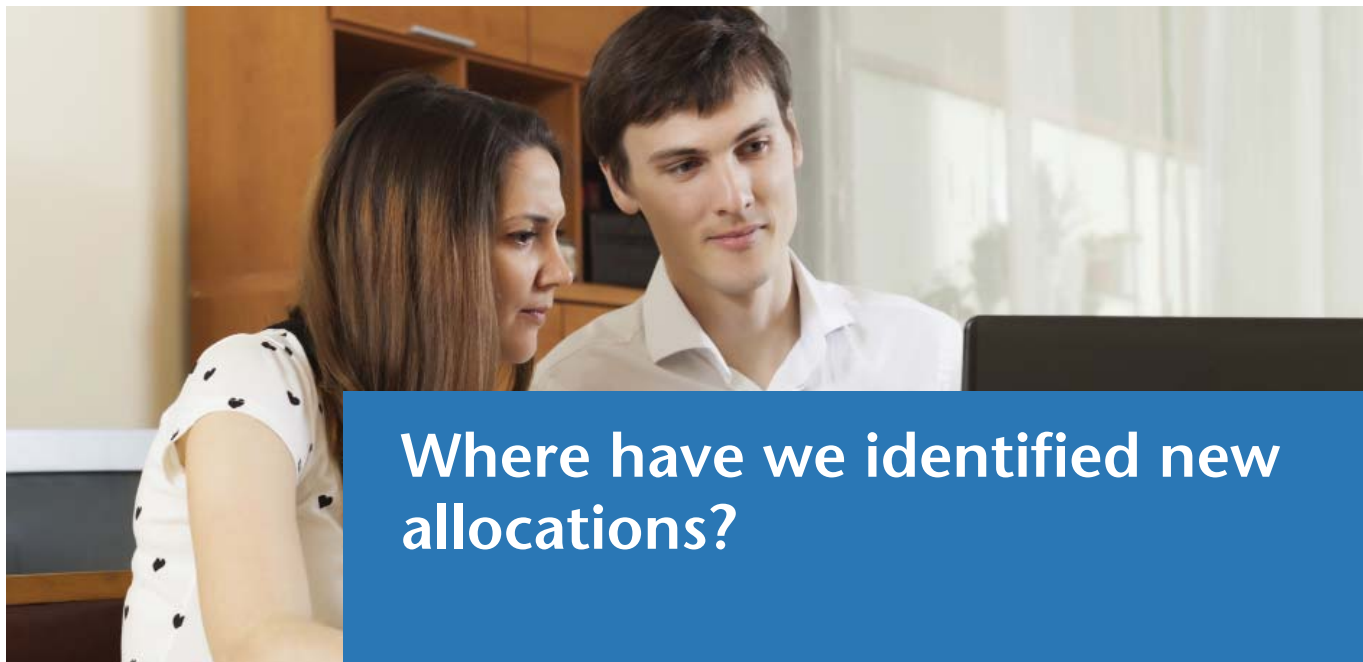
A draft Plan is prepared containing the Plan proposals and their likely significant effects are assessed in combination against the 12 sustainability objectives.

The Plan is 'screened' under the Habitats Regulations as to whether the draft Plan will result in significant adverse effects upon designated sites. As a consequence, an appropriate assessment is carried out and mitigation measures proposed.



7 Draft Plan

The draft Plan is amended to include recommendations from sustainability appraisal and Habitat Regulations Assessment.



Where have we identified new allocations?

The draft Plan proposes the following site allocations for housing development in each Housing Market Area (HMA).

East Wiltshire HMA

Community Area	Plan Reference	Site Name	No of dwellings
Tidworth	H1.1	Empress Way, Ludgershall	270
Devizes	H1.2	Underhill Nursery, Market Lavington	50
	H1.3	Southcliffe, Market Lavington	15
	H1.4	East of Lavington School, Market Lavington	15

North and West Wiltshire HMA

Community Area	Plan Reference	Site Name	No of dwellings
Trowbridge	H2.1	Elm Grove Farm, Trowbridge	200
	H2.2	Land off the A363 at White Horse Business Park, Trowbridge	150
	H2.3	Elizabeth Way, Trowbridge	205
	H2.4	Church Lane, Trowbridge	45
	H2.5	Upper Studley, Trowbridge	20
	H2.6	Southwick Court, Trowbridge	180
Community Area	Plan Reference	Site Name	No of dwellings
Warminster	H2.7	East of the Dene, Warminster	100
	H2.8	Bore Hill Farm, Warminster	70
	H2.9	Boreham Road	30
	H2.10	Barters Farm Nurseries, Chapmanslade	35
Chippenham	H2.11	The Street, Hullavington	50
	H2.12	East of Farrells Field, Yatton Keynell	30
Malmesbury	H2.13	Ridgeway Farm, Crudwell	50
Westbury	H2.14	Off B3098 adjacent to Court Orchard/ Cassways, Bratton	40

