



Wiltshire Housing Site Allocations Plan

Submission draft plan

Community Area Topic Paper – Tisbury

May 2018

Wiltshire Council

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1. Introduction

Introduction

- 1.1** Wiltshire Council is preparing a Wiltshire Housing Site Allocations Plan ('the Plan'), which is comprised of a settlement boundary review and housing site allocations. The Plan is supported by a number of documents including Community Area Topic Papers that form the evidence for the Plan. This paper summarises the outcomes of the settlement boundary review and site selection process in relation to the Tisbury Community Area.

Settlement boundary review

- 1.2** The Council did not review the extent of the boundaries to inform the Wiltshire Core Strategy ('WCS') and relied upon the former district local plans. They would instead be reviewed as a part of preparing the Plan⁽¹⁾.
- 1.3** Consequently, the Council has undertaken a comprehensive review of the boundaries to ensure they are up-to-date and adequately reflect changes which have happened since they were first established. The Plan amends settlement boundaries where necessary. It is also the prerogative of local communities to review them through the preparation of neighbourhood plans.

Housing site allocations

- 1.4** The WCS refers to the role of this Plan, in combination with the Chippenham Site Allocations Plan, to help ensure a sufficient choice and supply of suitable sites throughout the Plan period in accordance with national policy and to compliment neighbourhood planning.

Topic paper structure

- 1.5** *Table 1.1* shows the layout of the Tisbury Community Area Topic Paper ('CATP'). The sections and appendices will differ between community areas depending upon how far they progress through the site selection process. **Any text appearing as bold, italics and underlined, or struck-through indicates a change made after the Council's pre-submission consultation on the draft Plan, either as a result of representations made through the consultation or a factual update.**
- 1.6** The following topic papers explain the methodologies used for the settlement boundary review and the site selection process and should be read alongside this CATP.
- Topic Paper 1: Settlement Boundary Review Methodology
 - Topic Paper 2: Site Selection Process Methodology

¹ This Plan does not review the settlement boundary for Chippenham. This has been reviewed by the Chippenham Site Allocations Plan.

Table 1.1 Layout of the Tisbury Community Area Topic Paper

#	Section		Appendices
2	Community area	Planning policy context for the Tisbury Community Area, including an overview of the WCS and, where applicable, any neighbourhood plans that have been made or that are in progress within the community area.	
3	Settlement boundary review	Identifies those settlements where settlement boundaries have been reviewed by the Plan and those where they are considered to have been reviewed by a sufficiently advanced neighbourhood plan.	Appendix A contains maps of each settlement showing the revised settlement boundary proposals with tables explaining the changes.
4	Overview of the site selection process	Briefly outlines the stages of the site selection process, which is covered in more detail by <i>Topic Paper 2: Site Selection Process Methodology</i> .	
5	Outcome of the site selection process for Tisbury	Summary of the site selection process for Tisbury (Stage 1). It outlines the methodology and identifies whether housing site allocations for Tisbury should be included in the Plan. This section summarises the outcome of the site selection process.	Appendix B contains maps of each settlement showing SHLAA sites considered during the site selection process. They show whether sites have been identified for allocation or at which stage they have been removed from the site selection process. Appendix C contains maps of each settlement showing the exclusionary assessment criteria considered at Stage 2a of the site selection process. Appendix D contains the assessment criteria and output from Stage 2a of the site selection process. Appendix E contains the assessment criteria and output from Stage 2b of the site selection process.
6	Outcome of the Tisbury Community Area Remainder site selection process	Summary of the site selection process for Tisbury Community Area Remainder (Stage 1 to 3). It outlines the methodology and identifies whether housing site allocations for the community area remainder should be included in the Plan. This section summarises the outcome of the site selection process.	

			Appendix F contains the assessment criteria and output summary from Stage 3 of the site selection process.
7	Conclusions	Summary of the process, listing the sites that have been identified as proposed allocations in the Plan and settlements where the boundaries have been reviewed.	

2. Tisbury Community area

Context

2.1 The WCS provides the context for the Plan in relation to the Tisbury Community Area. Core Policies 1 (Settlement Strategy) and 27 (Tisbury Area Strategy) set out:

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

2.2 Core Policy 27 requires approximately 420 new homes to be provided in the Tisbury Community Area, of which about 200 homes should occur at the Local Service Centre Tisbury and approximately 220 in the rest of the community area over the Plan period 2006 to 2026. This reflects the settlement strategy set out in Core Policy 1 and the role and function of settlements in the Tisbury Area Strategy. It indicates how much growth should be provided here to ensure the delivery of the overall housing requirement for the Housing Market Area (HMA).

Settlement strategy

2.3 The settlements listed in *Table 2.1* below fall within the Tisbury Community Area.

Table 2.1 Settlement Strategy in the Tisbury Community Area

Local Service Centres	Tisbury
Large Villages	Fovant, Hindon and Ludwell
Small Villages	Ansty, Berwick St John, Charlton, Chilmark, Donhead St Andrew, Donhead St Mary, Fonthill Bishop, Fonthill Gifford, Sutton Mandeville, Swallowcliffe and Tollard Royal.

Issues and considerations

2.4 Core Policy 27 and the supporting text (paragraph 5.146) of the WCS identify specific issues to be addressed in planning for the Tisbury Community Area, including:

- the Core Strategy will seek to ensure that modest new growth in Tisbury will be sympathetically designed and located so it blends with the village and takes account of the constraints presented by narrow access roads and the sensitive landscape of the AONB
- all development within the community area will need to conserve the designated landscape of Cranborne Chase and West Wiltshire Downs AONB and its setting, and where possible enhance its locally distinctive characteristics. All development will be required to maintain the integrity of the Chilmark Quarries Special Area of Conservation, having particular regard to the Wiltshire Bats SAC guidance⁽²⁾

2 Bat Special Areas of Conservation (SAC) – Planning Guidance for Wiltshire (Issue 3.0, September 2015)

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

- extension of primary schools to provide additional places
- expansion of Shaftesbury Secondary School to provide additional places for pupils from Tisbury
- provision of additional nursery school places
- support development of local primary care health facilities, as most practices are at capacity

2.6 However, neither the WCS or the IDP identify insurmountable issues to the extent that they would restrict the delivery of the level of housing proposed over the Plan period.

Housing requirements

2.7 **At the time the Plan was released for pre-submission consultation the Council was undertaking its annual surveying exercise for the 2016/2017 monitoring year. In order to present the most up-to-date housing land supply position at the time, the Council estimated the 2017 housing land supply position (base dated April 2017) in order to inform the Plan. This was based on data known at the time of publication, namely the update to the 2016 Housing Land Supply Statement (published March 2017).**

2.8 The **estimated** housing requirement for Tisbury Community Area is set out in Table 2.2 below. The table shows the overall housing requirement over the Plan period 2006-2026. In addition, it shows the number of dwellings that have already been delivered and those that are planned. This leaves an 'indicative residual requirement' of homes yet to be delivered during the remainder of the Plan period. **The estimated indicative residual requirements have been used to inform the areas of search where allocations in the Plan are directed.**

Table 2.2 Estimated housing requirements for Tisbury Community Area.⁽⁴⁾

Area	Indicative requirement 2006-2026	Completions 2006-2017	Developable commitments 2017-2026	Indicative residual requirement
Tisbury	200	170	5	25
Tisbury CA Remainder	220	60	11	149
Tisbury CA	420	230	16	174

2.9 **Since the pre-submission consultation, the Council has published the 2017 Housing Land Supply Statement (published March 2018) (hereafter "2017 HLSS"). This provides a confirmed 2017 housing land supply position (base dated April 2017), and this represents the current housing land supply position.**

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

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

2.10 *The housing requirements shown in the 2017 HLSS (excluding any proposed allocations) for the Tisbury Community Area are set out in Table 2.3 below.*

Table 2.3 Housing requirements for the Tisbury Community Area.⁽⁵⁾

<u>Area</u>	<u>Indicative requirement 2006-2026</u>	<u>Completions 2006-2017</u>	<u>Developable commitments 2017-2026</u>	<u>Indicative residual requirement</u>
<u>Tisbury</u>	<u>200</u>	<u>169</u>	<u>9</u>	<u>22</u>
<u>Tisbury CA Remainder</u>	<u>220</u>	<u>62</u>	<u>16</u>	<u>142</u>
<u>Tisbury CA</u>	<u>420</u>	<u>231</u>	<u>24</u>	<u>165</u>

Neighbourhood planning

2.11 Neighbourhood plans can also allocate sites for housing and review settlement boundaries. The progress of a neighbourhood plan and the level of housing it is proposing to allocate help determine which settlements to consider through the site selection process. Likewise, the settlement boundary review will not look at settlements that are considered to have had their settlement boundaries reviewed by a sufficiently advanced neighbourhood plan.

2.12 Tisbury Community Area has two neighbourhood plans in preparation. ~~Table 2.3~~ **Table 2.4** below shows the stage of the neighbourhood planning process reached by these plans. If the neighbourhood plans were sufficiently advanced, having at least submitted a draft neighbourhood plan to the Council for a Regulation 16 Consultation, then this would include information on whether they are allocating housing and reviewing settlement boundaries. For a full explanation of the neighbourhood planning process and the latest position on individual plans, see the neighbourhood planning pages on the Council website⁽⁶⁾.

Table 2.4 Status of neighbourhood plans in the Tisbury Community Area at April 2017

Plan Area/ name of NDP	Stage Reached	Is it allocating housing, if so, how much?	Is it reviewing the current settlement boundaries?
Tisbury and West Tisbury	Area Designation (Jul 2015)	Unknown at this stage	Unknown at this stage
Hindon	Area Designation (Nov 2014)	Unknown at this stage	Unknown at this stage

5 Wiltshire Council (2018). Topic Paper 3 - Housing Land Supply - Addendum

6 Wiltshire Council. (2017) **(2018)**. Neighbourhood Planning Latest Progress. Available: <http://www.wiltshire.gov.uk/planning-neighbourhood-latest-news>. Last accessed April 2017-**2018**.

3. Settlement boundary review

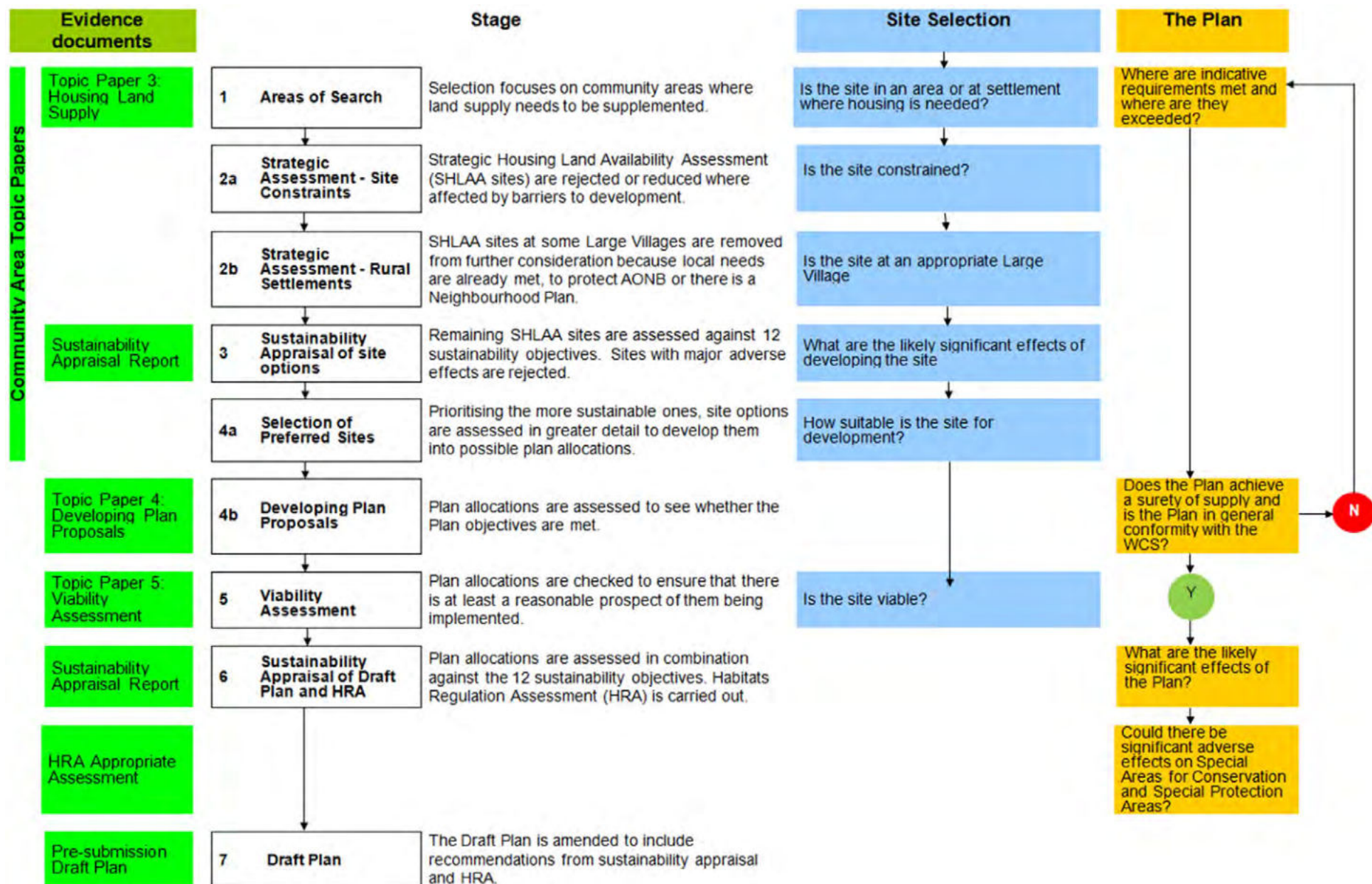
- 3.1** The Plan also proposes amendments to the settlement boundaries, as defined in the WCS, of the following settlements within the Tisbury Community Area:
- Tisbury
 - Fovant
 - Hindon, and
 - Ludwell
- 3.2** **Appendix A** contains maps showing the proposed amendments to these settlement boundaries and tables setting out the justification behind these amendments. The methodology used in the settlement boundary review is set out in *Topic Paper 1: Settlement Boundary Review Methodology*⁽⁷⁾.
- 3.3** No settlements in the Tisbury Community Area are considered to have had their settlement boundaries reviewed through a sufficiently advanced neighbourhood planning process. Therefore, all settlements with currently adopted settlement boundaries within this community area have been considered through the settlement boundary review.

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

4. Overview of the site selection process

- 4.1 *Figure 4.1 provides a simple overview of the site selection process, which is explained fully in Topic Paper 2: Site Selection Process Methodology⁽⁸⁾. **Since the publication of the pre-submission draft Plan, further assessment has been undertaken to include sites that were promoted to the Council through the pre-submission consultation and were in areas of search, or to re-assess sites where new evidence was submitted through the consultation.***

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



5. Outcome of the site selection process for Tisbury

Overview

- 5.1 This section summarises the outcome of the site selection process for the Local Service Centre of Tisbury. It follows the methodology outlined in Section Four and is covered in more detail by *Topic Paper 2: Site Selection Process Methodology*⁽⁹⁾.
- 5.2 The decisions taken after each stage of the process for Tisbury, along with the reasons for these decisions, are summarised below.

Stage 1: Identifying broad 'areas of search'

- 5.3 The purpose of Stage 1 is to establish where housing site allocations may be needed during the rest of the Plan period. To do this, Stage 1 reviews the indicative residual requirement outstanding for Tisbury. Generally, the areas with an outstanding requirement to be met form the broad 'areas of search', which are then progressed for further assessment through Stage 2.
- 5.4 *Table 2.2* demonstrates an indicative residual requirement of 25 dwellings for Tisbury to be delivered during the Plan period. There is also a significant brownfield site being considered through the neighbourhood planning process that should take priority over greenfield allocations, particularly given the settlement's location within the Cranborne Chase and West Wiltshire Downs Area of Outstanding Natural Beauty (AONB). However, the outstanding requirement is low and could be delivered through windfall development.
- 5.5 Therefore, it is proposed that housing sites will not be identified for allocation within the Local Service Centre of Tisbury and the site selection process ends after Stage 1.

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

6. Outcome of the Tisbury Community Area Remainder site selection process

Overview

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

Stage 1: Identifying broad 'areas of search'

- 6.3** The purpose of Stage 1 is to establish where housing site allocations may be needed during the rest of the Plan period. To do this, Stage 1 reviews the indicative residual requirement outstanding for the Tisbury Community Area Remainder. Generally, the areas with an outstanding requirement to be met form the broad 'areas of search', which are then progressed for further assessment through Stage 2.
- 6.4** *Table 2.2* demonstrates an indicative residual requirement of 149 dwellings for the Tisbury Community Area Remainder to be delivered during the Plan period.
- 6.5** The Plan will need to consider the potential to allocate additional land to help meet the indicative residual requirement. Therefore, the site selection process for the Tisbury Community Area Remainder progresses to Stage 2a.

Stage 2a: Strategic assessment of exclusionary criteria

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

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

Area of search	SHLAA sites in the open countryside or at a Small Village
Tisbury CA Remainder	S101, S201, S1000, S1001, 3030, 3120, 3176, 3227, 3228, 3323 , 3342, 3362, 3446, 3558

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

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

12 Wiltshire Council (September 2011). Strategic Housing Land Availability Assessment (SHLAA) Methodology. Paragraph 5.44.

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

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

Table 6.2 Summary of the Stage 2a Assessment in the Tisbury Community Area Remainder

Settlement	SHLAA sites removed due to application of Exclusionary Criteria (Stage 2a)	SHLAA sites taken forward to the next stage (2b)
Fovant	S14, 3027, 3557	3449, 3450
Hindon	3157	S22, S158, 3520
Ludwell	3336, 3441, 3487, 3512, 3559	3488

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

- Fovant
- Hindon, and
- Ludwell

Stage 2b: Identifying requirement for growth in Large Villages

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

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

Table 6.3 Summary of the Stage 2b Assessment of Large Villages in the Tisbury Community Area Remainder

Large Village	Justification for not taking forward to the next stage
Hindon	<ul style="list-style-type: none"> • Constrained by the AONB • Small primary school and not capable of expansion
Ludwell	<ul style="list-style-type: none"> • Constrained by the AONB • Primary school full and not capable of expansion

6.14 Therefore, only sites in the Large Village of Fovant, which have not been removed due to the application of strategic criteria at Stage 2a, have been taken forward to the next stage of the site selection process (Stage 3).

6.15 **Appendix B** highlights SHLAA sites removed after Stage 2 of the site selection process.

Stage 3: Sustainability Appraisal of remaining SHLAA sites

6.16 After a high level assessment, the two remaining potential sites have been assessed using Sustainability Appraisal (SA). The SA framework contains 12 objectives that cover the likely environmental, social and economic effects of development. The performance of each site has been assessed against each of the objectives using a consistent set of decision-aiding questions. Each option was then scored under each objective based on a generic assessment scale from major positive to a major adverse effect.⁽¹³⁾

6.17 **Appendix F** contains the assessment criteria and a summary of the output from Stage 3 of the site selection process for the Tisbury Community Area Remainder. Detailed assessments of individual sites are included within the Sustainability Appraisal Report⁰ **Atkins and Wiltshire Council (June 2017 May 2018). Wiltshire Housing Site Allocations Plan. Sustainability Appraisal Report.**⁰

6.18 Potential sites are rejected where the appraisal concludes development would result in one or more major adverse effects. The remaining potential sites in each area or settlement are compared in terms of the balance of their sustainability benefits versus adverse effects. The results of the appraisal suggests potential sites are 'more sustainable' or 'less sustainable'. As shown in *Table 6.4*. The Sustainability Appraisal for the Tisbury Community Area Remainder highlighted that both sites should be rejected and that none of the sites were potentially suitable for housing allocations.

Table 6.4 SHLAA sites considered at Stage 3 in the Tisbury Community Area Remainder

SHLAA ref	Site name	Outcome after Stage 3
Fovant		
Site 3449	Badges View	Rejected
Site 3450	Land at Pembroke Farm	Rejected

Sites removed after Stage 3

6.19 *Table 6.5* below shows sites removed after Stage 3 together with the main reasons.

Table 6.5 SHLAA sites removed after Stage 3 in the Tisbury Community Area Remainder

SHLAA ref	Site name	Reasons for removing after Stage 3
Fovant		
Site 3449	Badges View	<ul style="list-style-type: none"> Major adverse effects identified for these sites in terms of their impacts on the AONB
Site 3450	Land at Pembroke Farm	

13 **Atkins and Wiltshire Council (June 2017 May 2018). Wiltshire Housing Site Allocations Plan. Sustainability Appraisal Report.**

Sites taken forward

- 6.20** No sites were taken forward to the next stage of the site selection process. Therefore, it is proposed that housing sites will not be identified for allocation in the Tisbury Community Area Remainder and the site selection process ends after Stage 3.
- 6.21** **Appendix B** highlights SHLAA sites removed after Stage 3 of the site selection process.

7. Conclusions

Tisbury

- 7.1** ~~There is an indicative residual housing requirement of 25 dwellings at the Local Service Centre of Tisbury. However, given the settlement's location in an AONB, the low level of indicative residual housing requirement, and the opportunity to deliver growth through the neighbourhood planning process on brownfield sites. Therefore, it is proposed that the housing sites will not be identified for allocation within Tisbury.~~ **There is an indicative residual housing requirement of 25 dwellings at the Local Service Centre of Tisbury. However, given the settlement's location in an AONB, the low level of indicative residual housing requirement, and the opportunity to deliver growth through the neighbourhood planning process on brownfield sites, it is proposed that housing sites will not be identified for allocation within Tisbury.**

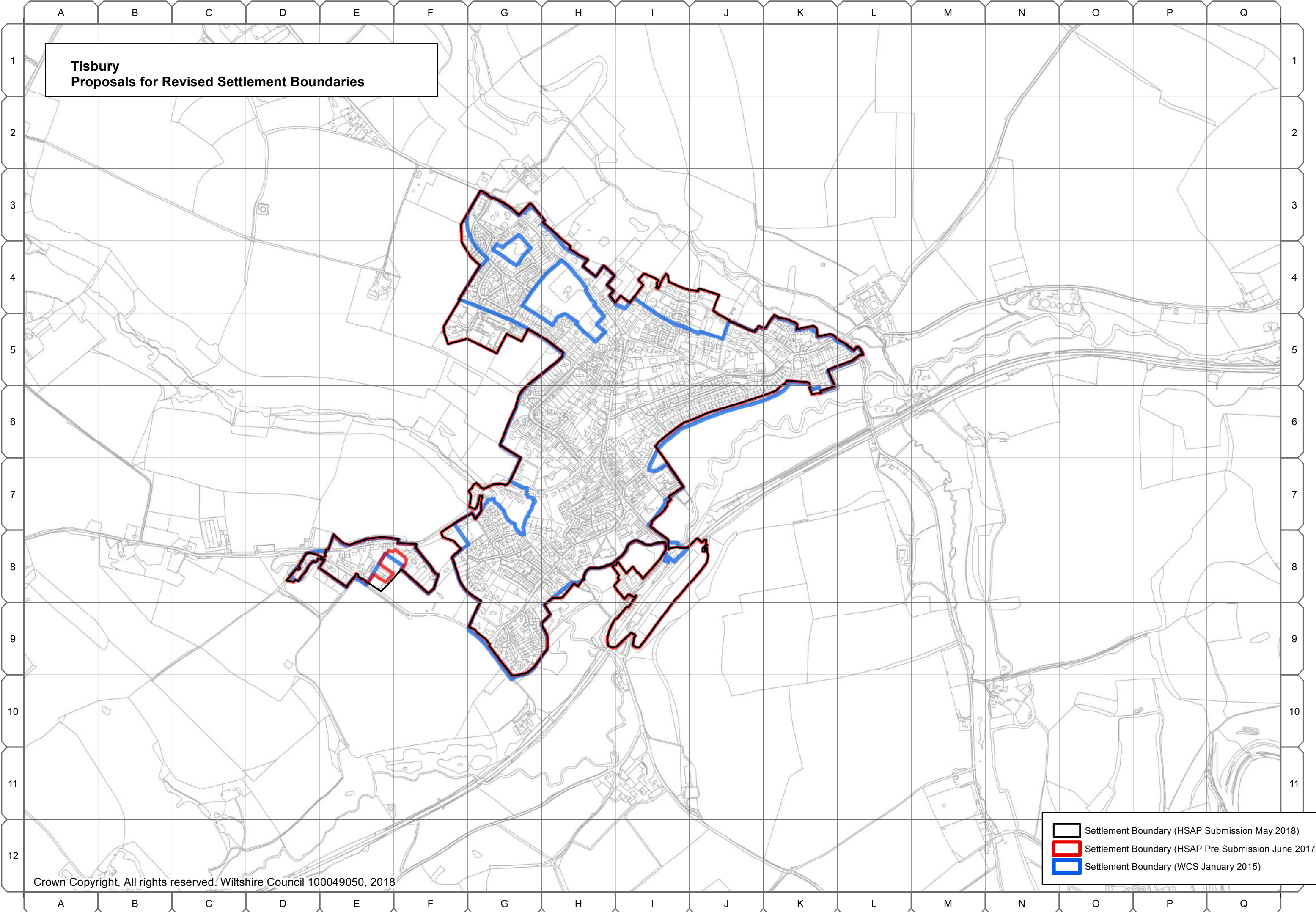
Tisbury Community Area Remainder

- 7.2** There is an indicative residual housing requirement of 149 dwellings in the Tisbury Community Area Remainder. However, there are no available SHLAA sites, none having progressed beyond Stage 3 of the site selection process (Sustainability Appraisal) due to environmental constraints and a lack of available land. ~~Dinton has already experienced relatively significant growth, and at Broad Chalke, sites are being investigated through an active neighbourhood planning process.~~ Therefore, it is proposed that housing sites will not be identified for allocation in the Tisbury Community Area Remainder.




Settlement Boundary Review

- 7.3** The Plan has reviewed the settlement boundaries of the following settlements within the Tisbury Community Area:
- Tisbury
 - Fovant
 - Hindon, and
 - Ludwell
- 7.4** No settlements in the Tisbury Community Area are considered to have had their settlement boundaries reviewed through a sufficiently advanced neighbourhood planning process. Therefore, all settlements with currently adopted settlement boundaries within this community area have been considered through the settlement boundary review.

Appendix A: Proposals for revised settlement boundaries



**Tisbury
Proposals for Revised Settlement Boundaries**

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

Tisbury

- A.1** The preceding map of Tisbury illustrates both the existing settlement boundary (*"WCS January 2015"*) and the proposed revised **pre-submission** settlement boundary (*"HSAP Pre Submission June 2017"*) and **proposed changes following consultation** (*"HSAP Submission May 2017"*). Table A.1 below explains why each of the proposed amendments in the **pre-submission settlement boundary** were made to the existing settlement boundary, in line with the settlement boundary review methodology⁽¹⁴⁾. The grid reference numbers are those used on the map overleaf.

Table A.1 Proposed Amendments to Tisbury Settlement Boundary

Map Grid Reference ⁽¹⁵⁾	Proposed Amendment
F8, E8	Amend boundary to exclude area of land more closely related to the open countryside.
E8 (E)	Amend boundary to include built development and curtilages physically relating to the built form of the settlement.
E8	Amend boundary to exclude area more closely related to the countryside.
D8, E8	Amend boundary to follow but not include clearly defined physical feature – the road.
G9	Amendment to boundary to follow but not include clearly defined physical feature – the road.
F8	Amend boundary to include built development physically related to the settlement.
D8	Amend boundary to include curtilage of property physically related to the settlement.
G7	Amend boundary to include built residential development physically related to the settlement.
G5, F5, F4	Amend boundary to include built community facilities physically related to the countryside.
G4, F4, F3	Amend boundary to include built development physically related to the settlement.
H4	Amend boundary to include parts of curtilages of properties with limited capacity to extend the built form of the settlement and that relate more closely to the built form of the settlement.
I4 (SW)	Amend boundary to include curtilages of properties physically related to the settlement.
I4, J4, I5, J5	Amend boundary to include built residential development physically related to the settlement.

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

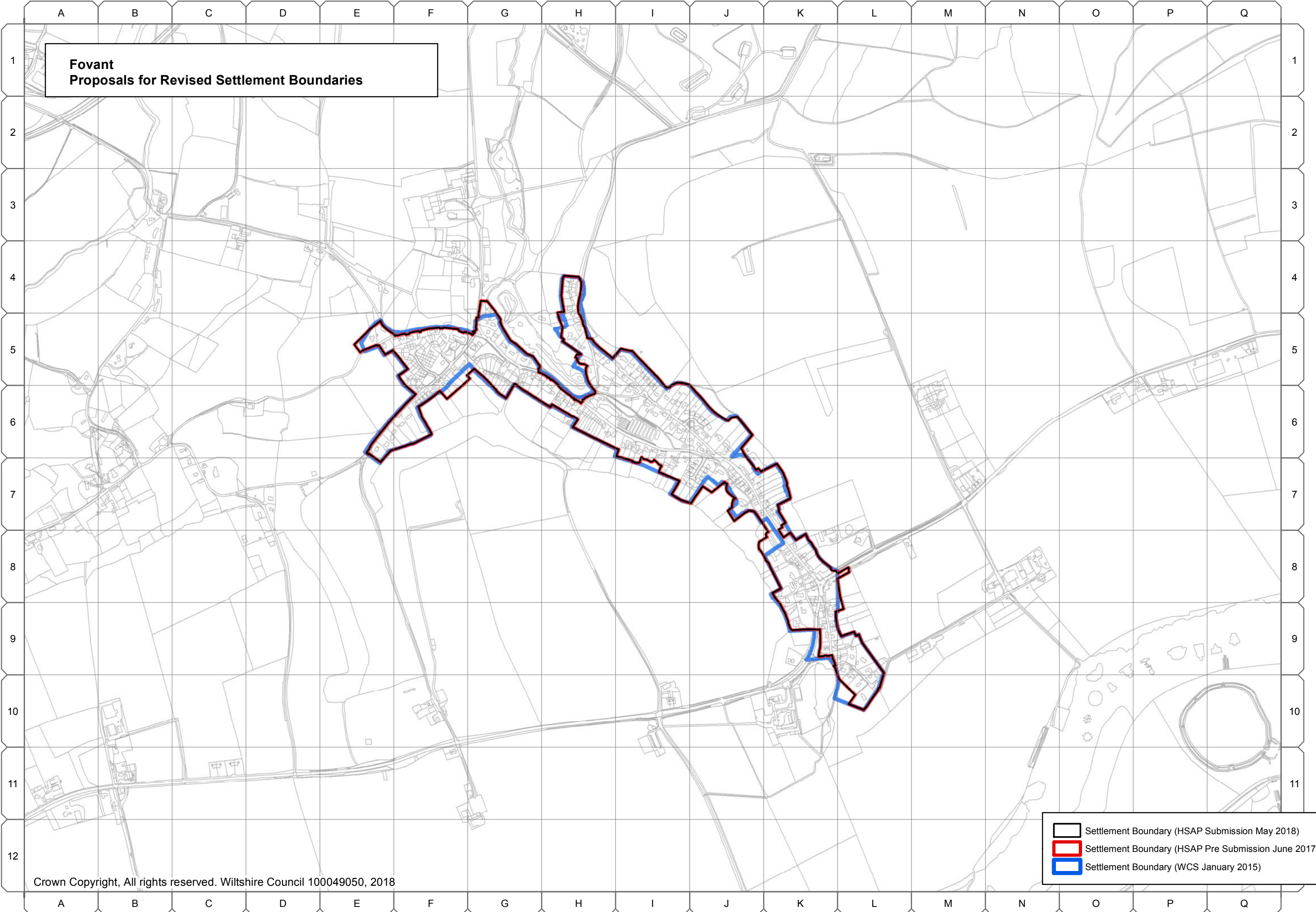
15 Text in brackets denotes location within grid square, to aid reader, e.g. (N) - 'north'; (S) - 'south'; (C) - 'centre'.

K5, L5	Amend boundary to follow defined physical features – curtilages of properties.
K6	Amend boundary to include built development physically related to the settlement.
K6 (W), J6, I6	Amendment to boundary to follow but not include clearly defined physical feature – the road.
I7	Amend boundary to include area more closely related to the built settlement.
I7 (S)	Amend boundary to include built community facility development physically related to the settlement.
J8, I8, I9, H9	Amend boundary to include built residential, employment and community facility development physically related to the settlement.
H8	Amend boundary to include built residential development and to follow defined physical features.
G4, H4, H5, G5	Amend boundary to include recreational land that is not located at the edge of the settlement.
G4 (N)	Amend boundary to include recreational land that is not located at the edge of the settlement.

A.1.1 ***Table A.1.1 below explains the proposed changes to the pre-submission settlement boundary following consideration of representations received during the Council's summer 2017 pre-submission consultation, and updates to reflect recent development up to April 2017.***

Table A.1.1 *Proposed changes to the pre-submission Tisbury Settlement Boundary*

<u>Map Grid Reference</u>	<u>Proposed change</u>
<u>E8 and F8</u>	<u>Amend pre-submission settlement boundary to include the gardens and recreational/ amenity space within the settlement boundary. This is recreational/ amenity space at the edge of a settlement that relates more closely to the built environment than the open countryside.</u>



**Fovant
Proposals for Revised Settlement Boundaries**

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

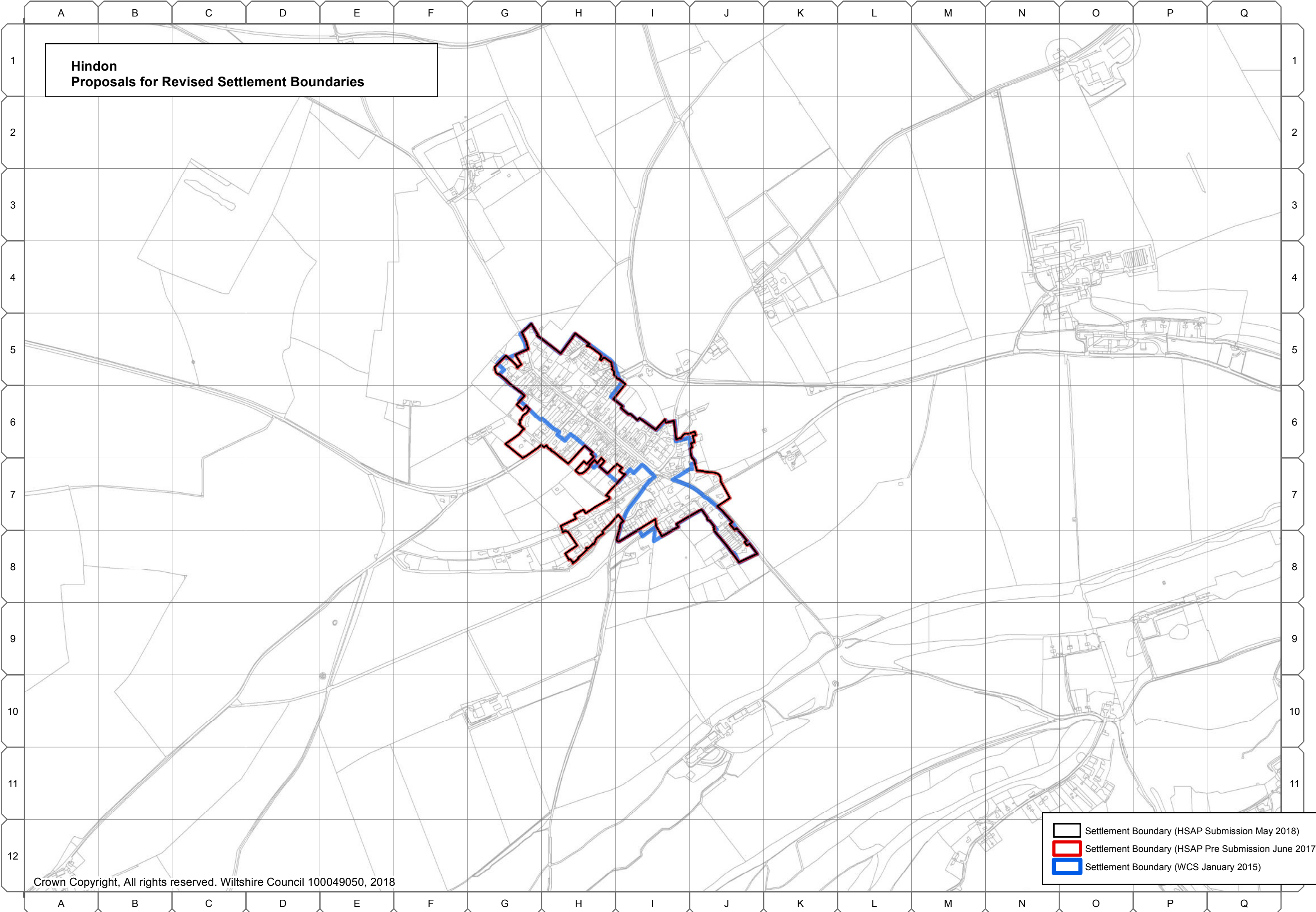
Fovant

A.2 The preceding map of Fovant illustrates both the existing settlement boundary (*"WCS January 2015"*) and the proposed revised **pre-submission** settlement boundary (*"HSAP Pre Submission June 2017"*) and **proposed changes following consultation** (*"HSAP Submission May 2017"*). Table A.2 below explains why each of the proposed amendments in the **pre-submission settlement boundary** were made to the existing settlement boundary, in line with the settlement boundary review methodology⁽¹⁶⁾. The grid reference numbers are those used on the map overleaf.




Table A.2 Proposed Amendments to Fovant Settlement Boundary

Map Grid Reference	Proposed Amendment
G4, G5	Amend boundary to include residential development that is physically related to the settlement.
E5	Amend boundary to follow defined physical feature, including curtilage of property that relates more closely to the built form of the settlement.
F5, F6, G5	Amend boundary to include part of the curtilage of a property that relates more to the built environment (e.g. a garden) and/ or has limited capacity to extend the built form of the settlement.
I7	Amend boundary to follow defined physical features, excluding area more closely related to the countryside.
J7	Amend boundary to include part of the curtilage of a property that relates more to the built environment (e.g. a garden) and/ or has limited capacity to extend the built form of the settlement.
J8, K8, K7	Amend boundary to include residential development that is physically related to the settlement and curtilage of a property that relates more to the built environment (e.g. a garden) and/ or has limited capacity to extend the built form of the settlement.
K9	Amend boundary to follow clearly defined physical features – the settlement side of the road and river.
L10	Amend boundary to exclude are of land more closely related to the countryside.
L8	Amend boundary to include community facility that is physically related to the settlement.
K7, K8	Amend boundary to exclude recreational/ amenity space at the edge of the settlement that relates more to the open countryside.
J6	Amend boundary to include part of the curtilage of a property that relates more to the built environment (e.g. a garden) and/ or has limited capacity to extend the built form of the settlement.
H5	Amend boundary to exclude area more closely related to the countryside and with the capacity to extend the built form of the settlement.

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



**Hindon
Proposals for Revised Settlement Boundaries**

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

Hindon

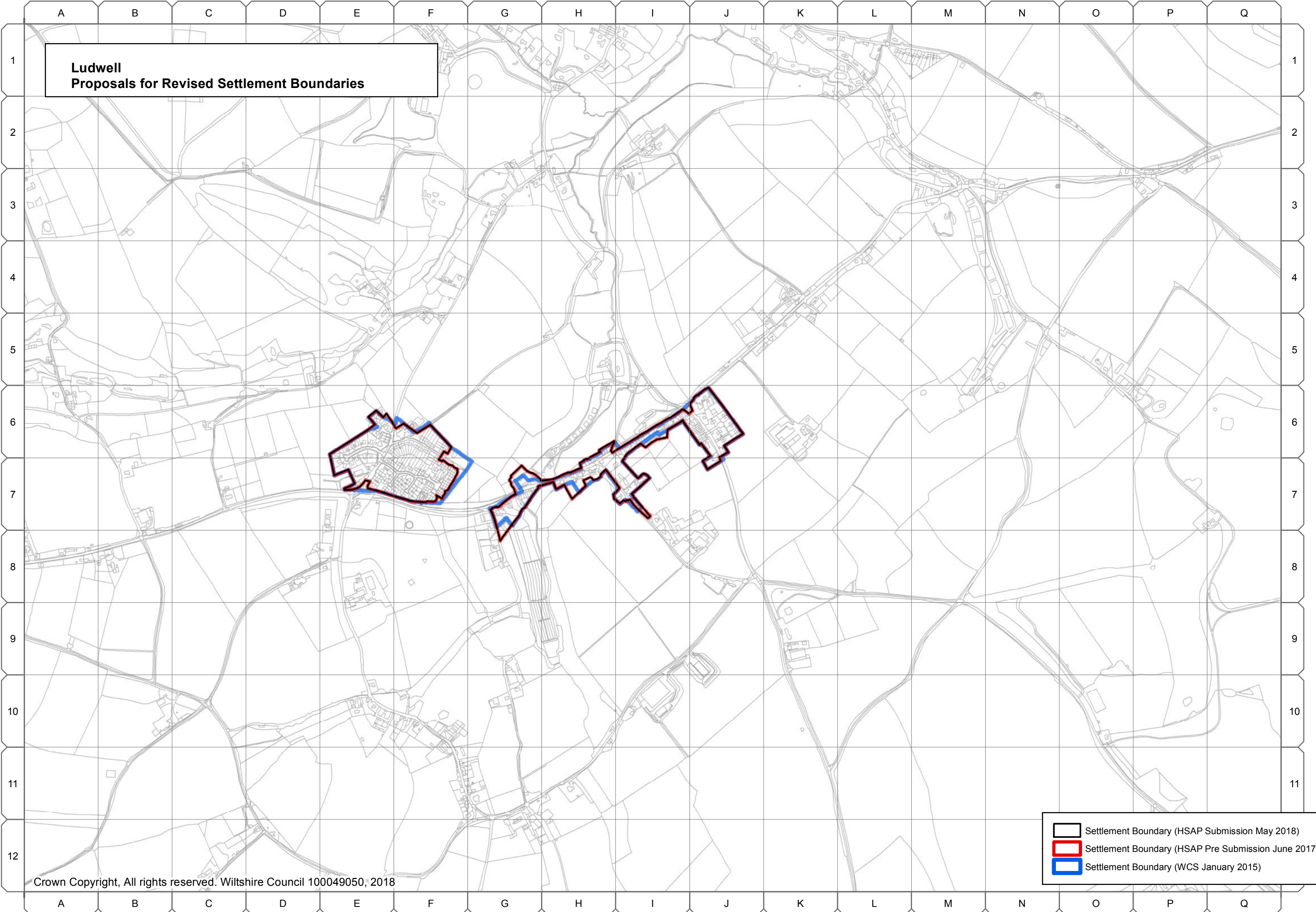
A.3 The preceding map of Hindon illustrates both the existing settlement boundary (*"WCS January 2015"*) and the proposed revised **pre-submission** settlement boundary (*"HSAP Pre Submission June 2017"*) and **proposed changes following consultation** (*"HSAP Submission May 2017"*). Table A.3 below explains why each of the proposed amendments in the **pre-submission settlement boundary** were made to the existing settlement boundary, in line with the settlement boundary review methodology⁽¹⁷⁾. The grid reference numbers are those used on the map overleaf.

Table A.3 Proposed Amendments to Hindon Settlement Boundary

Map Grid Reference ⁽¹⁸⁾	Proposed Amendment
G5 (N)	Amendment to boundary to follow but not include clearly defined physical feature – the road.
G5 (SW)	Amend the boundary to include the curtilage of a property that relates more to the built environment (e.g. a garden) and/ or has limited capacity to extend the built form of the settlement and to exclude an area more closely related to the countryside.
G5 (S)	Amend boundary to exclude area of land more closely related to the open countryside.
G6, H6, H7	Amend the boundary to include residential development that is physically related to the settlement and to include the curtilage of a property that relates more to the built environment (e.g. a garden) and/ or has limited capacity to extend the built form of the settlement.
H7, H8, I7	Amend the boundary to include residential development that is physically related to the settlement and to include the curtilage of a property that relates more to the built environment (e.g. a garden) and/ or has limited capacity to extend the built form of the settlement. Following defined physical features – garden boundaries.
I8, I7	Amend boundary to exclude area more closely related to the countryside.
J7	Amend the boundary to include residential development that is physically related to the settlement and to include the curtilage of a property that relates more to the built environment (e.g. a garden) and/ or has limited capacity to extend the built form of the settlement.
J6, I6	Amend the boundary to include community facilities development (i.e. school) that is physically related to the settlement.
I6	Amend the boundary to include the curtilage of a property that relates more to the built environment (e.g. a garden) and/ or has limited capacity to extend the built form of the settlement.

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

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



Ludwell
Proposals for Revised Settlement Boundaries

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

Ludwell

A.4 The preceding map of Hindon illustrates both the existing settlement boundary (*"WCS January 2015"*) and the proposed revised **pre-submission** settlement boundary (*"HSAP Pre Submission June 2017"*) and **proposed changes following consultation** (*"HSAP Submission May 2017"*). Table A.4 below explains why each of the proposed amendments in the **pre-submission settlement boundary** were made to the existing settlement boundary, in line with the settlement boundary review methodology⁽¹⁹⁾. The grid reference numbers are those used on the map overleaf.

