
Local Plan Consultation - Tisbury PC concerns

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Thu, Feb 18, 2021 at 2:04 PM

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Sandra

I understand Georgina Clampitt-Dix has already responded with regard to Question a. Here is an answer to Question b clarifying the proposals for the affordable housing requirement:

In the Empowering Rural Communities Paper, the proposal is for 40% affordable housing to be sought on all developments of 5 or more dwellings in the rural areas. This is subject to viability testing.

The 5 or more dwellings threshold can only apply to rural areas designated under Section 157 (1) of the Housing Act 1985, which includes National Parks., AONBS, and designated rural areas. To qualify for the designation, a Parish must have fewer than 3,000 people and a population density of normally of less than 2 people per hectare. Currently only parishes located in the former Kennet District area have been designated. (It applies to the Parish area, and not the Community Area or Neighbourhood Plan area).

The proposal set out is that Wiltshire would apply for more areas to be designated so that the threshold of 5 or more dwellings could be applied to them.

Tisbury is located within the Cranbourne Chase and West Wilts AONB. The Parish area according to the last Rural Housing Needs Survey in 2019 has a population of 2,200. Therefore, the Tisbury Parish area qualifies as an area to be included in any new rural area designation to have the Affordable housing threshold of 5 or more dwellings applied to it.

We are preparing a report which we intend to publish shortly detailing Questions from our Live events we held recently and answers. We have identified another question which was submitted during the recent Rural Live events, which also is about Tisbury and which you may also be interested to know as well. I have set it out below:

Question: The process for calculating housing targets set out on pages 15/16 is still opaque – will this hinder communities from understanding and buying-into it? Example - for Tisbury (LSC in an AONB) the table on page 18 sets a requirement of 3 dwellings per annum. However on page 19, the calculation for Tisbury (LSC in an AONB) is 6.75 dwellings per annum. How has the number of dwellings doubled between pages 18 and 19? Are there ways to make the calculation more transparent and accountable?

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Response:

Indicative housing requirement calculation

Essentially, we have designed a model to help us disaggregate the housing requirements to each of the Large Villages and Local Service Centres, with the objective of being as equitable as possible. The model takes into account the position of each settlement in the settlement hierarchy, the relative size of each settlement (both geographically and in terms of number of homes) and how each of them is affected by various constraints.

Under the current policy framework the average Small Village delivers approximately 10 homes over a 20 year period through small scale infill development. It is reasonable to expect Large Villages to provide more homes than a Small

Village and that Local Service Centres should provide for more than Large Villages. Therefore, the starting point for the calculations is that all Large Villages should, in theory, provide for at least new 1 home per annum and Local Service Centres should provide at least 5 homes per annum. The remaining housing requirement for the relevant tier of settlements is then disaggregated and applied *on top of* these minimum requirements.

As you will have seen from the table on page 15 of the Empowering Rural Communities Topic Paper, in the Salisbury HMA 1,070 homes have been allocated to be met within the Local Service Centres (LSCs). This figure is derived from historic rates of housing delivery at the LSCs. Each of the four LSCs start off with a requirement of 100 homes (5 dwellings per annum) for the plan period. This leaves 670 homes to be distributed to the settlements, in addition to the initial 100 homes starting point, according to their relative size and how constrained they are.

The constraints are applied sequentially, cookie cutting each one from the settlement area as we go. This avoids double counting from overlapping constraints. We also include, in the calculations, a 100m area outside of the settlement boundaries to ensure that we capture the relationship with constraints that are in the immediate vicinity of the settlements.

Each constraint is given a baseline (per annum) housing requirement which represents a theoretical expectation for the average sized Large Village or Local Service Centre, if it was completely covered by that constraint and only that constraint.

These baseline requirements are therefore adjusted for each settlement, based on the proportion of a settlement affected by a constraint and its size relative to the size of the average settlement.

So, if an average sized Local Service Centre was wholly within an Area of Outstanding Natural Beauty, with none of the other constraints applying, the 3 home per annum baseline housing requirement for AONBs would be applied, unadjusted.

If we take Tisbury as an example (in the Salisbury HMA), the village area is partially overlain by Flood Zones, which have a housing requirement of 0, (because we shouldn't be building homes in the flood zones), and two of the constraints listed that have baseline housing requirements above 0, those being the Conservation Area (1 homes per annum) and the AONB (3 home per annum).

Working through the stages of the calculation:

- We start with a baseline requirement of 5 homes per annum (or 100 homes over the plan period) because this is the minimum expectation for all Local Service Centres.
- Approximately 15.5% of the settlement area is affected by Flood Zones. This part of the settlement area is cut out and given a base line requirement of 0.
- The model then goes through each of the constraints in the sequence until it finds the next one that overlaps with the remaining settlement area.
- In the case of Tisbury, the next constraint to apply is the Conservation Area. Conservation Areas have been given a base line requirement of 1 home per annum (remember that this is for a theoretical average village covered in its entirety by that constraint). Tisbury is the smallest of the LSCs in the Salisbury HMA and the Conservation Area only covers approximately 17% of the settlement area. The resulting baseline figure for the proportion of the settlement within the Conservation Area is adjusted accordingly, in this case to 0.1 homes per annum or 2 homes over the 20 year period.
- The next constraint to apply is the AONB, which covers the entire remainder of the settlement area for Tisbury. The AONB has been given a baseline requirement of 3 homes per annum, which is then also adjusted according to the relative size of the village and the proportion of the settlement area left after removing Flood Zones and the Conservation Area. This results in a requirement of 1.6 homes per annum, or 32 homes over the 20 year plan period for the remaining settlement area in the AONB.

- No other constraints apply, so the requirements for each of the constraints is added to the initial 100 homes baseline (100+0+2+32), and rounded to the nearest 5, which gives a housing requirement for Tisbury of 135 homes over the plan period.

I hope these answers of your assistance to you.

Regards

Louise

Louise Tilsed

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From: Tisbury Parish Council <tisburypc@gmail.com>

Sent: 17 February 2021 12:32

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Cc: Tony Deane <tony@deane.org.uk>

Subject: Local Plan Consultation - Tisbury PC concerns

Dear Sam and Georgina,

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