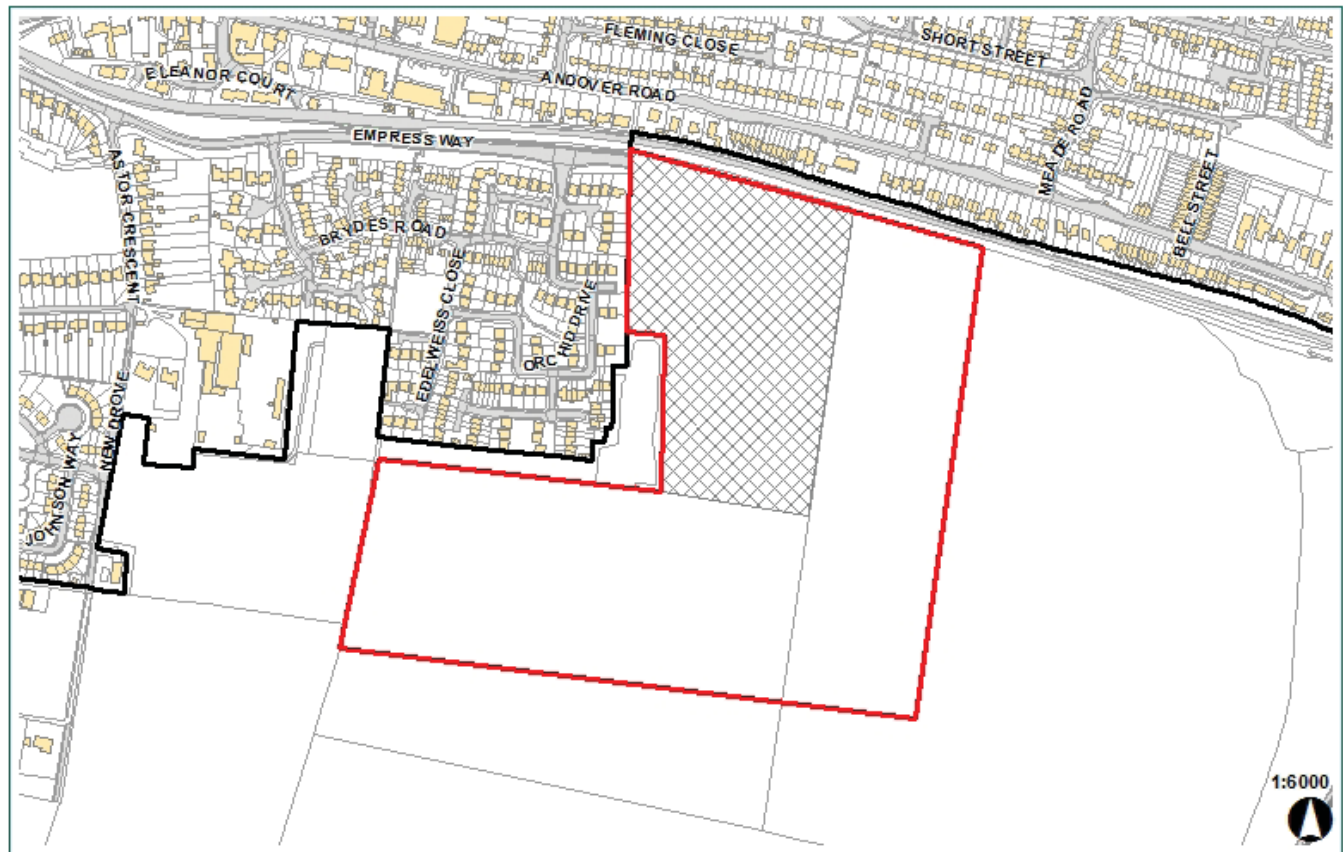
South Wiltshire HMA

Community Area	Plan Reference	Site Name	No of dwellings
Salisbury	H3.1	Netherhampton Road, Salisbury	640
	H3.2	Hilltop Way	10
	H3.3	North of Netherhampton Road	100
	H3.4	Land at Rowbarrow	100
Amesbury	H3.5	Clover Lane, Durrington	45
	H3.6	Larkhill Road, Durrington	15

Maps of the proposed sites can be found in Chapter 5 of the draft Plan. An example is shown below which relates to land at Empress Way, Ludgershall. The maps show the extent of the proposed allocation in red (as well as housing, allocations may include areas for landscaping and open space) and the proposed settlement boundary in black.

Development of the proposed allocations will be guided by policies in the Wiltshire Core Strategy including those relating to high quality design, landscape, transport and affordable housing. Some proposals involve other uses alongside housing (e.g. primary school provision). These proposals (Plan Reference H1.1, H2.1, H2.7, H2.10 and H3.1 – see the table above) have a detailed policy in the draft Plan reflecting more extensive site specific requirements.

Map showing land at Empress Way, Ludgershall



Proposed housing allocation
 Proposed Settlement Boundary
 Planning permission E/2013/0234/OUT
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Why review settlement boundaries?

The Wiltshire Core Strategy uses settlement boundaries as a policy tool for managing how development takes place. In simple terms, a 'settlement boundary' is the dividing line, or boundary between areas of built/urban development (the settlement) and non-urban or rural development - the countryside. In general, development within the boundary is, in principle acceptable, whereas development outside the boundary with limited exceptions, is not acceptable.