Table A.4 Proposed Amendments to Ludwell Settlement Boundary

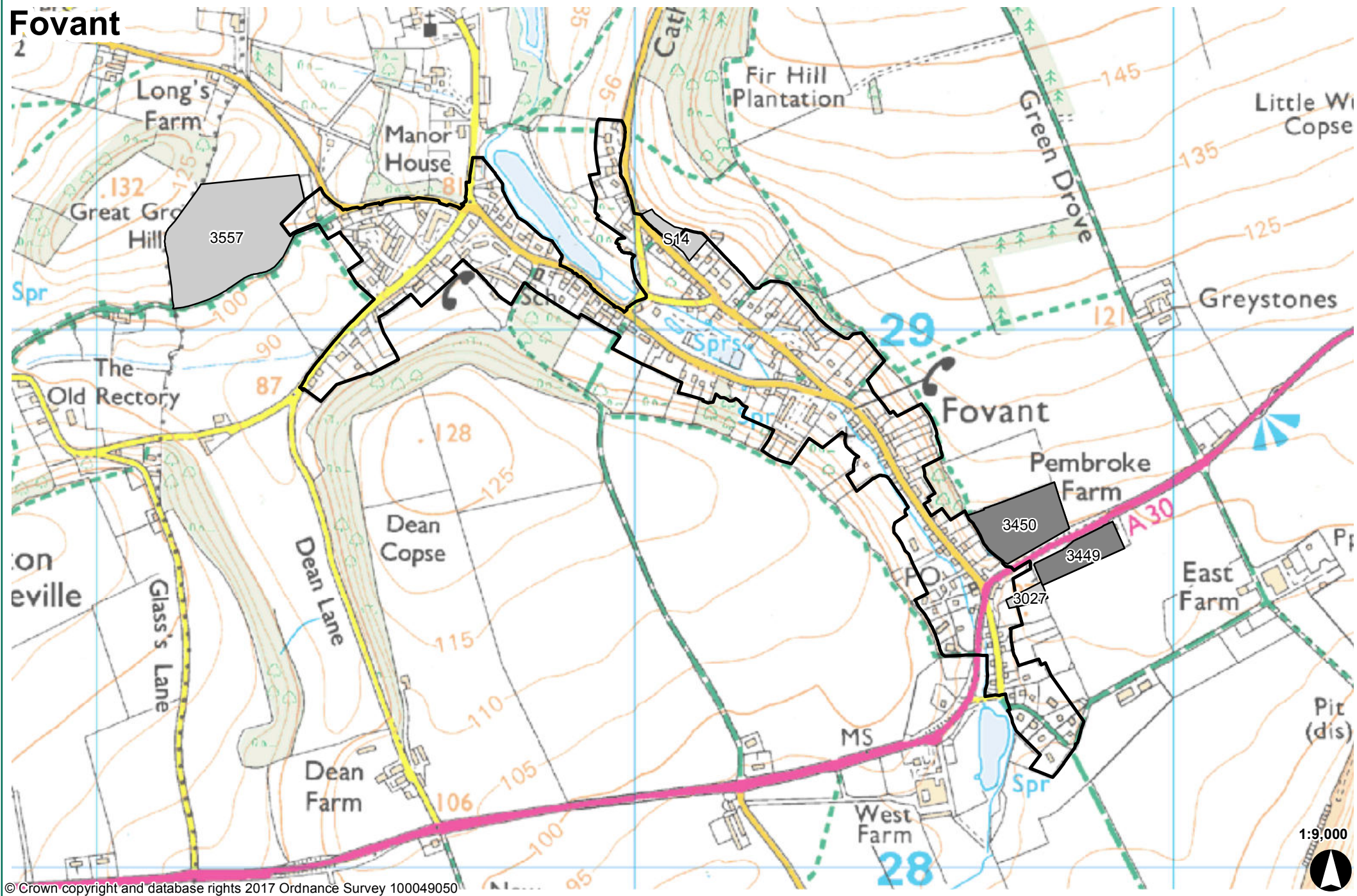
Map Grid Reference ⁽²⁰⁾	Proposed Amendment
G8, G7 (S)	Amend boundary to include area of build development physically related to the settlement.
G7	Amend boundary to follow defined physical feature, including built development physically related to the built form of the settlement.
H6	Amend boundary to follow defined physical feature – the road.
I6 (C)	Amend boundary to include built residential development physically related to the settlement.
I6 (NE)	Amend boundary to follow defined physical features – the road.
I7	Amend boundary to include built residential development and to follow but not include clearly defined physical feature – the road.
H7	Amend boundary to include curtilages of property physically related to the settlement but to exclude curtilage with the capacity to extend the built form of the settlement.
F6, F7	Amend boundary to follow clearly defined physical features and to exclude area more closely related to the open countryside.
E7	Amend boundary to follow clearly defined physical features – the road.
E6	Amend boundary to follow curtilages of properties closely related to the built form of the settlement.

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

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

Appendix B: SHLAA sites considered during the site selection process

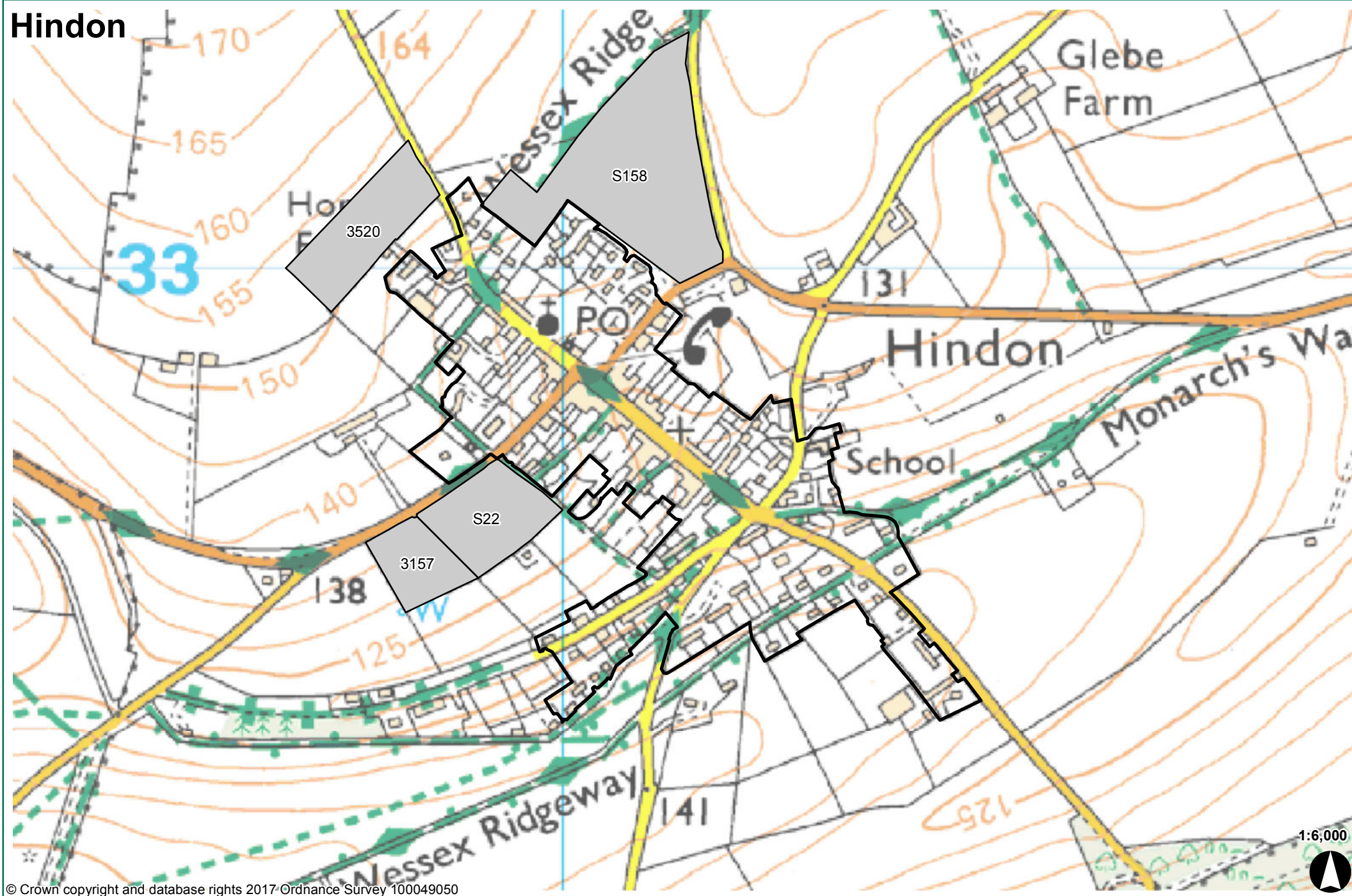
Fovant



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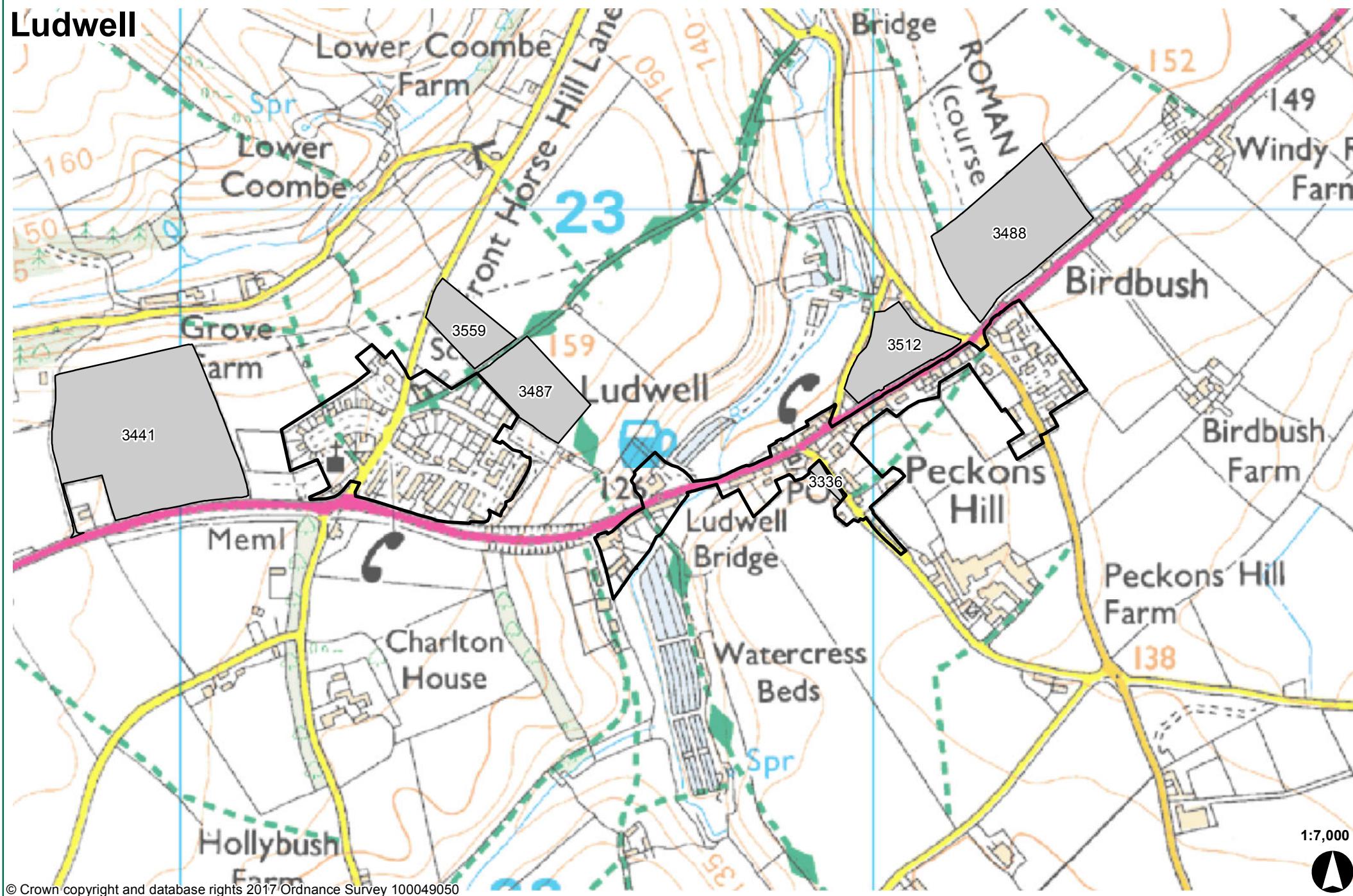
- Proposed Settlement Boundary
- Proposed housing allocations
- SHLAA sites removed at Stage 2
- SHLAA sites removed at Stage 3
- SHLAA sites removed at Stage 4

Hindon



Proposed Settlement Boundary
 Proposed housing allocations
 SHLAA sites removed at Stage 2
 SHLAA sites removed at Stage 3
 SHLAA sites removed at Stage 4

Ludwell



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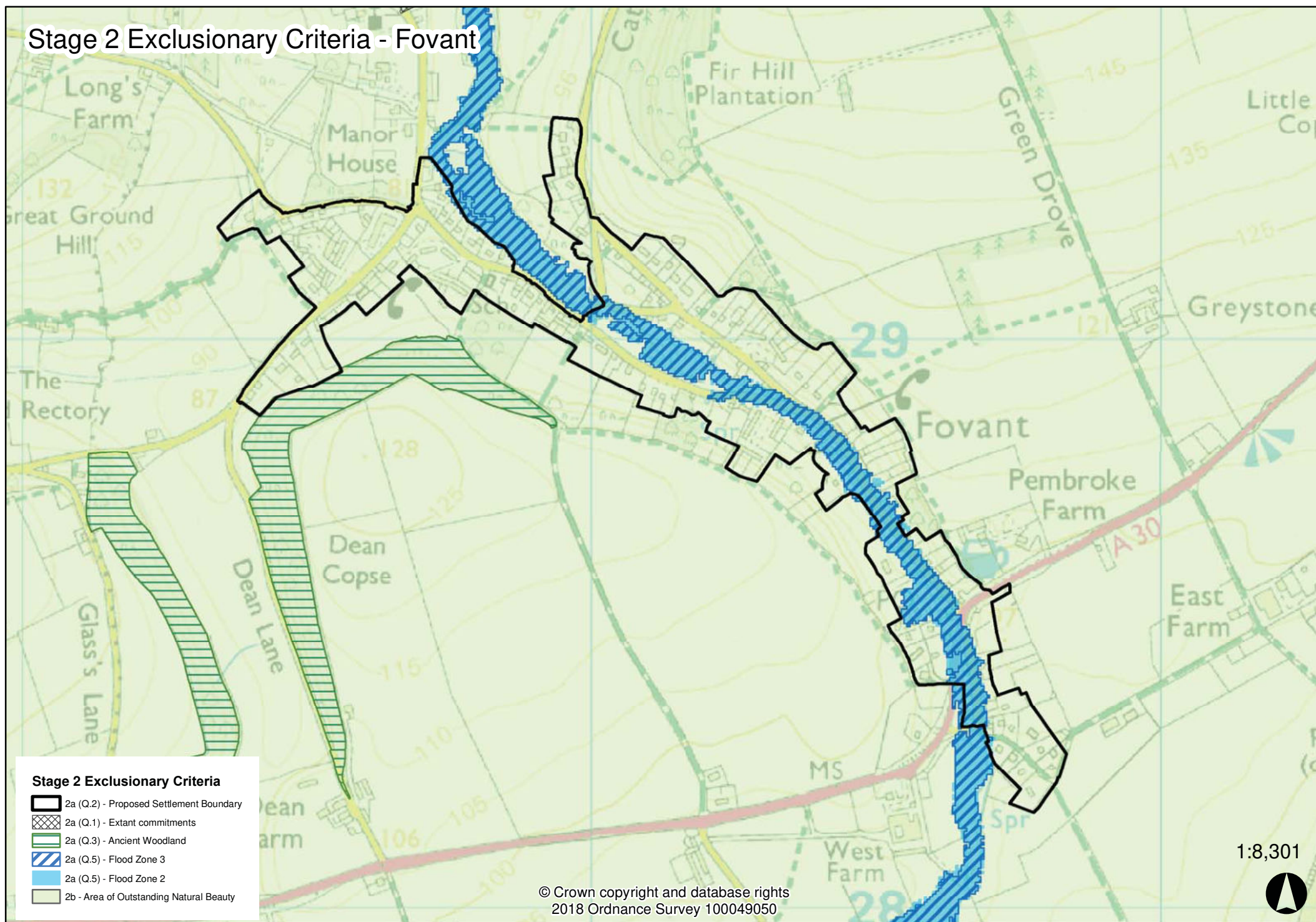
1:7,000



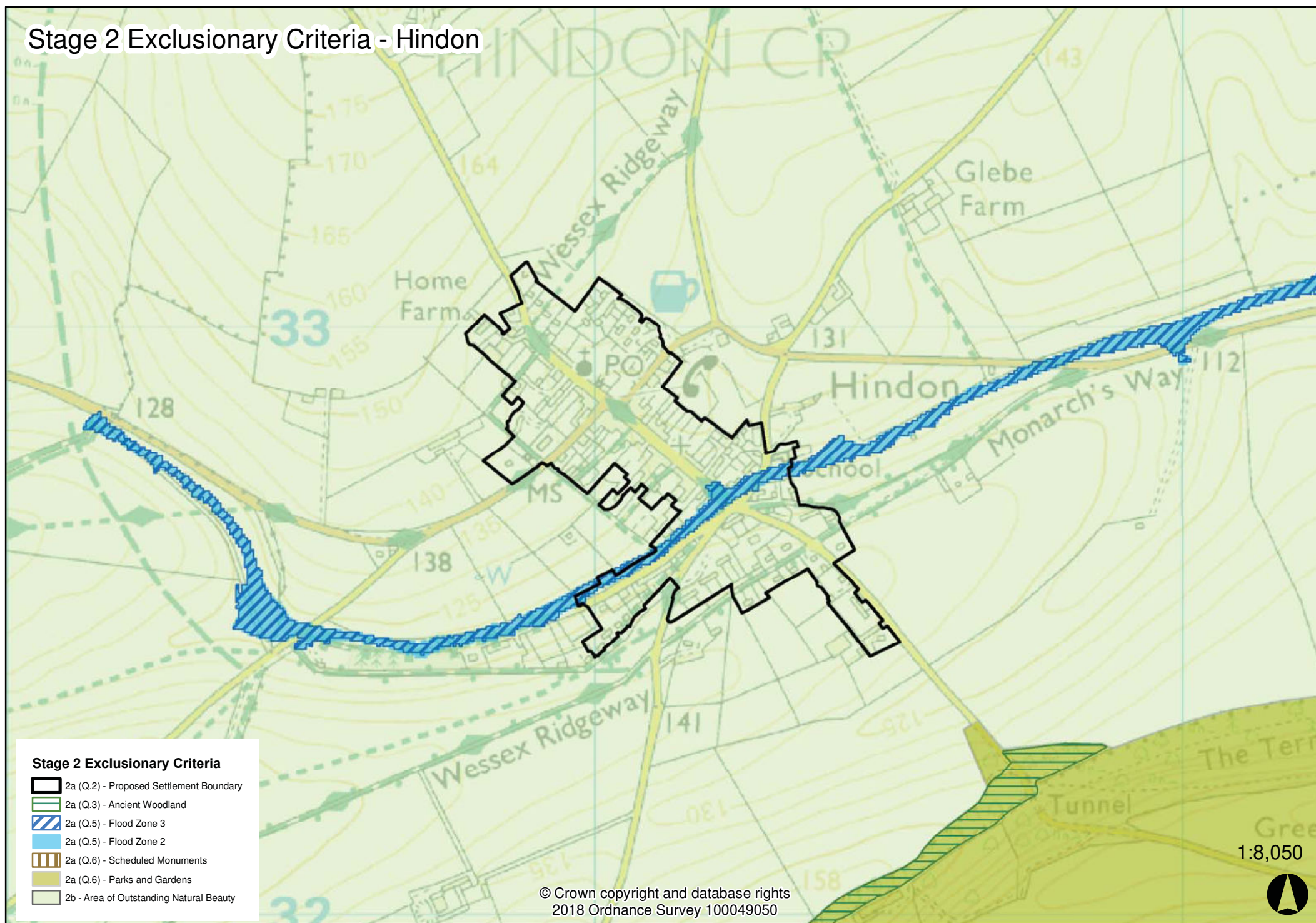
- Proposed Settlement Boundary
- Proposed housing allocations
- SHLAA sites removed at Stage 2
- SHLAA sites removed at Stage 3
- SHLAA sites removed at Stage 4

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

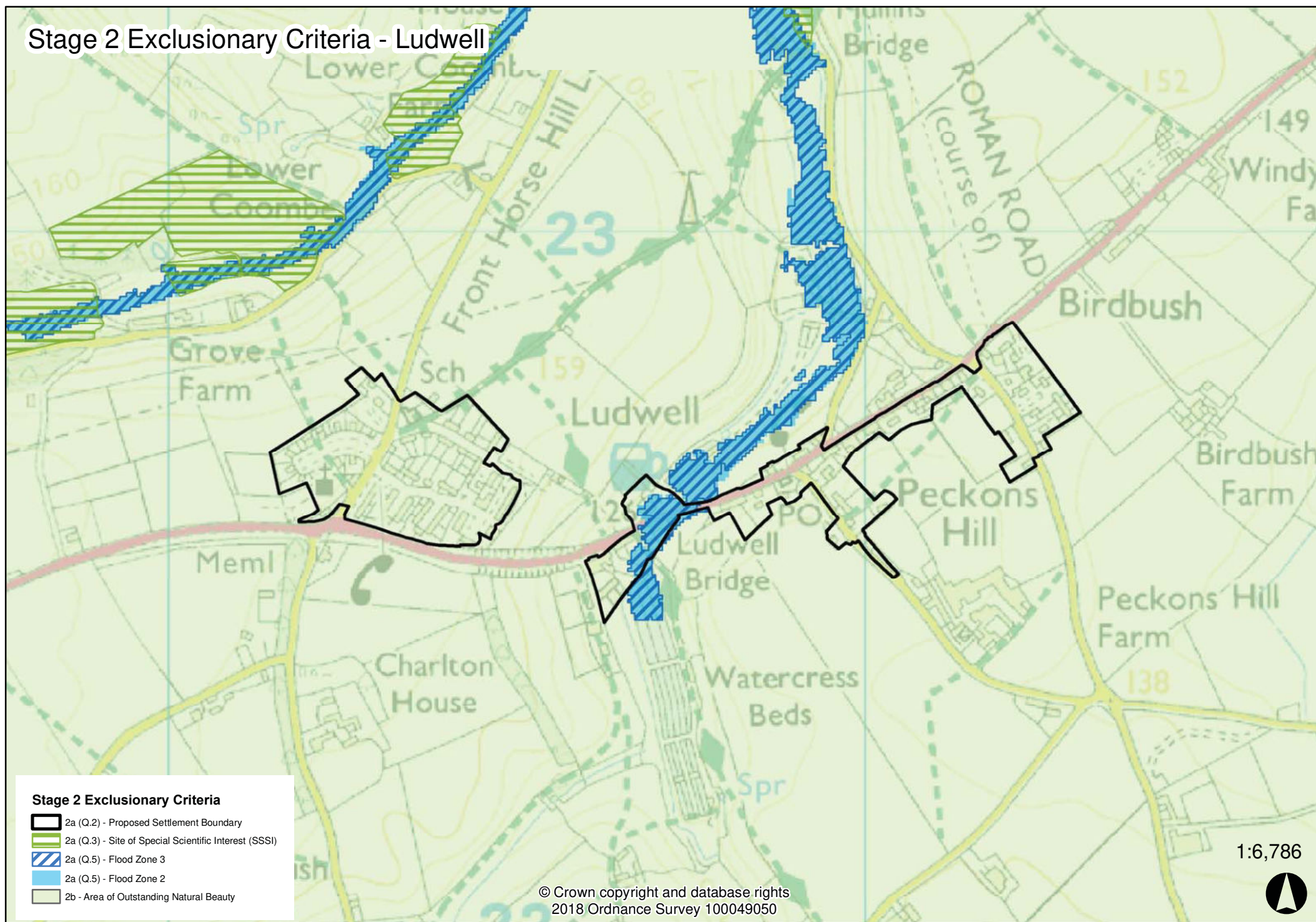
Stage 2 Exclusionary Criteria - Fovant



Stage 2 Exclusionary Criteria - Hindon



Stage 2 Exclusionary Criteria - Ludwell



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

Table D.1 Stage 2a colour grading

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

Table D.2 Stage 2a exclusionary questions

Exclusionary questions
1. Is the SHLAA site fully or partly a commitment? Or is the site fully or partly within a Principal Employment Area, or other existing development plan allocation? Or is the site isolated from the urban edge of the settlement i.e. not adjacent to the settlement boundary and not adjacent to a SHLAA site that is?
2. Is the site fully or partly within the settlement boundary ⁽²¹⁾ ?
3. Is the site fully or partly within one more of the following environmental designations of biodiversity or geological value (i.e. SAC, SPA, Ramsar sites, National Nature Reserve, Ancient Woodland, SSSI)?
4. Is the site fully or partly within green belt?
5. Is the site fully or partly within flood risk areas, zones 2 or 3?
6. Is the site fully or partly within areas involving any of the following internationally or nationally designated heritage asset (i.e. World Heritage Site, Scheduled Ancient Monument, Historic Park and Garden, Registered Park and Garden, Registered Battlefield)?

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

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

Area of search: Tisbury Community Area Remainder													
SHLAA Site Ref	Site Name	Capacity	Strategic (exclusionary) criteria ⁽²²⁾						Remaining developable site capacity	Land available? Y/N ⁽²³⁾	Land developable? Y/N ⁽²⁴⁾	Consideration	Recommendation (take forward/ remove)
			1	2	3	4	5	6					
Fovant													
S14	Land at Foxhill	11	N	P	N	N	N	N	11	N		Part of site within the settlement boundary. Exclusionary criteria not met. However, the owners of the site have confirmed that the site would not be available for development for the next 10+ years so removed from further consideration in this Plan.	Remove
3027	Cross Keys Hotel	5	P									Site is partly committed / completed which reduces the developable capacity of the site to below 5.	Remove

24 Y = Yes, N = No There is no appropriate vehicular access and/or vehicle access to the site would be more than likely to require additional land owned by a third party

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

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

Area of search: Tisbury Community Area Remainder													
3449	Badges View	20	N	N	N	N	N	N	20	Y	Y	Exclusionary criteria not met, take forward for further consideration.	Take forward
3450	Land at Pembroke Farm	38	N	N	N	N	N	N	38	Y	Y	Exclusionary criteria not met, take forward for further consideration.	Take forward
3557	Land at Moor Hill	96	N	N	N	N	N	N	96	Y	N	Exclusionary criteria not met. However, it is considered that there is no suitable vehicular access to this site. Therefore remove from further consideration	Remove
Hindon													
S22	Land at Angel Lane	33	N	N	N	N	N	N	33	Y	Y	Exclusionary criteria not met, take forward for further consideration.	Take forward
S158	Land adjacent to East Street	92	N	N	N	N	N	N	92	Y	Y	Exclusionary criteria not met, take forward for further consideration.	Take forward
3157	Land South West of Hindon	21	Y									The site is not immediately adjacent to boundary and would likely rely on	Remove

Area of search: Tisbury Community Area Remainder												
											the delivery of site S22 to be well related to development.	
3520	Village Field, High Street	38	N	N	N	N	N	N	38	Y	Y	Take forward
Ludwell												
3336	Land at Peckons Hill	2									Site removed as capacity below 5 dwellings before strategic criteria applied.	Remove
3441	Little Rodden Fields	114	Y								Site excluded as it is poorly related to the settlement.	Remove
3487	Part of field NG 5873, north-east of Coronation Drive	29	N	N	N	N	N	N	29	Y	N	Remove

Table D.4 Summary of the Stage 2a assessment for Tisbury Community Area Remainder

Settlement	SHLAA sites removed due to application of exclusionary criteria (Stage 2a)	SHLAA sites taken forward to the next stage (2b)
Fovant	S14, 3027, 3557	3449, 3450
Hindon	3157	S22, S158, 3520
Ludwell	3336, 3441, 3487, 3512, 3559	3488

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

Table E.1 Stage 2b assessment of Large Villages in the Tisbury Community Area Remainder

Assessment Criteria		Large Villages		
		Fovant	Hindon	Ludwell
Have local housing needs for the Plan period already been met?	Number of dwellings in village (2006) ⁽²⁵⁾	331	297	482
	Housing completions (2006 – 2016) ⁽²⁶⁾	11	2	12
	Developable commitments (2016 – 2026)	1	0	0
	Proportionate % growth of village (2006 – 2026)	3.6%	0.7%	2.5%

²⁵ 2011 census data (minus housing completions 2011-2016)

²⁶ **Note:** Completions and commitments may not add up to the total for the Area of Search, as the total also includes housing development outside of the Large Villages e.g. at Small Villages and open countryside.

Assessment Criteria	Large Villages		
	Fovant	Hindon	Ludwell
Have local housing needs already been considered by a sufficiently advanced neighbourhood plan?	No. There is no Neighbourhood Plan under preparation.	<p>The Hindon Neighbourhood Area was designated in November 2014 and work is underway on the neighbourhood plan with submission to the Council expected in Summer 2017 and examination in the Autumn/Winter 2017.</p> <p>In 2013, a Housing Needs Survey⁽²⁷⁾ identified a minimum need over the next three years (to January 2016) for 2 subsidised rented dwellings.</p>	<p>The Parish Council is seeking to develop a neighbourhood Plan. Currently in the 'scoping' stage - not yet requested a link officer or designated the neighbourhood plan area.</p>
Are there any potential environmental constraints (e.g. strategic environmental/ landscape designations and heritage assets)?	The settlement is washed over by the Cranborne Chase and West Wiltshire Downs AONB. There is an area of flood risk (flood zone 2/3) running through the linear settlement. There are	The settlement is washed over by the Cranborne Chase and West Wiltshire Downs AONB. There is an area of flood risk (flood zone 2/3) running through the linear settlement. There is a	The settlement is washed over by the Cranborne Chase and West Wiltshire Downs AONB. There is an area of flood risk (flood zone 2/3) to the west of the village.

27 Source: Hindon Parish Housing Needs Survey Report (Wiltshire Council, January 2013) <http://www.intelligencenetwork.org.uk/planning-housing/>

Assessment Criteria	Large Villages		
	Fovant	Hindon	Ludwell
	two separate Conservation Area designations to the northern and southern parts of the village.	designated Conservation Area covering the majority of the existing built area of the village.	
	<p>Primary school provision</p> <p>Dinton Primary is already over capacity in 4 out of 7 year groups so is very unlikely to be able to accommodate any additional children as they move in. However, the birth rate is declining so future intakes to the school are expected to be lower, meaning that any children who are resident before reaching school age are likely to be able to secure a place in reception. The problem will be with older children as the</p>	<p>Primary school provision</p> <p>Hindon Primary is a very small school and can only accommodate a total of 60 pupils. It has no surplus places but these are forecast to fill over the next 5 years as the birth rate in the area has significantly increased. The school site is very small and is unlikely to be capable of expansion. New housing in this village would be likely to cause significant problems with future admissions.</p>	<p>Primary school provision</p> <p>Ludwell Primary School has only a few surplus places at present. A feasibility study would be required in order to investigate whether expansion of the school would be possible. If the school agreed to lose their swimming pool that may create a suitable area.</p> <p>Secondary school provision</p>

Assessment Criteria	Large Villages		
	Fovant	Hindon	Ludwell
	<p>school is already full in most year groups. Whilst the school site isn't large there may be some potential to extend this school but this would need to be checked with a feasibility study.</p> <p>Secondary school provision</p> <p>The proposed sites feed to secondary schools in Salisbury. Contributions are being sought from all developments towards expansion of Sarum Academy.</p> <p>Transport</p> <p>A regular bus service exists connecting the village with Tisbury, Salisbury and Shaftesbury.</p>	<p>Secondary school provision</p> <p>These children feed to schools outside of Wiltshire for secondary education (Gillingham).</p> <p>Transport</p> <p>A regular bus service exists connecting the village with Tisbury, Salisbury and Shaftesbury.</p>	<p>These children feed to schools outside of Wiltshire for secondary education (Shaftesbury).</p> <p>Transport</p> <p>A regular bus service exists connecting the village with Salisbury and Shaftesbury.</p>

Assessment Criteria	Large Villages		
	Fovant	Hindon	Ludwell
How did the parish council respond to previous consultations on the Wiltshire Housing Sites Allocations Plan?	The Parish Council did not respond to the consultation on the Housing Site Allocations DPD. Fovant Parish Council ⁽²⁸⁾ has previously stated that they do not consider the settlement to be a Large Village and that the settlement boundary should be removed.	The Parish Council did not respond to the consultation on the Housing Site Allocations DPD. The Parish Council previously stated that they would be seeking to review their settlement boundary through a ⁽²⁹⁾ neighbourhood plan.	Donhead St Mary Parish Council is of the view that "the community wishes to maintain that rural feel and would rather see the organic growth of these hamlets than the building of new estates". The Parish Council ⁽³⁰⁾ does not provide detailed comments on sites, noting that infill would be preferred but that the potential to develop small portions of the submitted SHLAA sites should not be ruled out.
Sites submitted to the Strategic Housing Land Availability Assessment	5 sites SHLAA sites 3027, S14, 3449, 3450, 3557	4 sites SHLAA sites s158, S22, 3157, 3520	6 sites SHLAA sites 3336, 3441, 3487, 3488, 3512, 3559
How many sites were submitted to the SHLAA?			

28 Source: Informal consultation on the settlement boundary review (September 2014)

29 Source: Informal consultation on the settlement boundary review (September 2014)

30 Source: Informal consultation with Large Villages (July/August 2015)

Assessment Criteria		Large Villages		
		Fovant	Hindon	Ludwell
	How many SHLAA sites do not meet the Stage 2a strategic constraints and could be taken forward for more detailed assessment (total remaining capacity ⁽³¹⁾)?	<p>2 (58 dwellings)</p> <p>SHLAA sites: 3449, 3450</p>	<p>3 (163 dwellings)</p> <p>SHLAA sites: s158, S22, 3520</p>	<p>1 (65 dwellings)</p> <p>SHLAA site: 3488</p>
Summary and conclusions	<p>Taking the above into account, is there any justification for removing the Large Village from further consideration in the site selection process?</p>	<p>Fovant is within the AONB. There may be the potential to expand the primary school. Growth in Fovant has been low from 2006-2026. Consideration needs to be given to the overall impact on the AONB in this location and where possible, those sites with the lowest overall visual impact should be considered</p>	<p>Hindon is within the AONB. It has experienced very limited growth from 2006-2026 (especially in comparison with the other large villages in this community area). However, the primary school is a village school with just 2 classrooms and no scope to expand on site. Consequently, it is</p>	<p>Ludwell is within the AONB. Growth has been low from 2006-2026. However, there is no capacity or potential for expansion at Ludwell primary school. Consequently, it is that this village is not carried forward for further assessment.</p>

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

Assessment Criteria	Large Villages			
		Fovant	Hindon	Ludwell
		further. There are no reasons for not carrying forward sites at Fovant.	recommended that the village is not carried forward for further assessment.	
	Conclusion:	TAKE FORWARD	REMOVE	REMOVE

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

Settlement(s)	SHLAA sites removed through consideration of Large Villages (Stage 2b)	SHLAA sites taken forward to the next stage
Fovant	None	3449, 3450
Hindon	s158, S22, 3520	None
Ludwell	3488	None

Appendix F: Assessment criteria and output from Stage 3 of the site selection process

Table F.1 Generic Assessment Scale⁽³²⁾

Major adverse effect (- - -)	Option likely to have a major adverse effect on the objective with no satisfactory mitigation possible. Option may be inappropriate for housing development.
Moderate adverse effect (- -)	Option likely to have a moderate adverse effect on the objective. Mitigation likely to be difficult or problematic.
Minor adverse effect (-)	Option likely to have a minor adverse effect on the objective. Mitigations measures are readily achievable.
Neutral or no effect (0)	On balance option likely to have a neutral effect on the objective or no effect on the objective.
Minor positive effect (+)	Option likely to have a minor positive effect on the objective as enhancement of existing conditions may result.
Moderate positive effect (+ +)	Option likely to have a moderate positive effect on the objective as it would help resolve an existing issue.
Major positive effect (+ + +)	Option likely to have a major positive effect on the objective as it would help maximise opportunities.

32 See Wiltshire Council (June 2017). Topic Paper 2: Site Selection Process Methodology for how to apply the Sustainability Appraisal (SA) scoring.

Table F.2 Stage 3 Sustainability Appraisal objectives

Sustainability Appraisal objectives	
1	Protect and enhance all biodiversity and geological features and avoid irreversible losses
2	Ensure efficient and effective use of land and the use of suitably located previously developed land and buildings
3	Use and manage water resources in a sustainable manner
4	Improve air quality throughout Wiltshire and minimise all sources of environmental pollution
5a	Minimise our impacts on climate change through reducing greenhouse gas emission
5b	Minimise our impacts on climate change through reducing our vulnerability to future climate change effects
6	Protect, maintain and enhance the historic environment
7	Conserve and enhance the character and quality of Wiltshire's rural and urban landscapes, maintaining and strengthening local distinctiveness and sense of place
8	Provide everyone with the opportunity to live in good quality, affordable housing, and ensure an appropriate mix of dwelling sizes, types and tenures
9	Reduce poverty and deprivation and promote more inclusive and self- contained communities
10	Reduce the need to travel and promote more sustainable transport choices.
11	Encourage a vibrant and diversified economy and provide for long-term sustainable economic growth
12	Ensure adequate provision of high quality employment land and diverse employment opportunities to meet the needs of local businesses and a changing workforce

Table F.3 Stage 3 scoring summary chart for Tisbury Community Area Remainder

Area of search: Tisbury Community Area Remainder																
SHLAA Site Ref	Site Name	Site Capacity	SA Objectives												Is site proposed for Stage 4?	
			1	2	3	4	5a	5b	6	7	8	9	10	11		12
Fovant																
3449	Badges View	c.20	-	-	--	-	-	--	--	---	++	--	--	+	+	No
3450	Land at Pembroke Farm	c.38	-	--	--	-	-	--	--	---	+++	--	-	++	+	No

Table F.4

Sustainability Appraisal - Summary of Assessment Site 3449 - Badges View, Fovant
Site Overview <p>This site option is located in the village of Fovant. With an area of 0.8ha the site has a potential capacity for approximately 20 dwellings; however, mitigation might reduce this number.</p>
Assessment Results <p>One major adverse effect has been identified for this site. The site is located within the Cranborne Chase and West Wiltshire Downs Area of Outstanding Natural Beauty (AONB). Adverse effects from development on the AONB would occur and mitigation in the form of landscaping would be incongruous and out of character (SA Obj. 7). Mitigation is not considered achievable.</p> <p>Five moderate adverse effects have been identified. The site is located within Groundwater Source Protection Zone 3 and in proximity to a tributary of the River Avon, so there is potential for surface water pollution caused by surface water run-off. Provision of SuDS and attenuation measures may be problematic due to the prevailing geology (SA Obj. 3). Whilst the site is wholly located within Flood Zone 1, there is an area of Flood Zone 2/3 approximately 100m south west of the site and mitigation measures will be required to ensure existing greenfield surface water run-off rates are improved. Chalk underlying the site may cause groundwater issues and result in some drainage methods being ineffective. A Flood Risk Assessment/drainage strategy would need to be undertaken (SA Obj. 5b). The site lies some 60m to the east of the designated Fovant Conservation Area (southern section) and some 600m north of the elevated Fovant Chalk Badges, a Scheduled Monument. The grounds of the former Cross Keys Inn, a Grade II listed building adjoins the western boundary of the site. Subject to a more detailed Heritage Impact Assessment this may reduce the extent and/or density of development. This site has medium archaeological potential and it has been evaluated and there is a possible medieval settlement in the vicinity; an archaeological assessment would be required (SA Obj. 6). Although secondary schools in Salisbury can be expanded to meet the demands of additional housing, the increase in population from the development would require an extension of Dinton Primary School, the provision of which could be problematic (SA Obj. 9). The village centre is within walking distance and offers a limited range of services and facilities, although there is a lack of pedestrian facilities along the A30. Overall, residential development would be likely to rely upon the use of the private vehicle to access services and facilities found in higher order centres like Salisbury and Shaftesbury (SA Obj. 10).</p> <p>The assessment has identified a range of minor adverse effects. An ecological assessment will be required to prevent impacts on biodiversity. HRA screening has identified that development could contribute to impacts upon the Chilmark Quarries SAC. An appropriate assessment is required if the site is taken forward into any subsequent stage of the selection process (SA Obj. 1). Development of the site will result in the inevitable loss of greenfield land (SA Obj. 2). The site is not within an AQMA but there are likely to be minor adverse effects arising from development in this location (both short and long term) due to the likely increase in vehicular trips. Such issues could relate <i>inter alia</i> to noise, dust and lighting. A Noise Impact Assessment would be required (SA Obj. 4). Whilst greenhouse gas emissions will inevitably be increased through development, this can be mitigated through incorporating into the design measures to reduce energy demand and increase energy efficiency, as well as promoting of low carbon energy sources and encouraging sustainable building practices (SA Obj. 5a).</p>

Sustainability Appraisal - Summary of Assessment

Site 3449 - Badges View, Fovant

The assessment has also identified a moderate beneficial effect. The site would increase affordable housing provision in Fovant (SA Obj. 8). Two minor beneficial effects are assessed as development of the site for housing could contribute to the local economy through use of the local village shop/post office and services once built (SA Obj. 11) and would generate direct and indirect construction employment (SA Obj. 12).

Given the major adverse effect identified for this site in terms of impacts on the AONB it is recommended that this site should not be considered further.

Table F.5

Sustainability Appraisal - Summary of Assessment

Site 3450 - Land at Pembroke Farm, Fovant

Site Overview

This site option is located in the village of Fovant. With an area of 1.6ha the site has capacity for approximately 38 dwellings, although mitigation measures could reduce this number.#

Assessment Results

One major adverse effect has been identified. The site is located in the Cranbourne Chase and West Wiltshire Downs AONB. The site as a farmstead appears wholly in keeping with its surrounds and its loss would result in the unacceptable urbanisation which would not be possible to mitigate (SA Obj. 7).

Five moderate adverse effects are identified through the assessment of this site. Former and existing uses might have potential contamination issues and therefore appropriate surveys will be needed and potential remediation measures identified. Development of the land will also result in the inevitable loss of greenfield land (SA Obj. 2). The site is located in Groundwater Source Protection Zone 3 and a nearby watercourse drains into the River Avon. There is potential for surface water pollution from development and mitigation could be problematic. Groundwater sensitivities are present locally due to the underlying geology and this may impact the effectiveness of SuDS (SA Obj. 3). Whilst the site is wholly located within Flood Zone 1, there is an area of Flood Zone 2/3 approximately 50m west of the site and mitigation measures will be required to ensure existing greenfield surface water run-off rates are improved. Chalk underlying the site may cause groundwater issues and result in some drainage methods being ineffective. A Flood Risk Assessment/drainage strategy would be required (SA Obj. 5b). The site is located adjacent to the eastern edge of Fovant Conservation Area as well as the curtilage of a Grade II Listed Building. The Fovant Chalk Badges Scheduled Monument occupies an elevated position southwards of the site. There is potential for development in this location to impact upon the setting of the identified heritage features and a Heritage Impact Assessment would be required. The site also has medium archaeological potential, with a possible medieval settlement in the vicinity and therefore archaeological assessment would be required (SA Obj. 6). Although secondary schools in Salisbury

Sustainability Appraisal - Summary of Assessment

Site 3450 - Land at Pembroke Farm, Fovant

can be expanded to meet the demands of additional housing, the increase in population from development would require an extension of Dinton Primary School, the provision of which could be problematic (SA Obj. 9).

The assessment has identified a range of minor adverse effects. An ecological assessment will be required to prevent impacts on biodiversity. HRA screening has identified that development could contribute to impacts upon the Chilmark Quarries SAC. An appropriate assessment is required if the site is taken forward into any subsequent stage of the selection process (SA Obj. 1). The site is not within an AQMA but there are likely to be minor adverse effects arising from development in this location (both short and long term) due to the likely increase in vehicular trips. Such issues could relate *inter alia* to noise, dust and lighting. A Noise Impact Assessment would be required (SA Obj. 4). Whilst greenhouse gas emissions will inevitably be increased through development, this can be mitigated through incorporating into the design measures to reduce energy demand and increase energy efficiency, as well as promoting of low carbon energy sources and encouraging sustainable building practices (SA Obj. 5a). The site is located within reasonable distance of the village centre, although the lack of street lighting along the footway to the village centre. Overall residents would be likely to rely upon the use of the private vehicle to access services and facilities found in higher order centres like Salisbury and Shaftesbury (SA Obj. 10).

The assessment has also identified a major beneficial effect as the site would boost affordable housing provision in Fovant (SA Obj. 8). A moderate benefit is identified in terms of contributing to the local economy through the increased use of the local village shop/post office and services once built (SA Obj. 11) and a minor benefit in terms of the direct and indirect generation of construction employment (SA Obj. 12).

Given the major adverse effect identified for this site in terms of impacts on the AONB it is recommended that this site should not be considered further.

Table F.6

Sustainability Appraisal - Conclusions & Recommendations

The aim of this assessment exercise has been threefold:

- Identification of more sustainable (preferred) site options for consideration in the preferred allocations;
- Identification of less sustainable (not preferred) site options which should only be considered if more sustainable options are undeliverable or if there are other reasons for considering these sites; and
- Identification of sites which should not be considered further

The following conclusions and recommendations are reached:

More sustainable options for development:

- No sites in this area of search are assessed as more sustainable

Sustainability Appraisal - Conclusions & Recommendations

Less sustainable options for development:

- No sites in this area of search are assessed as less sustainable

Sites which should not be considered further:

- Site 3449 - Badges View, Fovant
- Site 3450 - Land at Pembroke Farm, Fovant

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

For further information please visit the following website:

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

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Nadder Community Land Trust

Site of the former Sports Centre, Weaveland
Road, Tisbury, SP3 6HJ



Report on Stage 1 Community Engagement

Community Vision and Design Charter for the former Sports Centre site.

Prepared in support of Wiltshire Council's Community-led housing
programme with funding from the Community Housing Fund.

Funded by



Community
Led Homes



Ministry of Housing,
Communities &
Local Government





Stage 1 Community Engagement Report Community Vision for the former Sports Centre site

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1. Introduction

1.1. Context

- Nadder Community Land Trust (“NCLT”) has been established as a charity to promote community-led, affordable housing across the Nadder Valley. The goal is long term, ensuring that new homes remain in community ownership forever and are genuinely based on what people actually want and can afford. NCLT currently have over two hundred and fifty members from the local community.
- Since 2019 the CLT has investigated ways to unlock the site of the former Sports Centre, adjacent to St. John’s school in Tisbury, SP3 6JH. The site is currently overgrown and derelict.
- The Tisbury & West Tisbury Neighbourhood Plan (made November 2019) allocates the former Sports Centre site to meet community needs, including community led housing and thanks to support from Wiltshire Council an opportunity has arisen to progress a community-led development of 50% affordable homes at the site, for which pre-development funding is available from the Community Housing Fund Revenue Programme 2021/22.

1.2. Purpose of Engagement

- As a community-led organisation formed entirely of volunteers, a key element of NCLT’s mission is to ensure that its efforts are firmly based on the needs and wishes of the local community.
- It is also a condition of Community Housing Fund support is that projects can be shown:
 - to benefit from widespread local support; and
 - to be genuinely community-led in terms of their design and outcomes.
- Nadder CLT therefore undertook a full community engagement exercise between August and October 2021 to establish the level of local support for the project, the community’s vision for the former Sports Centre site and its design priorities for the development.

1.3. Scope of Engagement

- Engagement was performed through a community consultation conducted between 24th August 2021 and 15th October 2021.
- The consultation took the form of an online survey, which was promoted:
 - By email to the membership of Nadder CLT
 - In the October edition of the Tisbury “Focus” magazine
 - By local parish and County councillors and through social media
 - Via the Nadder Community Land Trust website
 - Through a street stall in Tisbury High Street on Saturday 9th October 2021



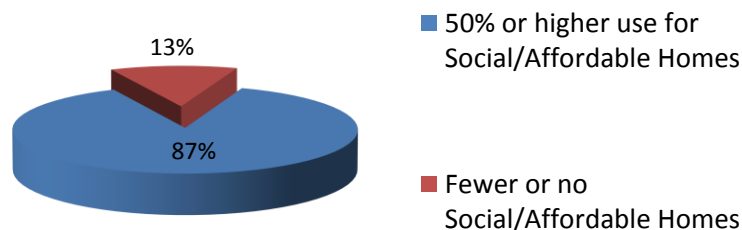
1.4. Response

- A total of **238** people completed the survey, representing **10%** of the population of Tisbury.
- In addition to overwhelming support for a community-led project for the site, led by Wiltshire Council, those taking part made over **400** individual suggestions, relating to:
 - the shape, look and feel of the proposed homes
 - design and landscaping priorities for the development
 - features and designs which they preferred were **not** included
 - other concerns, suggestions and insights relating to development of the site.
- The feedback from this exercise has been carefully analysed to create a community Design Charter for the project (this document).
- Nadder Community Land Trust would like to thank all those local residents and business people who took part in the survey and shared their thoughts with the project team..

2. Key Conclusions from the Stage 1 Engagement

Strong support for provision of affordable homes on the site

- **197** responses (**83%**) indicated that the **main** use of the former Sports Centre site should be for affordable or social homes, with a further **11** (**4%**) proposing that there should be a mixture of affordable and other housing.



- A smaller number of those responding (**18 or 8%**) felt that the site should be used for alternative community facilities, such as an activity centre, convenience store, youth facilities, open space or space for St. John's Primary School.
- **10** responses (**4%**) advocated that the site should be used mainly for market-led housing.
- **1** response suggested the site should be used for sheltered housing so as to release homes for affordable housing elsewhere in the village, whilst one response indicated the site should simply not be used for housing.



Concern over Young People and Families

- Of those indicating that the site should be used mainly for affordable homes **27%** cited concerns about the loss of local young people and families from the village if affordable homes were not available, whilst **30%** were concerned about the general shortage of affordable homes, some citing the problem as 'desperate'. A further **21%** emphasised the lack of affordable homes for local people.
- Those 13% of responses which did not advocate use of the site for at least 50% affordable homes cited a variety of reasons. Some argued that Tisbury already had enough residents, others that community facilities, educational or business space were more important or that more homes would contribute to worsening traffic or safety problems for the neighbouring primary school.

Desire for CLT engagement

- **191** responses (**80%**) favoured Nadder CLT's direct engagement in the project by acquiring affordable homes on the site, making them available for rental or shared ownership to local people in perpetuity.
- Those not favouring Nadder CLT's direct involvement either supported the site's use for affordable homes (but felt that Nadder CLT should take a more hands-off role), or favoured use of the site for other purposes.

Strong preference for properties with 2 or more bedrooms

- Those responding were consulted on the form of affordable homes on the site.
- **66%** indicated that the majority of affordable homes should have 2 or more bedrooms, with **50%** of the total favouring 2-bedroom homes and **16%** favouring 3 or more bedrooms.
- This compares with only **12%** favouring 1-bedroom homes and **18%** proposing a mixture.
- Of those indicating they were seeking affordable homes, the breakdown of responses was more pronounced, with **77%** indicating that the majority of affordable homes should have at least 2 bedrooms, with **33%** favouring 3 bedroom homes..
- Comments made in a number of the responses indicate that the preference for 2 or 3 bedroom homes is partly driven by housing need and partly results from the desire for a spare room, as dealt with separately below.

Gardens, hard standing and spare rooms rated highly

- Those taking part were asked to indicate what features they felt *strongly* should be provided with each affordable home.
- The highest priority was the presence of a private garden. In all **79%** of those responding indicated that affordable homes should have a garden.



- The second highest priority was hard standing for vehicles, with **55%** of responses indicate this was important. A number of replies highlighted the importance of providing sufficient hard standing to avoid the negative impact of street parking, to ensure that hard standing could accommodate commercial vans and vehicles if properties are to be let to working people.
- The third highest priority was given to a spare room, with **24%** of those responding indicating this was important to them. Changes to working patterns and the greater prevalence of home working, particularly among call centre staff may be responsible. Twice as many rated a spare room as important compared with a garage (12%).

Flexible room layouts, with Zero or low carbon homes a priority

- Those taking part were asked to indicate what features they felt *strongly* should be included in the internal design of each affordable home.
- The strongest desire by far was to see homes benefit from zero carbon designs, with 61% of responses indicating that this was a strong preference.
- 29% indicated that they strongly favoured separate living, cooking and dining rooms. Equally, 29% strongly favoured open plan, indicating that designs ideally need to be flexible enough to accommodate both preferences.

Local stone and integration with the nearby Wyndham Estate a key objective

- Those taking part were asked to identify any features of the external landscaping and appearance of the site which they felt *strongly* should be considered. This section of the survey was revealing as those taking part were not prompted with any suggestions, but simply asked to describe what mattered most to them.
- In total **211** suggestions were made, of which **45%** stressed the importance of keeping the external appearance of the affordable homes consistent with the general look and feel of the adjoining Wyndham Estate and the village as a whole. The local popularity of the adjoining Wyndham Estate was a key finding from the survey. The word 'Wyndham' appeared in **25** responses, with others indicating that the look and feel of the development should 'match the estate next door'.
- There was a strong emphasis on quality, with many responses stressing the need for quality in both build and design to create buildings and spaces which would stand the test of time.
- The use of stone facades was highlighted in many of these responses, with a total of 23% making clear that the use of local stone and materials was important to them. The word "Stone" appeared in **39** responses.
- A further **17%** of suggestions highlighted the importance of green landscaping, trees, hedgerows and the need for measures to avoid felling any existing trees as far as possible. The word "Tree" appeared in **28** responses.



What affordable homes should NOT look like

- Those taking part were likewise asked to identify any design and landscaping features which they felt *strongly* should NOT be employed.
- Again, in this section of the survey those taking part were not prompted with any options, but simply asked to describe what mattered most to them.
- **131** suggestions were made of which **44%** were concerned about the use of 'standard' mass-produced design features and materials of the type seen on other estates. Items mentioned included concrete and pre-assembled structures (**14%**), 'identikit' homes (**8%**), cladding/weatherboarding (**5%**), render (**7%**) and red brick (**5%**), all of which were felt to be inappropriate for this site.
- **11%** of comments highlighted opposition to over-dense layouts and houses which were 'crammed in'.
- A number of responses mentioned the potential loss of trees and hedgerows and their contribution to biodiversity and landscaping.

Other concerns and issues

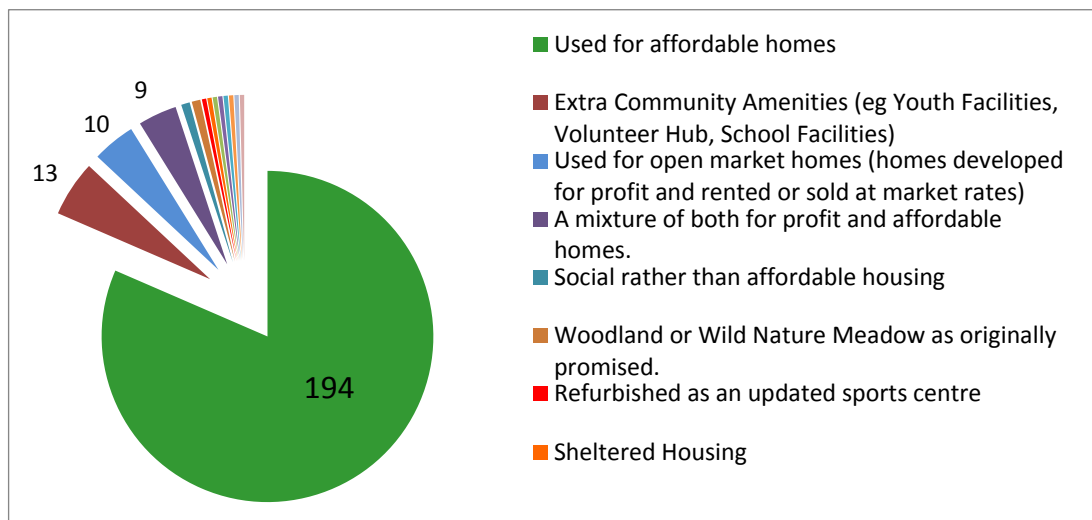
- Finally, to ensure no concern was overlooked those taking part were asked to highlight any strong fears or issues about the redevelopment of the former Sports Centre site and the proposal to include affordable housing.
- A number of supportive comments were made, but for the purpose of this analysis these have been ignored and only those comments indicating fears or concerns have been assessed.
- In total **114** such comments were made, of which the chief concern (**25%**) was that the "affordable" housing created at the site would be genuinely affordable, would quickly be sold on the open market or would not in practice be made available to local people.
- **24** comments (**21%**) expressed concern that poor build quality, poor maintenance, high density or other factors would result in the deterioration of the housing stock and the development becoming a 'sink area' at the edge of the village. There was a strong desire to see the development as 'part of Tisbury' and not a semi-detached estate at its periphery.
- Twelve comments (11%) were concerned that traffic and road safety should be carefully considered.



3. The Principle of Development

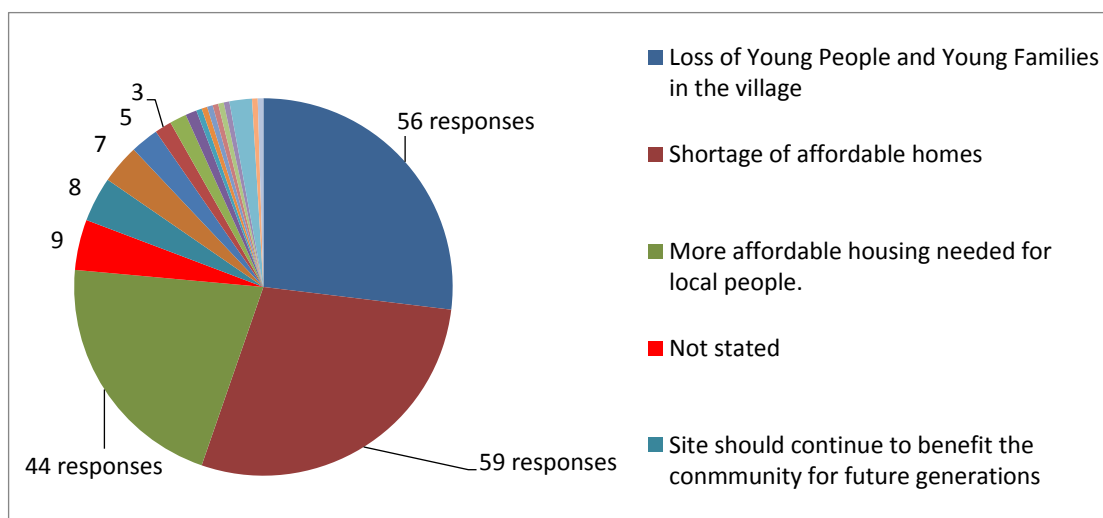
3.1. Use for the site

- The first question asked those taking part to identify what they felt should be the MAIN use of the former Sports Centre site.



3.2. Reasons underlying the desire for affordable homes

- Those responding were then asked what had led them to form their view. The reasons advanced by those indicating that the site should be used predominantly for affordable homes are shown below.
- A strong concern was the loss of young people and young families from the village, with 27% of responses mentioning this issue specifically and a further 30% expressing concern that there was an acute shortage of affordable homes.
- A third strong theme was that local people are unable to afford house prices and would not be able to live in Tisbury.



Former Sports Centre Site Stage 1 Community Engagement



- A number of responses pointed out that that younger and more local people were the most active economically, and that their loss would lead to a decline in the local economy, making Tisbury's community unsustainable in the longer-term.

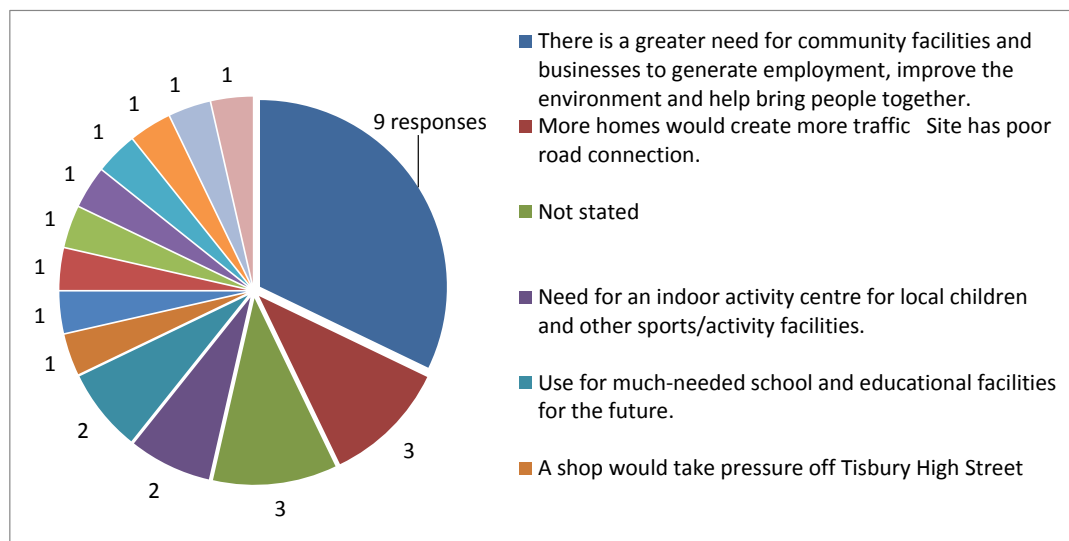
- ✎ Tisbury is a rural community, where wages aren't high. Affordable homes would allow local people to stay in the area*
- ✎ Local people are so often priced out of the housing market by outsiders who can easily afford to purchase properties, quite frequently for weekend/holiday use only.....It's the local people who make a place, who keep the day to day economy going.*
- ✎ Site should benefit the community and not for personal profit*
- ✎ There is a crying need for affordable homes for the next young generation*

- ✎ "One of the challenges this community faces is that younger generations have had to move away due to affordability issues. many elderly people we supported were long term residents whose children and grandchildren had moved away. Community resilience and combating isolation requires intergenerational links, and if affordable housing is not available, community cohesion can be undermined*
- ✎ As a young person in the local area ... me and my partner are struggling to find any housing for ourselves, at the rate things are going we will be forced out of the area! As someone who has worked, volunteered and supported Tisbury for my whole life and now to feel forced out of the area really discourages me as a member of the community!"*
- ✎ My eldest children can't get housing in the local area*
- ✎ I live in social housing in Tisbury and have family and friends who are sofa surfing because of the difficulty in finding affordable rented accommodation for single people."*
- ✎ I have lived in Tisbury for over 30 years. young families need to be able to live here to keep the village the vibrant community it is now.*
- ✎ "Young people who deliver the local services need affordable housing. Without it, our village will die."*



3.3. Alternatives to use of the site for affordable homes

- Those indicating that the site should **not** be used predominantly for affordable homes cited a number of reasons, with **9** responses indicating it was more important to use the site for the community, as shared open space, a convenience store or activity centre. Two responses argued that the site should be put to educational use. A theme which appeared across a number of responses was that of safety and in particular:
- road safety and traffic issues
 - safety of St. John's Primary School whose entrance faces the former Sports Centre site
 - fear of anti-social behaviour



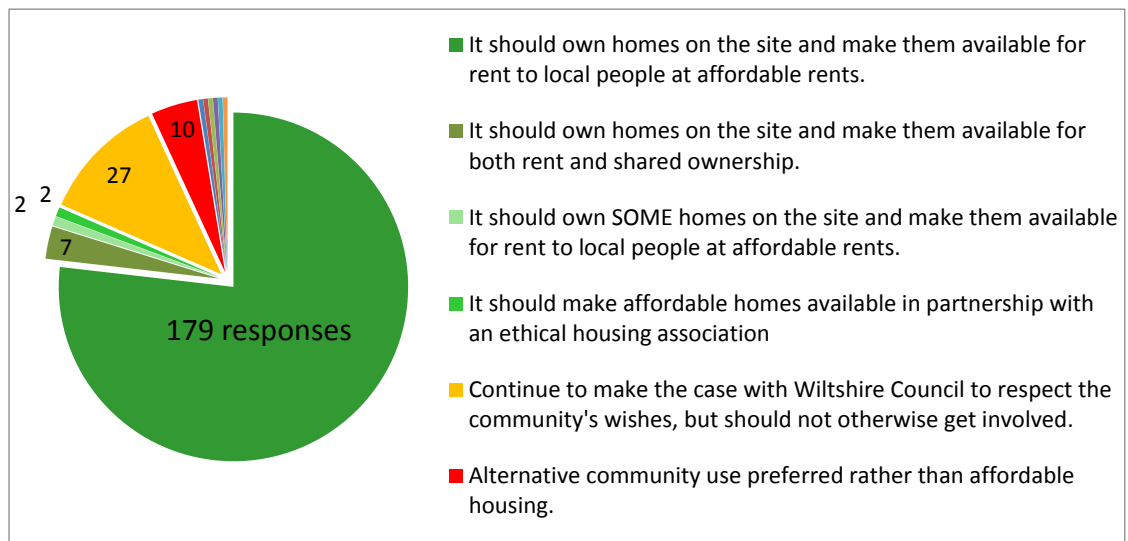
- ✎ *We have enough houses, we need more places for the people who already live here. Community oriented spaces will help bring the people of Tisbury together more instead of simply adding to our numbers.*
- ✎ *The site has poor road access, especially from the poorly designed road system coming from the new Wyndham Estate. Churchill estate access is also not ideal. More traffic will be disruptive and dangerous.*
- ✎ *I think the elderly are being overlooked. This could release some slightly larger properties for younger people and the pyramid could go on down*
- ✎ *Tisbury does not need to expand any further and should be focusing on wilding projects instead.*
- ✎ *I think Tisbury's charm lies in its communal facilities. Tisbury does already have affordable housing*



- ✎ *The houses will be too close to the school, we don't need more houses, we need more affordable community spaces for local groups and clubs to use.*
- ✎ *We feel Tisbury has enough housing. Churchill Estate and the new development could really do with a closer convenience store. With the co-op's likely move and the impossible parking in the high st, it would be nice.*
- ✎ *The last thing we want to see is yet more concrete and bricks.*

3.4. Nadder Community Land Trust's Engagement

- The overwhelming majority of responses favoured Nadder CLT's direct engagement in the project by acquiring affordable homes on the site, making the available for rental or shared ownership to local people in perpetuity.



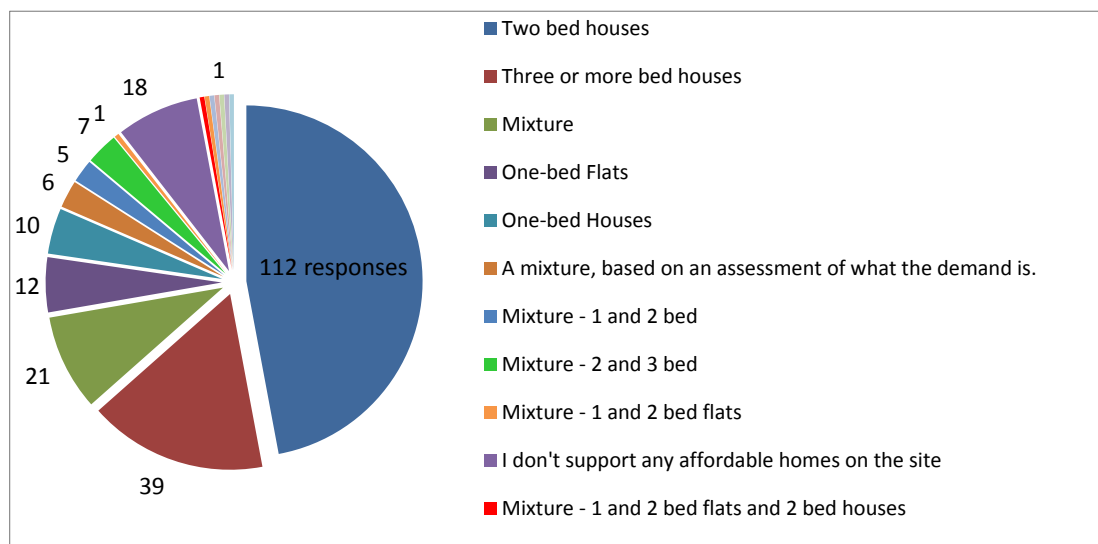
- The smaller number who preferred Nadder CLT should not get involved did so either because:
 - they supported the site's use for affordable homes, but felt that Nadder CLT should take a more hands-off role, or
 - they favoured use of the site for other purposes.



4. Types of Home, Key Features and Internal Design

4.1. The Type of Home Needed

- Those responding were consulted on the form of affordable homes on the site.
- **66%** indicated that the affordable homes should have **at either 2 or 3 bedrooms**, compared with only **12%** favouring one-bed flats and houses, and **18%** proposing a mixture.
- Of those indicating they were seeking affordable homes, the breakdown of responses was slightly more pronounced, with **77%** indicating that the majority of affordable homes should have 2 bedrooms, with **33%** favouring 3 bedroom homes.
- A significant number saw a strong need for 3-bedroom homes and comments made in the survey indicated that some of these replies came from those already in affordable or social housing, who needed more space for their families.
- A number of responses indicated placed strong emphasis on having a spare room, possibly because of greater home-working needs.



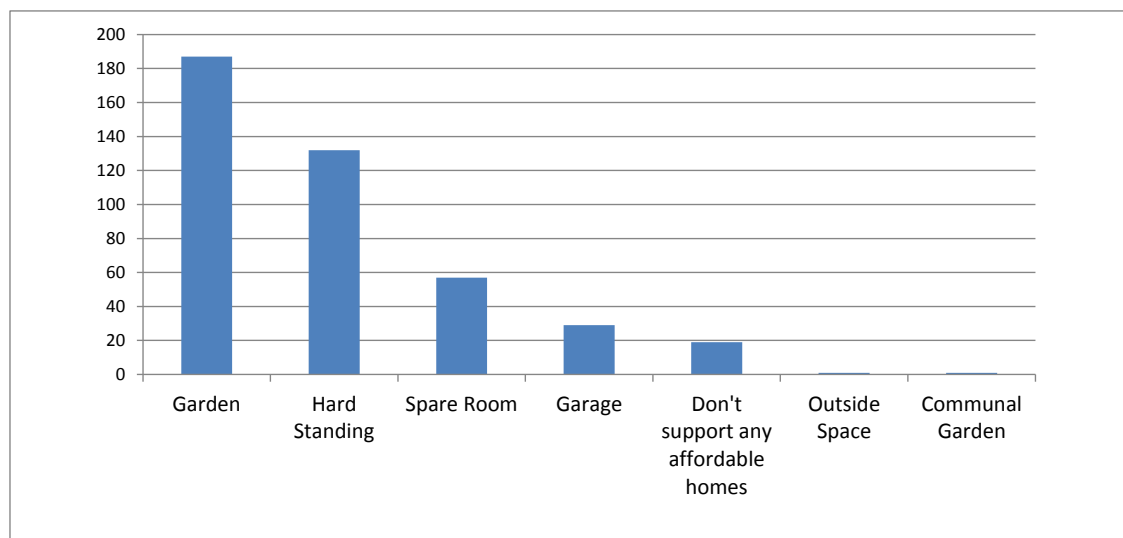


- 👉 Larger low cost housing should be considered to release those with smaller houses and need to move up a stage.*
- 👉 Shortage of larger affordable homes, meaning that smaller affordable homes are 'blocked'.*
- 👉 As a mother of 3 in a 2 bedroom house I have a 10 Yr old girl 7 Yr old boy and 2 year old girl in 1 bedroom due to being unable to get a 3 bedroom house in Tisbury, I do not drive and my children are happy in there school so why should I move out of my children's family village? All I need is a bigger house*
- 👉 I am in need of a 3 bedroom home and currently been over crowded for 2 years. We need more 3 bedroom homes in tisbury not 2 bedroom. Every week on Wiltshire councils bidding there are 2 bedrooms in tisbury. Never any 3 bedroom. I feel I'm being forced to leave the village I love and work in because we need a bigger family home.*



4.2. Important features for each home

- Those taking part were asked to indicate what features they felt *strongly* should be provided with each affordable home.
- **79%** of those responding (**187** responses) indicated that affordable homes should have a garden, with **55%** indicating that hard standing for vehicles was important. .
- A number of replies highlighted the importance of providing sufficient hard standing to avoid the risk of street parking, and the need to ensure that parking could accommodate commercial vans and vehicles if properties are to be let to working people.
- The third highest priority was given to a spare room, with **24%** of those responding indicating this was important to them, with twice as many responding rated a spare room above a garage (12%) in importance.

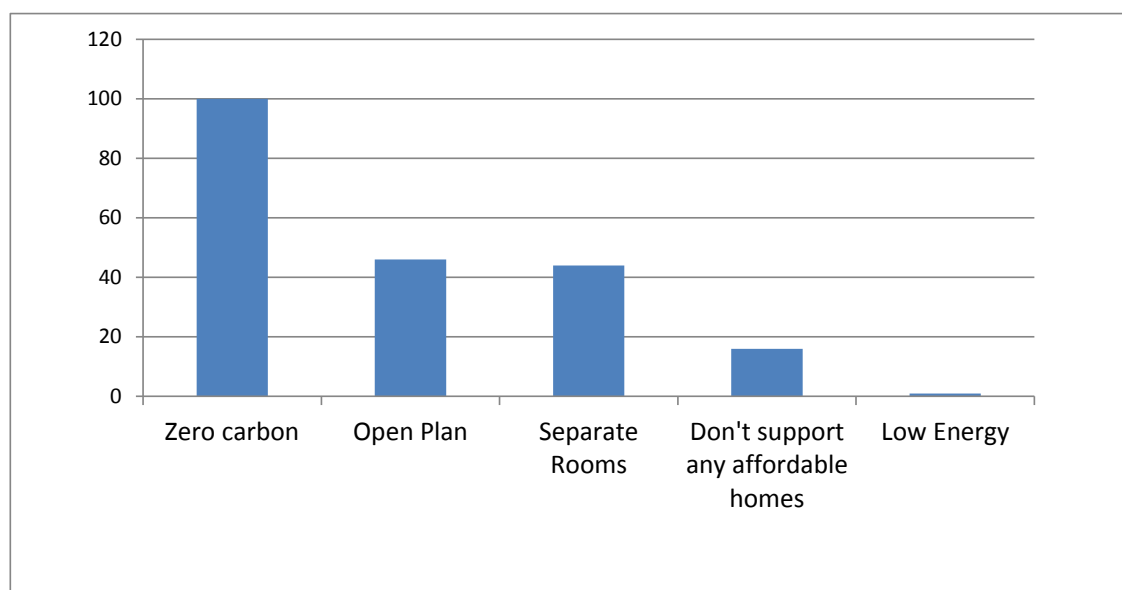


- Acknowledgement that many of the residents would need sensible parking for their work vehicles. The residents will be postmen, plumbers, carpenters, gardeners and the like therefore there must be ample parking for commercial vehicles without the restrictions often found in housing association developments. There must be secure parking and storage available for these homes such as communal lockup areas for artisan workers for vans and garages for tools*
- There needs to be realistic acceptance that in rural areas such as ours that cars and vans are part of our landscape for the foreseeable future*
- Despite hopeful designers making curved pavements and minimal parking most households require at least one parking space and often an extra for a works van.*



4.3. Internal Design Priorities

- Those taking part were asked to indicate what features they felt *strongly* should be included in the internal design of each affordable home.
- The strongest desire by far was to see homes benefit from zero carbon designs, with **145** responses (61%) indicating that this was a strong preference. A design challenge is likely to be to align this priority with the strong preference shown for local materials and vernacular designs emphasising a sense of place, which is dealt with later in this document.
- 29% indicated that they strongly favoured separate living, cooking and dining rooms, whilst 29% strongly favoured open plan, indicating that designs ideally need to be flexible enough to accommodate both preferences.



- A small number of responses emphasised the importance of kitchens facing onto the street.

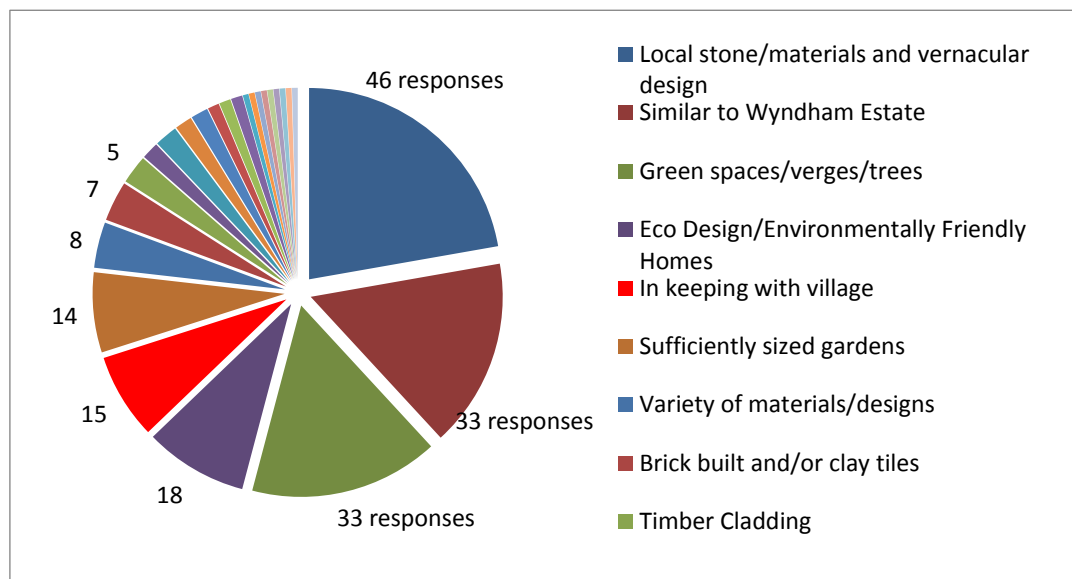
It is important that kitchens face into the street so that children playing outside can be seen. This has been one of the really sad changes in urban development. Mixing with other children should be encouraged and with street facing kitchens there is more visibility on them.



5. External Design and Appearance




5.1. Features of which matter the most









- Those taking part were asked to identify any features of the external landscaping and appearance of the site which they felt *strongly* should be considered.
- This question, and the following two are revealing as those taking part were not prompted with any choices, but simply asked to explain what they had strong views about. If they did not have strong views, they were asked to move to the next questions.
- In total **211** suggestions were made, of which **45%** stressed the importance of keeping the external appearance of the affordable homes consistent with the general look and feel of the adjoining Wyndham Estate and the village as a whole. The use of stone facades was highlighted in many of these responses, with a total of **22%** making clear that the use of local stone and materials was important to them.
- A further **16%** of the suggestions made highlighted the importance of green landscaping, trees and the need for measures to avoid felling any existing trees as far as possible.
- A number of responses stressed the importance of avoiding damage to hedgerows by allowing multiple access points across the boundaries of the site.



- 👉 *Similar design style to the Wyndham Estate homes, reflecting the local stone architectural vernacular using locally sourced materials.*
- 👉 *Something similar to CG Fry estate so that it blends in as one development*
- 👉 *Similar building materials to the next door estate*
- 👉 *In keeping with the surrounding estates, the upgrading of the Weaveland estate (from the Bennet Arms up to the Nadder Centre)*



-  *I would like to see buildings that fit in to the local area; as seen on the Wyndham Estate*
-  *It to match the development next to it!*
-  *Stone fronts with designs using local materials and matching those in the adjacent road (Wyndham Estate). Design which combines both a community aspect and privacy for individual units. Landscaping which emphasises the transition between the village and the surrounding countryside.*

-  *Any homes built on the site should be an extension of those on the Wyndham Estate.*
-  *A combination of stone and brick built houses similar and in keeping with properties on the Wyndham Estate*
-  *The finish should be the same as Wyndham Estate*
-  *External cladding and roofing to be compatible with Wyndham estate/local homes*
-  *Use of local materials e.g. stone*
-  *Stone cladding to blend in with Tisbury's traditional 'look'.*
-  *The use of some local stone, to reflect the quarrying history of the area and the vernacular designs. Simple cottage styles please, cottage garden space, parking area, perhaps a small play area for children. Roofs with a little overhang, not flush to the walls.*
-  *Continuity of design and materials with the rest of the Wyndham estatetry to retain the spaciousness of Wyndham - that is, don't shoehorn in too many buildings close together. Retention and enhancement of the boundary hedgerows and tree lines. Single point of access from the development to the new right of way on the NW boundary of the site and measures taken to prevent multiple access points from multiple properties being created by hedgerow damage. Some new trees planted within the development, either between the houses in public spaces or at the junctions of several properties away from houses. The site planned to minimise safety impacts on parents and children walking to the school.*



- ✎ *An abundance of green verges, trees and open spaces with child safety in mind. Houses to be constructed with traditional materials, local stone or bricks etc and in keeping with local styles*
- ✎ *Modern design, eco friendly design, green space, space between each house. Wildlife sanctuaries and corridors factored into the design. Swift bricks, bat boxes etc built into houses.*
- ✎ *Decent sized gardens*
- ✎ *Despite hopeful designers making curved pavements and minimal parking most households require at least one parking space and often an extra for a works van.*
- ✎ *Good quality doors and windows. Too many new builds often deteriorate quickly in terms of aesthetics as cheap products are used for a fast turn around.*

5.2. Features which are strongly opposed

- Those taking part were likewise asked to identify any design and landscaping features which they felt *strongly* should NOT be employed.
- There was a strong emphasis on quality. **131** suggestions were made of which 44% were concerned about the use of 'standard' mass-produced design features and materials of the type seen on other estates. Items mentioned included concrete and pre-assembled structures (**14%**), 'identikit' homes (**8%**), cladding/weatherboarding (**5%**), render (**7%**) and red brick (**5%**), all of which were felt to be inappropriate for this site.
- **11%** of comments highlighted opposition to over-dense layouts and houses which were 'crammed in'. There was a desire to see homes with sufficient space, both internally and externally.
- A number of responses mentioned the potential loss of trees and hedgerows and their contribution to biodiversity and landscaping.



- ## Density

- 👉 Houses too close together
- 👉 I don't want to see a front door practically on the road. The houses should be set back a little with some pavement in front of them.
- 👉 I would not like to see too many dwellings being crammed into this relatively small plot. I would have thought a row of 4-5 2/3 bedroom cottages with reasonable gardens and dedicated parking would be optimum.



Density

- ✎ *I would be concerned that too many properties my try to be jammed into the site or that the Council will be forced by current financial circumstances to try to make as much money out of the development rather than seek to get the best for the local community from it. Along with the station site it represents a significant opportunity to provide for the community for the future in a constructive way to produce something which will be seen as a benefit to all.*
- ✎ *The houses crammed in*
- ✎ *Many affordable homes are more like prison cells*
- ✎ *Closely packed together housing, maximising developer profit but with no consideration for quality of life and the environment.*
- ✎ *Flats, stupid parking, rabbit Warren type development with everyone too close together*

Uniformity

- ✎ *Houses that all look exactly the same! Needs character.*
- ✎ *Rows of "identikit boxes*

Design and Materials

- ✎ *Metal, brick, cement or plastic cladding.*
- ✎ *Cladding /cement render*
- ✎ *Red brick !!*
- ✎ *Cheap red brick*
- ✎ *Render*
- ✎ *Blocks of flats built in such as way as to be entirely out of keeping with Wyndham place and the rest of the village. Single blocks of parking and garaging. Removal of exisiting trees and hedgerows. Characterless, mass produced, low quality housing.*
- ✎ *Very modern type houses that are not in keeping with the village*
- ✎ *Dustbins stored in front garden*
- ✎ *Fossil Fuel sourced energy, Car centred design, loss of biodiversity*

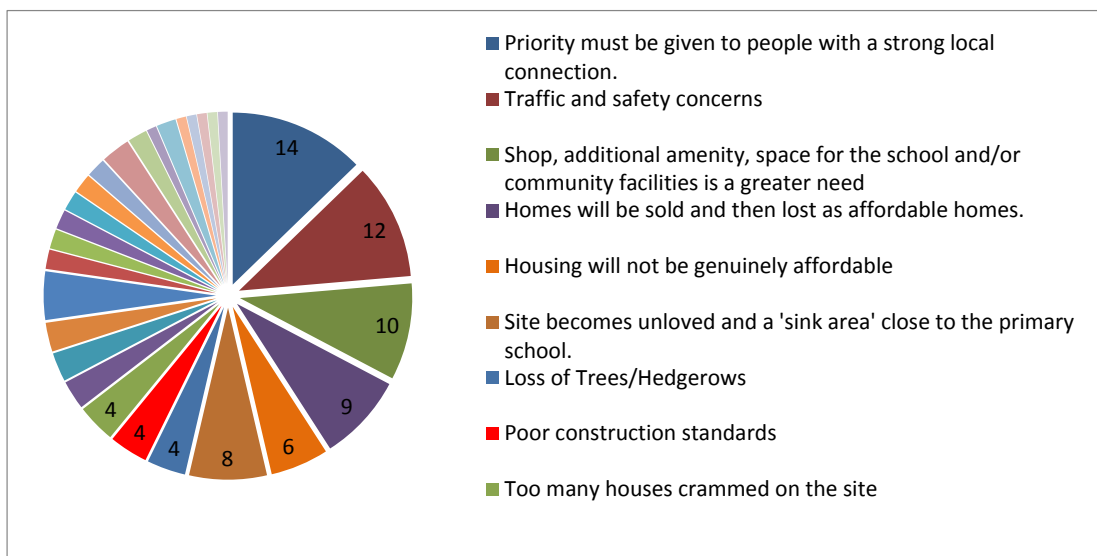
Maintenance

- ✎ *Poor maintenance or loss of control to a housing association.*



6. Other Issues and Concerns

- To ensure no concern was overlooked those taking part were asked to highlight any strong fears or issues about the redevelopment of the former Sports Centre site and the proposal to include affordable housing.
- A number of supportive comments were made, but for the purpose of this analysis these have been ignored and only those comments indicating fears or concerns have been assessed.
- In total **114** such comments were made, of which the chief concern (**25%**) was that the “affordable” housing created at the site would be genuinely affordable, would quickly be sold on the open market or would not in practice be made available to local people.
- **24** comments (**21%**) expressed concern that poor build quality, poor maintenance, high density or other factors would result in the deterioration of the housing stock and the development becoming a ‘sink area’ at the edge of the village. There was a strong desire to see the development as ‘part of Tisbury’ and not a semi-detached estate at its periphery.
- Twelve comments (**11%**) were concerned that traffic and road safety should be carefully considered. The need to reconcile new pedestrian desire lines with traffic movements to and from the adjoining school and the Nadder Centre were a key concern. Some of these issues would also have applied when the site was used as the village Sports Centre, alongside St. John’s primary school. However, the subsequent arrival of the Nadder Centre and the Wyndham Estate have significantly changed traffic flows and volumes in the area.
- **Ten** comments were concerned about the loss of amenity and repeated the need for the site to be used for community purposes, as a shop, activity centre, school extension or open space.
- A further **5** comments highlighted fears about anti-social behaviour and the safety of the adjoining primary school.
- 3 comments mentioned the significance of the site at the very edge of the village and the resulting need to manage the transition between built environment and the surrounding countryside, including the protection of hedgerows and the avoidance of light pollution.
- 3 comments highlighted the need for supporting infrastructure and services to be considered, including health and educational demands.





Traffic and Access

- ✎ *Access to the area would be via the Wyndham Place estate or Weaveland road, if many homes are built there the through flow of traffic on these roads will dramatically increase. Wyndham Place has narrow roads which don't all allow two way traffic, and Weaveland road traffic doesn't flow freely because the inhabitants for the most part don't have off road parking and so park on the road. I don't think this is the area we should be building housing.*
- ✎ *Safety of school next door and traffic*
- ✎ *I am concerned about the increased traffic around the Nadder Centre, pool, Pre- School and School. Young children and the entire community use the Nadder Centre so it worries me that there may be road traffic accidents*
- ✎ *Increase in traffic, as a weaveland road resident. Need speed humps. The privacy of the school and preschool*
- ✎ *Cars driving too fast to the entrance to the school*
- ✎ *It needs to be part of Tisbury, not just a another estate on the edge of Tisbury*

Quality and Community Cohesion

- ✎ *Its key it does not become a ghetto - some of the houses on Wyndham are totally uncared for therefore the leases for the homes must state something about the care and external appearance*
- ✎ *Look at some of the properties on Wyndham that have not been looked after.*
- ✎ *It should not turn into a sink area*
- ✎ *Concern that financial constraints will compromise quality. The buildings must be designed to last.*
- ✎ *I would be concerned that too many properties may try to be jammed into the site or that the Council will be forced by current financial circumstances to try to make as much money out of the development rather than seek to get the best for the local community from it. Along with the station site it represents a significant opportunity to provide for the community for the future in a constructive way to produce something which will be seen as a benefit to all.*
- ✎ *Its key it does not become a ghetto - some of the houses on Wyndham are totally uncared for therefore the leases for the homes must state something about the care and external appearance*



Homes will be sold and then lost as affordable homes

- ☞ When the houses are offered for a second time sale there must not be the opportunity to sell on the open market at an inflated price.*
- ☞ That homes will be sold to rent for profit*
- ☞ That some of the market houses will be bought up by investors, making them not available to owner occupiers.*

School Safety

- ☞ Being in such close proximity to the school and preschool I feel residents should be young couples or families who will have positive impact on local children walking to and from school.*
- ☞ The development would be next to a primary school so I think that it needs to be well maintained/easy to maintain so that it looks nice and I wouldn't like to see tenants with a history of antisocial behaviour being moved in there as it is so close to a school full of young children. There should also be some sort of code of conduct that if broken repeatedly could lead to eviction*
- ☞ No windows facing schools I worry about more traffic and parking an issue as well*

Trees and Edge of Village Location

- ☞ Keep as many existing trees / hedgerows as possible*
- ☞ The site is visible from hills from many directions so street lighting must be restrained with shading above the lighting. Tree planting with native hardwoods should be considered*
- ☞ My fear is that all the beautiful trees will be felled, at a time when every tree is important to help fight climate change. I feel very strongly that all trees must be worked into the design of the development.*
- ☞ I don't want to see that all the trees are cut down and replaced with new ones that will take decades to provide shade and a home for wildlife.*

Supporting Infrastructure and Services

- ☞ Wiltshire decided to get rid of its Secondary School, then (in my opinion, stupidly - for cash reasons) its Middle School only a few years before the expansion of housing (and presumably therefore an increase in population). What will the Council do to upgrade and expand the local amenities such as the school and surgery? Or will it address this too late as usual?*



- ✎ *The addition of housing on this site, on top of the Station Works, and all of the other developments in recent years, risks putting too great a burden on infrastructure, not only of Tisbury itself but of all the neighbouring village communities through which traffic must pass to and from major roads. Whether it would be wise to proceed with this development depends greatly on the outcome of the application for approval of the Station Works proposals.*

Affordability for Local People










- ✎ *Using 80% as a guide to affordable housing will not make the housing truly affordable because of the high cost of housing in the area. 80% of very expensive is still expensive.*
- ✎ *My concern is that affordable should really be affordable and that all houses on the site should fall within that classification, with any for sale being sold first to local people.*
- ✎ *That they will be classed as 'affordable' yet won't actually be affordable. As someone who is very interested in this development and lives locally affordable housing for the youth population to move into is very important rather than being given at a higher price to those further afield*
- ✎ *I would be concerned that the houses built would all end up as council housing and the people 'inbetween'• that don't qualify for this but struggle to get a mortgage large enough to cover a modest family home in this area will miss out once again. I would love to see a plan in place for those with ties to the village to be offered priority.*
- ✎ *Local villagers must have priority to rent*
- ✎ *Only that they should only be rented to people with strong local connections*
- ✎ *My main hope, is that Tisbury born people will be housed there.*
- ✎ *That the affordable housing will actually be affordable!*
- ✎ *My fear is that it will not go to local people like myself who have been waiting for years!*

Design and management

- ✎ *The design of the buildings should be done in conjunction with possible occupants rather than asking people who have no idea of their needs. Key worker/families should be given priority and it should be well managed by an appropriate housing management committee/organisation.*



Loss of amenity

-  *The houses will be too close to the school, we don't need more houses, we need more affordable community spaces for local groups and clubs to use.*
-  *The council has betrayed the original promise to demolish the site and return it to nature.*
-  *It should be kept for future use as a public amenity.*
-  *I think this area should be used for educational purposes.*
-  *The over-riding concern, in light of current proposals also for development of the station works site, is that Tisbury is being overdeveloped.*
-  *I feel Tisbury has enough houses already especially if the station works site goes ahead?*
-  *There needs to be more for children to do in the children, including a soft play area, trampoline park or indoor skate park?*
-  *A would like to see a shop on the site*
-  *Idea of "affordable home" has an appeal to everyone in the community, but please remember that there are many people who worked hard to buy their own home without any help of council or community.*

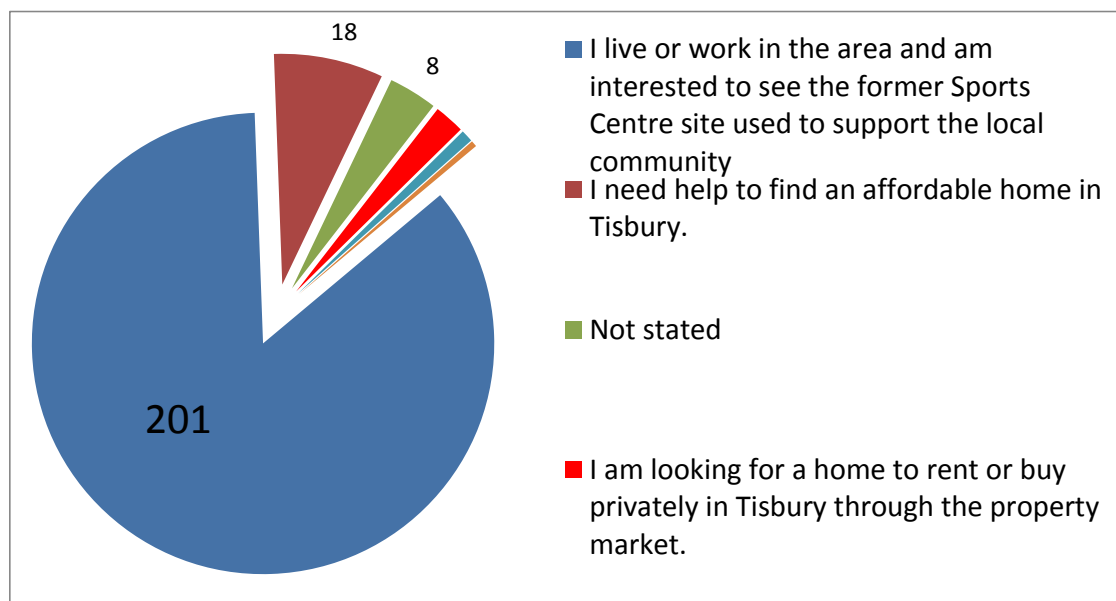


- The following comment summarises many of the concerns raised individually in other responses:

I'm particularly worried about the loss of the beautiful mature trees on the site. I'm also worried that too many houses will be crammed into the space and that there won't be enough open green space for the community and for children to play. I really worry that there will be little regard for the general design and look of the houses and the site. And that the houses will be built without and regard for sustainability. I also worry that if the estate is managed by a housing association that it will be looked after properly. I haven't heard great things about the Guinness Trust who manage Wyndham's Estate social housing.

7. Survey Population

- Finally, those taking part were asked to indicate their main reason for completing the survey.
- The vast majority (84%) lived or worked in the area and were interested in securing the best future for the site. A further 18 responses (8%) came from those who felt they were in need of affordable homes.
- Approximately one half of those responding were already members of Nadder CLT.





8. Appendix [a] - Survey Form

SECTION 1 - HOW WOULD YOU LIKE THE OLD SPORT CENTRE SITE TO BE USED?