The principal settlements, market towns, local service centres and large villages identified in the Wiltshire Core Strategy all have settlement boundaries, which were originally defined in the former district council local plans.

Where necessary, the settlement boundaries have been reviewed to ensure that: there is a clear definition as to the extent of the built up area of a settlement; they are up to date; and adequately reflect changes on the ground since they were first established.

The review has used a consistent methodology for the county to replace the slightly different methods used by the former district councils. A summary of the methodology is set out in Table 2 below.

The exception to this is where a settlement boundary has already been reviewed through a 'made' neighbourhood plan or is being reviewed through a sufficiently advanced neighbourhood plan. This is because the Wiltshire Core Strategy also supports the review of settlement boundaries through neighbourhood plans.

The full methodology is set out in Topic Paper 1: Settlement Boundary Review Methodology and the community area topic papers explain the changes to the boundaries.

Maps showing both the previous and amended settlement boundaries can be found in Appendix 1 of the draft Plan. An example is shown below for Bratton which shows the existing settlement boundary in blue and the proposed boundary in red.

Map showing proposed settlement boundary changes at Bratton



Table 2: Settlement boundary review methodology

The settlement boundary review methodology	
The settlement boundaries define the built form of the settlement by, where practicable, following but not including clearly defined physical features, such as walls, fences, hedgerows, roads and water courses.	
Areas which have been included are:	<ul style="list-style-type: none"> • Built and commenced residential and community facilities development such as religious buildings, schools and community halls, that is physically related to the settlement. • Built and commenced employment development in principal settlements, market towns and local service centres¹ that is physically related to the settlement. • The curtilage of a property that relates more closely to the built environment (e.g. a garden) or has limited capacity to extend the built form of the settlement in terms of scale and location. • Recreational or amenity space at the edge of a settlement that relates more closely to the built environment.
Areas which have been excluded are:	<ul style="list-style-type: none"> • Employment development, farm buildings and farmyards, at the edge of large villages. • Isolated development that is physically detached from the settlement (including farm buildings or agricultural buildings and renewable energy installations). • The extended curtilage of a property that relates more closely to the open countryside (e.g. a field or paddock) or has the capacity to substantially extend the built form of the settlement in terms of scale and location. • Recreational or amenity space at the edge of the settlement that relates more closely to the open countryside. • All types of unimplemented planning permission (at 1 April 2016). • Site allocations.

¹ As defined in Core Policy 1 Settlement Strategy in the adopted Wiltshire Core Strategy (January 2015)



How to respond

This formal consultation is an opportunity to submit your comments on the draft Plan and supporting documents.

To support the consultation, the council has prepared a simple guidance document setting out how to make comments. The document together with the representation form can be found at:

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

The representation form asks whether you consider the draft Plan to be 'sound' on four key points. These key points are taken from the National Planning Policy Framework and should be considered in responding to the consultation:

- **Positively prepared** - the plan should be prepared on a strategy which seeks to meet objectively assessed development and infrastructure requirements, including unmet requirements from neighbouring authorities where it is reasonable to do so and consistent with achieving sustainable development.
- **Justified** - the plan should be an appropriate strategy, when compared against the reasonable alternatives, based on proportionate evidence.
- **Effective** - the plan should be deliverable over its period and based on effective joint working on cross-boundary strategic priorities.
- **Consistent with national policy** - the plan should enable the delivery of sustainable development in accordance with the policies in the Framework.

Please note that copies of all comments (including your personal details) will be made available for the public to view, and therefore cannot be treated as confidential. Anonymous comments cannot be accepted. In addition, representations received beyond the closure of the consultation period may not be considered.

This formal consultation on the draft Plan will close at 5pm on Friday 22 September 2017.

Next steps

Plan preparation

- Evidence gathering
- Assessments
- Informal consultation
- **Up to spring 2017**

Formal consultation

- Finalise Plan
- Formal consultation on draft plan (10 weeks)
- **Summer 2017**

Submission/ Examination

- Cabinet and council consider consultation
- Finalise plan and submission documents
- Hearing sessions
- **Spring 2018**

Adoption

- Receipt of Inspector's Report
- Adoption
- Commence 6 week legal challenge period
- **Winter 2018**

The council is hosting public exhibitions during the 10 week formal consultation on the draft Plan as follows:

Monday 17 July

Neel Hall

(Neeld Community and Art Centre), Chippenham

12pm - 7pm

Wednesday 19 July

Guildhall, Salisbury

12pm - 7pm

Monday 24 July

Devizes Town Hall

12pm - 7pm

Wednesday 26 July

County Hall Trowbridge

12pm - 7pm

Draft Plan Timetable

Once the consultation closes, all comments received will be analysed and reported to Cabinet and Full Council for consideration before the draft Plan is submitted to the Secretary of State for the purpose of commencing the examination process. An independent Inspector will be appointed whose role it will be to assess whether the draft Plan has been prepared in accordance with the Duty to Co-operate, legal and procedural requirements, and whether it is sound.



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

For further information please visit the following website:

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