Q1 - What do you feel the MAIN USE of the former Sports Centre should be (please select ONE OPTION from the list below. If you can't see your preferred option, select 'Other' and enter it where shown. *)

☐ Used for affordable homes

☐ Used for open market homes (homes developed for profit and rented or sold at market rates)

☐ Other: _____

Q2 - Why do you say this ? *

Your answer _____

Q3 - Please tell us how you feel Nadder Community Land Trust should get involved (select the option which best reflects your views). If you can't see your preferred option, select 'Other' and enter it where shown. *

☐ It should own homes on the site and make them available for rent to local people at affordable rents.

☐ It should continue to make the case with Wiltshire Council to respect the community's wishes, but should not otherwise get involved.

☐ Other: _____



SECTION 2 - WHAT SHOULD NEW HOMES BE LIKE?

Affordable housing and the form it takes is heavily regulated by the government, so it may not be possible to achieve everything we want, but it is important that we understand what are your strongest priorities.

Q4 - If affordable home are built on the former Sports Centre site, what should the MAJORITY be? (please select the ONE option below which reflects your STRONGEST preference): *

- ☐ One-bed Flats
- ☐ One-bed Houses
- ☐ Two bed houses
- ☐ Three or more bed houses
- ☐ I don't support any affordable homes on the site
- ☐ Other: _____

Q5 - Now, turning to the facilities which affordable homes on the site might offer, please select EACH of the facilities listed below which you feel STRONGLY should be included in the specification of each affordable home: *

- ☐ Spare room (for home-working or guests)
- ☐ Small garden (to grow produce or house bicycles and other items which would otherwise be taken indoors).
- ☐ Garage
- ☐ Hard standing for one or two vehicles
- ☐ I don't support any affordable homes on the site
- ☐ No preference
- ☐ Other: _____

Q6 - Turning to the design of the affordable homes, please select EACH of the design features listed below which you feel STRONGLY should be included in the design of each affordable home: *

- ☐ Single OPEN PLAN area for cooking, living and dining.
- ☐ SEPARATE ROOMS for cooking, living and dining .
- ☐ Zero carbon design (eg. by additional insulation and electricity provided through ground source heat pumps)
- ☐ i don't support any affordable homes on the site.
- ☐ No preference
- ☐ Other: _____



SECTION 3 - THE EXTERNAL APPEARANCE

Turning to the appearance of the estate and the homes built there, please list anything about the EXTERNAL appearance of the site (eg. the materials homes are built from, their appearance or landscaping of the site) that you would MOST like and DEFINITELY NOT like to see done (if you have no strong views, please skip to the next section).

Q7 - I would definitely LIKE to see

Your answer

Q8 - I would definitely NOT LIKE to see

Your answer

SECTION 4 - ANY SPECIFIC CONCERNS?

Q9 - Please tell us of any specific concerns, fears or comments about the redevelopment of the former Sports Centre site and the proposal to include affordable housing. If you have no strong views, please skip to the next section.

Your answer

SECTION 5- ABOUT YOU

Q10 - So we can understand your perspective a little better, please tick ONE option below which BEST represents your reason for completing this survey: *

- ☐ I need help to find an affordable home in Tisbury.
- ☐ I am looking for a home to rent or buy privately in Tisbury through the property market.
- ☐ I live or work in the area and am interested to see the former Sports Centre site used to support the local community
- ☐ Other: _____

If you would like to be kept informed of the survey results and the work of Nadder Community Land Trust, please provide your name and email address. We will share the survey results with you and keep you informed of our progress.

If you have given your name and/or email address, these will be held by Nadder Community Land Trust Ltd. (NCLT) in accordance with our Privacy Notice and used for the sole purpose of keeping you informed of developments on the Old Sports Centre site and NCLT's work. Our Privacy Notice can be found on the Resources page of our website at www.naddercommunitylandtrust.org.

Q11 - Your Name

Your answer

Q12 - Your Email Address

Your answer



Wiltshire Housing Site Allocations Plan

Adopted February 2020

Wiltshire Council

Information about Wiltshire Council services can be made available on request in other languages including BSL and formats such as large print and audio.

Please contact the council by telephone 0300 456 0100,
by textphone 01225 712500,
or email customerservices@wiltshire.gov.uk

如果有需要我們可以使用其他形式（例如：大字體版本或者錄音帶）或其他語言版本向您提供有關威爾特郡政務會各項服務的資訊，敬請與政務會聯繫，電話：0300 456 0100，文本電話：(01225) 712500，或者發電子郵件至：customerservices@wiltshire.gov.uk

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1. Introduction

The Purpose of the Plan

- 1.1** The purpose of the Wiltshire Housing Site Allocations Plan ('the Plan') is to:
- revise, where necessary, settlement boundaries in relation to the Principal Settlements of Salisbury and Trowbridge, Market Towns, Local Service Centres and Large Villages; and
 - allocate new sites for housing to ensure the delivery of homes across the plan period in order to help demonstrate a rolling five-year supply in each of Wiltshire's three HMAs over the period to 2026.
- 1.2** The policies of this Plan are strategic in nature. As a whole, the Plan supports the delivery of the Wiltshire Core Strategy. Therefore, the site allocations in this Plan will support the delivery of housing to meet strategic needs. However, as anticipated by Core Policy 2 of the Wiltshire Core Strategy, there remains a role for parish and town councils in bringing forward neighbourhood plans to deliver non-strategic allocations to support housing supply.

Settlement Boundary Review

- 1.3** The Council did not review the extent of the boundaries to inform the Wiltshire Core Strategy (WCS) and relied upon the former district local plans. They would instead be reviewed as a part of preparing the Plan.
- 1.4** Consequently, the Council has undertaken a comprehensive review of the boundaries to ensure they are up-to-date and adequately reflect changes which have happened since they were first established. The Plan amends settlement boundaries where necessary. It is also the prerogative of local communities to review them through the preparation of neighbourhood plans.

Housing Site Allocations

- 1.5** The WCS refers to the role of the Plan, in combination with the Chippenham Site Allocations Plan, to help ensure a sufficient choice and supply of suitable sites throughout the plan period in accordance with national policy and to compliment neighbourhood planning.

Plan Area

- 1.6** The Plan area is identified in Figure 1.1. It essentially corresponds with that of the adopted Core Strategy and hence covers Wiltshire, excluding the area of the Chippenham Site Allocations Plan (CSAP)⁽¹⁾.

1 The CSAP covers Chippenham Town and presents proposals for development in line with Core Policy 10 of the Wiltshire Core Strategy

Figure 1.1 The Plan Area



How the Plan has been prepared

- 1.7** Housing allocations have been made in general conformity with the settlement strategy outlined in Core Policy 1 as well as the relevant community area strategies contained within Chapter 5 of the WCS. Core Policy 2 supports the identification of sites through a subsequent Site Allocations Plan - now named the 'Wiltshire Housing Site Allocations Plan'.

- 1.8** The preparation of the Plan has also been informed by relevant plans and on-going evidence gathering to support decisions on the choice of sites and changes to settlement boundaries. The result of this work and how decisions have been reached is presented in a series of Community Area Topic Papers covering each part of the Plan area.
- 1.9** Additional information has been collated into five other topic papers and, together with Community Area Topic Papers these are all available on the Council's website. The additional papers are:
- Topic Paper 1 - Settlement Boundary Review Methodology
 - Topic Paper 2 - Site Selection Process Methodology
 - Topic Paper 3 - Housing Land Supply
 - Topic Paper 4 - Developing Plan Proposals
 - Topic Paper 5 - Assessment of Viability
- 1.10** A number of documents result from aspects of plan preparation required by legislation and they too play an important part. They can also be found on the website and comprise:
- Sustainability Appraisal
 - Habitat Regulations Assessment
 - Equality and Diversity Impact Assessment
 - A record of the steps taken under the Duty to Co-operate
 - Consultation Statement

Duty to Co-operate

- 1.11** The Plan has been prepared under a legal 'duty to cooperate' requirement through the Localism Act 2011 which requires local authorities to work with neighbouring authorities and other prescribed bodies when preparing a development plan document. It places a legal duty on local planning authorities in England and public bodies to engage constructively, actively and on an ongoing basis to maximise the effectiveness of local plan preparation in the context of strategic matters. When preparing plans local authorities should also have regard to the Local Enterprise Partnership and other bodies prescribed in law.
- 1.12** The Council engaged with neighbouring authorities and statutory consultees throughout the preparation of the WCS, which sets the framework for this Plan. They supported the spatial strategy and quantum of development through the WCS preparation process. The spatial strategy and quantum of development can be considered to involve strategic issues where the duty to cooperate has already been fulfilled through the Core Strategy process.
- 1.13** Examples of strategic issues on which there has been continued co-operation in the preparation of this plan are:
- flood and surface water drainage considerations for individual sites and the impact of cumulative development discussed with the Environment Agency;
 - any potential considerations to mitigate impact on the Strategic Road Network (SRN) with the Highways Agency, particularly for potential site allocation in Salisbury;
 - site specific landscape considerations discussed with Natural England;
 - biodiversity considerations discussed with Natural England;
 - site specific heritage considerations discussed with Historic England; and
 - any impact on the New Forest National Park by way of potential increased recreational use discussed with the New Forest National Park Authority.
 - Ensuring that future development helps address and manage phosphate levels in the River Avon, its tributaries and surrounding catchment area. The management of

phosphates in the River Avon catchment water system is being discussed with the Environment Agency and Natural England on an ongoing basis. A Nutrient Management Plan has been published and is being monitored⁽²⁾.

- 1.14** How the outcomes from the Duty to Co-operate have informed the preparation of the Plan is set out in a separate report⁽³⁾.

Sustainability Appraisal

- 1.15** The Council appointed consultant Atkins to oversee the Sustainability Appraisal (SA) of the Plan. SA is iterative and integrated into the plan-making process, influencing the selection of site options and policies through the assessment of likely significant effects. The SA Report⁽⁴⁾ has been published alongside the Plan.

Policies Map

- 1.16** The Wiltshire Policies Map has been amended to include the allocations set out in Chapters 5 (Housing site allocations) and the updated settlement boundaries ('the Limits of Development') set out in chapter 6 of this Plan.

2 'Nutrient Management Plan - Hampshire Avon' May 2015
<https://www.gov.uk/government/publications/nutrient-management-plan-hampshire-avon>
3 <https://cms.wiltshire.gov.uk/eccatdisplayclassic.aspx?sch=doc&cat=14020&path=14020>
4 <https://cms.wiltshire.gov.uk/eccatdisplayclassic.aspx?sch=doc&cat=14020&path=14020>

2. Context

National

- 2.1** The National Planning Policy Framework (NPPF) sets out the government's planning policies for England. The NPPF must be taken into account in the preparation of local and neighbourhood plans, and is a material consideration in planning decisions. One of its core principles is that development should be genuinely plan-led, empowering local people to shape their surroundings, with succinct local and neighbourhood plans setting out a positive vision for the future of the area. The Plan is being prepared in accordance with that principle.
- 2.2** At the heart of the NPPF is a presumption in favour of sustainable development, which should be seen as a 'golden thread' running through plan-making and decision-taking.
- 2.3** It is an objective of the NPPF to deliver a wide choice of high quality homes and to boost significantly the supply of housing. The Plan identifies additional sites with these objectives in mind. They are developable over the plan period and they will supplement the existing supply. Some settlements have more environmental constraints than others and both new and existing allocations for housing development have differing degrees of complexity. This means that the Plan must involve a degree of flexibility and pragmatism to ensure a steady overall supply of enough land for housing development.

The Wiltshire Core Strategy

- 2.4** The Wiltshire Core Strategy (WCS) covers the whole of Wiltshire and sets out the Council's spatial vision, key objectives and overall principles for development in the County over the plan period 2006 to 2026. The WCS has been produced to be consistent with national policy and the Wiltshire Community Plan.⁽⁵⁾
- 2.5** The WCS identifies six key challenges for Wiltshire⁽⁶⁾:
- economic growth to reduce levels of out-commuting from many of Wiltshire's settlements;
 - climate change opportunities to reduce greenhouse gas emissions and mitigate the consequences of a changing climate;
 - providing new homes to complement economic growth and a growing population;
 - planning for more resilient communities;
 - safeguarding the environmental quality of the County whilst accommodating new growth; and
 - infrastructure investment to meet the needs of the growing population and economy.
- 2.6** The WCS presents a settlement strategy for managing growth over the period up to 2026 (Core Policy 1). The strategy establishes tiers of settlements based on an understanding of their role and function; and how they relate to their immediate communities and wider hinterland.
- 2.7** Core Policy 1 of the Core Strategy identifies five types of settlements, namely:
- Principal Settlements
 - Market Towns
 - Local Service Centres

5 <http://www.wiltshire.gov.uk/council-democracy-wfp-community-plan>

6 Paragraphs 2.6-2.19 of the WCS

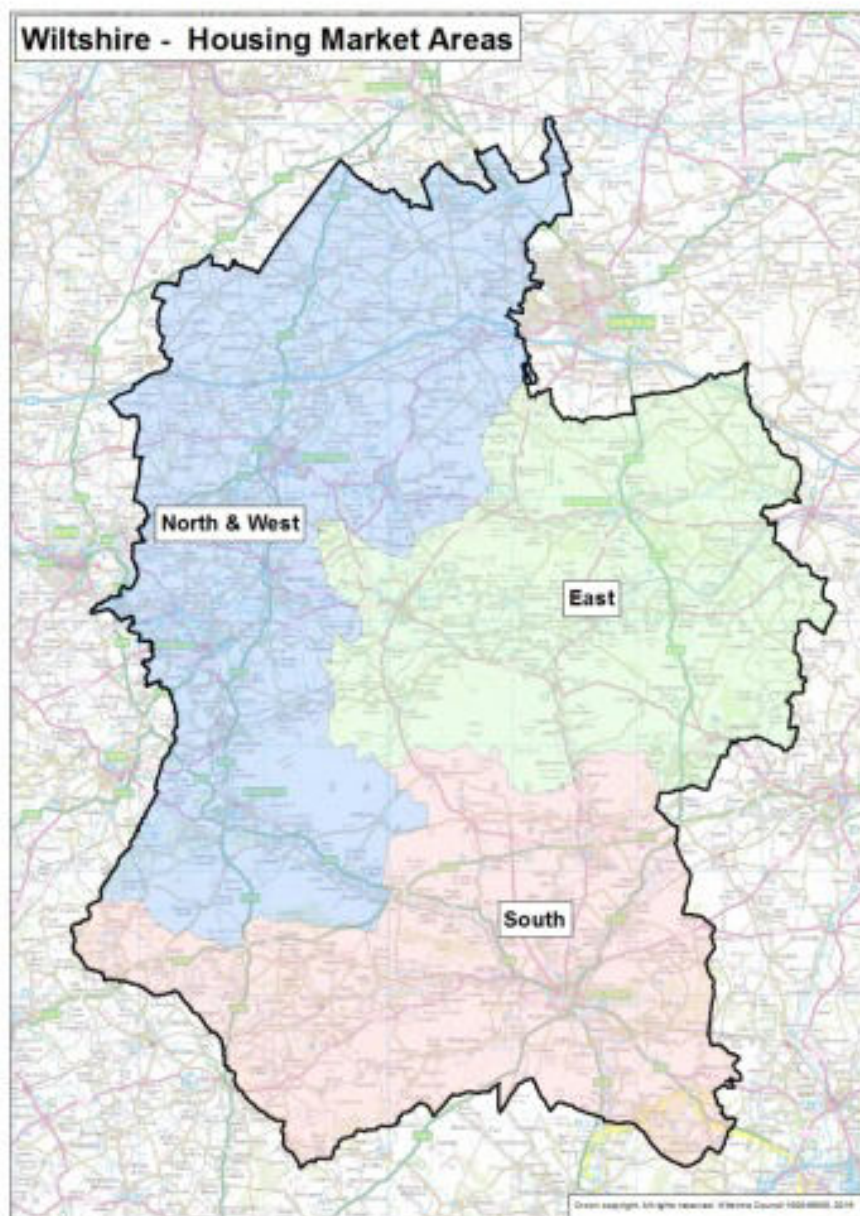
- Large Villages
- Small Villages

- 2.8** Settlement boundaries have been used in development plans for the County for a number of years. The WCS retains them. Except small villages each category of settlement has a “settlement boundary”. In simple terms, they are 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 settlement boundary is, in principle, acceptable, whereas development outside the settlement boundary is, with limited exceptions, not acceptable. The WCS uses settlement boundaries as a policy tool for managing how development should take place. Settlement boundaries are identified on the Policies Maps accompanying the WCS⁽⁷⁾.
- 2.9** Other than in circumstances as permitted by other policies listed in paragraph 4.25 of the WCS, development will not be permitted outside the defined settlement boundaries.
- 2.10** The WCS, in paragraph 4.13, sets out the intention for the retained settlement boundaries to be reviewed through the Housing Site Allocations Plan and the Chippenham Site Allocations Plan. Settlement boundaries can also be reviewed by the community through neighbourhood plans. The previous boundaries did not always reflect the built extent of settlements because they were determined some years ago. As a legacy of work done by the former District Councils, different methodologies were used to define the boundaries.
- 2.11** Settlement boundaries have been reviewed to ensure they are up-to-date and accurately reflect circumstances on the ground, derived on a consistent county-wide basis. In order that settlement boundaries remain up to date in that they reflect the existing built area, they will be reviewed periodically by Wiltshire Council and/or through neighbourhood plans, and the Policies Map will be updated accordingly.
- 2.12** Core Policy 2 of the WCS proposes that the County should accommodate at least 42,000 additional dwellings over the period 2006 to 2026. The WCS disaggregates this scale of housing to three separate housing market areas (HMAs - East, North and West and South) as shown in Figure 2.1 below⁽⁸⁾

7 Amendments to settlement boundaries made by individual neighbourhood plans will also be shown on the Development Plan Policies Maps. In addition to the 'inset maps' there is now an interactive policies map available online.

8 A separate allowance of 900 dwellings is also made for West of Swindon. See paragraph 4.34 of the WCS.

Figure 2.1 Wiltshire Housing Market Areas



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

Table 2.1 Housing Market Area - Minimum requirements

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

2.14 The NPPF requires that each Local Planning Authority demonstrate that there is five years supply of deliverable land for housing development for each of the HMAs based on the implied delivery rates of the WCS requirement. Fluctuations can occur in the delivery of housing but a central objective of the Plan, ensuring surety of supply, is to sustain a ‘five year housing land supply’ over the remainder of the plan period for each of these HMAs.

2.15 To guide how each HMA requirement should be achieved, the table below sets out the relationship between each tier of the settlement strategy and the expected level of development under Core Policy 1.

Table 2.2 Settlement Hierarchy - Levels of development

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

2.16 The WCS also disaggregates indicative levels of housing to each Community Area and includes indicative requirements for levels of housing for the Principal Settlements, Market Towns and in the South Wiltshire HMA, the Local Service Centres; and their surrounding community areas. This distribution of development directs the majority of development to these main settlements and promotes a sustainable pattern of development across the County. An objective of this Plan is to allocate land to support this distribution. The Plan allocations therefore focus on those ‘areas’ where land supply falls short of these indicative levels.

2.17 The indicative housing requirements, as set out in Table 1 and the Area Strategy Policies of the WCS, are as follows:

Table 2.3 Community Area Indicative Requirements

Area	Indicative requirement 2006-2026
Devizes	2,010
Devizes CA remainder	490

Area	Indicative requirement 2006-2026
Devizes CA Total	2,500
Marlborough	680
Marlborough CA remainder	240
Marlborough CA Total	920
Pewsey CA Total	600
Tidworth and Ludgershall	1,750
Tidworth CA remainder	170
Tidworth CA Total	1,920
EAST WILTSHIRE HMA	5,940
Bradford on Avon	595
Bradford on Avon CA remainder	185
Bradford on Avon CA Total	780
Calne	1,440
Calne CA remainder	165
Calne CA Total	1,605
Chippenham	4,510
Chippenham CA remainder	580
Chippenham CA Total	5,090
Corsham	1,220
Corsham CA remainder	175
Corsham CA Total	1,395
Malmesbury	885
Malmesbury CA remainder	510
Malmesbury CA Total	1,395
Melksham and Bowerhill	2,240
Melksham CA remainder	130
Melksham CA Total	2,370
Royal Wootton Bassett	1,070

Area	Indicative requirement 2006-2026
Royal Wootton Bassett and Cricklade CA remainder ⁽⁹⁾	385
Royal Wootton Bassett and Cricklade CATotal ⁽⁷⁾	1,455
Trowbridge	6,810
Trowbridge CA remainder	165
Trowbridge CA Total	6,975
Warminster	1,920
Warminster CA remainder	140
Warminster CA Total	2,060
Westbury	1,500
Westbury CA remainder	115
Westbury CA Total	1,615
NORTH & WEST WILTSHIRE HMA	24,740
Amesbury, Bulford and Durrington	2,440
Amesbury CA remainder	345
Amesbury CA Total	2,785
Mere	235
Mere CA remainder	50
Mere CA Total	285
Salisbury	6,060
Wilton	
Wilton CA remainder	255
Salisbury and Wilton CAs Total	6,315
Downton	190
Southern Wiltshire CA remainder	425
Southern Wiltshire CA Total	615
Tisbury	200
Tisbury CA remainder	220

9 Totals for Royal Wootton Bassett & Cricklade CA remainder and Royal Wootton Bassett & Cricklade CA exclude any development at the West of Swindon.

Area	Indicative requirement 2006-2026
Tisbury CA Total	420
SOUTH WILTSHIRE HMA	10,420

- 2.18** There is no requirement for each individual Community Area or settlement to have five years supply of land for housing. Furthermore, paragraph 4.30 of the WCS makes clear that:

“The disaggregation to Community Areas set out above is not intended to be so prescriptive as to be inflexible and potentially ineffective in delivering the identified level of housing for each market area. It clarifies the council’s intentions in the knowledge of likely constraints in terms of market realism, infrastructure and environmental capacity. They provide a strategic context for the preparation of the Housing Sites Allocation DPD and in order to plan for appropriate infrastructure provision.”

- 2.19** There are a number of sources for new homes to meet the requirements of Core Policy 2. They include:

- strategic allocations made within the WCS
- retained Local Plan allocations
- existing commitments
- regeneration projects, for example, those in Chippenham, Trowbridge and Salisbury
- Neighbourhood Plans
- windfall

- 2.20** The allocations shown in the Plan will supplement these existing sources to ensure a surety of supply over the plan period.

Relationship with Neighbourhood Planning

- 2.21** There are at the moment over sixty neighbourhood plans either being prepared or completed in Wiltshire and many more plans are likely over the years ahead. Many of these involve identifying land to meet the need for new homes. Their role in meeting housing requirements will become more significant alongside the Plan.

- 2.22** It is a priority of both Government and the Council that planning controls pass to local communities so they can develop their own local vision of sustainable development. Parish and Town Councils have been consulted on the review of settlement boundaries. The work being done on neighbourhood plans influences the selection of sites⁽¹⁰⁾ and where neighbourhood plans have been ‘made’ or are well advanced the Plan leaves decisions on the scale and locations for growth in settlements to the communities concerned.

- 2.23** In other locations, there may not yet be an appetite to prepare a neighbourhood plan or plans are at early stages of development. In these cases the Plan has considered how those settlements can accommodate additional housing and has allocated sites. In these cases, the priority to ensure a surety of housing land supply has taken precedence.

¹⁰ See stage 4a of the Housing Delivery Strategy below.

3. Plan objectives

- 3.1 Three objectives carry out the two purposes of the Plan to review settlement boundaries and allocate sites for housing development.

Settlement Boundary Review

- 3.2 The first objective for the Plan is to review settlement boundaries:

Objective 1: To ensure there is a clear definition to the extent of the built up areas at Principal Settlements, Market Towns, Local Service Centres and Large Villages

- 3.3 The Plan applies one consistent methodology for the County to replace the different ways used by the previous District Councils. The Council has developed this methodology in consultation with Parish and Town Councils. The process is explained in detail in Topic Paper 1: Settlement Boundary Review Methodology.
- 3.4 The result of the review and changes to settlement boundaries is discussed in Chapter 6 and shown in the appendix to the Plan.

Housing Site Allocations

- 3.5 The Plan allocates sites for housing development to ensure enough land is allocated to deliver the minimum requirements of each HMA. In so doing, the Plan has been prepared to achieve two further objectives:

Objective 2: To help demonstrate a rolling five year supply of deliverable land for housing development - a duty on each Local Planning Authority required by the NPPF.

- 3.6 The Plan must identify a number of greenfield sites involving the loss of countryside in order to achieve this objective. Land within settlements, in particular previously developed land, is acceptable for housing redevelopment in principle. A realistic allowance is included for this source of new housing when calculating the scale of land supply⁽¹¹⁾. But within a predominantly rural area there is a limited amount of previously developed land. Not only are such opportunities limited, they can also be difficult to rely on as a large proportion of overall supply.

Objective 3: To allocate sites at the settlements in the County that support the spatial strategy of the Wiltshire Core Strategy. The spatial strategy for Wiltshire contained in the Core Strategy promotes the sustainable development of the County.

- 3.7 The spatial strategy describes a hierarchy of settlements within the County. Each tier recognises the particular role of those settlements and plans a level of new housing development that is appropriate. Chippenham, Salisbury and Trowbridge, are Principal Settlements supported by a number of Market Towns. Development at Large and Small Villages should accommodate local needs. Local Service Centres have also been identified that have a more pronounced role than villages. They possess a level of facilities and services that provide the best opportunities outside the Market Towns for sustainable development.

11 See Topic Paper 3 Housing for an explanation of how a windfall allowance has been estimated for each HMA. The approach accords with guidance contained in paragraph 48 of the NPPF.

4. Housing delivery strategy

How many homes are needed and where?

- 4.1** The WCS divides housing provision between the three HMAs. The vast proportion of housing needed over the plan period has already been built or is already committed.

Table 4.1 Housing Market Areas: Minimum to be allocated

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

- 4.2** The figures above do not include windfall and show a minimum that the Plan should aim to allocate, but a surplus is necessary to maintain five years supply of housing land in each HMA and to surpass the buffer in excess of five years required by the NPPF.
- 4.3** In order to deliver the spatial strategy, the priority for housing land allocations has been to focus on those higher tier settlements that have not yet met or contributed towards indicative levels of provision (Principal Settlements and Market Towns). This supports the sustainable development of the County sought by Objective 3 of the Plan. These settlements where allocations are justified are:

Table 4.2 Higher Tier Settlements where allocations were made

Housing Market Area	Principal Settlement, Market Towns and Local Service Centres
East Wiltshire HMA	Tidworth and Ludgershall
North and West Wiltshire HMA	Trowbridge Warminster
South Wiltshire HMA	Salisbury Amesbury, Bulford and Durrington

- 4.4** The WCS proposes much more modest levels of housing provision at Large Villages as reflected in the indicative scales of housing for each community area. Some new development, to meet local needs, may be appropriate at some of the designated Large Villages within these rural areas either through sites allocated in the Plan or by neighbourhood plans produced by the local community.
- 4.5** No allocations are made at Local Service Centres or Large Villages in the East Wiltshire HMA because there is no strategic priority to do so due to the level of completions and supply committed within the HMA. Housing to meet local needs can be identified where necessary

through neighbourhood planning. Neighbourhood planning will also supplement supply in the other two HMAs. No suitable sites were available at Large Villages in the South Wiltshire HMA and therefore the Plan makes no allocations in that area either. The Plan makes allocations at Large Villages only in the North and West Wiltshire HMA. These involve the following Community Areas:

Table 4.3 Community Areas where allocations were made at Large Villages

Housing Market Area	Large Villages
North and West Wiltshire Housing Market Area	<p>Chippenham Community Area Remainder</p> <p>Warminster Community Area Remainder</p> <p>Westbury Community Area Remainder</p>

Summary of site allocations

4.6 In summary the Plan allocates the following sites in each HMA.

East Wiltshire Housing Market Area

Table 4.4 East Wiltshire Housing Market Area - Summary of allocations

Settlement	SHLAA reference	Site Name	Approximate dwellings
Ludgershall	553	Empress Way	270 ⁽¹²⁾

North and West Wiltshire Housing Market Area

Table 4.5 North and West Housing Market Area - Summary of allocations

Settlement	SHLAA reference	Site Name	Approximate dwellings
Yatton Keynell	482	East of Farrells Field	30
Trowbridge	613	Elm Grove Farm	250
	1021	Church Lane	45
	3260	Upper Studley	45
	298	Land off the A363 at White Horse Business Park	175
	3565	Southwick Court	180
	297/263	Elizabeth Way	355
Warminster	302/1032	Bore Hill Farm	70
	304	Boreham Road	30

12 This total includes 109 dwellings that already have planning permission

Chapmanslade	316	Barters Farm Nurseries	35
Bratton	321	Court Orchard / Cassways	35

South Wiltshire Housing Market Area

Table 4.6 South Housing Market Area - Summary of allocations

Settlement	SHLAA reference	Site Name	Approximate dwellings
Durrington	3154/S98	Clover Lane	45 ⁽¹³⁾
	3179	Land off Larkhill Road	15
Salisbury	S1028	Land at Netherhampton Road	640
	S61	Land at Hilltop Way	10
	S1027	North of Netherhampton Road	100
	3272	Rowbarrow	100
	OM003	The Yard	14

4.7 The site allocations for each HMA meet two objectives of the Plan (Objectives 2 and 3):

- To help demonstrate a rolling five year supply of deliverable land for housing development.
- To allocate sites at the settlements in the County that support the spatial strategy of the Wiltshire Core Strategy.

Objective 2 Housing Land Supply

4.8 In addition to allocations in the WCS and the Plan, as well as sites with planning permission, the Council has made an allowance for windfall sites in the five year supply. With sites allocated in this plan, overall provision for new housing in each HMA is as follows:

Table 4.7 HMA housing land supply 2006-2026

Housing Market Area (HMA)	Minimum Housing Requirement	Completed (2006-2017)	Commitments (2017-2026)	Windfall Allowance (2017-2026)	Plan Allocations (2017-2026)	TOTAL	Surplus
East Wiltshire	5,940	3,624	2,311	823	161	6,919	979
North and West Wiltshire	24,740	13,025	10,606	2,209	1,103	26,943	2,203

13 This total includes approximately 15 dwellings that already have planning permission

South Wiltshire	10,420	5,388	3,701	743	804	10,636	216
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4.9 The Plan helps to provide for the amount of housing required by the WCS. Plan preparation has also looked at the likely timings of construction of the various land sources using trajectories of dwelling completions (housing trajectories). The results are reported in Topic Paper 4: Developing Plan Proposals. This assesses how the Plan achieves a sufficient supply in each year over the plan period in order to meet the objective of ensuring a five-year supply of deliverable land for each of the remaining years of the WCS plan period to 2026.

4.10 Housing trajectories are site by site estimates of start and finish dates and annual completions. Aggregating housing trajectories for each HMA shows how the Plan helps to deliver in excess of five years supply of land in each area for the remaining years of the plan period. The table below provides estimates of how many years supply there will be in each remaining year of the plan period. It shows that supply exceeds the five-year requirement through to the end of the plan period for all years except four in the South Wiltshire HMA and by then additional allocations will be included within the review of the WCS.

Table 4.8 HMA Five year land supply estimates 2017-2026

HMA	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26
East Wiltshire	8.54	8.81	9.64	10.77	14.98	14.62	12.89	11.50	8.23
North and West Wiltshire	6.15	6.66	6.85	6.87	6.95	6.95	6.76	6.21	5.38
South Wiltshire	5.70	5.95	5.75	5.57	5.46	5.14	4.19	3.25	2.42

4.11 To be sure of maintaining a surety of supply, the annual estimates should exceed the five year requirement and buffer anticipated by national planning policy. A surplus is important to allow for any possibility of under delivery in the future.

Objective 3 Spatial Strategy

4.12 The scale and distribution of sites at each settlement is consistent with the spatial strategy in the WCS. A shortage of new housing and infrastructure for instance will limit provision for affordable homes, could depress economic growth and undermine the viability and vitality of town centres. On the other hand, widespread over provision, particularly toward smaller rural settlements, might undermine the spatial strategy. A symptom of this would be over burdened local infrastructure and greater environmental impacts from more travelling between settlements and more widespread loss of countryside.

4.13 It would not, however, be reasonable to expect the distribution and scale of land supply to adhere rigidly to the levels set in the WCS. It would be unrealistic to expect as much. The WCS explains that levels are indicative and that there needs to be some flexibility.

4.14 Levels of housing development in settlements and rural areas are indicative levels of growth. They are approximate and neither minimum or maximums; instead they are an indication of the general scale of growth appropriate for each area and settlement during the plan period.

- 4.15** The following sections describe the relationship between the distribution of housing development (including the site allocations) and the spatial strategy for each of the County's HMAs.

East Wiltshire Housing Market Area

- 4.16** The table below compares indicative with proposed levels of growth in each Community Area:

Table 4.9 East Wiltshire HMA - Distribution of housing development 2006-2026

Area	Indicative requirement 2006-2026	Completions 2006-2017	Developable commitments 2017-2026	TOTAL	%Variation
Urban areas					
Devizes	2,010	1,501	612	2,113	5.1%
Marlborough	680	397	304	701	3.1%
Tidworth and Ludgershall	1,750	767	1,177	1,944	11.1%
TOTAL	4,440	2,665	2,093	4,758	7.2%
Rural areas					
Devizes CA remainder	490	297	112	409	-16.5%
Marlborough CA remainder	240	157	52	209	-12.9%
Pewsey CA	600	416	192	608	1.3%
Tidworth CA remainder	170	89	23	112	-34.1%
TOTAL	1,500	959	379	1,338	-10.8%

- 4.17** The overall pattern of growth is in general conformity with the WCS. It is consistent with the principles of the spatial strategy. Compared to indicative levels, development is focussed slightly more on the Market Towns (+7.2%) and less on the rural settlements (-10.8%).
- 4.18** Indicative levels of housing for Market Towns are not a ceiling and a variance would not seem to present new or significant issues for local infrastructure and environmental capacity.
- 4.19** Similarly, variations from the spatial strategy do not appear to give rise to significant issues. The rural area around Tidworth contains two designated Large Villages: Collingbourne Ducis and Netheravon. Collingbourne Ducis has experienced above average growth since 2006. This would seem sufficient to help maintain its role. Netheravon has several brownfield sites that are potentially suitable for redevelopment and these possibilities would be best explored through a neighbourhood planning process.

4.20 A number of rural communities within the HMA are developing a local vision for the sustainable development of their settlement using neighbourhood planning⁽¹⁴⁾. These will address local needs, including needs for new homes, and they will progress further allocations to include housing that will contribute to supply. Neighbourhood plans will be a main means to sustain the roles of Large Villages described in the spatial strategy.

4.21 The distribution of housing development accords with the underlying principles of the WCS to direct development to the most suitable, sustainable locations.

North and West Wiltshire Housing Market Area

4.22 The table below compares indicative with proposed levels of growth in each Community Area:

Table 4.10 North and West HMA - Distribution of housing development 2006-2026

Area	Indicative requirement 2006-2026	Completions 2006-2017	Developable commitments 2017-2026	TOTAL	%Variation
Urban areas					
Bradford on Avon	595	384	218	602	1%
Calne	1,440	1,034	847	1,881	31%
Chippenham	4,510	1,230	3,016	4,246	-6%
Corsham	1,220	597	629	1,226	0%
Malmesbury	885	657	385	1,042	18%
Melksham and Bowerhill	2,240	1,445	1,113	2,558	14%
Royal Wootton Bassett	1,070	1,014	140	1,154	8%
Trowbridge	6,810	3,019	2,494	5,513	-19%
Warminster	1,920	615	1,040	1,655	-14%
Westbury	1,500	940	851	1,791	19%
TOTAL	22,190	10,935	10,733	21,668	-2%
Rural areas					
Bradford on Avon CA remainder	185	123	56	179	-3%
Calne CA remainder	165	96	171	267	62%
Chippenham CA remainder	580	419	116	535	8%

Area	Indicative requirement 2006-2026	Completions 2006-2017	Developable commitments 2017-2026	TOTAL	%Variation
Corsham CA remainder	175	285	96	381	118%
Malmesbury CA remainder	510	340	170	510	0%
Melksham CA remainder	130	115	44	159	22%
Royal Wootton Bassett and Cricklade CA remainder	385	305	177	482	25%
Trowbridge CA remainder	165	256	32	288	75%
Warminster CA remainder	140	91	68	159	14%
Westbury CA remainder	115	60	46	106	-8%
TOTAL	2,550	2,090	976	3,066	20%

- 4.23** There are marked differences in the anticipated growth of many of the Market Towns in the HMA (including Calne, Malmesbury, Melksham and Bowerhill, and Westbury) over the plan period compared to the two Principal Settlements of the HMA, Chippenham and Trowbridge.
- 4.24** Growth at Chippenham and Trowbridge has not matched expectations. Land has been in short supply or delayed in coming forward. As Principal Settlements within the HMA they are intended to be the primary focus for development, providing significant levels of jobs and homes.
- 4.25** In contrast, rates of development at most Market Towns have met expectations and at Bradford on Avon, Calne, Malmesbury, Melksham and Bowerhill, Royal Wootton Bassett and Westbury anticipated levels of growth have been exceeded over the first half of the plan period. Land has been available and some additional sites granted consent by planning appeals. Over the same interval, scales of development within rural areas in many places have also exceeded those anticipated by the WCS.
- 4.26** Indicative levels of housing for Market Towns are not a ceiling and variations would not seem to present new or significant issues for local infrastructure and environmental capacity. Allocations made in the Plan are made to support the spatial strategy. It is not however practical for the Plan to completely re-dress imbalances in the distribution of development from what the spatial strategy envisaged. A review of the WCS is also the appropriate means to properly consider the performance and longer term prospects of settlements.

- 4.27** Chippenham now has the potential to meet the minimum scale of growth anticipated in the WCS by delivery of higher rates of house building in the last half of the plan period compared to much lower rates over recent years. This will come about in large part as a result of significant allocations for housing development made in the Chippenham Site Allocations Plan as well as other significant permissions at the town.
- 4.28** Until very recently there has been a shortage of development opportunities in the town. It is difficult to substantiate a direct connection, but this shortage may also have contributed to the higher than anticipated rates of development experienced by Calne, neighbouring Chippenham. Higher rates of development than expected cause concern about the adequacy of local infrastructure to support population growth and about environmental impacts. No allocations are proposed in the Plan for Calne or Corsham.
- 4.29** Symptoms of similar circumstances appear to be apparent with regard to Trowbridge as at Chippenham, although there would not appear to be such a pronounced shortage of land at Trowbridge.
- 4.30** Unlike Chippenham however, allocations made by the Plan will not be sufficient to ensure that housing provision meets indicative requirements. Six new site allocations provide land for approximately 1,050 dwellings. Nevertheless, housing development at Trowbridge will fall short of the WCS indicative level of 6,810 dwellings by around 1,297.
- 4.31** One main reason for a shortfall in land supply is the complexity and consequent delay developing Ashton Park, a south eastern extension to the town. 1,350 dwellings will be built on this site in the plan period and a further 1,250 post 2026; rather than first envisaged that the whole of the allocation would have been completed in the plan period. This broadly equates to the 1,297 dwelling shortfall.
- 4.32** A second main reason for a shortfall has been the inability to identify enough land free from environmental constraints that could compensate for the consequences of delay to Ashton Park. Designated Green Belt provides long term protection from development and limits the scope for Trowbridge to expand. Ecological constraints result from the need to safeguard habitats for protected bats. Other options are limited for different reasons.
- 4.33** In addition, to meet Plan objectives, land identified should be capable of development within the plan period. Unlike Salisbury, there are no reserve locations or areas of search. At this stage, substituting one complex site by another would not provide a remedy to a relatively short-term issue.
- 4.34** Looking over the plan period there has not been as dramatic a fall off in dwelling completions at Trowbridge as took place at Chippenham. The Plan allocations provide choice and flexibility as well as add to supply. The shortfall compared to an indicative level is not so severe as to jeopardise the position of Trowbridge as a Principal Settlement or undermine objectives of the spatial strategy. The WCS makes clear that indicative requirements for community areas provide context and are not prescriptive. A lower provision over the shorter term represents the flexibility associated with the indicative nature of the requirements of the WCS.
- 4.35** Both Westbury and villages around Trowbridge have experienced higher than anticipated rates of growth. The WCS has the objective of consolidating growth at Westbury and this plan makes no additional allocations for housing development.
- 4.36** Constraints to Trowbridge's longer term growth will be addressed as part of the review of the Core Strategy that will look from 2016 beyond 2026 to 2036. This might include a review of how Green Belt boundaries around the town may affect the town's longer term prospects.

- 4.37** Differences from the pattern of development envisaged by the WCS have arisen over the first half of the plan period. Plan allocations go some way to reversing this, but only so far. Specifically, growth at Trowbridge is more constrained and more difficult to realise than had been envisaged, although not so much as to fundamentally undermine the spatial strategy. Housing provision exemplifies the flexibility made necessary by the indicative nature of community area requirements of the WCS.
- 4.38** The scale of development at Warminster is not envisaged to meet indicative strategic requirements. Two proposals of the Plan improve choice in the Town. Constraints include flood risks and managing phosphate levels that can affect the River Avon Special Area of Conservation. The West Warminster Urban Extension, a strategic site in the WCS, provides by far the largest part of new housing to serve the town and this area will continue to do so for several more years after 2026. It provides a longer term surety of supply that supports the role and function of the town.
- 4.39** Allocations of the Plan at Large Villages in the HMA are made only at those settlements where indicative levels will not be met and where local needs are not being addressed through neighbourhood planning. As well as being necessary to help ensure a surety of supply, these allocations will help to support the role of those Large Villages, supporting a range of local employment, services and facilities.

South Wiltshire Housing Market Area

- 4.40** Overall, the scale of development at urban areas matches the intention of the strategy in terms of how much growth is focussed on the main settlements. There are minor differences between indicative and proposed levels that are not significant. They would not present new or significant issues for local infrastructure and environmental capacity. Less provision is made for rural areas.

Table 4.11 South Wiltshire HMA - Distribution of housing development 2006-2026

Area	Indicative requirement 2006-2026	Completions 2006-2017	Developable commitments 2017-2026	TOTAL	%Variation
Urban areas					
Amesbury, Bulford and Durrington	2440	1,446	873	2,319	-5%
Salisbury	6,060	2,436	2,970	5,938	-2%
Wilton		321	211		
TOTAL	8500	4,203	4,054	8,257	-3%
Rural areas					
Amesbury CA remainder	345	176	73	249	-28%
Mere CA remainder	50	42	7	49	-2%
Mere (LSC)	235	123	143	266	13%
Downton (LSC)	190	101	92	193	2%

Tisbury (LSC)	200	169	9	178	-11%
Wilton CA remainder	255	123	14	137	-46%
Southern Wiltshire CA remainder	425	389	98	487	15%
Tisbury CA remainder	220	62	16	78	-65%
TOTAL	1,920	1,185	452	1,637	-15%

- 4.41** The South Wiltshire HMA has a less generous housing land supply than elsewhere in Wiltshire.
- 4.42** Salisbury is the Principal Settlement within the HMA. It is intended to be the primary focus for development, providing significant levels of jobs and homes. Two site allocations of more than 500 dwellings provide a large source of supply to the end of the plan period to ensure that the City achieves the role set out in the spatial strategy: Fugglestone Red and land at Netherhampton Road. The first is a strategic site allocated in the WCS. The latter of these, land at Netherhampton Road, is an allocation of the Plan.
- 4.43** It is unlikely that all the strategic sites allocated in the WCS for Salisbury would deliver sufficiently within the plan period to meet housing requirements and ensure supply, and therefore land allocated at Netherhampton Road is necessary. A shortage of land could impede the City's prospects and it could also lead to greater development pressures in other settlements in the HMA less suited to growth.
- 4.44** One of the WCS strategic allocations, namely Churchfields is a strategic mixed-use site that Core Policy 20 of the WCS requires to deliver 1100 dwellings by 2026. To be developed, this site requires substantial employment uses to decant and is now expected to commence later than envisaged beyond the current plan period of 2026. It is a complex regeneration project that will take time to deliver and will require other sites to enable existing businesses to relocate.
- 4.45** The site at Netherhampton Road has the ability to address the lack of housing delivery at Churchfields, later within the plan period. The WCS identifies the site within an area of search, to be considered if further land is required in future to meet housing requirements, as part of the Council's monitoring process. Monitoring has shown that further land is required due to the redevelopment of Churchfields taking longer than anticipated. The Plan therefore implements this contingency in order to ensure a sufficient supply of housing. The allocation of land at Netherhampton Road, a substantial site, will not lead to an increase in the overall scale of housing growth at Salisbury than was proposed by the WCS.
- 4.46** Recognising the scale of the site, a generous lead in time is provided for the delivery of Netherhampton Road. The site is not expected to contribute to housing delivery for several years whilst work is carried out to masterplan the site and develop mitigation measures. In the meantime, supply from major schemes such as Fugglestone Red and Longhedge will ensure sufficient supply. Fugglestone Red and the Netherhampton Road site will deliver new homes alongside each other toward the end of the plan period.
- 4.47** Further sites at Salisbury support provision for primary education in the south of the City. They improve choice. They also help to safeguard land supply should there be unforeseen and serious delay with the delivery of any other sites.

- 4.48** Provision for the rural areas of the HMA can be divided between growth at Local Service Centres and elsewhere, including Large Villages.
- 4.49** Local Service Centres are defined as smaller towns and larger villages which serve a surrounding rural hinterland and possess a level of facilities and services that together with improved local employment, provide the best opportunities outside the Market Towns for greater self containment. Levels of housing development envisaged at Mere and Downton fit with that strategy. The level of development proposed for Tisbury is lower. There is a significant brownfield site option under consideration through the neighbourhood planning process that takes priority over consideration of greenfield alternatives. This would meet indicative requirements at the settlement.
- 4.50** In terms of the wider rural area, overall, given the flexibility that should be associated with indicative requirements there is no fundamental conflict with the spatial strategy and proposals are in general conformity with the WCS. There are three Large Villages in the rural area around Tisbury all of which are within the Cranborne Chase and West Wiltshire Downs AONB. The Plan does not propose any allocations because of a variety of constraints and a lack of land availability. In the rural area around Wilton, of the two Large Villages, Dinton has already experienced relatively significant growth and at Broad Chalke sites are being investigated through the preparation of a neighbourhood plan, although the local primary school has limited capacity to support growth. Neighbourhood planning is suited to addressing local needs in these circumstances.

5. Housing site allocations

Introduction

- 5.1** By assessing each of the settlements identified in Core Policy 1, a site selection process has produced a range of sites suitable for residential development. Scales of development reflect each site's suitability. They also have regard to the role of a settlement and its size as well as the indicative requirements for housing in each community area, as presented in the WCS. Development will be required to provide for the necessary on-site and, where necessary, off-site infrastructure requirements arising from proposals in accordance with Core Policy 3 (Infrastructure requirements).
- 5.2** The design and form of development will accord with policies of the WCS. Core Policy 57 (Ensuring High Quality Design and Place Shaping) requires a high standard of design of all development.
- 5.3** Landscaping will be provided at boundaries and throughout each site retaining and reinforcing as much as possible of existing hedgerow and tree cover. This will often be required in order to establish a visual boundary to a settlement and so help preserve the settlement's character and appearance in the wider landscape as well as protect the amenity of adjoining uses, as will tools such as Landscape and Visual Impact Assessment (LVIA) as part of the planning application process. Core Policies 51 and 52 are particularly relevant (Landscape and Green Infrastructure). Some sites relate to Areas of Outstanding Natural Beauty and building design, layout and landscaping measures will be necessary to deliver a scheme which positively assimilates within the wider landscape setting and reflects the character of the local vernacular in accordance with requirements of Core Policy 51. Moreover, in delivering high quality design, development of the allocated sites should take opportunities to improve cycling and walking connectivity in accordance with Core Policy 61.
- 5.4** An ecological assessment will be required for all sites. The development will protect and improve opportunities for biodiversity and wildlife corridors within and adjoining the site in accordance with Core Policy 50 (Biodiversity and Geodiversity). Most sites proposed are of more than one hectare and will therefore require a flood risk assessment (incorporating an assessment of the predicted effects of climate change) in order to ensure that there is no increase in risk of flooding on site and elsewhere, thereby complying with Core Policy 67 (Flood Risk) and national policy. In addition, sites proposed within Source Protection Zones (SPZ) 1 and 2 will need to comply with Core Policy 68 (Water Resources) with applications demonstrating that regard has been paid to the advice set out in the Environment Agency's groundwater protection policy. Consideration should be given to the predicted effects of climate change and proposals should allocate appropriate buffer strips where there is no adjacent built development. Natural flood management should be incorporated into planning proposals to mitigate new and existing developments.
- 5.5** The Environment Agency and Natural England advise that all development within the River Avon catchment should be 'phosphate neutral' for an interim period until 2025. Beyond this time an approach will take account of water company planning, as well as latest Government policy and legislation. This is to guard against a further worsening of the condition of the River Avon Special Area of Conservation (SAC). An annex of the Nutrient Management Plan will explain measures to help deliver phosphate neutral development and how they will be delivered. Some measures are capable of being delivered as part of housing development. Off-site measures are supported by Community Infrastructure Levy and there is also scope to improve the efficiency of sewage treatment works. The definition of 'phosphate neutral'

is the additional phosphorous load generated by new development after controls at source, reduction by treatment and/or off-setting measures leading to no net increase in the total phosphorous load discharged to the River Avon SAC.

- 5.6** Development has the potential to affect the significance of heritage assets within or beyond site boundaries. The Council commissioned consultants to prepare a high-level Heritage Impact Assessment (HIA) to support the Plan. The HIA identifies and assesses the significance of heritage assets (and their settings) on sites where such matters will be particularly important considerations to address in subsequent planning applications. Where necessary, further detailed site-specific heritage assessments will prescribe measures which will need to be incorporated as part of a scheme in order to protect them, including the importance of their settings. The determination of planning applications will follow the approach set out in National Planning Policy Framework (paragraphs 189 to 202) and satisfy requirements of Core Policy 58 (Ensuring the Conservation of the Historic Environment) of the WCS. This should include archaeological assessment where necessary.
- 5.7** Transport impacts from a proposal will also need detailed assessment in order to accord, in particular, with Core Policy 62 (Development Impacts on the Transport Network). Depending upon the characteristics of individual sites, other policies of the core strategy will be relevant to the determination of planning applications for each of the sites proposed.
- 5.8** The Council will seek a proportion of new homes as affordable housing in accordance with Core Policy 43 (Providing Affordable Homes).
- 5.9** In addition to Community Infrastructure Levy, the Council will also seek funding contributions toward infrastructure or mitigation that is not identified for levy funding and which is directly related to development and necessary for it to proceed. Satisfying the requirements of Core Policy 3 will therefore also be important.
- 5.10** Proposals for new housing sites must be read in conjunction with the Wiltshire Core Strategy and will be considered against all relevant policies, including those relating to place shaping and high quality design. Developers of more substantial sites will also prepare Sustainable Energy Strategies setting out how proposals meet carbon reduction targets, and identifying how maximum targets can be achieved, particularly where lower cost solutions are viable (such as combined heat and power).
- 5.11** Standards for provision to meet leisure and recreation needs of any application will be applied to each of the proposals. An audit of existing open space assets will inform outdoor sports provision. Shortages of amenity green space, parks and areas for informal recreation may be addressed by provision for open space by proposals but will solely be of a form and scale to meet the needs of new development.
- 5.12** As appropriate, additional evidence will need to be prepared at a level of detail to support a planning application. Such new evidence can be used as a material consideration when considering a specific planning application. In many cases, particularly important items are referred to for each allocation. Such evidence may include, but is not limited to a Landscape and Visual Impact Assessment, site specific Heritage Assessment, Biodiversity Report, Surface Water Management Plan (incorporating a site wide, comprehensive drainage strategy), Flood Risk Assessment (incorporating an assessment of the predicted effects of climate change), and Transport Statement.

East Wiltshire Housing Market Area

- 5.13** Land for housing development is identified to support the role of settlements in the East Wiltshire HMA, to ensure supply, improve choice and competition in the market for land. The following site is allocated for development, as shown on the Policies Map:

Table 5.1 Housing Allocation in the East Wiltshire Housing Market Area

Community Area	Reference	Site Name	Approximate number of dwellings
Tidworth	H1.1	Empress Way, Ludgershall	270

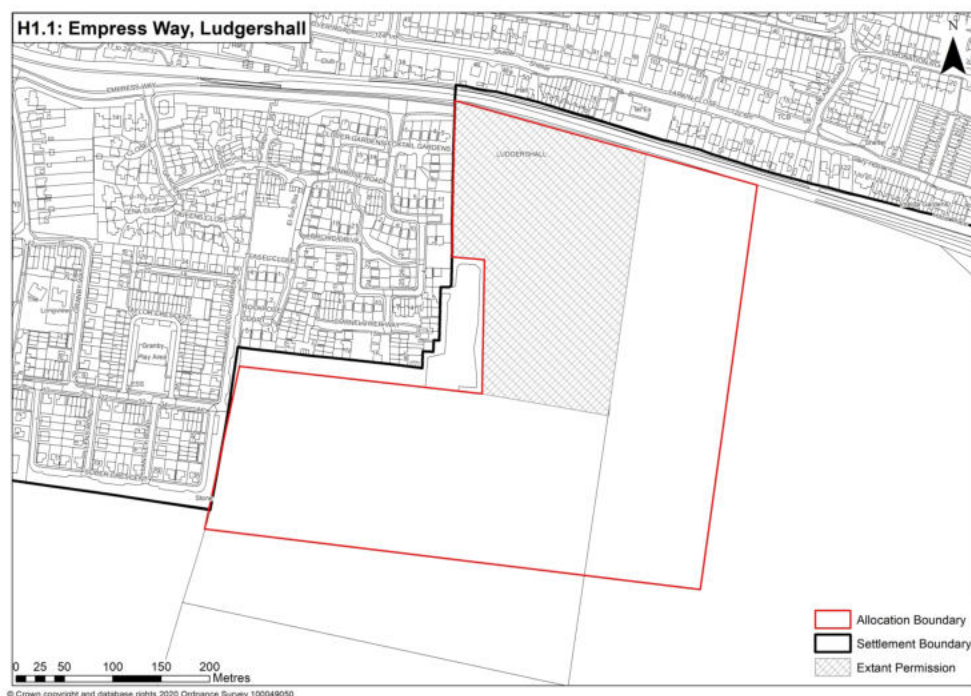
- 5.14** The specific requirements and form development will take are described below for the site to ensure they are each appropriate in scale and character to their location and in accordance with WCS and national policy.

Ludgershall

- 5.15** Ludgershall, along with Tidworth is designated as a Market Town and has the potential for significant development. The WCS envisages Ludgershall, together with Tidworth, accommodating approximately 1,750 additional dwellings over the plan period. As a part of the settlement strategy, an increase in jobs and homes in the town will help to enhance services and facilities and promote better levels of self-containment and viable sustainable communities (Core Policy 1, WCS). Further development will support it carrying out this role.

H1.1 Empress Way

Figure 5.1 H1.1 Empress Way, Ludgershall



Policy H1.1

Land at Empress Way, as identified on the Policies Map is allocated for development comprising the following elements:

- approximately 270 dwellings;
- vehicular access from Empress Way and Simonds Road/New Drove, via the Granby Gardens development site, together with a connecting highways link between the two points of access;
- 1.8ha of land reserved for a two form entry primary school in the south eastern corner of the site; and
- improvements to cycling and walking routes through the site to link into the existing network, including the retention and enhancement of public rights of way LUDG1 and LUDG2.

Development proposals will be subject to the following requirements:

- a planning obligation to safeguard land for a primary school for an agreed period of time;
- a transport assessment that will determine the trigger point for the delivery of the access via Simonds Road and inform detailed measures to mitigate impacts on the local road network;
- a Flood Risk Assessment (incorporating an assessment of the predicted effects of climate change) and comprehensive drainage strategy to inform site layout and design so that surface water is controlled and does not exacerbate flooding off-site;
- layout and design of the development will be expected to take particular care to ensure that a suitable boundary with the open countryside is provided; and
- layout of the development will be informed by an odour assessment, to be undertaken in consultation with Southern Water to ensure a satisfactory living environment will be created.

Development will take place in accordance with a masterplan for the site approved by the Council as part of the planning application process. The design and layout will take account of all policy requirements and opportunities, delivered to achieve the comprehensive development of the site, including the timely and coordinated provision of necessary infrastructure.

5.16 Approximately 16.5ha of land at Empress Way, as shown on the Policies Map, are allocated for development. The proposal is to extend land already with permission⁽¹⁵⁾ for housing development to allow for a further 160 dwellings. The total amount of development will therefore be 270 dwellings. The treatment and design of the site will be one comprehensive development proposal.

5.17 The site is formed of agricultural land on the southern edge of the town. It is a logical extension to the town in an accessible location with regard to local services and facilities but there are limited established natural boundaries that help to enclose the site. There are no field boundaries on the site's southern and eastern edges, although there is limited screening on the boundaries adjoining the railway line and existing residential development.

15 Outline planning permission reference E/2013/0234/OUT (land adjacent to Empress Way).

- 5.18** Vehicular access to the site would be required from Empress Way and via the Granby Gardens development site. Development of the site will include a connecting link road through the site to the two points of access. Transport assessment will determine the trigger point for the delivery of the access via Simonds Road and inform detailed measures to mitigate impacts on the local road network, including the A342 Andover Road, Memorial Junction and the capacity of the signals on the nearby railway bridge.
- 5.19** Development of the site will include 1.8ha reserved for a two form entry primary school. Based on current estimates, capacity within local primary schools will be absorbed by committed development elsewhere in the town. The need to retain the reserved land for a school will be determined as part of the application process based on an assessment of future need for primary school places at the time of an application. In the event that land for a school is not required within a period to be agreed with Wiltshire Council's Education Department, then the land will be returned and thereby revert to agricultural use. Responsibility for provision of the school will lie with the Council and the process and timescale for delivery will be in agreement with the developer. The development will also be subject to the normal contributions to education provision in accordance with Core Policies of the Wiltshire Core Strategy.
- 5.20** The site design will be led by a strong landscape framework. Significant additional screening at the southern and eastern site boundaries would be required, along with landscaping and green infrastructure throughout the site as there are middle and long distance views of the site from the south. The final design and layout should be informed by a Landscape and Visual Impact Assessment. Flood Risk Assessment (incorporating an assessment of the predicted effects of climate change) and comprehensive drainage strategy. Development will provide a connection to the nearest point of adequate capacity in the sewerage network, as advised by the service provider. Development layout should be informed by an odour assessment, to be undertaken in consultation with Southern Water.

North and West Wiltshire Housing Market Area

- 5.21** Land for housing development is identified to ensure supply, support the role of settlements in the North and West Wiltshire HMA, and improve choice and competition in the market for land.
- 5.22** As a Principal Settlement, the WCS anticipates that Trowbridge will be a primary focus for development. Moreover, the role of the town as a significant employment and strategic service centre will be expected to be strengthened over the plan period to 2026. Additional allocations are therefore made to support this role.
- 5.23** Other allocations are made at Warminster, a Market Town, to support its role and at designated Large Villages in the rural parts of Chippenham and Westbury Community Areas geared to support local needs in accordance with WCS Core Policy 2. The following sites are allocated for development, as shown on the Policies Map:

Table 5.2 Housing Allocations in the North and West Wiltshire Housing Market Area

Community Area	Reference	Site Name	Approximate number of dwellings
Trowbridge	H2.1	Elm Grove Farm, Trowbridge	250
	H2.2	Land off the A363 at White Horse Business Park, Trowbridge	175

Community Area	Reference	Site Name	Approximate number of dwellings
	H2.3	Elizabeth Way, Trowbridge	355
	H2.4	Church Lane, Trowbridge	45
	H2.5	Upper Studley, Trowbridge	45
	H2.6	Southwick Court, Trowbridge	180
Warminster	H2.7	Bore Hill Farm, Warminster	70
	H2.8	Boreham Road, Warminster	30
	H2.9	Barthers Farm Nurseries, Chapmanslade	35
Chippenham	H2.10	East of Farrells Field, Yatton Keynell	30
Westbury	H2.11	Off B3098 adjacent to Court Orchard / Cassways, Bratton	35

5.24 The specific requirements and form development will take are described below for each site to ensure they are each appropriate in scale and character to their location and in accordance with WCS and national policy.

Trowbridge

5.25 The WCS envisages approximately 6,810 new dwellings at the Principal Settlement of Trowbridge over the plan period (2006-2026). Whilst much of this has either been delivered, or is committed in the form of planning permissions and a strategic site allocation in the WCS (Ashton Park), a significant volume of additional housing will be required in order to help address residual indicative requirements.

5.26 In the face of the need to identify sites for additional housing at the town, there are significant ecological, landscape (Green Belt) and infrastructure constraints that significantly limit the choice of available sites. Assessment evidence demonstrates three considerations to be addressed in order for housing development to be accommodated:

- Ecology:** an interconnected pattern of priority Biodiversity Action Plan (BAP) habitats such as mature hedgerows, trees and water features, along with designated woodland features around the town support significant populations of protected bat species associated with the Bath and Bradford-on-Avon Bats Special Area of Conservation (SAC). Additional housing development will increase the population of the town and thereby amplify the risk of recreational pressure on bats. To address this issue, the Habitats Regulations Assessment (HRA) for the Plan recommends a strategy for managing recreational pressure across the town. This states that core bat habitat should be retained and buffered to protect and enhance the local features, to be identified through appropriate survey, of each site. Detailed design and layout of schemes will be informed by survey work in accordance with the Trowbridge Bat Mitigation Strategy (TBMS) and would need to consider additional planting and open space to protect and enhance BAP priority habitats and thereby augment opportunities for bat foraging routes and roosting sites including establishing dark corridors through sites. Specific measures that will be required are explained for each site and funding contributions may also be

sought towards the delivery of potential offsite measures and monitoring, including new woodland planting and land acquisition to create a Suitable Alternative Natural Greenspace (SANG) to alleviate recreational pressure on core bat habitat, as defined in the Trowbridge Bat Mitigation Strategy.

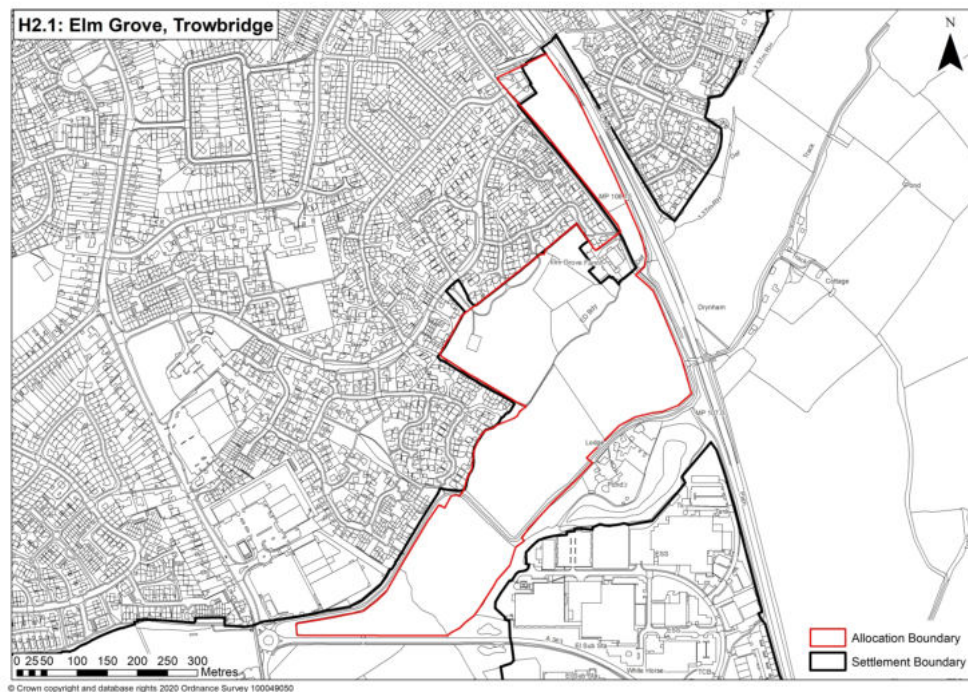
- **Education:** funding contributions will be sought from developers to help provide adequate capacity.
- **Health Services:** development will also increase demand for primary health care and funding contributions may also be sought to expand the capacity of GP services and dentistry. Contributions will be justified on a site by site basis in discussion with Clinical Commissioning Group and NHS England.

5.27 The proposed site allocations are capable of delivery and will provide a boost to local housing supply.

5.28 In accordance with the National Planning Policy Framework, the policies of this Plan are strategic in nature. As a whole, the Plan supports the delivery of the Wiltshire Core Strategy.

H2.1 Elm Grove Farm

Figure 5.2 H2.1 Elm Grove Farm, Trowbridge



Policy H2.1

Land at Elm Grove Farm, as identified on the Policies Map, is allocated for mixed use development comprising the following elements:

- approximately 250 dwellings;
- a multi-purpose community facility co-located with existing or improved open space;
- a significantly improved and consolidated public open space area incorporating the existing Queen Elizabeth II Field to provide a play area, junior level sports pitches and changing facilities for local community teams to utilise;
- a road from the A363 through to an improved junction of Drynham Lane and Wiltshire Drive; and
- improvements to cycling and walking routes through the site to link into the existing network and the proposed Ashton Park Strategic Allocation site and the White Horse Business Park.

Development will be subject to the following requirements:

- sensitive design and layout, which ensures the significance of heritage assets and their settings are not subject to unacceptable harm. This shall be informed by appropriate heritage and archaeological assessments;
- retention and enhancement of existing hedgerows and trees as part of wider landscaping and green infrastructure requirements;
- core bat habitat will be protected and enhanced. Design and layout will be informed by appropriate surveys, impact assessments and the Trowbridge Bat Mitigation Strategy (TBMS);
- appropriate mitigation to protect bats, including financial contributions towards management, monitoring and any off-site measures as necessary, as informed by the TBMS; and
- a Flood Risk Assessment (incorporating an assessment of the predicted effects of climate change) and comprehensive drainage strategy to inform site layout and design so that surface water is controlled and does not exacerbate flooding off-site.

Development will take place in accordance with a masterplan for the site approved by the Council as part of the planning application process. The design and layout will take account of all policy requirements and opportunities, delivered to achieve the comprehensive development of the site, including the timely and coordinated provision of necessary infrastructure.

5.29 Approximately 17.61ha of land at Elm Grove Farm is allocated for the development of approximately 250 dwellings, along with a multi-purpose community facility co-located with consolidated and improved public open space, as shown on the Policies Map. It is well located with regard to local facilities and services. Moreover, the site is enclosed to the north-west and south-east by existing development and development proposed further south. Consequently, development of the site would not lead to a significant encroachment of further built form into the countryside. Development will include a multi-purpose community building geared toward use by sports and social groups in the area could provide a local centre to the development.

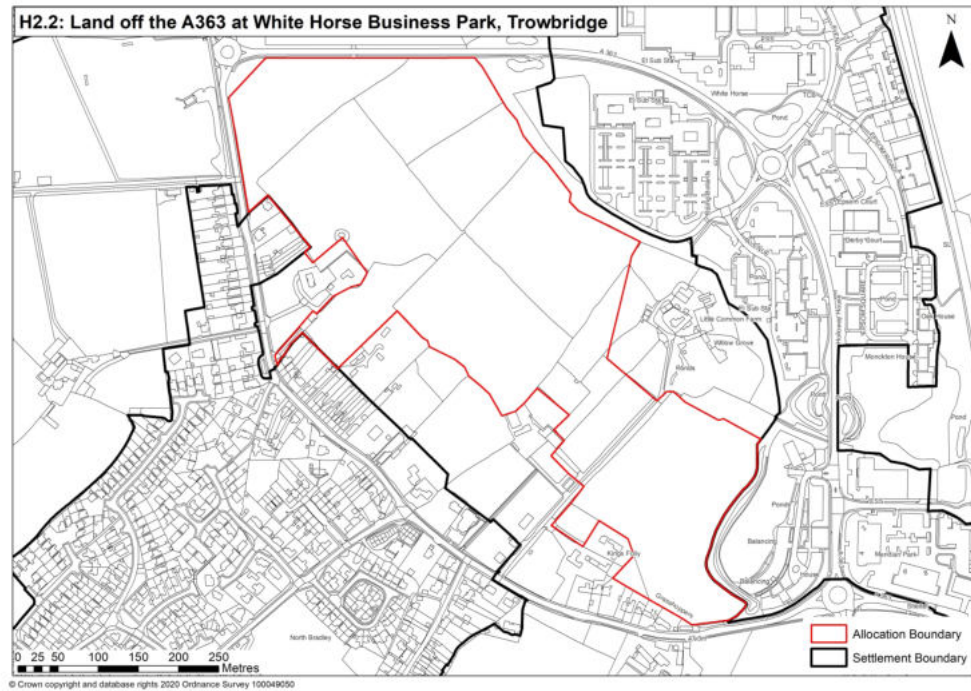
5.30 Proposals to develop the site will need to be supported by a Flood Risk Assessment (incorporating an assessment of the predicted effects of climate change) and comprehensive drainage strategy. The existing natural features of the site are significant in the landscape

and would need to be incorporated within a detailed layout. These features also provide wildlife corridors that link habitat features within the local area; in particular, 'dark corridors' for foraging bats. These elements should be protected and enhanced where possible by additional planting with native species.

- 5.31** The site is in an area likely to be used by Bechstein's bats associated with the Bath and Bradford on Avon Bats SAC. Sensitive habitat features on and adjacent to the site will be identified through survey and assessments guided by the requirements of the TBMS and include: Drynham Lane/Road, the railway line, woodland belts associated with the White Horse Business Park and the small tributary to the River Biss.
- 5.32** These features should be retained and/or buffered from development (including residential gardens) by wide, dark, continuous corridors of native landscaping which will allow for their long-term protection and favourable management in order to secure continued or future use by Bechstein's bats. The design and layout of development, including the size and location of landscape corridors, lighting, other physical mitigation measures and management protocols, will be informed by the guidance set out in the TBMS and from appropriate surveys and assessments. Development may also be subject to requirements relating to off-site mitigation, management and monitoring measures as necessary.
- 5.33** Access to the site would need to be holistically planned with upgrades required to Drynham Lane, along with the construction of a connection to the A363 designed as a through-route anticipating future traffic growth. New and improved walking and cycling routes to existing and planned local services would encourage future residents to use sustainable forms of transport. The site has a medium potential for archaeological remains. Therefore any subsequent planning application should be informed by an archaeological assessment. In addition, development will need to minimise the potential to harm the significance of the Grade II Listed Drynham Lane Farmhouse along with Grade II listed Southview Farmhouse and, where appropriate, their settings. Measures may also be necessary to prevent potential noise pollution from the existing main road and railway. These considerations should be addressed through the process of detailed design and layout which should be informed by detailed assessments (including heritage) to support any subsequent planning applications.
- 5.34** Appropriate contributions would be likely to be sought to help fund an increase in capacity at local schools, local GP surgeries and dentistry at the town in accordance with Core Policies of the Wiltshire Core Strategy.

H2.2 Land off A363 at White Horse Business Park

Figure 5.3 H2.2 Land off the A363 at White Horse Business Park, Trowbridge



Policy H2.2

Land off A363 at White Horse Business Park, as identified on the Policies Map, is allocated for development comprising the following elements:

- approximately 175 dwellings;
- vehicular access from the A363;
- development to be directed to the north and east of the site; and
- improvements to cycling and walking routes through the site to link into the existing network.

Development will be subject to the following requirements:

- core bat habitat will be protected and enhanced. Design and layout will be informed by appropriate surveys, impact assessments and the Trowbridge Bat Mitigation Strategy (TBMS);
- appropriate mitigation to protect bats, including financial contributions towards management, monitoring and any off-site measures as necessary, as informed by the TBMS;
- retention and enhancement of existing hedgerows and trees as part of wider landscaping and green infrastructure requirements, incorporating open space provision. Development will be expected to enhance a key gateway approach to the town and retain visual separation between the town and North Bradley;
- sensitive design and layout, which ensures the significance of heritage assets and their settings are not subject to unacceptable harm. This shall be informed by appropriate heritage and archaeological assessments. Development proposals will make a positive contribution towards conserving and enhancing the significance of the Baptist burial ground, its gateway and its setting; and
- a Flood Risk Assessment (incorporating an assessment of the predicted effects of climate change) and comprehensive drainage strategy to inform site layout and design so that surface water is controlled and does not exacerbate flooding off-site.

Development will take place in accordance with a masterplan approved by the Council as part of the planning application process. The design and layout will take account of all policy requirements, including the timely and coordinated provision of necessary infrastructure to achieve a comprehensive development of the site.

5.35 Approximately 20.52ha of land off the A363 south-west of the White Horse Business Park is allocated for the development of approximately 175 dwellings, as identified on the Policies Map. It is reasonably well located with regard to services and facilities. The site extends over a significant area of agricultural land used for a mix of grazing and arable cropping. It is contained, to a degree, by existing development to the east and west and fronts a 'gateway' route to the town. An objective of detailed design and layout will be to retain visual separation of the Town's urban area from North Bradley village. To achieve this, development proposals would need to be focused within the north-east of the site, screened with new planting and provide improvements to walking and cycling routes through to the town.

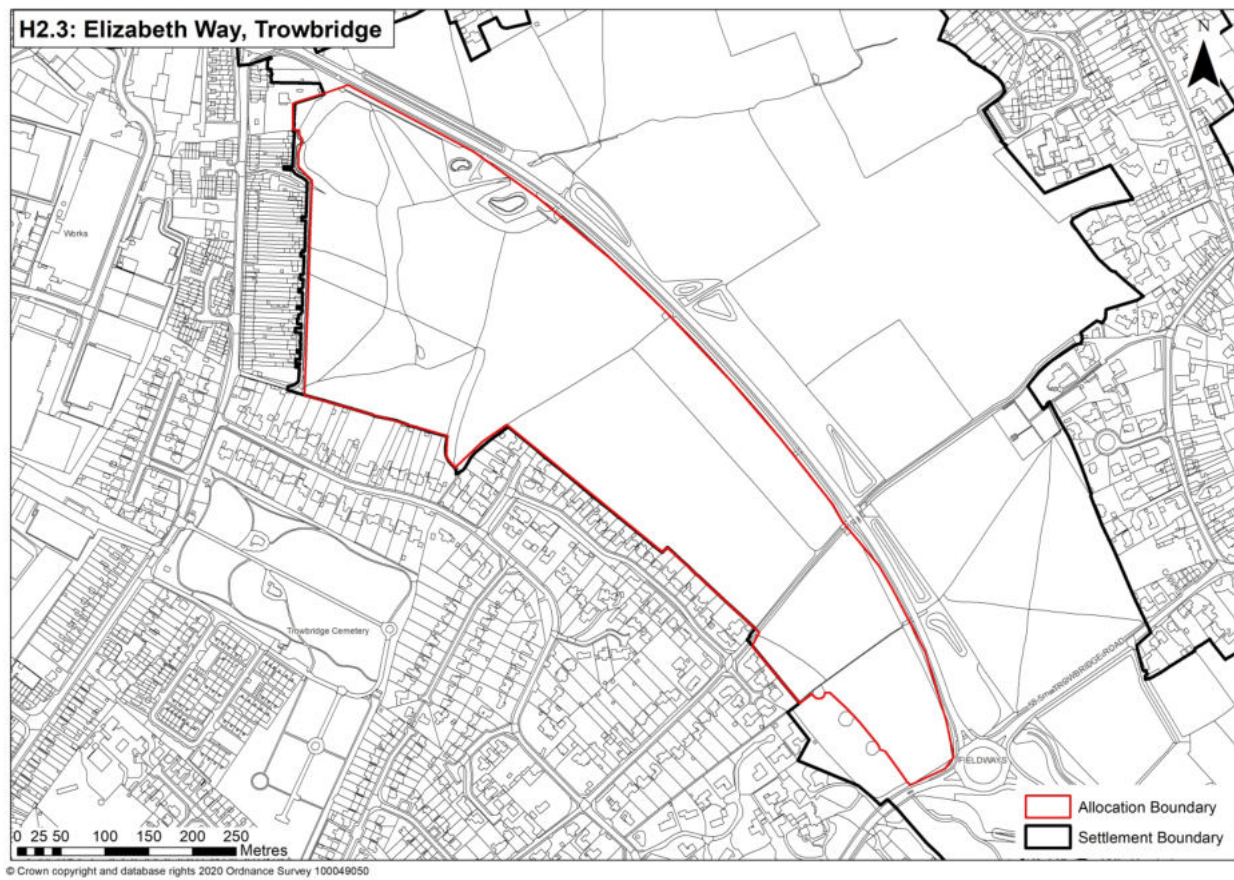
5.36 The site is characterised by a distinctive pattern of mature and semi-mature hedgerows and trees that form a feature in the landscape. Development of the site would need to retain these features and thereby provide a layout that respects the setting of North Bradley village as an important element of detailed design. Existing hedgerows and trees also provide

habitat for protected and non-protected species. These natural features therefore provide wildlife corridors that link habitat features within the local area; in particular, 'dark corridors' for foraging bats.

- 5.37** The site is in an area likely to be used by Bechstein's bats associated with the Bath and Bradford on Avon Bats SAC. Sensitive habitat features on/adjacent to the site will be identified through survey and assessments guided by the requirements of the TBMS and include: woodland belts associated with the White Horse Business Park; a network of mature hedgerows/hedgerow trees; and the grounds of Willow Grove.
- 5.38** These features should be retained and / or buffered from development (including residential gardens) by wide, dark, continuous corridors of native landscaping which will allow for their long-term protection and favourable management in order to secure continued or future use by Bechstein's bats. The design and layout of development, including the size and location of landscape corridors, lighting, other physical mitigation measures and management protocols, will be informed by the guidance set out in the TBMS and from appropriate surveys and assessments. Development may also be subject to requirements relating to off-site mitigation, management and monitoring measures as necessary.
- 5.39** Proposals would need to provide for a high quality, sustainable development that enhances a key gateway approach to the town, whilst protecting the integrity of North Bradley as a village. In addition, any subsequent planning application will need to be supported by a Flood Risk Assessment (incorporating an assessment of the predicted effects of climate change) and comprehensive drainage strategy to help inform matters such as layout and design.
- 5.40** As identified in the Council's Heritage Impact Assessment, the site is an historic agricultural landscape and comprises a cluster of historic farmsteads where the farm houses and ancillary buildings may be susceptible to setting change. This includes Kings Farmhouse (Grade II listed), Willow Grove (Grade II listed), Little Common Farm (non-designated asset), Manor Farmhouse (Grade II listed) and Woodmarsh Farm (non-designated asset). An area of the site is also adjacent to a Baptist cemetery with an ornamental gateway structure (Grade II listed) and curtilage listed perimeter walls. A comprehensive approach to development will need to be undertaken that makes a positive contribution towards conserving and enhancing the significance of heritage assets. At the planning application stage, the layout and design of the site must give great weight to conserving the significance of these heritage assets and their setting in order to minimise harm. The Baptist burial ground and gateway is in poor condition and in ensuring that a comprehensive approach is taken to the development of the site, a positive contribution will also be required towards conserving and enhancing the significance of this heritage asset and its setting. It will be expected that the developer of the site will work with the Church to ensure that a positive strategy is in place to protect and enhance the Baptist burial ground and gateway. The archaeological potential of the site is likely to be high. Given the potential for heritage assets with archaeological interest to be present within the site, field evaluations will need to be carried out and taken into account in developing proposals, to minimise any conflict between the heritage asset's conservation and any aspect of the proposal.
- 5.41** Appropriate contributions would be likely to be sought to help fund an increase in capacity at local schools, local GP surgeries and dentistry at the town in accordance with Core Policies of the Wiltshire Core Strategy.

H2.3 Elizabeth Way

Figure 5.4 H2.3 Elizabeth Way, Trowbridge



Policy H2.3

Land to the South West of Elizabeth Way, as identified on the Policies Map, is allocated for development comprising the following elements:

- approximately 355 dwellings;
- vehicular access points from Elizabeth Way; and
- improvements to cycling and walking routes through the site to link into the existing network.

Development will be subject to the following requirements:

- core bat habitat will be protected and enhanced. Design and layout will be informed by appropriate surveys, impact assessments and Trowbridge Bat Mitigation Strategy (TBMS);
- appropriate mitigation to protect bats, including financial contributions towards management, monitoring and any off-site measures as necessary, as informed by the TBMS;
- sensitive design and layout, which ensures the significance of heritage assets and their settings are not subject to unacceptable harm. This shall be informed by appropriate heritage and archaeological assessments;
- retention and reinforcement of existing hedgerows and trees as part of wider landscaping and green infrastructure requirements, incorporating noise attenuation measures and open space provision; and
- a Flood Risk Assessment (incorporating an assessment of the predicted effects of climate change) and comprehensive drainage strategy to inform site layout and design so that surface water is controlled and does not exacerbate flooding off-site.

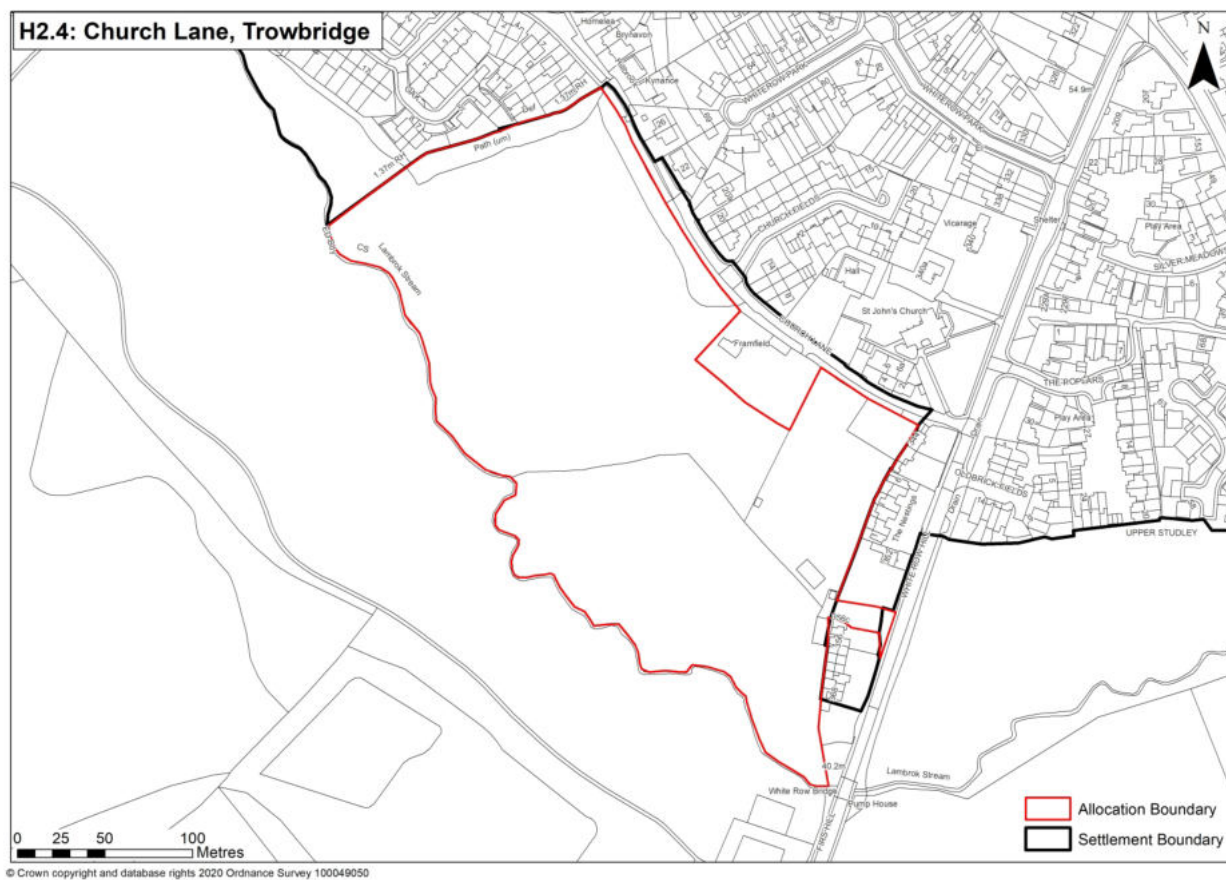
Development will take place in accordance with a masterplan approved by the Council as part of the planning application process. The design and layout will take account of all policy requirements, including the timely and coordinated provision of necessary infrastructure to achieve a comprehensive development of the site.

- 5.42** Approximately 21.24ha of land to the South West of Elizabeth Way is allocated for the development of approximately 355 dwellings, as identified on the Policies Map. The site extends over a significant area of agricultural land quite markedly enclosed by existing development and Elizabeth Way distributor road. The character of the land within the site is relatively open and offers views through the existing urban edge of the town and the village of Hilperton. The dominant feature in the landscape is Elizabeth Way which would serve as access to the site.
- 5.43** Mature and semi-mature hedgerows and trees are key features in the landscape and provide habitat for protected and non-protected species. The existing natural features of the site are significant in the landscape and would be incorporated within the detailed layout. These features also provide wildlife corridors that link habitat features within the local area; in particular, 'dark corridors' for foraging bats. These elements should be protected and enhanced where possible by additional planting with native species.
- 5.44** This site may be used by Bechstein's bats associated with the Bradford and Bath Bats SAC. Potentially sensitive habitat features on/adjacent to the site will be identified through survey and assessments guided by the requirements of the TBMS and include: mature trees; hedgerows; and stream (minor watercourse) at the northern end of the site.

- 5.45** These features should be retained and/or buffered from development (including residential gardens) by wide, dark, continuous corridors of native landscaping which will allow for their long-term protection and favourable management in order to secure continued or future use by Bechstein's bats. The design and layout of development, including the size and location of landscape corridors, lighting, other physical mitigation measures and management protocols, will be informed by the guidance set out in the TBMS and from appropriate surveys and assessments. Development may also be subject to requirements relating to off-site mitigation, management and monitoring measures as necessary.
- 5.46** An important measure will be the provision of landscaping between Elizabeth Way and new housing in order to attenuate noise and reduce the visual impact of this road. Consideration of drainage patterns and flood risk from all sources would need to inform any subsequent layout. In addition, surface water attenuation measures and improvements to existing on-site water infrastructure would need to be provided to support a comprehensive development of the site. Proposals will therefore need to be supported by a Flood Risk Assessment (incorporating an assessment of the predicted effects of climate change) and comprehensive drainage strategy to help inform matters of layout and design.
- 5.47** The site comprises historic field boundaries and has high archaeological value. It is adjacent to Trowbridge (Hilperton Road) Conservation Area and to Fieldways Highfield (Grade II* listed), a country house. Fieldways Highfield and its setting will need to be conserved in a manner appropriate to its significance. The relationship between development proposals and these heritage assets will need to be rigorously addressed through detailed design including provision for open greenspace in any layout. The layout and design of the site would need to give great weight to the significance of nearby heritage assets and their setting. Where necessary, stand-offs to existing development in Victoria Road, Albert Road and Wyke Road, along with the incorporation of appropriate boundary treatment would need to be considered through detailed layout and design.
- 5.48** There are opportunities to provide new routes for walking and cycling that would also serve the existing built-up area and that could improve connectivity for a wider area of the town. These should be explored and, wherever practicable, provided in order to encourage a reduction in private car journeys.
- 5.49** Appropriate contributions would be likely to be sought to help fund an increase in capacity at local schools, local GP surgeries and dentistry at the town in accordance with Core Policies of the Wiltshire Core Strategy.

H2.4 Church Lane

Figure 5.5 H2.4 Church Lane, Trowbridge



Policy H2.4

Land at Church Lane, as identified on the Policies Map, is allocated for development comprising the following elements:

- approximately 45 dwellings focused towards the north of the site;
- sensitively designed vehicular access via a new junction arrangement off the A361 that incorporates discreet lighting, signage and boundary treatments to avoid unacceptable harm to heritage assets and their settings; and
- improvements to cycling and walking routes through the site to link to the existing network, including links between the site, Southwick Country Park and the existing network, including footpath TROW8.

Development will be subject to the following requirements:

- core bat habitat will be protected and enhanced. Design and layout will be informed by appropriate surveys, impact assessments and the Trowbridge Bat Mitigation Strategy (TBMS);
- appropriate mitigation to protect bats, including financial contributions toward management, monitoring and off-site measures as necessary, as informed by the TBMS;
- retention and enhancement of hedgerows and trees as part of wider landscaping and green infrastructure requirements, and the creation of a publicly accessible Green Infrastructure corridor along the Lambrok Stream to protect and enhance the character, biodiversity value and amenity of Southwick Country Park in conjunction with development at Southwick Court and Upper Studley;
- sensitive design and layout, which ensures the significance of heritage assets and their settings, including the contribution made by the paddock adjacent to Church Lane, are not subject to unacceptable harm. This shall be informed by appropriate heritage and archaeological assessments; and
- a Flood Risk Assessment (incorporating an assessment of the predicted effects of climate change) and comprehensive drainage strategy to inform site layout and design so that surface water is controlled and does not exacerbate flooding off-site.

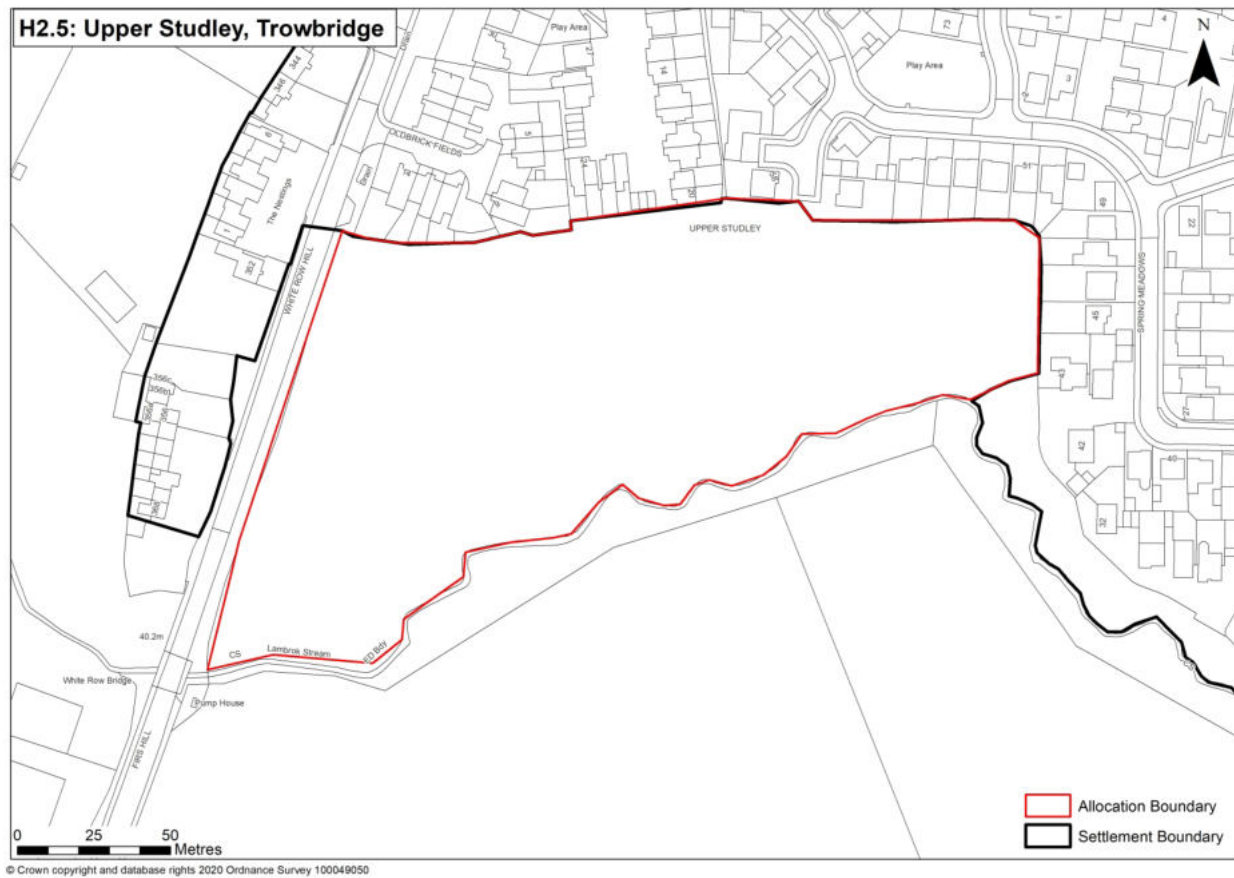
Development will take place in accordance with a masterplan approved by the Council as part of the planning application process. The design and layout will take account of all policy requirements, including the timely and coordinated provision of necessary infrastructure to achieve a comprehensive development of the site. Any cumulative issues associated with heritage, landscape, biodiversity and highway access should be considered on a comprehensive and consistent basis for allocations H2.4, H2.5 and H2.6 to ensure that new development sensitively addresses the urban edge of the town.

- 5.50** Approximately 5.93ha of land at Church Lane is allocated for the development of approximately 45 dwellings, as identified on the Policies Map. The site lies on the edge of existing built form and the Southwick Country Park. It is an open site that slopes to the south-west towards the Lambrok Stream. As parts of the site lie within Flood Zones 2 and 3, development proposals will need to be sequentially planned and supported by a Flood Risk Assessment (incorporating an assessment of the predicted effects of climate change). In addition, development proposals will need to be supported by a comprehensive drainage strategy designed to help inform site layout and provide attenuation measures, including Natural Flood Management - i.e. tree and hedgerow planting along the south-west margins of the site to slow the flow of surface water into the Lambrok Stream.

- 5.51** The site is adjacent to the Church of St John (Grade II listed), 344 Frome Road (Grade II listed) and paddocks. There are key views across the site to St John's spire from Southwick Country Park. The site comprises the degraded fragmentary remains of a post medieval water meadow system. A comprehensive approach to development will need to be undertaken that makes a positive contribution towards conserving and enhancing the significance of heritage assets. Development should therefore avoid the paddock adjacent to Church Lane and the rear of listed buildings that front Frome Road. Access to the site must be sensitively designed and accommodated in a manner that minimises harm to heritage assets. This would need to be secured via a new junction arrangement off the A361, rather than improvements to Church Lane.
- 5.52** Proposals would need to provide a design and layout that enhances the urban edge of the town. Existing hedgerows and trees would need to be retained and enhanced through new landscaping features along the line of the Lambrok Stream. The Lambrok Stream should be enhanced as a local amenity feature of the site in conjunction with development proposed at Southwick Court and Upper Studley. Such features would need to be of sufficient scale to protect and enhance the character and amenity provided by Southwick Country Park. Links between the site, the Country Park and existing built form would be achieved through improvements to footpath TROW8.
- 5.53** The site is in an area likely to be used by Bechstein's bats associated with the Bath and Bradford on Avon Bats SAC. Sensitive habitat features on/adjacent to the site will be identified through survey and assessments guided by the requirements of the TBMS and include: Framfield; boundary hedgerows/tree lines; and the Lambrok Stream.
- 5.54** These features should be retained and / or buffered from development (including residential gardens) by wide, dark, continuous corridors of native landscaping which will allow for their long-term protection and favourable management in order to secure continued or future use by Bechstein's bats. The design and layout of development, including the size and location of landscape corridors, lighting and other physical mitigation measures and management protocols, will be informed by the guidance set out in the TBMS and from appropriate surveys and assessments. Development may also be subject to requirements relating to off-site mitigation, management and monitoring measures as necessary.
- 5.55** Appropriate contributions would be likely to be sought to help fund an increase in capacity at local schools, local GP surgeries and dentistry in the town in accordance with Core Policies of the Wiltshire Core Strategy.

H2.5 Upper Studley

Figure 5.6 H2.5 Upper Studley, Trowbridge



Policy H2.5

Land at Upper Studley, as identified on the Policies Map, is allocated for development comprising the following elements:

- approximately 45 dwellings;
- vehicular access via a new junction arrangement off the A361; and
- improvements to cycling and walking routes through the site to link into the existing network.

Development will be subject to the following requirements:

- core bat habitat will be protected and enhanced. Design and layout will be informed by appropriate survey, impact assessments and the Trowbridge Bat Mitigation Strategy (TBMS);
- appropriate mitigation to protect bats, including financial contributions towards management, monitoring and off-site measures as necessary, as informed by the TBMS;
- an attractive frontage to A361 and enhancement of this approach to the town;
- retention and enhancement of existing hedgerows and trees as part of wider landscaping and green infrastructure requirements, and the creation of a publicly accessible Green Infrastructure corridor along the Lambrok Stream to protect and enhance the character, biodiversity and amenity provided by Southwick Country Park in conjunction with development at Southwick Court and Church Lane; and
- a Flood Risk Assessment (incorporating an assessment of the predicted effects of climate change) and comprehensive drainage strategy to inform site layout and design so that surface water is controlled and does not exacerbate flooding off-site.

Development will take place in accordance with a masterplan approved by the Council as part of the planning application process. The design and layout will take account of all policy requirements, including the timely and coordinated provision of necessary infrastructure to achieve a comprehensive development of the site. Any cumulative issues associated with heritage, landscape, biodiversity and highway access should be considered on a comprehensive and consistent basis for allocations H2.4, H2.5 and H2.6 to ensure that new development sensitively addresses the urban edge of the town.

5.56 Approximately 2.27ha of land at Upper Studley is allocated for the development of approximately 45 dwellings, as identified on the Policies Map. The site has a physical relationship to the Lambrok Stream and recently built developments at Silver and Spring Meadows. The land slopes towards the stream and is bound to the south by tall, mature poplar trees. As parts of the site lie within Flood Zones 2 and 3, development proposals will need to be sequentially planned and supported by a Flood Risk Assessment (incorporating an assessment of the predicted effects of climate change). In addition, development proposals will need to be supported by a comprehensive drainage strategy designed to help inform site layout and provide attenuation measures, including Natural Flood Management - i.e. tree and hedgerow planting along the southern margins of the site to slow the flow of surface water into the Lambrok Stream.

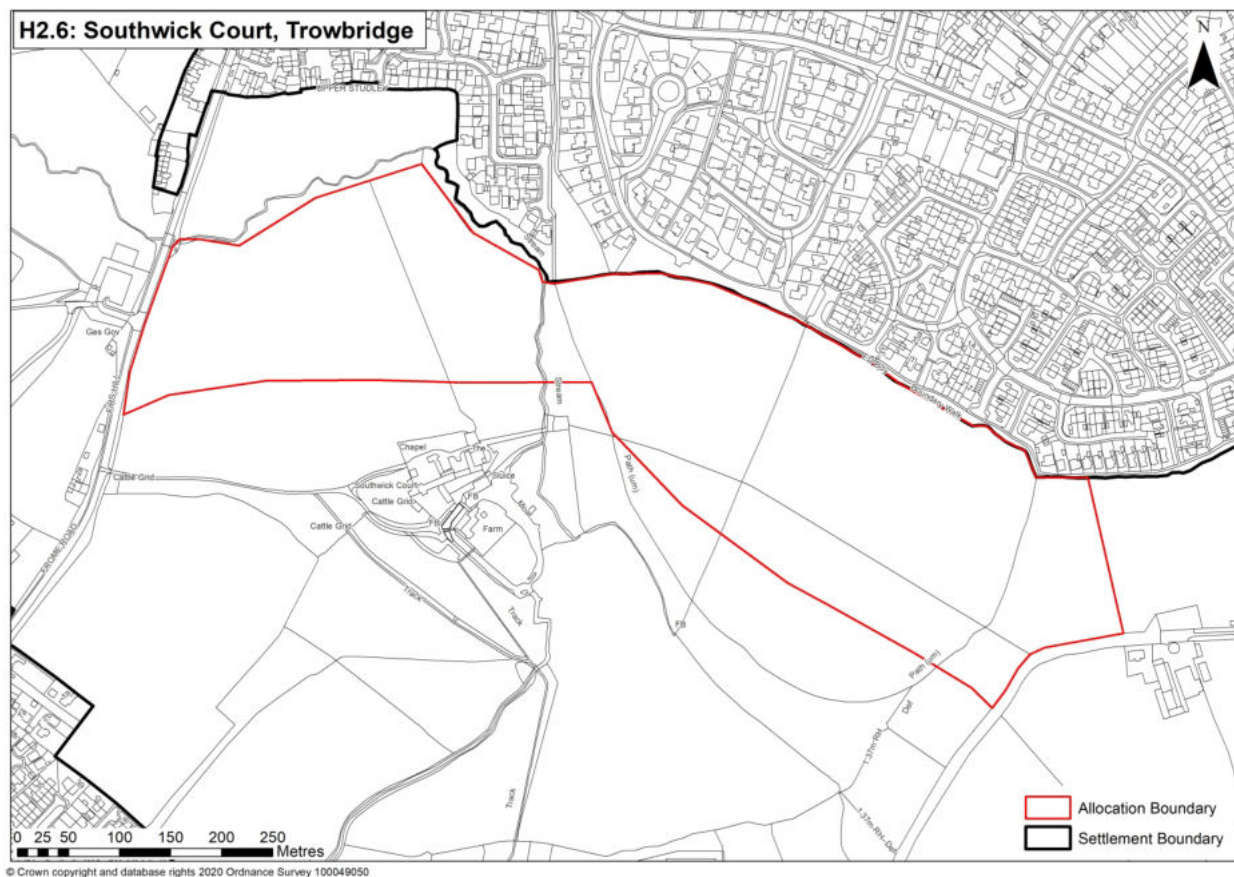
5.57 An objective of detailed design and layout will be to provide an attractive frontage to the A361, that enhances this approach to the town with vehicular access to the A361, along with cycling and walking routes into Trowbridge. The existing natural features of the site are

significant in the landscape and would be incorporated within a detailed layout and Lambrok Stream should be enhanced as a local amenity feature of the site in conjunction with development allocated at Southwick Court and Church Lane.

- 5.58** The site is in an area likely to be used by Bechstein's bats associated with the Bath and Bradford on Avon Bats SAC. Sensitive habitat features on/adjacent to the site include: boundary hedgerows/tree lines; and the Lambrok Stream.
- 5.59** These features should be retained and/or buffered from development (including residential gardens) by wide, dark, continuous corridors of native landscaping which will allow for their long-term protection and favourable management in order to secure continued or future use by Bechstein's bats. The design and layout of development, including the size and location of landscape corridors, lighting and other physical mitigation measures and management protocols, will be informed by the guidance set out in the TBMS and from appropriate surveys and assessments. Development may also be subject to requirements relating to off-site mitigation, management and monitoring measures as necessary.
- 5.60** The masterplan of the site and those prepared to guide the development of neighbouring H2.4 and H2.6 must take a joined-up approach towards addressing necessary infrastructure and cumulative issues associated with heritage, landscape, biodiversity and highway access through layout and design. Appropriate contributions would be likely to be sought to help fund an increase in capacity at local schools, GP surgeries and dentistry in the town in accordance with Core Policies of the Wiltshire Core Strategy.

H2.6 Southwick Court

Figure 5.7 H2.6 Southwick Court, Trowbridge



Policy H2.6

Land at Southwick Court, as identified on the Policies Map, is allocated for development comprising the following elements:

- approximately 180 dwellings;
- a sensitively designed vehicular access from the A361 and road across the site that minimises intrusion within the historic landscape. Signage should be kept to a minimum and particular attention given to reducing any adverse impacts of lighting;
- a controlled emergency vehicular access; and
- improvements to cycling and walking routes through the site to link in to the existing network.

Development will be subject to the following requirements:

- core bat habitat will be protected or enhanced. Design and layout will be informed by appropriate survey, impact assessments and the Trowbridge Bat Mitigation Strategy (TBMS);
- appropriate mitigation to protect bats, including financial contributions toward management, monitoring and any off-site measures as necessary, as informed by the TBMS;
- sensitive design and layout, which ensures the significance of heritage assets and their settings are not subject to unacceptable harm. New homes will be situated to the east of the Lambrok Stream and adjacent to the existing urban area in a manner that respects both the topography of the land and existing urban form to the immediate north. Land to the west of the Lambrok Stream will remain open and free from residential development. This shall be informed by appropriate heritage and archaeological assessments;
- a comprehensive approach to landscaping to enhance the urban edge of the town and in so doing protect and enhance the setting of Southwick Court Farmstead;
- retention and enhancement of existing hedgerows and trees as part of wider landscaping and green infrastructure requirements, and the creation of a publicly accessible green corridor along the Lambrok Stream to protect and enhance the character and amenity provided by Southwick Country Park; and
- a Flood Risk Assessment (incorporating an assessment of the predicted effects of climate change) and comprehensive drainage strategy to inform site layout and design so that surface water is controlled and does not exacerbate flooding off-site.

Development will take place in accordance with a masterplan approved by the Council as part of the planning application process. The design and layout will take account of all policy requirements, including the timely and coordinated provision of necessary infrastructure to achieve a comprehensive development of the site. Any cumulative issues associated with heritage, landscape, biodiversity and highway access should be considered on a comprehensive and consistent basis for allocations H2.4, H2.5 and H2.6 to ensure that new development sensitively enhances the urban edge of the town.

- 5.61** Approximately 18.17ha of land at Southwick Court is allocated for the development of approximately 180 dwellings, as identified on the Policies Map. The site extends over a significant area of agricultural land. The character of the land is relatively open and offers views to the north towards the existing urban edge of the town and south over land that forms a natural buffer to maintain the separate identity of the village of Southwick.

- 5.62** The area is of historic significance as water meadows (non-designated heritage asset) associated with the Grade II* Listed Southwick Court Farmstead that lies to the south of the site. The Southwick Court Farmstead is a heritage asset of significant importance. It is a medieval, manorial farmstead that includes a farmhouse, gatehouse and bridge juxtaposed with later post-medieval/modern additions surrounded by a moat. An essential objective of detailed design will be to minimise harm to its significance. The setting to this heritage asset will be preserved, to the greatest extent possible, informed by the Councils Heritage Impact Assessment and the results of further detailed heritage assessment work to support any subsequent planning application. Taking account of the weight attached to the significance of the assets, alone and in combination, any residual harm would require a clear and convincing justification within any subsequent planning application and should not be substantial. The social, environmental and economic advantages of the development, including the provision of homes along with significant improvements to biodiversity and provision of open space will achieve substantial public benefits. A sensitively designed, comprehensive development scheme will need to minimise harm by ensuring that new homes are directed to the east of the Lambrok Stream and built in a manner that respects both the topography of the land and existing urban form to the immediate north. Land to the west may become either formal or informal open space or remain in agricultural use, but will not be developed for new homes. The character of the area will therefore help to retain the high significance of Southwick Court and associated heritage assets. The strategy for accessing the site must respect the significance of Southwick Court and the wider historic landscape it occupies. The road across the site and junction off the A361 (Frome Road) will therefore need to be sensitively designed and built in a manner that acknowledges the requirement to minimise intrusion within the historic landscape. Signage and lighting will be kept to a minimum and particular attention given to reducing any adverse impacts of lighting throughout the development. In addition, the creation of access specifically for emergency vehicles will need to be sensitively designed to ensure that the removal of any existing trees/hedgerows is kept to a minimum and must have regard to biodiversity, landscape and heritage assets.
- 5.63** Landscaping will be an important element of any subsequent scheme. The site represents an expansion of the town into the countryside. Development would therefore replace a substantial length of the town's existing urban edge. To address the impact of change in the landscape a comprehensive landscape treatment would provide an opportunity to improve the impact of the town on the wider landscape and in so doing protect and enhance the Southwick Court Farmstead. The Lambrok Stream and its respective flood plain should be enhanced as a local amenity feature of the site in conjunction with development proposed at Upper Studley and Church Lane. As parts of the site lie within Flood Zones 2 and 3, development proposals will need to be sequentially planned and supported by a Flood Risk Assessment (incorporating an assessment of the predicted effects of climate change). In addition, development proposals will need to be supported by a comprehensive drainage strategy designed to help inform site layout and provide attenuation measures, including Natural Flood Management - i.e. tree and hedgerow planting along the northern margins of the site to slow the flow of surface water into the Lambrok Stream and associated field drainage systems.
- 5.64** Mature hedgerows and trees (including a solitary veteran Oak tree) are a key feature in the landscape and provide habitat for protected and non-protected species. The existing natural features of the site are significant in the landscape and would be incorporated within a detailed layout. These features also provide wildlife corridors that link habitat features within the local area; in particular, 'dark corridors' for foraging bats. These elements should be protected and enhanced where possible by additional planting with native species.

- 5.65** The site is in an area likely to be used by Bechstein's bats associated with the Bath and Bradford on Avon Bats SAC. Sensitive habitat features on/adjacent to the site will be identified through survey and assessments guided by the requirements of the TBMS and include: boundary hedgerows/tree lines; Axe and Cleaver Lane; the Lambrok Stream; and the moat and grounds at Southwick Court.
- 5.66** These features should be retained and / or buffered from development (including residential gardens) by wide, dark, continuous corridors of native landscaping which will allow for their long-term protection and favourable management in order to secure continued or future use by Bechstein's bats. The design and layout of development, including the size and location of landscape corridors, lighting, other physical mitigation measures and management protocols, will be informed by the guidance set out in the TBMS and from appropriate surveys and assessments. Development may also be subject to requirements relating to off-site mitigation, management and monitoring measures as necessary.
- 5.67** Opportunities to improve walking and cycling routes through the existing built framework should be explored and, wherever practicable, new and improved routes provided in order to encourage a reduction in private car journeys and, in particular, to promote access to the wider countryside.
- 5.68** The masterplan for the site and those prepared to guide the development of neighbouring sites H2.4 and H2.5 must take a joined-up approach towards addressing necessary infrastructure and cumulative issues associated with heritage, landscape, biodiversity and highway access through layout and design. Appropriate contributions would be likely to be sought to help fund an increase in capacity at local schools, local GP surgeries and dentistry at the town in accordance with Core Policies of the Wiltshire Core Strategy.

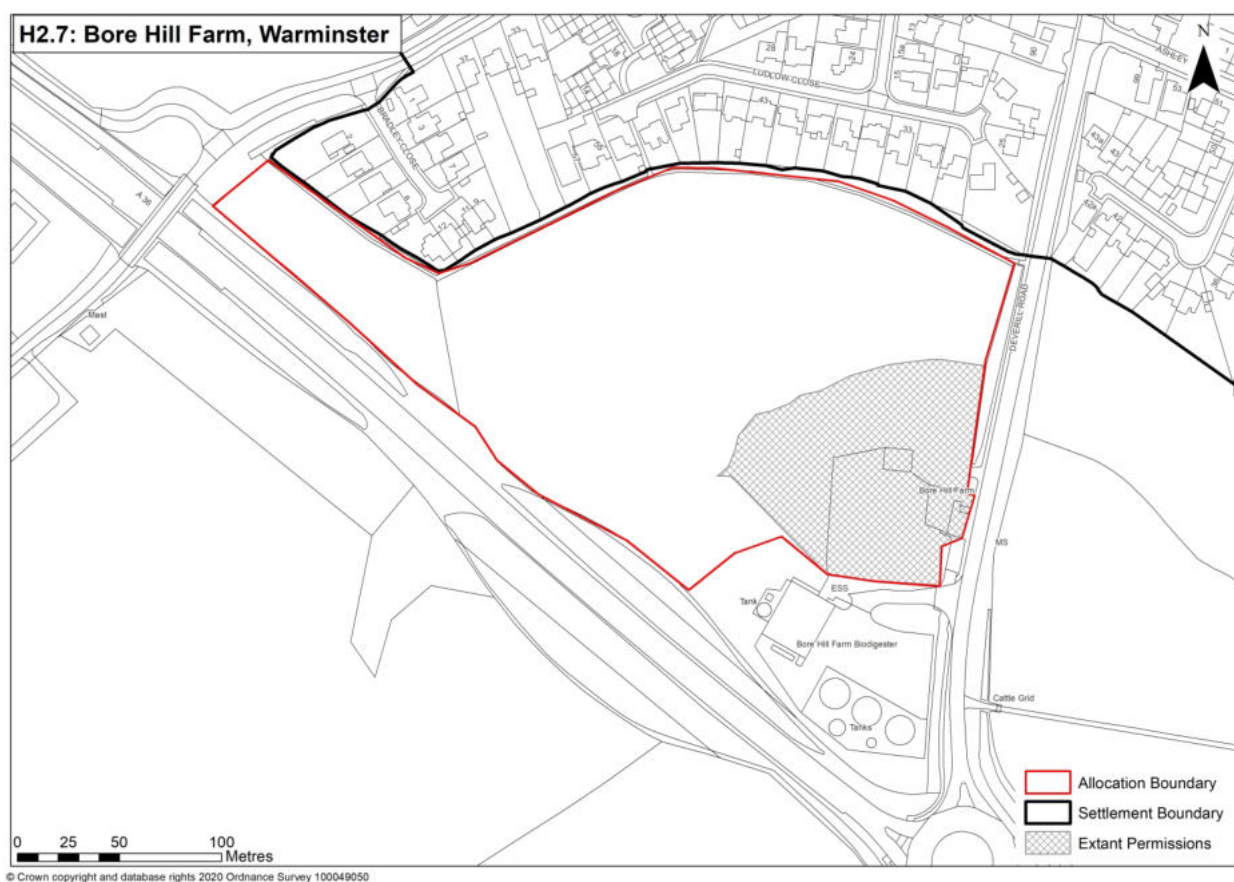
Warminster

- 5.69** Warminster is a Market Town and has the potential to accommodate significant levels of development. As anticipated by the settlement strategy, an increase in jobs and homes in the town would help to enhance services and facilities and promote better levels of self-containment. The WCS envisages Warminster accommodating approximately 1,920 additional dwellings over the plan period (2006 to 2026).
- 5.70** Surface water management at Warminster is a particular issue. Developments will be supported by comprehensive Drainage Strategies that ensure the development will result in improved drainage conditions. Sufficient land will also need to be set aside for surface water management measures.
- 5.71** Development could contribute cumulatively towards adverse impacts on the qualifying features of the River Avon SAC through increased phosphate loading and habitat loss / damage. As such, a Nutrient Management Plan seeks to avoid the likelihood of adverse effects. Nevertheless, impacts are kept under review and this situation may change. For an interim period, developments within the River Avon SAC catchment should be phosphate neutral, which is defined in a Memorandum of Understanding with Natural England and the Environment Agency. Measures will therefore need to be in place to ensure that developments do not contribute to a net increase in phosphates for the River Avon SAC. Housing developers might consider how schemes can offset the additional phosphate loading resulting from new homes and specific measures will be set out in an annex to the Nutrient Management Plan.
- 5.72** Developments will be required to address any direct or indirect cumulative impacts on the A36.

5.73 In March 2018, Natural England and the Environment Agency advised the Council that new development within the River Avon catchment must be phosphate neutral until mechanisms can be put in place to ensure phosphate concentrations in the river do not increase unacceptably as a result of development. The Council has therefore worked with these bodies to agree an Interim Delivery Plan (IDP) which will take phosphate out of the catchment at a rate and spatial distribution broadly similar to patterns of development. Phosphate reductions will partly be reduced through a requirement for new development to reduce domestic water consumption, but it will also deliver measures such as new wetlands, less intensive agriculture and on-farm silt reduction measures. The IDP will be funded through CIL and delivery will be kept under review by the Working Group. Where local or short-term deficiencies emerge, bespoke mitigation may be required of developers.

H2.7 Bore Hill Farm, Warminster

Figure 5.8 H2.7 Bore Hill Farm, Warminster



Policy H2.7

Land at Bore Hill Farm, as identified on the Policies Map, is allocated for development comprising the following elements:

- approximately 70 dwellings;
- vehicular access from Deverill Road;
- B1 employment, located between the bio-digester and residential development; and
- improvements to cycling and walking routes through the site to link into existing network (including WARM60).

Development will be subject to the following requirements:

- noise, dust and odour assessments to inform design and layout to separate the built form and sensitive land uses from the adjoining waste management facility. Development will not be permitted where assessments conclude that a satisfactory living environment for future residents cannot be created;
- screening will be provided that has given due consideration to the operational waste management facility (bio-digester). Additional landscape screening at site boundaries to preserve amenity of adjoining residential dwellings; and
- a Flood Risk Assessment (incorporating an assessment of the predicted effects of climate change) and comprehensive drainage strategy to inform design and layout of the site so that surface water is controlled and does not exacerbate flooding off-site.

Development will take place in accordance with a masterplan approved by the Council as part of the planning application process. The design and layout will take account of all policy requirements, including the timely and coordinated provision of necessary infrastructure to achieve a comprehensive development of the site.

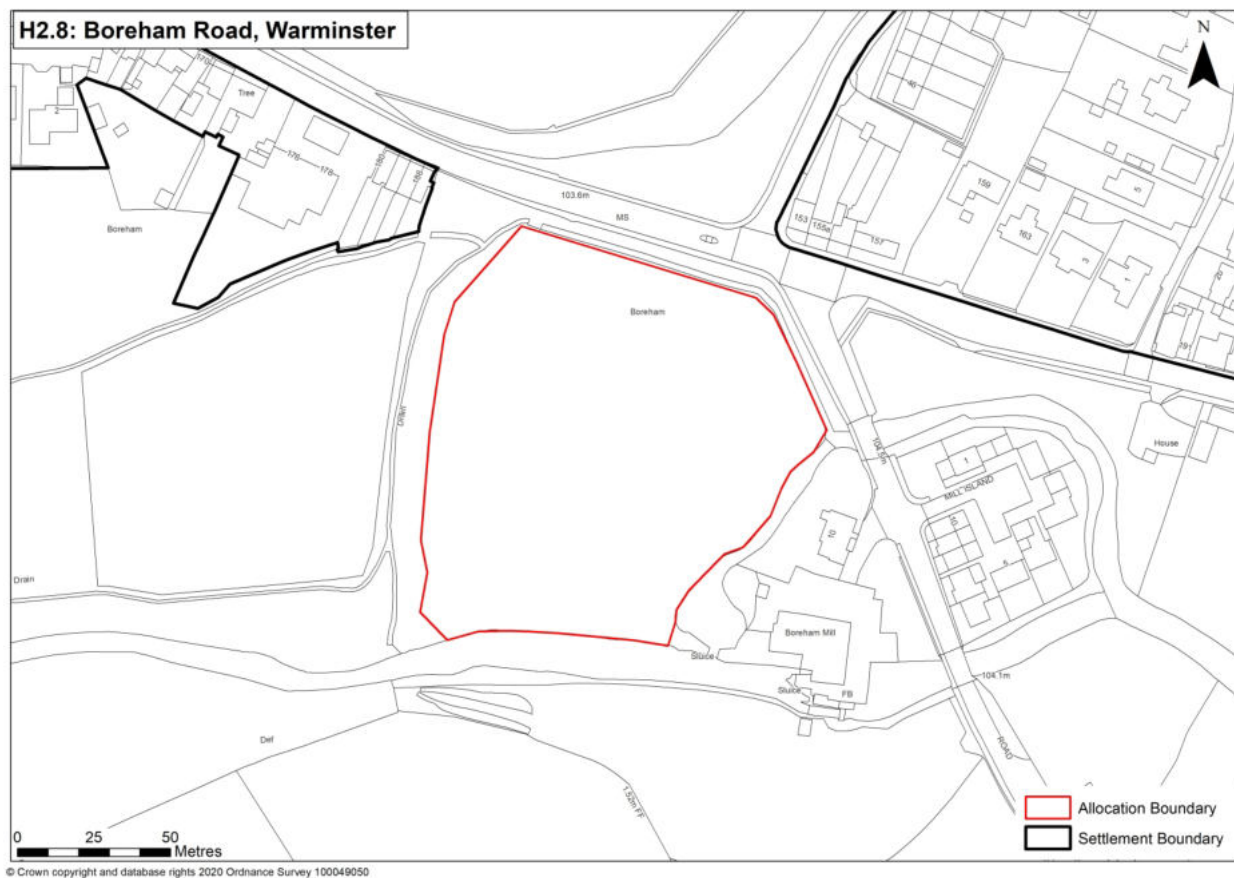
- 5.74** Approximately 4.83ha of land at Bore Hill Farm/Bradley Road, as shown on the Policies Map, is allocated for the development of approximately 70 dwellings.
- 5.75** The site is formed of land between the A36 and Deverill Road which lies adjacent to the Bore Hill Farm bio-digester. Considering the site context, any subsequent development proposals (e.g. layout and screening) will need to take account of potential issues associated with the operational waste management facility, these may include: noise, dust and odour. There is some limited screening on the north boundary with existing development at Bradley Close and Ludlow Close. Additional landscape screening at the site boundaries would be required to preserve and maintain the living conditions of adjoining residential dwellings. Vehicular access will be provided from Deverill Road and connection to, and improvement of public right of way, WARM60, should be provided. In addition, development proposals will need to be supported by a Flood Risk Assessment (incorporating an assessment of the predicted effects of climate change).
- 5.76** The site area includes land at Bore Hill Farm which benefits from extant planning permission for the development of B1 employment units⁽¹⁶⁾. In order to retain the employment generating use of this part of the site, in line with Warminster Neighbourhood Plan Policy W1, development would include approximately 70 dwellings together with B1 employment use. Provision for employment use as part of the development will take the form of land, equivalent in extent to that part of the current planning permission within the allocation, being reserved

and marketed as serviced land. It would be located between the operational bio-digester and proposed residential development, to provide separation between these uses. A noise assessment would form part of the planning application process and to inform detailed design and layout.

- 5.77** Future development of the site shall be brought forward in such a way that ensures the residential and employment uses on the site are compatible. In line with WCS Core Policy 41, opportunities should be explored for new development to use energy generated by the adjoining biodigester. Appropriate contributions may also be sought to help fund an increase in capacity at local schools, GP surgeries and dentistry in the town in accordance with Core Policies of the Wiltshire Core Strategy.

H2.8 Boreham Road

Figure 5.9 H2.8 Boreham Road, Warminster



Policy H2.8

Land at Boreham Road, as identified on the Policies Map, is allocated for development comprising of the following elements:

- approximately 30 dwellings;
- access will be provided from Boreham Road; and
- improvements to cycling and walking routes through the site to link into the existing network including the reconstruction of pedestrian footways onto Boreham Road.

Development will be subject to the following requirements:

- sensitive design and layout, which ensures the significance of heritage assets and their settings are not subject to unacceptable harm. This shall be informed by appropriate heritage and archaeological assessments;
- measures to safeguard protected species and habitats of importance for biodiversity, including the retention and enhancement of trees and hedgerows as wildlife corridors as informed by an ecological assessment;
- measures to protect the integrity of the River Avon SAC, with particular regard to phosphate discharge into the River Avon and its tributaries. This will be informed by appropriate survey and impact assessment; and
- a Flood Risk Assessment (incorporating an assessment of the predicted effects of climate change) and comprehensive drainage strategy to inform design and layout of the site so that surface water is controlled and does not exacerbate flooding off-site.

Proposals for development of the site will be informed by, and take account of, all policy requirements and opportunities in design and layout and delivered as a whole to achieve a comprehensive development that ensures the timely and coordinated provision of necessary infrastructure, services, facilities and open space.

- 5.78** Approximately 1.32ha of land at Boreham Road, as shown on the Policies Map, is allocated for the development of approximately 30 dwellings. It has previously been considered as an opportunity to provide for self-build homes and this remains the preferred form of development.
- 5.79** The site comprises relatively low grade agricultural meadow land that, in part, has been used for the disposal of builders' rubble and spoil. It is well contained and framed by existing mature hedgerows and trees. These features provide important habitat corridors and should therefore be retained, protected and, where possible, enhanced through additional planting.
- 5.80** Whilst situated outside the Bishopstrow Conservation Area, the site is considered to lie within the setting of this designated heritage asset. Development of the site would therefore need to respond positively to its surroundings and have due regard to the special character or appearance of the Conservation Area. In line with national policy, an assessment of heritage assets and their significance (including the contribution made by their setting) would be required in order to support any subsequent proposals, including the design of mitigation measures. The setting of heritage assets will be protected so as to ensure, as far as practicable, there will be no substantial harm to their significance.
- 5.81** Parts of the site lie within Flood Zones 2 and 3. Therefore development proposals will need to be sequentially planned and supported by a Flood Risk Assessment (incorporating an assessment of the predicted effects of climate change). In addition, development proposals will need to be supported by a comprehensive drainage strategy and water infrastructure

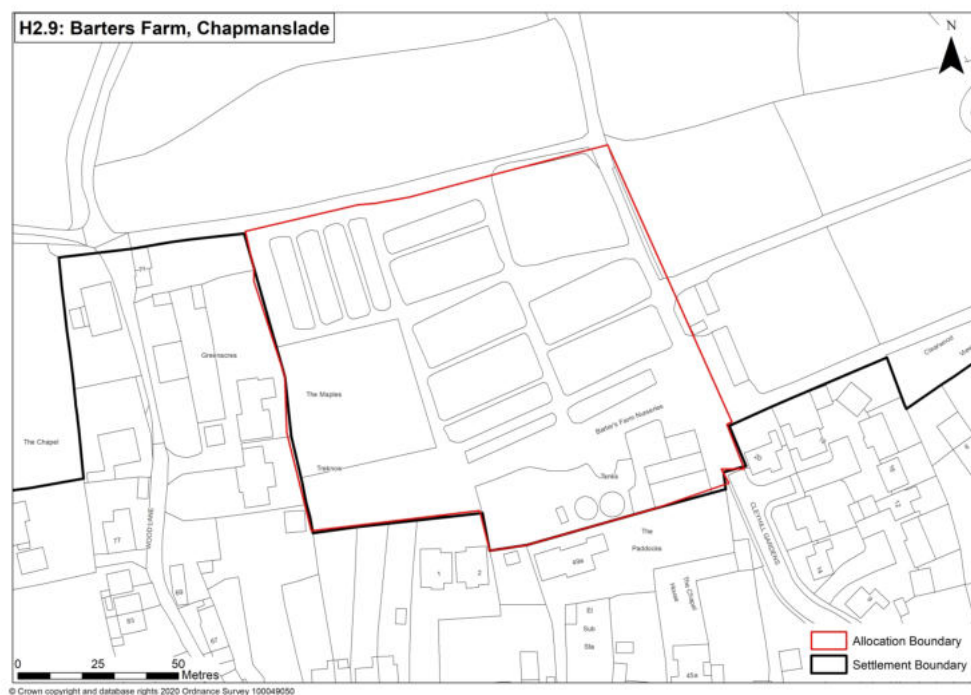
capacity assessment. Where necessary, details relating to the reinforcement of existing foul/storm water drainage arrangements will need to be submitted with any subsequent planning application.

- 5.82** Vehicular access would be achieved from Boreham Road. Details relating to the provision of the junction arrangements; culvert arrangements; closure of exiting agricultural field gate and reconstruction of pedestrian footways onto Boreham Road would need to be submitted with any planning application. Appropriate contributions would be likely to be sought to help fund an increase in capacity at local schools, GP surgeries and dentistry in the town in accordance with Core Policies of the Wiltshire Core Strategy.

Warminster Community Area Remainder

H2.9 Barters Farm, Chapmanslade

Figure 5.10 H2.9 Barters Farm, Chapmanslade



Policy H2.9

Land at Barters Farm, as identified on the Policies Map, is allocated for development comprising the following elements:

- approximately 35 dwellings;
- vehicular access from Cleyhill Gardens; and
- improvements to cycling and walking routes through the site to link into the existing network, including CHAP14.

Development will be subject to the following requirements:

- retention and enhancement of trees and hedgerows as part of wider landscaping and green infrastructure requirements;
- a Flood Risk Assessment (incorporating an assessment of the predicted effects of climate change) and comprehensive drainage strategy to inform design and layout of the site so that surface water is controlled and does not exacerbate flooding off-site;
- an ecological assessment to inform design and layout of the development, along with on and off-site mitigation and monitoring measures as appropriate due to its location within the core buffer area of the Bath and Bradford on Avon Bats Special Area of Conservation (SAC); and
- an archaeological assessment to inform site layout.

Proposals for development of the site will be informed by, and take account of, all policy requirements and opportunities in design and layout and delivered as a whole to achieve a comprehensive development that ensures the timely and coordinated provision of necessary infrastructure, services, facilities and open space.

- 5.83** Chapmanslade is designated as a Large Village where an appropriate level of development is anticipated in order to meet housing needs and improve employment opportunities, services and facilities. Development will provide affordable homes and improved cycling and walking routes to the heart of the village, thereby contributing towards the delivery of the Warminster Community Area Strategy, as anticipated by the WCS.
- 5.84** Approximately 1.35ha of Land at Barters Farm is allocated for the development of approximately 35 dwellings, as identified on the Policies Map. As a former nursery and garden centre, development does not result in the loss of agricultural land and open countryside. Within the context of the village, the site is well located and avoids adversely impacting on ecological features such as Ancient Woodland that lies on the periphery of much of the settlement. Public right of way, CHAP14, runs along the northern boundary of the site. This will be retained and enhanced through the development of the site. Considering the size of the site, any subsequent planning application will need to be supported by a Flood Risk Assessment (incorporating an assessment of the predicted effects of climate change) and comprehensive drainage strategy to help inform matters such as layout and design.
- 5.85** The site is within the core buffer area of the Bath and Bradford On Avon Bats Special Area of Conservation (SAC), as set out in Planning Guidance, and therefore there may be potential for bats to use the site and so mitigation measures such as new tree/hedgerow planting may be necessary. An ecological assessment will be required to identify potential impacts and

set out appropriate mitigation. This may include the need to make financial contributions in relation to off-site mitigation measures. There is also potential for archaeological remains, therefore this too would need full assessment.

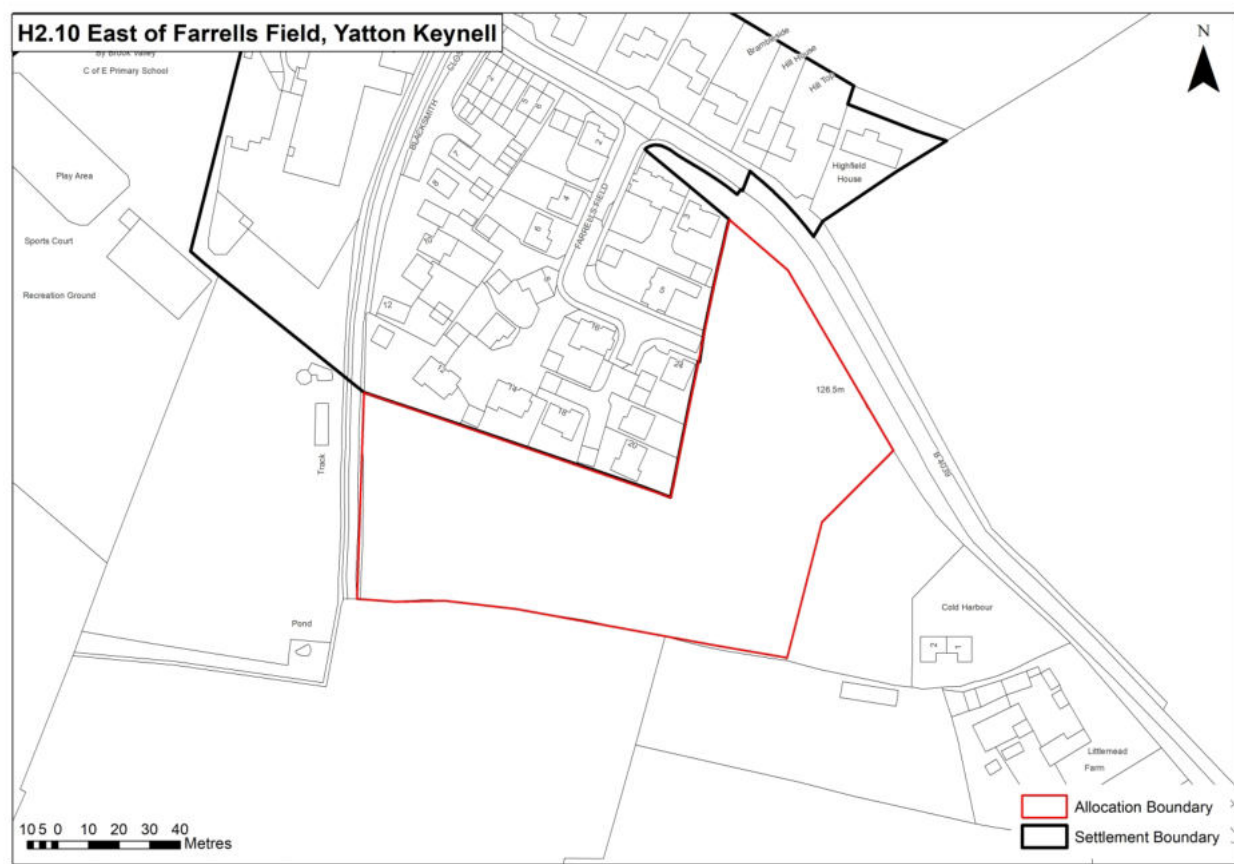
5.86 Additional screening on the site boundaries will be required in order to preserve and maintain landscape quality and edge of settlement setting, and to protect the amenity of adjoining residential dwellings.

5.87 In order to facilitate development, appropriate contributions would likely be sought to help fund an increase in capacity at local schools, GP surgeries and dentistry in the town in accordance with Core Policies of the Wiltshire Core Strategy.

Chippenham Community Area Remainder

H2.10 East of Farrells Field, Yatton Keynell

Figure 5.11 H2.10 East of Farrells Field, Yatton Keynell



Policy H2.10

Land to the east of Farrells Field, Yatton Keynell, as identified on the Policies Map, is allocated for development comprising the following elements:

- **approximately 30 dwellings;**
- **vehicular access from B4039; and**
- **improvements to cycling and walking routes through the site to link into the existing network.**

Development will be subject to the following requirements:

- **retention and enhancement of trees and hedgerows as part of wider strategic landscaping and green infrastructure requirements, incorporating open space provision;**
- **a Flood Risk Assessment (incorporating an assessment of the predicted effects of climate change) and comprehensive drainage strategy to inform site layout and design so that surface water is controlled and does not exacerbate flooding off-site; and**
- **an integrated water infrastructure strategy to ensure the provision of adequate and appropriate infrastructure for water supply and waste water, both on and off-site.**

Proposals for development of the site will be informed by, and take account of, all policy requirements and opportunities in design and layout and delivered as a whole to achieve a comprehensive development that ensures the timely and coordinated provision of necessary infrastructure, services, facilities and open space.

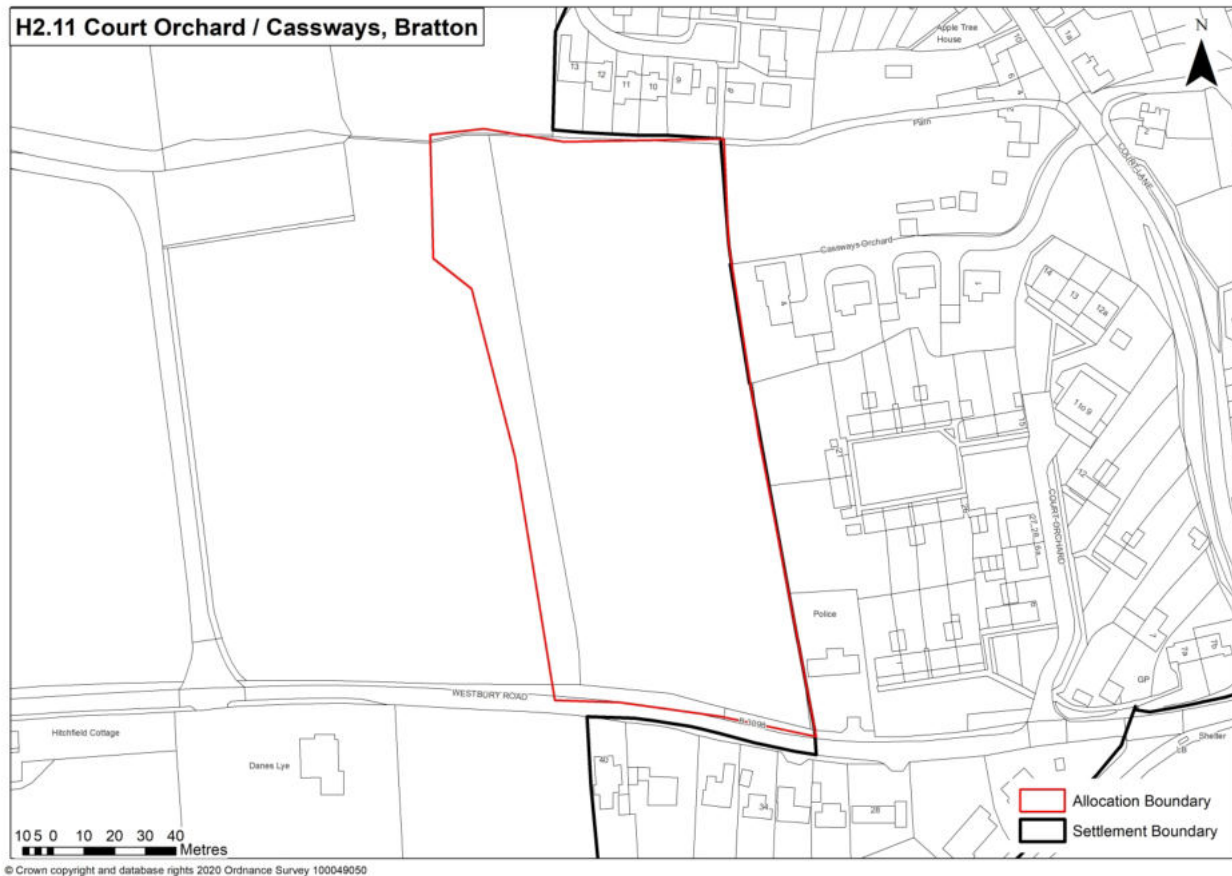
- 5.88** Yatton Keynell is designated as a Large Village where development is limited to meet local needs. Much of the land around the settlement is within the Cotswolds AONB and development at the village is constrained by the importance of the need to conserve the qualities of the designation. An allocation of land that avoids the designation provides for local needs and supports the role of the settlement.
- 5.89** Land East of Farrells Field, Yatton Keynell is allocated for the development of approximately 30 dwellings on approximately 1.2ha of land, as shown on the Policies Map. Considering the size of the site any subsequent planning application will need to be supported by a Flood Risk Assessment (incorporating an assessment of the predicted effects of climate change) and comprehensive drainage strategy to help inform matters such as layout and design. In addition, as the site lies within Groundwater Protection Zone 2 development proposals will need to comply with Core Policy 68 (Water resources) with applications demonstrating that regard has been paid to the advice set out in the Environment Agency's groundwater protection policy. An integrated water infrastructure strategy will be provided in advance of development to ensure the provision of adequate and appropriate infrastructure for water supply and waste water, both on and off-site. The site is well located with regard to local services and facilities. The site is in agricultural use and represents the continuation of recent development in this part of the settlement.
- 5.90** Retention of the existing boundary vegetation on site would provide screening to reduce the effect on adjacent visual receptors and be in keeping with the existing landscape character. The possibility to link to adjacent footpaths should be explored.

- 5.91** Appropriate contributions would be likely to be sought to help fund an increase in capacity at local schools, GP surgeries and dentistry in the town in accordance with Core Policies of the Wiltshire Core Strategy.

Westbury Community Area Remainder

H2.11 Court Orchard/Cassways, Bratton

Figure 5.12 H2.11 Court Orchard / Cassways, Bratton



Policy H2.11

Land at Court Orchard/Cassways, as identified on the Policies Map, is allocated for development comprising of the following elements:

- approximately 35 dwellings;
- vehicular access from B3098; and
- improvements to cycling and walking routes through the site to link into the existing network including BRAT24 and BRAT25.

Development will be subject to the following requirements:

- development will be informed by an ecological assessment detailing suitable mitigation measures to ensure the safeguarding of protected species and habitats of importance for biodiversity;
- retention and enhancement of trees and hedgerows on the site boundaries as part of wider landscaping and green infrastructure requirements. Development will be expected to take particular care to ensure that a suitable boundary with the open countryside is provided that protects or enhances landscape quality and the setting of the edge of the settlement;
- a Flood Risk Assessment (incorporating an assessment of the predicted effects of climate change) and comprehensive drainage strategy to inform design and layout of the site so that surface water is controlled and does not exacerbate flooding off-site; and
- sensitive design and layout, which ensures the significance of heritage assets and their settings are not subject to unacceptable harm. This shall be informed by appropriate heritage and archaeological assessments.

Proposals for development of the site will be informed by, and take account of, all policy requirements and opportunities in design and layout and delivered as a whole to achieve a comprehensive development that ensures the timely and coordinated provision of necessary infrastructure, services, facilities and open space.

- 5.92** Bratton is designated as a Large Village where some development is acceptable to meet housing needs and to improve employment opportunities, services and facilities.
- 5.93** Approximately 1.61ha of land at Court Orchard/Cassways is allocated for the development of approximately 35 dwellings, as identified on the Policies Map.
- 5.94** The site comprises a roughly rectangular field that slopes down towards the north. The site is situated on the edge of Bratton, and is within a Special Landscape Area. A part of the site also adjoins the Bratton Conservation Area. In addition, due to the proximity of Bratton Camp Scheduled Monument and the prehistoric/medieval potential at this location, heritage and archaeological assessments will be required to support a planning application.
- 5.95** Trees and hedgerows on the sites boundaries are important wildlife corridors and have ecological importance. Consequently, they should be retained, protected and where necessary, enhanced through additional planting.
- 5.96** Additional screening at the site boundaries would be required to preserve and enhance the landscape quality, Conservation Area and edge of settlement setting, and to protect the amenity of adjoining residential dwellings. A new visual boundary to the settlement will need

to be established along the site's western edge. This should respect the existing landscape value and character of the area, while ensuring a suitable transition between the village and open countryside.

- 5.97** Considering the size of the site and the fact that part of the land is susceptible to surface water flooding, any subsequent planning application will need to be supported by a Flood Risk Assessment (incorporating an assessment of the predicted effects of climate change) and comprehensive drainage strategy to help inform matters such as layout and design.
- 5.98** Access would be from the B3098. Improved connections to adjoining public rights of way, BRAT24 and BRAT25, should be facilitated through any subsequent development proposals.
- 5.99** Appropriate contributions would be likely to be sought to help fund an increase in capacity at local schools, GP surgeries and dentistry in the town in accordance with Core Policies of the Wiltshire Core Strategy.

South Wiltshire Housing Market Area

- 5.100** Land for housing development is identified to ensure supply, support the role of settlements in the South Wiltshire HMA, and improve choice and competition in the market for land. Evidence suggests a need for a greater intervention by the Plan with regard to the South Wiltshire HMA in order to ensure a continuity of land supply⁽¹⁷⁾.
- 5.101** As a Principal Settlement, the WCS anticipates that Salisbury will be a primary focus for development. Moreover, the role of the City as a significant employment and strategic service centre will be expected to be strengthened over the plan period up to 2026. Additional allocations are therefore made to support this role.
- 5.102** Other allocations are made at Durrington, a Market Town with Amesbury and Bulford, to supports its role. The following sites are allocated for development:

Table 5.3 Housing Allocations in the South Wiltshire Housing Market Area

Community Area	Reference	Site Name	Approximate number 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
	H3.5	The Yard, Hampton Park	14
Amesbury	H3.6	Clover Lane, Durrington	45
	H3.7	Larkhill Road, Durrington	15

- 5.103** How these sites were selected is explained in the Community Area Topic Papers published as part of the evidence base of this Plan.
- 5.104** The specific requirements and form development will take are described below for each site to ensure they are each appropriate in scale and character to their location and in accordance with WCS and national policy.

Salisbury

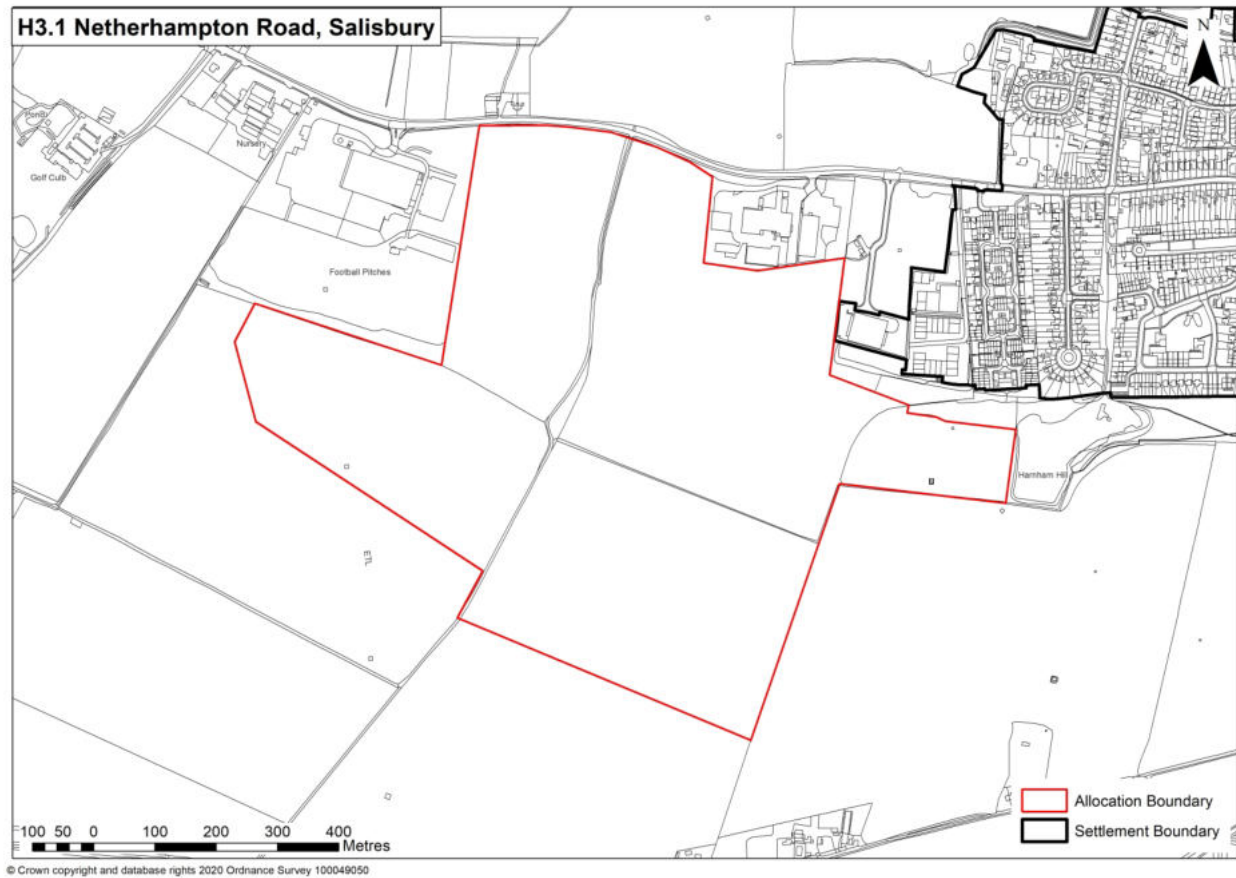
- 5.105** Salisbury is designated as a Principal Settlement in the Wiltshire Core Strategy and is a strategically important centre and a primary focus for development. Significant levels of jobs and homes should be provided in Principal Settlements, together with supporting community facilities and infrastructure, to meet their economic potential and to support self-containment (Core Policy 1). The WCS envisages Salisbury, with Wilton, accommodating approximately 6,060 dwellings over the plan period (2006 to 2026).
- 5.106** Assessment evidence demonstrates three considerations to be addressed in order for housing development to be accommodated:

17 Topic Paper 3: Housing Land Supply, paragraph 3.26, Wiltshire Council (July 2017)

- **Transport:** development inevitably has impacts on the local transport network. The Salisbury Transport Strategy contains measures to support the scale of growth envisaged by the WCS. Plan allocations crystallise the pattern growth takes up to 2026 and the refresh of the Salisbury Transport Strategy (2018) has reviewed the effectiveness of existing measures and proposes new ones to accommodate growth. Development will contribute to these wider network measures, where necessary, alongside measures that are implemented expressly as part of specific development proposals.
- **Education:** development will increase the number of pupils needing primary school places. A lack of capacity across the City affects proposals allocated for development. The evidence points to the need for a new primary school. Therefore, in addition to land reserved for one new school, funding contributions will be sought from developers to help provide adequate capacity.
- **Biodiversity:** development could contribute cumulatively towards adverse impacts on the qualifying features of the River Avon SAC through increased phosphate loading and habitat loss/damage. As such, the Nutrient Management Plan seeks to avoid the likelihood of adverse effects. Nevertheless, impacts are kept under review and this situation may change. For an interim period, developments within the River Avon SAC catchment should be phosphate neutral, which will be defined in a Memorandum of Understanding with Natural England and the Environment Agency. Measures will therefore need to be in place to ensure that developments do not contribute to a net increase in phosphates for the River Avon SAC. Housing developers might consider how schemes can offset the additional phosphate loading resulting from new homes and specific measures will be set out in an annex to the Nutrient Management Plan.

H3.1 Netherhampton Road, Salisbury

Figure 5.13 H3.1 Netherhampton Road, Salisbury



Policy H3.1

Land at Netherhampton Road, as identified on the Policies Map, is allocated for development comprising the following elements:

- **approximately 640 dwellings;**
- **sensitively designed vehicular access from the A3094 Netherhampton Road with minimal signage and lighting to ensure views of Salisbury Cathedral spire are not subject to unacceptable harm;**
- **measures to positively support walking, cycling and public transport use between the site and Salisbury, including improvements to bridleway NHAM10;**
- **at least 1.8ha of land for a two-form entry primary school along with playing pitches;**
- **a local centre of an appropriate scale to provide local access to services and facilities; and**
- **a Country Park of at least 10ha in size, located in the east and south of the site, with associated parking and facilities, provision of strategic landscaping and appropriately located public open space and green infrastructure throughout the rest of the site.**

Development will be subject to the following requirements:

- **design and layout to be guided by appropriate heritage and archaeological assessments;**
- **all built development to be located below the 75m contour;**
- **provision made for transport network improvements necessary to accommodate the scale of development envisaged, as identified through a comprehensive transport assessment;**
- **contributions towards education and on or off-site healthcare capacity to meet the needs created by the development;**
- **measures to safeguard the interest of Harnham Hill Chalk Pit SSSI and Harnham Slope County Wildlife Site;**
- **a Flood Risk Assessment (incorporating an assessment of the predicted effects of climate change) and comprehensive drainage strategy to inform site layout and design of the site so that surface water is controlled and does not exacerbate flooding off-site;**
- **measures to protect the integrity of the River Avon SAC, with particular regard to phosphate discharge into the River Avon and its tributaries. This will be informed by appropriate survey and impact assessment;**
- **provision made for improvements to local sewerage systems, informed by a water infrastructure capacity appraisal; and**
- **surface water management, to include comprehensive surface water drainage measures (including a sustainable drainage system), that achieves equivalent or better than current greenfield rates of run-off.**

Development will take place in accordance with a masterplan approved by the Council as part of the planning application process. The design and layout will take account of all policy requirements, including the timely and coordinated provision of necessary infrastructure to achieve a comprehensive development of the site.

- 5.107** Approximately 63ha of land to the south of Netherhampton Road, as shown on the Policies Map, is allocated for development of approximately 640 dwellings, a new two-form of entry primary school and a local centre of an appropriate scale to provide local access to services

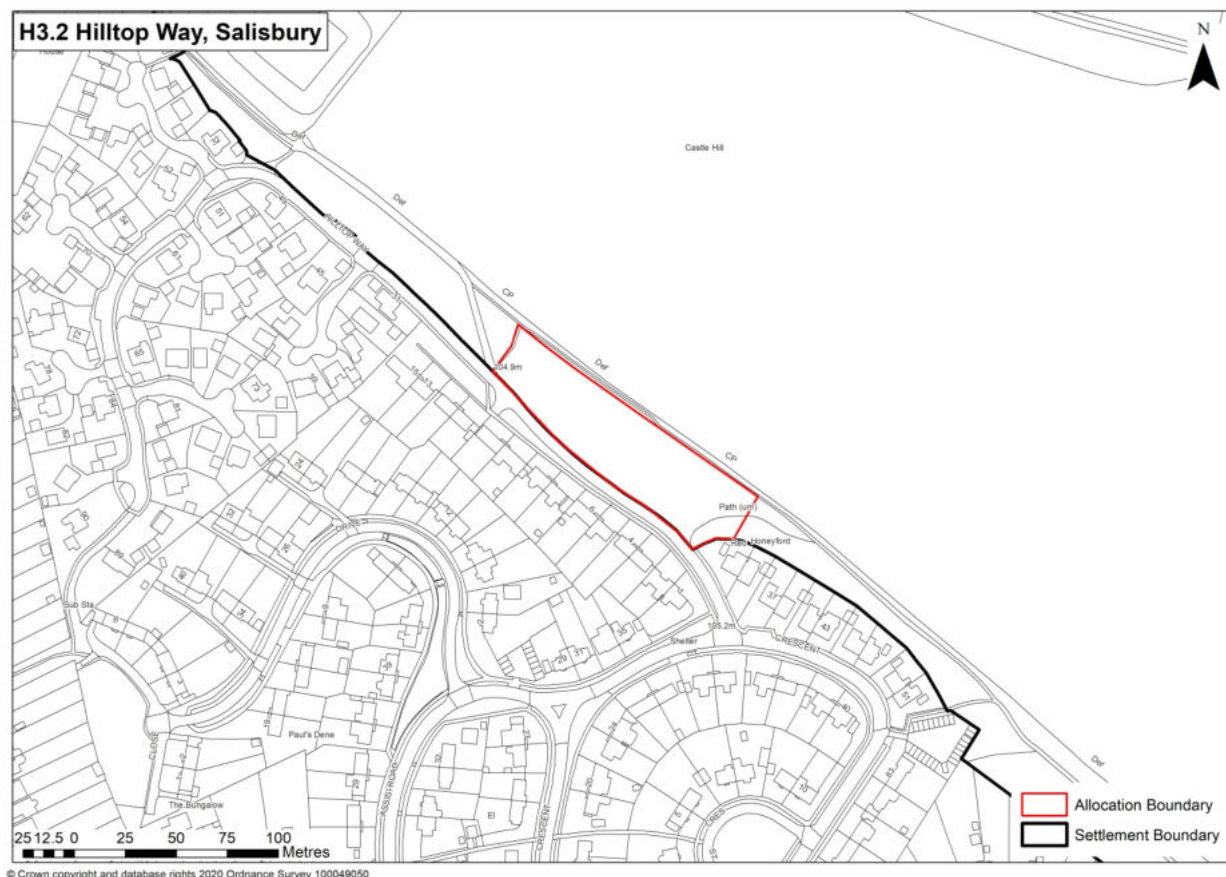
and facilities, including a convenience store and potentially healthcare facilities if provided on-site. An impact assessment will be required in line with Core Policy 38 of the Wiltshire Core Strategy. All built development will be below the 75m contour and a scheme will include a Country Park and extensive planting. Development of this site represents necessary growth to support the delivery of housing at Salisbury and thereby contribute towards land supply within the South Wiltshire Housing Market Area.

- 5.108** The site was originally included in the draft South Wiltshire Core Strategy as a strategic allocation. Whilst the Examination of that plan led to the site not being allocated for development due to a reduction in housing requirements, it was nonetheless considered suitable as a strategic allocation and referenced as a potential site for consideration if/or when the need for additional housing arises. Accordingly, the site is referenced in paragraph 5.112 of the Wiltshire Core Strategy as a site that should be considered if further land is needed to meet housing requirements, and the site has now been confirmed as a preferred location for growth having been assessed through a sustainability appraisal which assessed a number of reasonable alternative sites around Salisbury.
- 5.109** In order to facilitate development, there is a requirement for a new primary school to be provided on site. Accordingly, a minimum of 1.8ha of land is reserved within the scheme in order to accommodate a two form entry primary school. Development will also increase demand for primary healthcare facilities (GP services) in Salisbury. Additional provision would need to be provided to address limited capacity and support planned growth. This may be delivered on-site or off-site by funding contributions towards and/or provision of health facilities, in accordance with core policies of the Wiltshire Core Strategy.
- 5.110** This location has capacity to accommodate change from an environmental and landscape perspective. There are no landscape, biodiversity or heritage designations within the site. The edge of the Cranborne Chase and West Wiltshire Downs AONB lies approximately 2km south-west of this site and no significant impacts on the AONB are considered likely. Mitigation is considered achievable to reduce any potential adverse landscape effects, including on visual connections to local landmark features e.g. Salisbury Cathedral, Old Sarum and Netherhampton Church, through significant provision of appropriately located public open space and green infrastructure, with new residential development located in the northern part of the site and restricted to below the 75m contour line. Substantial new tree planting will reflect typical Downland characteristics.
- 5.111** The archaeological potential of the site is demonstrably high. The site includes prehistoric barrows, field systems and enclosures. At the planning application stage, the layout and design of the development will need to give great weight to conserving heritage assets and their setting in a manner proportionate to their significance. The site has been subject to archaeological assessment, geophysical survey and evaluation trenching, with archaeological interest shown to be present across the site. These investigations should inform the masterplan for the site.
- 5.112** West Harnham Chalk Pit Site of Special Scientific Interest (SSSI) and Harnham Slope County Wildlife Site (CWS) should be protected. Potential additional recreational use will be positively managed. Sufficient areas of public open space should be incorporated into a layout and design in order to protect these sites by providing attractive, alternative areas for recreation. To support this objective, a significant sized Country Park will be provided in the south and east of the site for recreational use by the public as part of open space and green infrastructure provision. Additional planting will go some way to counteract the phosphate loading and resulting pressures on the River Avon SAC that development will create. An objective of the site will be to offset fully all potential for harm.

- 5.113** Comprehensive improvements to the local and strategic road network would be necessary to safely accommodate development where the residual cumulative impacts are severe. Accordingly, contributions towards these improvements will likely be sought. To address such matters, dialogue with Highways England will be required and work would take place in conjunction with the Salisbury Transport Strategy Refresh (2018). Mitigation measures will be guided by evidence from a robust and comprehensive transport assessment which will need to be undertaken by any future applicant, the scope of which is to be agreed by Wiltshire Council and Highways England. The assessment would fully investigate detailed transport impacts of the development on the wider Salisbury transport network, especially on the A36T, and identify appropriate measures to safely accommodate additional traffic emanating from the new development.
- 5.114** In addition, measures to positively promote and support cycling, walking and public transport use would also need to be addressed through any subsequent planning application process. This too would be undertaken in conjunction with the Salisbury Transport Strategy Refresh (2018) that takes account of planned strategic growth of Salisbury. The site is reasonably well located in relation to the city centre and development should include measures to enable as many trips as possible to the city centre to take place on foot, cycling or by public transport. The bridleway leading from the site (NHAM10) is likely to be a key route for people walking and cycling from the site connecting to the Old Shaftesbury Drove and into Harnham. Development of the site should include suitable surfacing of this route throughout the site.
- 5.115** A water infrastructure capacity appraisal will be needed to confirm the scope and extent of works to service new development. This should include the capacity of local sewer systems. Bearing in mind the size of the site, any subsequent planning application will need to be supported by a Flood Risk Assessment (incorporating an assessment of the predicted effects of climate change) and comprehensive drainage strategy to help inform matters such as layout and design. Sufficient land would need to be set aside for robust surface water management, to include comprehensive Surface Water Drainage measures (including a Sustainable Drainage System) that results in run-off rates equalling, or bettering current greenfield infiltration rates.

H3.2 Hilltop Way, Salisbury

Figure 5.14 H3.2 Hilltop Way, Salisbury



Policy H3.2

Land at Hilltop Way, as identified on the Policies Map, is allocated for development comprising the following elements:

- approximately 10 dwellings;
- vehicular access via Hilltop Way; and
- the public right of way forming the northern boundary of the site should be maintained and its route enhanced.

Development will be subject to the following requirements:

- identification and establishment of a suitable receptor site for the translocation of slow worms in the adjacent Country Park, to be agreed with the Council's ecologist. Development shall not take place until the receptor site has been agreed and translocation has taken place to the satisfaction of the Council's ecologist; and
- appropriate location of new dwellings and high-quality design including landscaping and open space to mitigate impacts on skyline views.

Proposals for development of the site will be informed by, and take account of, all policy requirements and opportunities in design and layout and delivered as a whole to achieve a comprehensive development that ensures the timely and coordinated provision of necessary infrastructure, services, facilities and open space.

- 5.116** Hilltop Way is allocated for the development of approximately 10 dwellings on approximately 0.48ha of land as shown on the Policies Map. The site is adjacent to the existing settlement boundary of Salisbury and would deliver a relatively small number of dwellings towards the overall remaining indicative housing requirement for Salisbury.
- 5.117** The site is a narrow area of undeveloped rough grassland adjacent to existing residential development along Hilltop Way. Access to the site would be achieved via Hilltop Way. There is a public right of way forming the northern boundary of the site and beyond that is the Hampton Country Park. The right of way should be maintained and its route enhanced through additional hedge and tree planting and additional access points to the Country Park.
- 5.118** The site has been shown to have a high population of reptiles (slow worms) and these will need to be re-colonised on a suitable receptor site within the Country Park, prior to development taking place.
- 5.119** There is potential for impacts on skyline views from Old Sarum Airfield Conservation Area and from Old Sarum Castle and these will need to be mitigated through the appropriate location of new dwellings and a high quality design scheme, together with suitable landscaping and provision of open space.

Figure 5.15 H3.3 North of Netherhampton Road, Salisbury

Policy H3.3

Land North of Netherhampton Road, as identified on the Policies Map, is allocated for development comprising the following elements:

- approximately 100 dwellings;
- vehicular access to the site from A3094 Netherhampton Road; and
- improvements to cycling and walking routes through the site to link into the existing network.

Development will be subject to the following requirements:

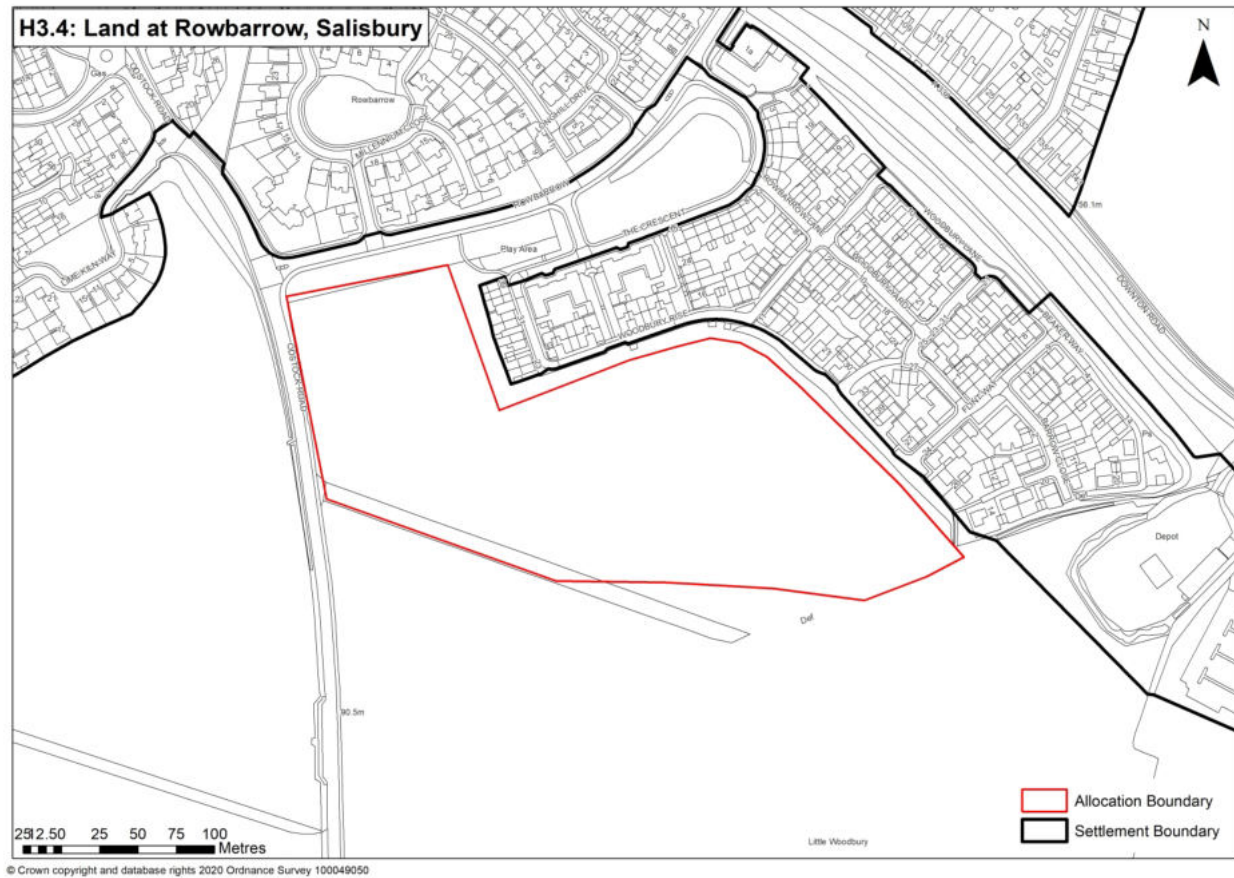
- sensitive high-quality design and layout which ensures the significance of heritage assets and their settings are not subject to unacceptable harm, in particular the setting of Salisbury Cathedral spire. This will be achieved through:
 - the use of appropriate heritage and archaeological assessments to guide development;
 - a comprehensive approach to landscaping, green infrastructure and open space, including provision of an open corridor through the site to retain important views;
 - sensitive treatment of site boundaries. Development will be expected to take particular care to ensure a suitable boundary and transition between the open countryside and the City;
 - development which respects the scale, massing and built form of the local area and the setting of the Cathedral;
 - development along Netherhampton Road being set back, but providing an active frontage; and
 - sensitive use of lighting and signage with regard to infrastructure and highway elements throughout the development.
- a Flood Risk Assessment (incorporating an assessment of the predicted effects of climate change) and comprehensive drainage strategy to inform site layout and design of the site so that surface water is controlled and does not exacerbate flooding off site;
- no adverse impacts on the water quality of the River Avon SAC from surface water runoff during the construction and operational phases;
- measures to protect the integrity of the River Avon SAC, with particular regard to phosphate discharge into the River Avon and its tributaries. This will be informed by appropriate survey and impact assessment;
- sensitive design and layout, which ensures the significance of heritage assets and their settings are not subject to unacceptable harm. This shall be informed by appropriate heritage and archaeological assessments; and
- provision made for transport network improvements necessary to accommodate the scale of development envisaged, as identified through a comprehensive transport assessment.

Development will take place in accordance with a masterplan approved by the Council as part of the planning application process. The design and layout will take account of all policy requirements, including the timely and coordinated provision of necessary infrastructure to achieve a comprehensive development of the site.

- 5.120** Land North of Netherhampton Road is allocated for the development of approximately 100 dwellings on 5.6ha of land as shown on the Policies Map. It is reasonably well located with regard to services and facilities. The site is well contained in terms of visual impacts on the wider landscape. The site is wholly located within Flood Zone 1, although its northern boundary is also the boundary to the adjacent area of land that lies within Flood Zone 2. Due to its size, development proposals will need to be supported by a Flood Risk Assessment (incorporating an assessment of the predicted effects of climate change). In addition, development proposals will need to be supported by a comprehensive drainage strategy to address issues of surface water flooding and to ensure that, given the site's proximity to the River Avon and to Flood Zone 2, there are no adverse impacts on the water quality of the River Avon SAC from surface water runoff during the construction and operational phases.
- 5.121** Long views to the historic City of Salisbury and Salisbury Conservation Area including the spire of Salisbury Cathedral (Grade I listed) are available across the site from the A3094, and at closer range from within the site itself. At the planning application stage, the layout and design of the site would need to give great weight to conserving the significance of these heritage assets and their setting. Development proposals would need to be sensitively designed to ensure that views of the spire are not significantly compromised. Design and layout would also need to positively address the objectives of the City of Salisbury Conservation Area Appraisal and Management Plan to minimise harm. Proposals would therefore need to provide for high quality, sustainable development that enhances an important approach to the City and provides links to nearby rights of way. To achieve these outcomes, development proposals will meet the development principles set out in policy. In addition, the design and layout of a scheme should positively respect the significance of heritage assets. This could be achieved through several measures including, for example:
- the sensitive use of highway surfacing, materials, signage and lighting;
 - the use of focal buildings and appropriate features to define the transition from open countryside to urban form; and
 - a strategy for open space that could provide a heritage trail to link with existing footpaths in the area.
- 5.122** The site has been subject to archaeological assessment, geophysical survey and evaluation trenching, with archaeological interest shown to be present across the site. The archaeological potential of the site is demonstrably high. Development proposals will need to provide for a sensitive design and layout, that ensures the significance of heritage assets and their settings are not subject to unacceptable harm. This shall be informed by appropriate heritage and archaeological assessments.
- 5.123** In order to facilitate development, appropriate contributions would be likely to be sought to help fund additional local school capacity. A new primary school on land south of Netherhampton Road would contribute to the new school places needed to serve the area. Funding contributions may also be sought where needed to increase capacity at local GP surgeries in the city, in accordance with Core Policies of the Wiltshire Core Strategy. A transport assessment will be required to support any planning application and provision made for transport network improvements necessary to accommodate the scale of development.

H3.4 Land at Rowbarrow, Salisbury

Figure 5.16 H3.4 Land at Rowbarrow, Salisbury



Policy H3.4

Land at Rowbarrow, as identified on the Policies Map, is allocated for development comprising the following elements:

- approximately 100 dwellings;
- vehicular access from the Odstock Road to the west; and
- improvements to cycling and walking routes through the site to link into the existing network.

Development will be subject to the following requirements:

- sensitive design and layout, which ensures the significance of heritage assets and their settings are not subject to unacceptable harm. This shall be informed by appropriate heritage and archaeological assessments;
- a strong landscape framework that maintains and enhances the existing woodland belts, including open space provision in the southern part of the site and a green corridor extending along the southern boundary of the site from the existing beech tree shelterbelt;
- a Flood Risk Assessment (incorporating an assessment of the predicted effects of climate change) and comprehensive drainage strategy to inform site layout and design of the site so that surface water is controlled and does not exacerbate flooding off site; and
- provision made for transport network improvements necessary to accommodate the scale of development envisaged, as identified through a comprehensive transport assessment.

Development will take place in accordance with a masterplan approved by the Council as part of the planning application process. The design and layout will take account of all policy requirements, including the timely and coordinated provision of necessary infrastructure to achieve a comprehensive development of the site.

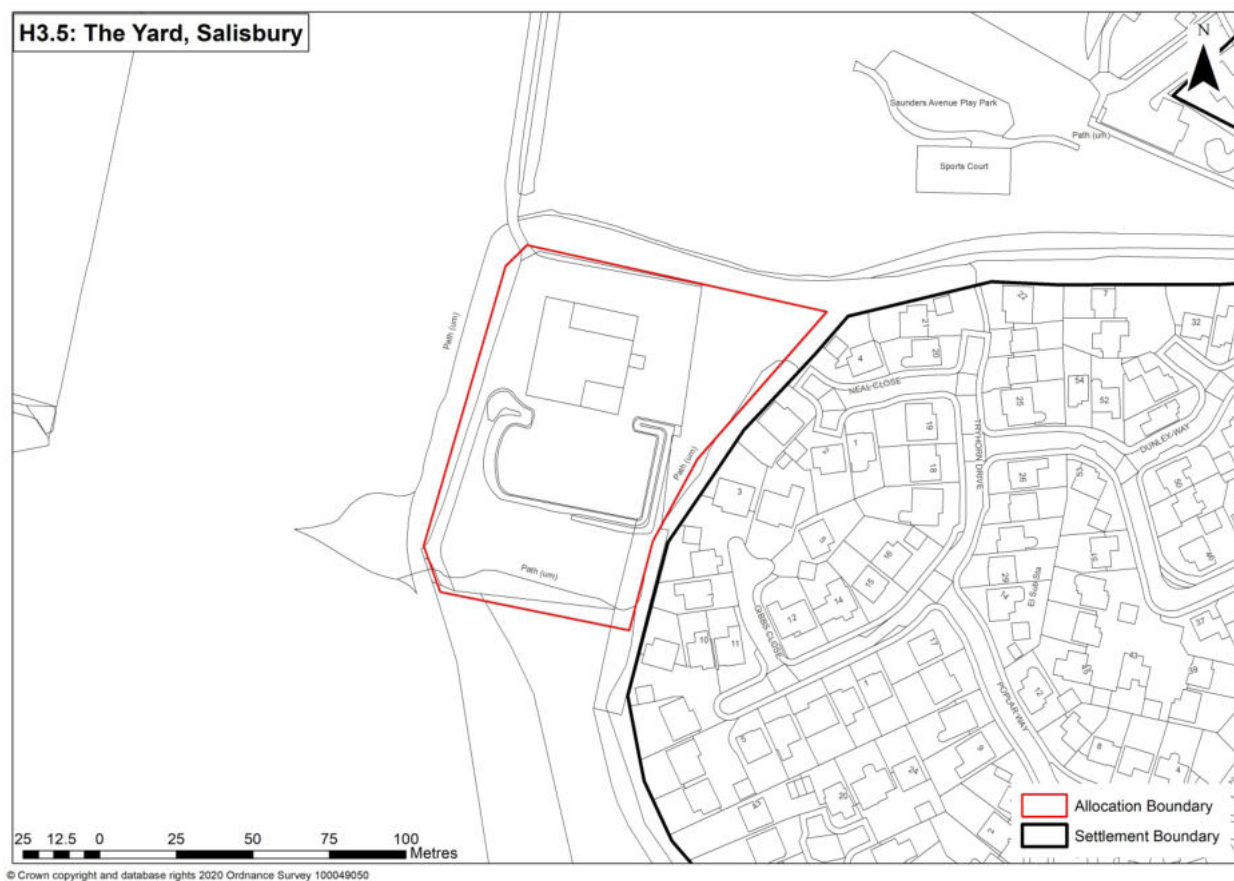
- 5.124** Land at Rowbarrow is allocated for the development of approximately 100 dwellings on 5.56ha of land as shown on the Policies Map. The development of the site would provide housing in a location with a reasonable level of access to the local services and facilities in Salisbury city centre but not within walking distance. There is however, a frequent bus service within 100m of the site and the Park & Ride is in close proximity.
- 5.125** Development will need to preserve the contribution made by the site to the setting and therefore to the importance of the Woodbury Ancient Villages Scheduled Monument. If necessary land will need to be set aside from development. In line with national policy, detailed design and layout will be guided by an assessment of heritage assets and their significance (including the contribution made by their setting). Scheduled monument consent will be required. The site also has high archaeological potential.
- 5.126** This is a sloping and quite prominent site. In combination with a Heritage Impact Assessment, development will need to take place within a strong landscape framework that maintains and enhances the existing woodland belts affecting the site. Containment provided by the beech shelterbelt on the southern boundary should extend as a green corridor from the end of the shelterbelt eastwards towards the existing Rowbarrow housing development and woodland around the Milk & More Salisbury Depot. This green corridor should include copses, groups of trees and individual specimen trees. The arrangement of any proposed development

and open space on the site should provide a setting for rights of way in the area and maintain their views of the Salisbury Cathedral spire and this could be achieved through careful street alignment and locating open space in the southern part of the site. The sloping buffer of land on the northern edge of the site should be enhanced with tree planting and the landscape buffer along Rowbarrow (road) retained.

- 5.127** In order to facilitate development, appropriate contributions would be likely to be sought to help fund additional local school capacity. A new primary school on land south of Netherhampton Road would contribute to the new school places needed to serve the area. Funding contributions may also contribute to improving the existing primary schools at Harnham. Appropriate contributions may also be sought where needed to increase capacity at local GP surgeries in the city, in accordance with Core Policies of the Wiltshire Core Strategy.

H3.5 The Yard, Hampton Park Salisbury

Figure 5.17 H3.5 The Yard, Salisbury



Policy H3.5

Land at The Yard, Hampton Park, as identified on the Policies Map, is allocated for development comprising the following elements:

- **approximately 14 dwellings; and**
- **vehicular access via the existing track onto Roman Road, with a new pedestrian and cycle access route provided through to Neal Close.**

Development will be subject to the following requirements:

- **landscaping strategy and infrastructure to ensure any development appears as a natural extension to Hampton Park. Hedgerows around the site should be maintained and enhanced where possible;**
- **identification and establishment of a suitable receptor site for the translocation of slow worms in the adjacent Country Park, or other suitable location, to be agreed with the Council's ecologist. Development shall not take place until the receptor site has been agreed and translocation has taken place to the satisfaction of the Council's ecologist;**
- **a Precautionary Working Method for birds, including barn owls; and**
- **measures to address contamination as informed by an assessment of the sites condition.**

Proposals for development of the site will be informed by, and take account of, all policy requirements and opportunities in design and layout and delivered as a whole to achieve a comprehensive development that ensures the timely and coordinated provision of necessary infrastructure, services, facilities and open space.

- 5.128** The Yard, Hampton Park is allocated for the development of approximately 14 dwellings on approximately 1.31ha of land as shown on the Policies Map. The site lies adjacent to the settlement boundary and existing residential development and would deliver a relatively small number of dwellings to help contribute towards the overall remaining indicative housing requirement for Salisbury.
- 5.129** The site has previously been used for agricultural storage purposes, is fairly flat, and comprises small parcels of rough grassland and a large disused agricultural storage building. Access to the site would be achieved via Neal Close.
- 5.130** This site is within the Special Landscape Area and in a rural fringe setting, adjacent to the Country Park. Access to the Country Park should be provided from this site and a robust landscape strategy and infrastructure is required to allow any development to appear as a natural extension to Hampton Park.
- 5.131** Hedgerows around the site have the potential to be of importance for bat commuting and should be maintained where possible. There is a high population of slow worms to be translocated off site, which may be within the adjacent Country Park or other suitable location. Given the potential scale of the translocation, any receptor site will need to provide suitable habitat conditions for the species. Translocation shall not occur until a suitable receptor site has been secured and a scheme for this work is agreed with the Council's ecologist through the planning application process. No development shall take place until the translocation scheme has been implemented in full. Consideration also needs to be given to the site's potential use as a roost site for barn owls through a Precautionary Working Method for birds.

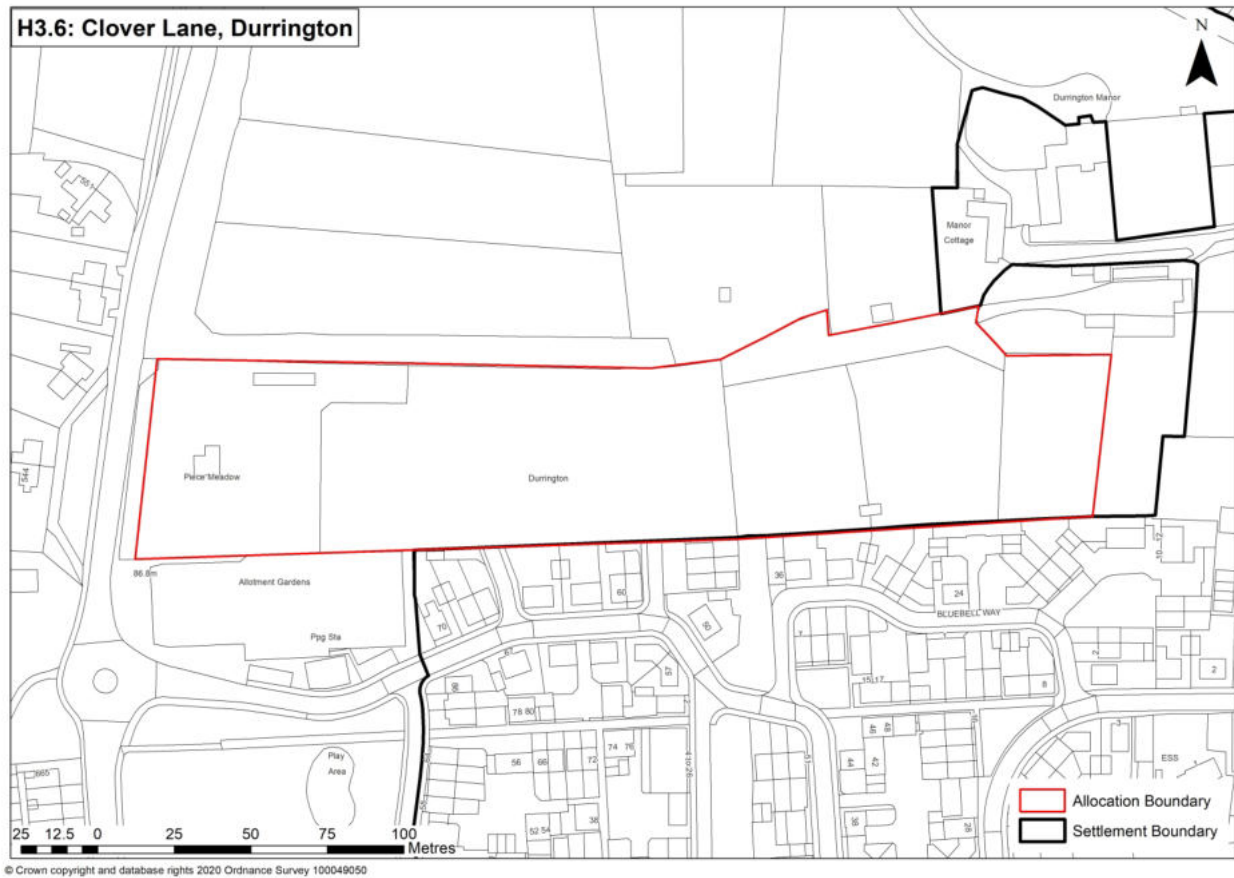
- 5.132** As this site has previously been used for agricultural storage purposes, an assessment of the history and current condition of the site to determine the likelihood of the existence of contamination arising from previous uses should be carried out to inform the planning application.

Amesbury, Bulford and Durrington

- 5.133** The Wiltshire Core Strategy designates Durrington in conjunction with Bulford and Amesbury, as a Market Town. The WCS envisages accommodating approximately 2,440 dwellings over the plan period (2006 to 2026). The settlement strategy identifies a series of priorities including increasing jobs and homes to a moderate and proportionate extent. Development would also help to enhance services and facilities and promote better levels of self-containment, particularly at Durrington and Bulford. Provision of housing at Durrington would positively contribute towards the delivery of this objective by ensuring the viability of existing services and creating demand for an improved local offer. Developers of the allocated sites will be expected to contribute financially towards capacity improvements in local schools and health care provision in accordance with Core Policies of the Wiltshire Core Strategy.
- 5.134** The area has a high archaeological potential and assessment would be required to support planning applications for each of the sites proposed and this should also include avoiding harm to the outstanding universal value of the Stonehenge and Avebury World Heritage Site.
- 5.135** Upgrades to the local water supply network may be required to accommodate further growth at Durrington. It is possible that such upgrades may need to be completed before development at the following sites can commence. Early dialogue with Wessex Water will be essential in preparing a planning application.
- 5.136** Development could contribute cumulatively towards adverse impacts on the qualifying features of the River Avon SAC through increased phosphate loading and habitat loss/damage. As such, a Nutrient Management Plan seeks to avoid the likelihood of adverse effects. Nonetheless, impacts are kept under review and this situation may change. For an interim period, developments within the River Avon SAC catchment should be phosphate neutral, which will be defined in a Memorandum of Understanding with Natural England and the Environment Agency. Measures will therefore need to be in place to ensure that developments do not contribute to a net increase in phosphates for the River Avon SAC. Housing developers might consider how schemes can offset the additional phosphate loading resulting from new homes and specific measures will be set out in the annex to the Nutrient Management Plan.

H3.6 Clover Lane, Durrington

Figure 5.18 H3.6 Clover Lane, Durrington



Policy H3.6

Land at Clover Lane, Durrington, as identified on the Policies Map, is allocated for development comprising the following elements:

- approximately 45 dwellings;
- vehicular access from Clover Lane;
- improvements to cycling and walking routes through the site to link into the existing network, including to High Street; and
- incorporation of any rights of access to the paddock and stables to the north of the site.

Development will be subject to the following requirements:

- sensitive design and layout, which ensures the significance of designated and non-designated heritage assets and their settings are not subject to unacceptable harm. This shall be informed by appropriate heritage and archaeological assessments;
- retention and enhancement of existing trees and hedgerows within extended green infrastructure corridors as part of wider landscaping to contribute to biodiversity, and provide appropriate screening to adjacent properties; and
- a Flood Risk Assessment (incorporating an assessment of the predicted effects of climate change) and comprehensive drainage strategy to inform design and layout of the site so that surface water is controlled and does not exacerbate flooding off-site.

Proposals for development of the site will be informed by, and take account of, all policy requirements and opportunities in design and layout and delivered as a whole to achieve a comprehensive development that ensures the timely and coordinated provision of necessary infrastructure, services, facilities and open space.

- 5.137** Approximately 1.9ha of land to the north of Clover Lane, Durrington is allocated for the development of approximately 45 dwellings, as identified on the Policies Map. The central portion of the site has planning permission already and could accommodate approximately 15 dwellings. Land for a further 30 dwellings is allocated for development on two parcels of land to the east and west of this central portion.
- 5.138** Vehicular access would be from the existing residential road network using Clover Lane. Pedestrian and cycle permeability through the site must be incorporated in the layout, including a direct link for pedestrian and cycle access through to the High Street. Any access rights from High Street through to the stables and paddock adjacent to the site should be incorporated into the design and layout of the site.
- 5.139** The site lies adjacent to the Durrington Conservation Area and a number of listed buildings (Durrington Manor, Grade II listed and The Red House, Grade II listed) and undesignated heritage assets (Manor Cottage and important cobb walls). Detailed design and layout would need to preserve or enhance the character or appearance of the Conservation Area and this is particularly important for the eastern portion of the site. Development should minimise harm to the significance of listed buildings and the Conservation Area and should be designed in a sensitive and appropriate manner taking into consideration non-designated heritage assets, designated assets and objectives set out in the Durrington Conservation Area Appraisal. The cobb wall at the eastern boundary of the site will need careful consideration

5.140 There is a tree belt adjacent to the northern boundary of the site which is protected by a group Tree Preservation Order and there are substantial hedgerows to the western boundary and trees adjacent to the southern boundary at its eastern end. Mature trees and hedgerows must be retained as important features of the site, and additional green infrastructure should be incorporated to enhance and protect the existing features both within and adjacent to the site in order to maintain the role of the trees in contributing to biodiversity and the character of this part of Durrington and to ensure appropriate screening between the new development and adjacent residential development and allotments. Considering the size of the site and history of surface water flooding on site and in the surrounding area, a Flood Risk Assessment (incorporating an assessment of the predicted effects of climate change) and comprehensive drainage strategy to help inform matters such as layout and design will be required. In addition, as the site lies within Groundwater Protection Zone 1, development proposals will need to comply with Core Policy 68 (Water Resources) with applications demonstrating that regard has been paid to the advice set out in the Environment Agency's groundwater protection policy.

Policy H3.7

Land at Larkhill Road, Durrington, as identified on the Policies Map, is allocated for residential development comprising the following elements:

- **approximately 15 dwellings.**

Development will be subject to the following requirements:

- **sensitive design and layout, which ensures the archaeological potential of the site is addressed through the planning application process. This shall be informed by appropriate archaeological assessment; and**
- **layout and design in line with character and pattern of frontage development on Larkhill Road, with gardens or open space to the south of the site serving as a soft edge to the countryside.**

Proposals for development of the site will be informed by, and take account of, all policy requirements and opportunities in design and layout and delivered as a whole to achieve a comprehensive development that ensures the timely and coordinated provision of necessary infrastructure, services, facilities and open space.

- 5.141** Approximately 0.8ha of land to the south of Larkhill Road, Durrington is allocated for the development of approximately 15 dwellings, as illustrated on the Policies Map. The land forms the northern part of a field which slopes down towards the River Avon at the southern edge of Durrington. As the site lies within Groundwater Protection Zone 1, development proposals will need to comply with Core Policy 68 (Water Resources) with applications demonstrating that regard has been paid to the advice set out in the Environment Agency's groundwater protection policy.
- 5.142** The form of development should replicate the character and pattern of frontage development characteristic of Larkhill Road. Development as a result will be limited, and of a relatively low density. In order to soften the edge to the open countryside, the southern edge of the site should consist of gardens or open space with boundaries that are relatively open.
- 5.143** Due to the location in close proximity to the World Heritage Site, including Durrington Walls and Woodhenge, archaeological assessment will be required and must inform development proposals and any necessary mitigation.

6. Settlement boundary review

Introduction

- 6.1** The Council did not review the extent of the boundaries to inform the WCS and instead relied upon the former district local plans. They have been reviewed in line with the Plan Objective:
- To ensure there is a clear definition to the extent of the built up areas at Principal Settlements, Market Towns, Local Service Centres and Large Villages
- 6.2** The Plan applies one consistent methodology for the County to replace the slightly different ways used by the previous District Councils. The Council has developed this methodology in consultation with Parish and Town Councils. The process is explained in detail in Topic Paper 1: Settlement Boundary Review Methodology.
- 6.3** A comprehensive review of the boundaries ensures they are up-to-date and adequately reflect changes that have happened since they were first established. The Plan amends settlement boundaries where necessary⁽¹⁸⁾.
- 6.4** It is also the prerogative of local communities to review Settlement Boundaries through neighbourhood planning. Neighbourhood plans are required to be in general conformity with the WCS. Paragraphs 4.13 and 4.15 of the WCS support the review of settlement boundaries through the Plan or through neighbourhood plans. Therefore, where a neighbourhood plan has been considered to have reviewed the settlement boundary and is at a sufficiently advanced stage⁽¹⁹⁾, then it is unnecessary to duplicate this work by reviewing the relevant settlement boundary in the Plan.
- 6.5** Neighbourhood plans are considered to have reviewed their settlement boundaries where the issue has been explicitly addressed through the neighbourhood plan process, even if the eventual outcome is to retain the existing settlement boundary.
- 6.6** Neighbourhood plans submitted subsequently will still be able to consider their own settlement boundary through the neighbourhood planning process. Once a future neighbourhood plan is 'made', its settlement boundaries will then supersede those in the Plan.

18 Settlement boundaries have been updated to take account of implemented planning permissions up to April 2017

19 A neighbourhood plan is considered to be at an advanced stage once it has been submitted, Regulation 15 / 16 according to the Neighbourhood Plan (General) Regulations 2012 (as amended)

7. Implementation and monitoring

- 7.1** The Plan is designed to be flexible and contain appropriate levels of contingency, so that it can effectively respond to events if necessary. However, it will be essential to monitor the effectiveness of the strategy, so that action can be taken to address any issues which may arise. This monitoring will be done through the following mechanisms.
- 7.2** Central to monitoring the effectiveness of the plan will be the use of Housing Trajectories. One of the two purposes of the Plan is to maintain a five year housing land supply in each of Wiltshire's Housing Market Area (HMA). Therefore monitoring the delivery of houses is critical. Basically, a housing trajectory is a graph which plots the expected rate of housing delivery over a plan period and then may be used to overlay actual delivery so that the success of the policies can be evaluated.
- 7.3** As advised in Planning Policy Guidance, housing trajectories are an important tool for monitoring housing delivery. In line with this guidance, Wiltshire Council will carry out an annual assessment in a robust and timely fashion, based on up-to-date and sound evidence, taking into account the anticipated trajectory of housing delivery, and consideration of associated risks, and an assessment of the local delivery record. The assessment will be realistic and made publicly available in an accessible format.
- 7.4** By taking a thorough approach on an annual basis, the Council will be in a strong position to demonstrate a robust five year supply of sites for housing. Demonstration of a five year supply is a key material consideration when determining housing applications and appeals. As set out in the NPPF⁽²⁰⁾, a five year supply is also central to demonstrating that relevant policies for the supply of housing are up-to-date in applying the presumption in favour of sustainable development.
- 7.5** There are four main components of the monitoring framework.

Wiltshire Monitoring Framework

- 7.6** The Wiltshire Monitoring Framework⁽²¹⁾ was published alongside the WCS, and will also be used to check on the effectiveness of the policies within this document. The Monitoring Framework will be used to ask whether the policy is working, whether it is delivering the homes, which is the underlying objective of the policy, and what the significant effects of this are. It sets out objectives and targets for each policy, and identifies the indicators which will be used to assess progress against these. The Wiltshire Monitoring Framework will ensure that the Core Strategy is steered by a continuous process of 'plan, monitor, manage'.

Annual Monitoring Report

- 7.7** An annual report will be prepared to analyse the impacts of the core policies of the WCS, and assess progress against the targets identified in the Wiltshire Monitoring Framework. This Annual Monitoring Report (AMR) will include monitoring of the proposals in the Plan and also information relating to the Infrastructure Delivery Plan (IDP) and the Sustainability Appraisal (SA). Actions required to address policy performance against the Plan Objectives will then be reconsidered.

20 NPPF, paragraph 11, DCLG (Mar 2012)

21 <http://www.wiltshire.gov.uk/wiltshire-local-plan-monitoring-framework-feb-2012.pdf>

Housing Land Supply

- 7.8** In line with National Policy/Guidance, the Council monitors the number of new homes built each year, homes currently under construction and those that are expected to be built in the future. This evidence is set out in the 'Housing Land Availability Report' and 'Housing Land Supply Statement'⁽²²⁾ the latter used to present the Council's 5-year housing land supply position. The proposals set out within the Plan (along with the proposals in the adopted Core Strategy and Chippenham Site Allocations Plan are intrinsically linked to the maintenance of the supply position and hence will need to be monitored to ensure timely delivery. In order to assist the monitoring process, developers/landowners will be asked to provide the Council with detailed site delivery trajectories.
- 7.9** In addition to the monitoring of the Plan's performance, the Council is also obliged to monitor housing delivery from neighbourhood plans and 'windfall' sites in line with the advice set out in the Planning Practice Guidance.
- 7.10** Further, national policy requires Local Planning Authorities to produce plans that meet the tests of soundness, which include that plans are 'positively prepared'⁽²³⁾. This necessitates a proactive approach to identifying and allocating sites to ensure the housing requirements can be met, rather than awaiting anticipated delivery from windfall sites. The Plan proposals ensure that there is no reliance on windfall to provide the minimum housing requirements of each HMA. That is, the Plan does what it was designed to do, which is to maintain surety of supply throughout the plan period prescribed by the WCS (Objective 2).

Management of risk – a risk register

- 7.11** A part of monitoring the effectiveness of the Plan will be to maintain a risk register. It will be used to manage risks by identifying them as they arise, evaluating their severity and identifying measures to treat them through appropriate mitigation measures that are either preventative or contingencies.

22 both available at <http://www.wiltshire.gov.uk/planning-policy-monitoring-evidence>

23 NPPF, paragraph 182, DCLG (Mar 2012)

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

For further information please visit the following website:

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

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PLANNING, DESIGN & ACCESS STATEMENT

**DEMOLITION OF FORMER SPORTS CENTRE (CLASS E(d))
INVOLVING REDEVELOPMENT
TO FORM 13 NO. DWELLINGS (CLASS C3) + ASSOCIATED WORKS
AT
FORMER SPORTS CENTRE,
WEAVELAND ROAD, TISBURY, SALISBURY, SP3 6HJ**



January 2022

Report Ref: 2827/DAS

**Prepared by:
Ian Sullivan Architecture Ltd
101 Victoria Road
Swindon
SN1 3BD**

**Tel: 01793 612663
Email: ian@iansullivanarchitecture.co.uk**

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5. Planning Obligations
6. Summary and Conclusions

1. Background

- 1.1 This Planning, Design and Access Statement has been prepared by Ian Sullivan Architecture Ltd to accompany a full planning application submitted by Stone Circle Development Company Ltd in respect of the site known as Former Sports Centre, Weaveland Road, Tisbury, Salisbury, SP3 6HJ. Wiltshire Council are the registered owners of the Application Site.
- 1.2 The application seeks full planning permission for “Demolition of Former Sports Centre (Class E(d)) involving redevelopment to form 13 No. dwellings (Class C3) + associated works.”
- 1.3 This statement is structured in the following order and is to be read in conjunction with the plans and other supporting reports submitted: -
- The Application Site
 - Proposed Development
 - Planning Assessment
 - Summary / Conclusions
- 1.4 The design evolution of the proposals has been informed by a number of constraints and opportunities. This statement, therefore, sets out a framework for the design of the 13 No. dwellings, the layout of the building plots and other integral matters so as to ensure a high quality and sustainable development scheme. A number of other documents support the submission.

Development Plan

- 1.5 The Development Plan covering the Application Site is the adopted Wiltshire Core Strategy. This was adopted in January 2015. It covers the period to 2026.

Wiltshire Core Strategy (Adopted January 2015)

- 1.6 In terms of relevant planning designations, the policies map identifies Tisbury as a ‘Large Village’ within its settlement hierarchy.
- 1.7 A ‘Large Village’ is defined as settlements with a limited range of employment, services and facilities that have the potential for a limited level of development to support and retain the vitality of these communities.
- 1.8 Tisbury is a closely-knit community, comprising two of the sixteen parishes of the Tisbury Community Area in South West Wiltshire. These sixteen parishes stretch from Hindon in the north to Tollard Royal in the south. Taken as a whole, the Tisbury Community Area, nestling in the Nadder Valley south west of Salisbury, is the second least populous area in

Wiltshire. Both parishes are set in an area of distinctly rural character, within the Cranborne Chase and West Wiltshire Downs Area of Outstanding Natural Beauty (CCWWD AONB).

- 1.9 Tisbury is the largest settlement in the (CCWWD AONB), providing a wide variety of local services and shops in its High Street and is administered by the two separate Parish Councils of Tisbury and West Tisbury, each being responsible for a different geographical area.
- 1.10 Core Policy 1 of the Wiltshire Core Strategy identifies four tiers of settlements, namely: Principal Settlements; Market Towns; Local Service Centres; and Large and Small Villages. The village of Tisbury is classified as a “Large Village”.
- 1.11 Core Policy 1 notes that, at the settlements identified as large villages, a limited level of development will be supported in order to help retain the vitality of these communities.
- 1.12 The Core Strategy does allow for “carefully managed development” such as new employment investment where there is an overriding strategic interest, or for other local circumstances such as providing affordable housing or supporting diversification of the rural economy.
- 1.13 It is clear Core Policies 1, 2 and 27 relating to “indicative” housing numbers should be regarded as the minimum requirement to plan in an area and these proposals should be considered in accordance with paragraph 60 of the NPPF, which seeks to significantly boost the supply of housing.
- 1.14 Core Policy 27 (Spatial Strategy: Tisbury Community Area) confirms that development in the Tisbury Community Area should be in accordance with the Settlement Strategy set out in Core Policy 1.
- 1.15 Core Policy 43 (Providing affordable homes) states that provision on sites of five or more dwellings, affordable housing provision of at least 30% (net) will be provided within the 30% affordable housing zone and at least 40% (net) will be provided on sites within the 40% affordable housing zone. Only in exceptional circumstances, where it can be proven that on-site delivery is not possible, will a commuted sum be considered. *‘The proposed affordable housing provision of 6 No. dwellings meets this requirement. The two additional units will assist in meeting this need but are not a policy requirement’.*
- 1.16 Core Strategy Policy 45 relates to meeting Wiltshire’s housing needs and sets out the type, mix and size of new housing, both market and affordable, must be well designed to address local housing need incorporating a range of different types, tenures and sizes of homes to create mixed and balanced communities.

- 1.17 In this regard, the scheme includes 1, 2, and 3 bed dwellings to provide a good mix and range of new housing, which is considered to be wholly appropriate to the Tisbury Community Area and will provide housing for families, younger or older people needing to downsize looking to remain within the village.
- 1.18 Core Policy 49 (Protection of rural services and community facilities) states that proposals involving the loss of a community service or facility will only be supported where it can be demonstrated that the site/building is no longer economically viable for an alternative community use. Local facilities and services are a vital part of the smaller settlements of Wiltshire but despite this there has been a continued decline in many of these services. Overall, there has been a decline in rural post offices and petrol filling stations, and a more gradual decline in health facilities. *‘Adopted Policy BL8 of the Tisbury Neighbourhood Plan confirms that the Application Site of the former Sports Centre is allocated for redevelopment and, in principle, uses which meet community needs, such as community-led housing provision’.*
- 1.19 Core Policy 50 (Biodiversity and geodiversity) Protection – confirms that development proposals must demonstrate how they protect features of nature conservation and geological value as part of the design rationale. There is an expectation that such features shall be retained, buffered, and managed favourably in order to maintain their ecological value, connectivity and functionality in the long-term. All development proposals shall incorporate appropriate measures to avoid and reduce disturbance of sensitive wildlife species and habitats throughout the lifetime of the development. *‘A detailed Environmental Planning Ecological Assessment has been prepared to support this application by Ethos’.*
- 1.20 Core Policy 51 (Landscape) requires that development should protect, conserve and where possible enhance landscape character and must not have a harmful impact upon landscape character, while any negative impacts must be mitigated as far as possible through sensitive design and landscape measures.
- 1.21 Core Policy 52 (Green infrastructure) emphasises the importance that development shall make provision for the retention and enhancement of Wiltshire’s green infrastructure network, and shall ensure that suitable links to the network are provided and maintained. The maintenance and enhancement of Wiltshire’s green infrastructure network will be crucial in helping to ensure that the growth set out in this Core Strategy can be delivered in a sustainable manner.
- 1.22 In terms of relevant planning policy on design considerations, Core Strategy Policy 57 relates to ensuring schemes provide high quality design and place shaping.
- 1.23 The policy requires a high standard of design in all new developments, with development expected to create a strong sense of place through drawing on the local context and being complementary to the locality.

1.24 The policy sets out that applications will be required to demonstrate how proposals make a positive contribution to the character of Wiltshire through a number of matters including;

- enhancing local distinctiveness by responding to the value of the natural and historic environment, relating positively to its landscape setting and the existing pattern of development and responding to local topography by ensuring that important views into, within and out of the site are to be retained and enhanced;
- the retention and enhancement of existing important landscaping and natural features, (e.g. trees, hedges, banks and watercourses), in order to take opportunities to enhance biodiversity, create wildlife and recreational corridors, effectively integrate the development into its setting and to justify and mitigate against any losses that may occur through the development;
- responding positively to the existing townscape and landscape features in terms of building layouts, built form, height, mass, scale, building line, plot size, elevational design, materials, streetscape and rooflines to effectively integrate the building into its setting;
- making efficient use of land whilst taking account of the characteristics of the site and the local context to deliver an appropriate development which relates effectively to the immediate setting and to the wider character of the area;
- ensuring that the public realm, including new roads and other rights of way, are designed to create places of character which are legible, safe and accessible in accordance with Core Policy 66 (Strategic Transport Network);
- the case of major developments, ensuring they are accompanied by a detailed design statement and masterplan, which is based on an analysis of the local context and assessment of constraints and opportunities of the site and is informed by a development concept, including clearly stated design principles, which will underpin the character of the new place.

1.25 Core Policy 61 relates to transport and new development requiring it to be located and designed to reduce the need to travel particularly by private car, and to encourage the use of sustainable transport alternatives.

*Tisbury and West Tisbury Neighbourhood Development Plan.
Made November 2019 (2019-2036).*

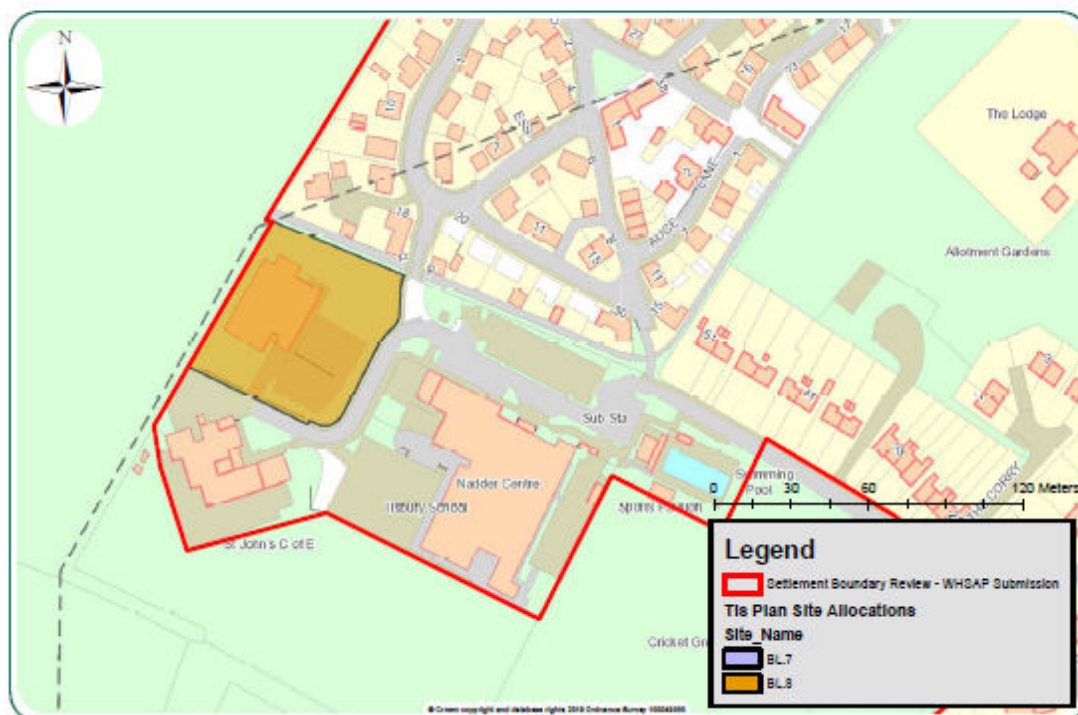
1.26 The range of policies set out in the neighbourhood plan aims to facilitate comprehensive, creative and sustainable development over the Plan period (2019-2036), i.e. to the end of the next Core Strategy period. Without a neighbourhood plan, the local planning authority would be less well-informed about the local community's priorities and preferences.

- 1.27 The TisPlan seeks to support the delicate balance of allowing for economic growth, providing opportunities for affordable living for all residents, and retaining the area's distinctive rural character. The aim is for modest new growth in Tisbury to be sympathetically designed and located so that it blends with the existing settlement, taking into account the constraints presented by the narrow access roads and the sensitive landscape of the (CCWWD AONB).
- 1.28 The majority of residents in the Neighbourhood Area live in Tisbury itself (population 2,253 - (2011) Census). Tisbury is the largest settlement in the CCWWD AONB, providing a wide variety of local services and shops in its High Street and is administered by the two separate Parish Councils of Tisbury and West Tisbury, each being responsible for a different geographical area.
- 1.29 Section 3 (Housing and Buildings (BL)) Paragraph 26 (Section Summary) states that with the local population projected to increase, so too will pressures to build more accommodation. Within the plan area there are development opportunities both small and moderate in size, which can contribute to housing development targets set by Wiltshire Council and address the range of housing needs in the area - particularly lower-cost dwellings and opportunities for older people.
- 1.30 ***Buildings BL.8 Site Allocation: Site of the Former Sports Centre Adjacent to St John's Primary School.***

The former Sports Centre: 0.35 hectares or 0.86 acres.

Objective: To safeguard the brownfield site of the former sports centre adjacent to St John's Primary School to allow for its future expansion or other community uses.

Site Allocation BL.8



122. Since 2016, when the Nadder Centre opened, the former sports hall adjacent to St John's Primary School has been unoccupied. To prevent the site falling into disrepair and becoming a space for anti-social behaviour, consideration needs to be given to alternative uses.

123. St John's Primary School has indicated the desirability of reserving a small part of this site to improve traffic circulation/parking at the School. The Nadder Community Land Trust has indicated that such arrangements could be incorporated within a community-led affordable housing development of the site.

124. Accordingly, the site is allocated for uses which would benefit the community such as the provision of housing to meet identified housing needs.

Policy BL.8 Site Allocation: Site of the former Sports Centre adjacent to St John's Primary School.

The site of the former Sports Centre as identified on the adjacent map is allocated for redevelopment and, in principle, uses which meet community needs, such as community-led housing provision, will be supported subject to:

i) appropriate alternative measures that address the condition relating to this site attached to Planning Consent 14/04907/FUL (Tisbury Nadder Campus), and

ii) addressing of the reasonable requirements of St John's School relating to improved traffic circulation/parking arrangements, and

iii) a design that is sensitive to the adjacent countryside and other uses, including the safeguarding of the children at the school.

Other Material Considerations

Revised National Planning Policy Framework July 2021 (NPPF)

- 1.31** The Revised NPPF was published in July 2021. It contains specific sections dealing with the delivery of a sufficient supply of homes (5) and achieving well designed places (12).
- 1.32** Since 2015 it has been an objective of Government to increase the housing number through one million net additions by 2020. Within this wider context of Government commitments for housing delivery the National Planning Policy Framework ("NPPF") was updated in July 2020. Paragraph 60 (Delivering a sufficient supply of homes) confirms the need to support the Government's objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay.
- 1.33** Paragraph 124 states that planning policies and decisions should support development that makes efficient use of land, taking into account:
- a) the identified need for different types of housing and other forms of development, and the availability of land suitable for accommodating it;
 - b) local market conditions and viability;
 - c) the availability and capacity of infrastructure and services – both existing and proposed – as well as their potential for further improvement and the scope to promote sustainable travel modes that limit future car use;
 - d) the desirability of maintaining an area's prevailing character and setting (including residential gardens), or of promoting regeneration and change; and
 - e) the importance of securing well-designed, attractive and healthy places.
- 1.34** Paragraph 125 confirms that area-based character assessments, design guides and codes and masterplans can be used to help ensure that land is used efficiently while also creating

beautiful and sustainable places. Where there is an existing or anticipated shortage of land for meeting identified housing needs, it is especially important that planning policies and decisions avoid homes being built at low densities, and ensure that developments make optimal use of the potential of each site.

In these circumstances:

- a) plans should contain policies to optimise the use of land in their area and meet as much of the identified need for housing as possible. This will be tested robustly at examination, and should include the use of minimum density standards for city and town centres and other locations that are well served by public transport. These standards should seek a significant uplift in the average density of residential development within these areas, unless it can be shown that there are strong reasons why this would be inappropriate;
- b) the use of minimum density standards should also be considered for other parts of the plan area. It may be appropriate to set out a range of densities that reflect the accessibility and potential of different areas, rather than one broad density range; and
- c) local planning authorities should refuse applications which they consider fail to make efficient use of land, taking into account the policies in this Framework. In this context, when considering applications for housing, authorities should take a flexible approach in applying policies or guidance relating to daylight and sunlight, where they would otherwise inhibit making efficient use of a site (as long as the resulting scheme would provide acceptable living standards).

1.35 Paragraph 126 stresses that good design is a key aspect of sustainable development. The NPPF also stresses that planning permission should be refused for poor design (Paragraph 134).

1.36 Paragraph 130 seeks to achieve well designed places. It requires that both decisions should ensure that developments: -

- a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
- b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
- c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);

- d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;
- e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and
- f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

1.37 Section 15 (Conserving and enhancing the natural environment) Paragraph 174 states that planning policies and decisions should contribute to and enhance the natural and local environment by:

- a) protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan);
- b) recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland;
- c) maintaining the character of the undeveloped coast, while improving public access to it where appropriate;
- d) minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures;
- e) preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of soil, air, water or noise pollution or land instability. Development should, wherever possible, help to improve local environmental conditions such as air and water quality, taking into account relevant information such as river basin management plans; and
- f) remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate.

1.38 Paragraph 176 emphasises that great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty which have the highest status of protection in relation to these issues. The

conservation and enhancement of wildlife and cultural heritage are also important considerations in these areas, and should be given great weight in National Parks and the Broads. The scale and extent of development within all these designated areas should be limited, while development within their setting should be sensitively located and designed to avoid or minimise adverse impacts on the designated areas.

- 1.39 The Revised NPPF refers to supplementary planning documents such as design guides and codes as being a useful visual tool. It stresses that the level of detail and degree of prescription should be tailored to the circumstances of each place and should allow a suitable degree of variety where this would be justified (Paragraph 128).

National Design Guide September 2019 (NDG)

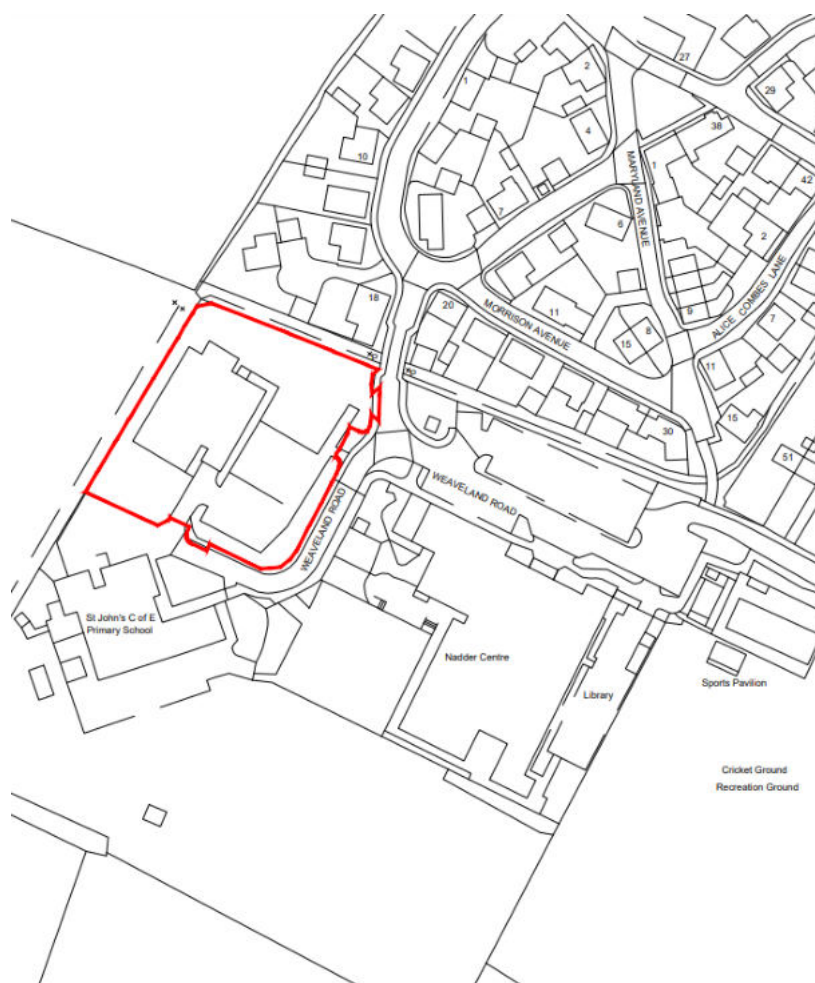
- 1.40 The NDG was issued in September 2019. It is intended to complement the Revised NPPF.
- 1.41 The National Planning Policy Framework makes clear that creating high quality buildings and places is fundamental to what the planning and development process should achieve. The National Design Guide (NDG), illustrates how well-designed places that are beautiful, enduring and successful can be achieved in practice.
- 1.42 The NDG states that ‘the long-standing, fundamental principles for good design are that it is: fit for purpose; durable; and brings delight. It is relatively straightforward to define and assess these qualities for a building. We can identify its activities and users, the quality of detail, materials, construction and its potential flexibility. We can also make judgements about its beauty’.
- 1.43 As well as helping to inform development proposals and their assessment by local planning authorities, it supports paragraph 134 of the National Planning Policy Framework which states that permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.
- 1.44 Paragraph 40 (Understand and relate well to the site, its local and wider context) requires that well-designed new development responds positively to the features of the site itself and the surrounding context beyond the site boundary. It enhances positive qualities and improves negative ones.
- 1.45 It also makes reference that well-designed development proposals are shaped by an understanding of the context that identifies opportunities for design as well as constraints upon it. This is proportionate to the nature, size and sensitivity of the site and proposal. A simple analysis may be appropriate for a medium scale proposal.

- 1.46 The NDG identifies 10 characteristics as the basis for well-designed places. These include context, identity, built form, movement, nature, public spaces, uses, homes and buildings, resources and lifespan (Paragraph 36 and Part 2).

2. Application Site

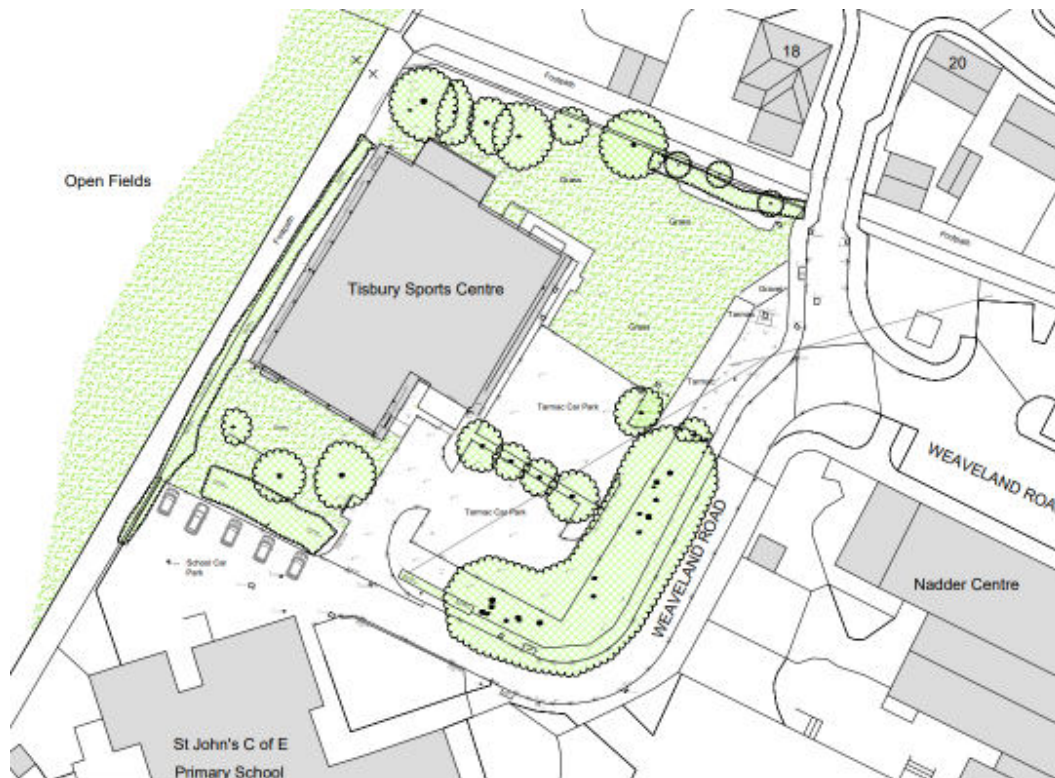
Location and Context

- 2.1 This section describes the Application Site and the characteristics and key features of the surrounding area. The 'Red Line Boundary' is a 'roughly rectangular' shaped piece of level land, approximately 3,558 m² in area, and is situated within the settlement boundary of Tisbury.



Application Site Boundary (2827/001)

- 2.2 Tisbury is a large village and civil parish approximately 13 miles (21 km) west of Salisbury in the English county of Wiltshire. It is a centre for communities around the upper River Nadder and Vale of Wardour. The parish includes the hamlets of Upper Chicksgrove and Wardour. Tisbury is the largest settlement within the Cranborne Chase and West Wiltshire Downs Area of Outstanding Natural Beauty (larger nearby settlements such as Salisbury and Shaftesbury are just outside it).



Existing Site Plan (2827/100)

- 2.3 A Pre-Planning Application (Ref No: ENQ/2021/03874) was submitted for the above Application Site registered on 30th July 2021. Proposing the demolition of former sports centre involving redevelopment to form 13 no. dwellings and associated works. A subsequent response was received on 28th September 2021.
- 2.4 The Application Site comprises a former Sports Centre and is situated adjacent St Johns C of E Primary School and the Nadder Centre.
- 2.5 The former Sports Centre has been unoccupied since around 2014 and has been vacant since, with the Nadder Centre opening in October 2016.
- 2.6 Planning Consent was granted for a replacement sports facility on the adjacent site in 2014 under application reference 14/04907/FUL, the facility now known as the Nadder Centre, accommodating a number of facilities for the community.
- 2.7 In addition to the sports facility, the Nadder Centre provides public amenities including a library, café, offices and meeting spaces for businesses and local groups, pre-school and children's centre.

- 2.8 As part of the leisure facility, the former Sports Centre site was to incorporate a wild flower meadow, however this condition was removed in 2019 under Planning Consent 19/03260/VAR.

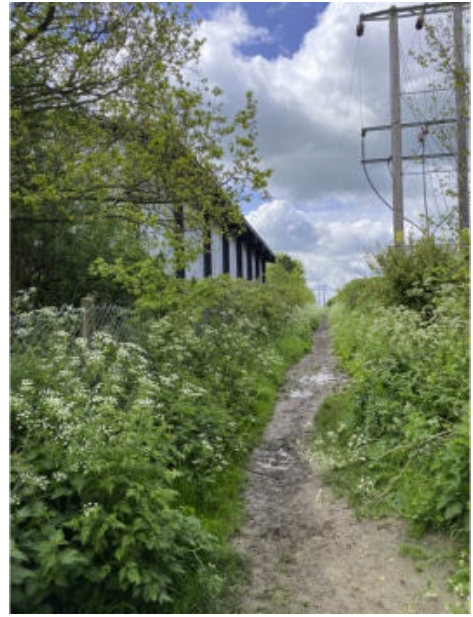


- 2.9 Nadder Community Land Trust (“NCLT”) has been established as a charity to promote community-led, affordable housing across the Nadder Valley. The goal is long term, ensuring that new homes remain in community ownership forever. NCLT currently have over two hundred and fifty members from the local community.
- 2.10 Stone Circle is working closely with the ‘Nadder Community Land Trust’ to ensure the proposals meet the policy require for community-led housing in the Neighbourhood Plan. ‘NCLT’ has informed St Johns C of E Primary School on a regular basis regarding the application and the proposals being put forward.
- 2.11 The land is located within the established Principal Settlement of Tisbury, within a now built-up suburban area, and allocated for community development, including community led housing developed by the adopted Tisbury Neighbourhood plan. In previous pre-application advice, the Council concluded that the site for housing provision was welcomed in principle.
- 2.12 The Application Site is outside any Conservation Area and there are no heritage assets in close proximity. The topography of the site is generally flat, and it is located within flood zone 1 indicating the lowest risk of flooding.

Photographs of Application Site / adjacent St John's C of E Primary School



View: Site entrance from Weaveland Road.



View: North-western boundary – footpath.



View: Northern boundary – footpath.



View: Internal site – south.



View: Internal site - north.



View: Internal site – View through to St John's C of E Primary School.



View: Internal site – north.

**Photographs of adjoining residential development
(Consented in 2011 under Application Reference S/2011/0322)**





- 2.13 The Application Site is located within an existing residential area, consisting of detached, semi-detached and terraced housing.
- 2.14 The boundaries of the Application Site are all well defined. The northern boundary of the Application Site is formed with natural hedgerow/ trees, beyond which is existing residential housing (Morrison Avenue) subject to a speed limit of 30mph, beyond that is further housing along Maryland Avenue and Grosvenor Drive. The eastern boundary is formed by rough grass, tarmac car park, Application Site entrance consisting of tarmac and gravel, beyond which is the Nadder Centre. The southern boundary is formed by a further tarmac car park, site entrance, natural hedgerow/ trees, and St John's C of E Primary School. The western boundary is formed by further hedgerow planting, beyond which is open fields. A footpath runs around the edges of the Application Site along the northern and western boundaries.
- 2.15 The general nature of the locality is medium density residential, and the grounds, adjacent properties and open fields contain a variety of maturing trees and shrubs.
- 2.16 The site area is partially modern housing around the north and east of the site has created a fully suburban character.
- 2.17 The proposed development relates to the erection of 13 No. dwellings, with associated gardens and car parking being a mix of the following:-

Proposed Private Housing Mix

2B – 2 Bed House	4 No.
3B – 3 Bed House	3 No.
Total	7 No.

Proposed Affordable Housing Mix

1B'S'* – 1 Bed with Study Flat	2 No.
2B* – 2 Bed House	2 No.
3B* – 3 Bed House	2 No.
Total	6 No.

Total of 13 No. dwellings

- 2.18 The proposal, both visually and operationally, is deemed to be a significant improvement. The site is an area of currently underutilised land adjacent to existing housing, a local school in Tisbury and is close to the village centre.
- 2.19 The submitted Proposed Site Plan (2827/120) indicates the Application Site is considered suitable to accommodate 13 dwellings and associated works. The proposals include a mix of private and affordable housing (40% provision) comprising 7 no. private and 6 no. affordable dwellings.
- 2.20 The retention and enhancement of existing vegetation around the Application Site would reinforce enclosure from the wider landscape and reduce the magnitude of potential landscape and visual effects whilst enhancing features of the landscape in accordance with the adopted Wiltshire Core Strategy, Core Policy 51: Landscape.
- 2.21 Previous planning history relating to the Application Site consists of the following: -

RELEVANT PLANNING APPLICATION HISTORY

Application Ref: S/2011/0322

Site: Land off Hindon Lane, Tisbury, SP3 6PU.

Particulars of Development: Approval of Reserved Matters pursuant to Outline Planning Permission S/2008/0779 - The erection of 90 dwellings and 3800 square metres of B1 business floorspace.

Planning Permission granted 02/09/2011.

Application Ref: 14/04907/FUL

Site: Nadder Hall, Weaveland Road, Tisbury, Salisbury, SP3 6HJ.

Particulars of Development: Proposed Community Campus development off Weaveland Road, to include the use of some of the existing council buildings on the site in conjunction with the addition of new build areas in order to house various council and community services.

Planning Permission granted 30/07/2014.

[Application Ref: 19/03260/VAR](#)

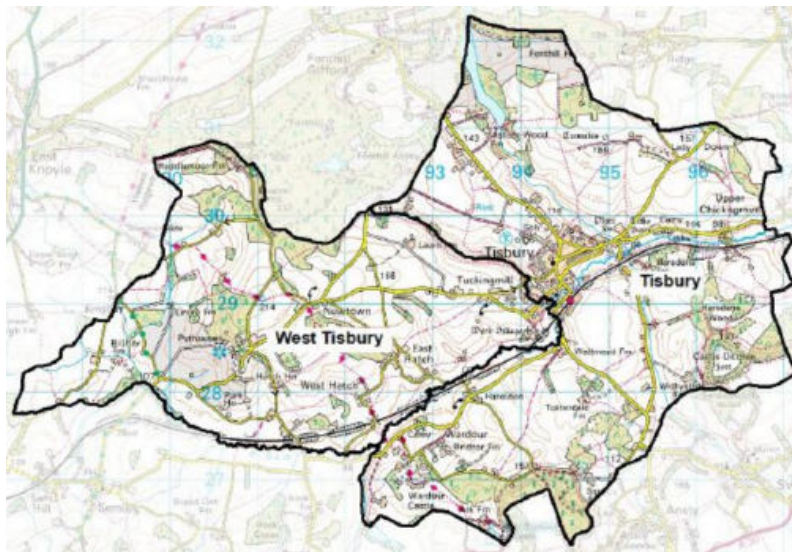
Site: Former Tisbury Sport Centre, Weaveland Road, Tisbury, SP3 6HJ.

Particulars of Development: Variation of Condition 8 of 14/04907/FUL in connection with the Ecological Management Strategy.

Planning Permission granted 27/06/2019.

- 2.22 As mentioned previously, a more recent pre-application enquiry was submitted in 2021 (ENQ/2021/03874). On 4th December 2021 an exhibition was held by Nadder Community Land Trust (NCLT) where, approximately 50 people attended to view plans and pictures of the proposed designs for the new housing. NCLT is a community-based (not-for-profit) charity that seeks to bring low-cost community-led development in the Nadder Valley in South West Wiltshire, initially concentrating on the identified needs for Tisbury. The proposals were based on what people actually wanted and could afford. In summary there was overwhelming support for the use of the site for community-led affordable housing.

3. Tisbury – Large Village and Cranborne Chase + West Wiltshire Downs Area of Outstanding Natural Beauty (CCWWD AONB)



Tisbury, which is often called the capital of the Nadder Valley, is set in a secret area amid beautiful scenery. Although a village it has many of the aspects of a small town, and is the commercial and service centre for a large rural area. It is set among the chalk downs but the chalk has been worn away to expose the underlying limestone. These foldings of limestone then developed cracks and joints after they were exposed, and the centre of the uplifted fold eroded leaving a valley with the former downward sloped as ridges. This has ensured that there is a plentiful supply of oolitic limestone for building purposes with both Portland and Purbeck rocks forming outcrops of high ground to the north of the Nadder.

Introduction

- 3.1 There are no main roads running through Tisbury. All the access roads are winding, with narrow pinch points, few pavements and low bridges, factors that preclude their use by

heavy vehicles. There are two main A-roads passing within three miles of the settlement: the A303 and the A30, both of which are part of the important east to west road network.

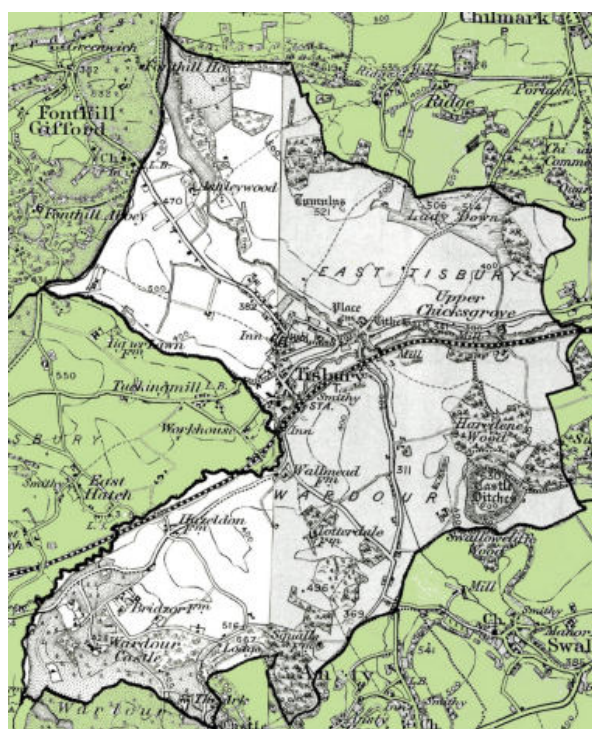
Constraints & Opportunities Plan (2827/105)

- 3.2 The area's distinctly rural, yet bustling, character and its good rail service has attracted inward migration. As the population has expanded, and more small businesses have moved in, Tisbury's High Street shops and pubs have survived despite a challenging economic climate. Businesses include local independent shops and businesses, a doctors' surgery, dental practice, garage, pubs, a tearoom, wine bar, deli, fishmonger and butcher. The local Post Office and Co-op play a pivotal role, bringing footfall to the rest of the High Street. More recently, the High Street has proven resilient with new shops moving in quickly when premises become vacant.
- 3.3 The economy in the hamlets of West Tisbury remains primarily agricultural. The importance of Tisbury's High Street, Tisbury Railway Station and links with the neighbouring area is recognised by Wiltshire Council, the village having been designated as a 'Local Service Centre'.
- 3.4 Tisbury benefits from good (usually hourly) rail connections to Salisbury and Exeter, with a direct service to London Waterloo taking less than two hours. However, as a rural community, residents often have no alternative other than to use their cars. Long-distance commuting is above average for Wiltshire.

3.5 Education facilities

There are several education facilities within close proximity of the application area. The closest is Tisbury St John's Primary School (adjoining Application Site) – Wardour, Chilmark and Hindon C of E Primary Schools are all within a short drive (10 minutes), which are situated to the north, south and west of the Application Site. The designated secondary school is Shaftesbury, Salisbury Road in Dorset (20 minutes away). *It is noted in the pre-application response that schools would need to be contacted regarding their S106 requirements.*

3.6 Tisbury history and development of the village



Historically the modern civil parishes of West Tisbury and East Tisbury were one. The first known settlement of the village site of Tisbury came in Saxon times. Tisbury was certainly occupied by the West Saxons who, by 759, named Tissebiri – Tysse's Burth. When King Alfred founded Shaftesbury Abbey, c.880 the lands of Tisbury were given to the Abbey. It is at this time the village is first mentioned although it is likely to have already existed for 150-200 years.

3.7 During the 15th century the village had expanded. The main village street was the upper part of the High Street while North Street (Hindon Lane today) had houses and homesteads along it by 1444. Quarrying was still taking place throughout the parish and weaving was a local industry. By c. 1500 all the arable land had been enclosed enabling more efficient farming to be carried out. This was part of a modernization programme by Shaftesbury Abbey.

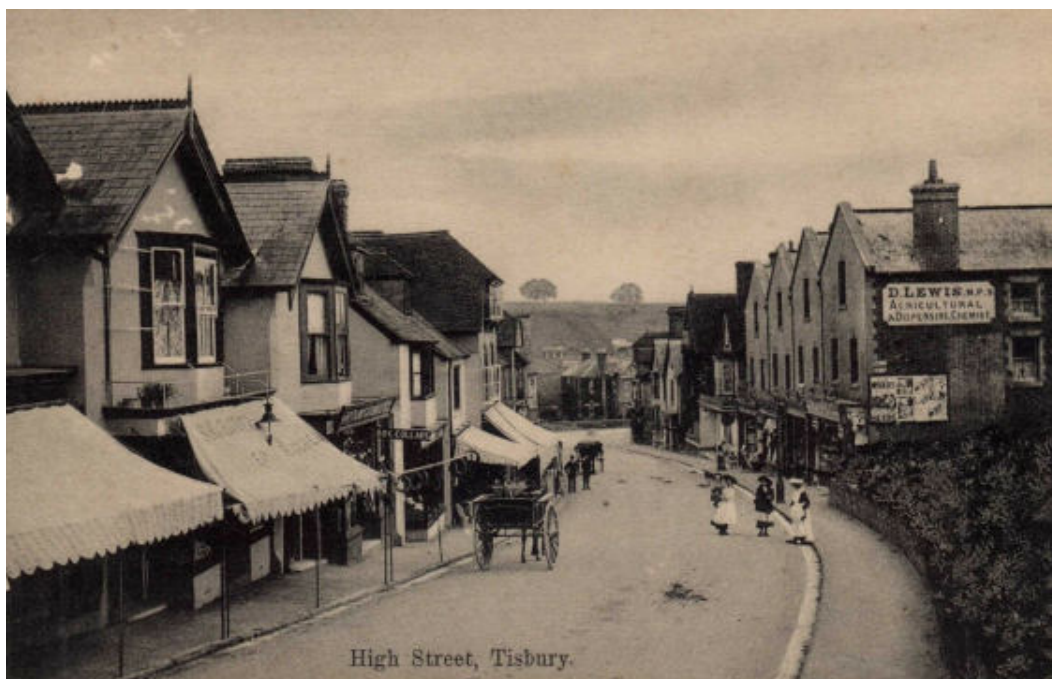
3.8 Tisbury was divided into three parishes in 1835 – East Tisbury (Tisbury village), West Tisbury and Wardour. By 1846 there were 40 stone quarries, although not all were in use. They were mainly used for local buildings as, in the first part of the 19th century, Tisbury stone was expensive in London as there was no local canal or railway for transport. After

the opening of the railway line the situation changed and there was a stone yard at the railway station in the latter of the part of the 19th century.

3.9 The 20th century saw the establishment or improvement of many services and, later in the increasing number of houses being built. From 1958 to the 1970s there was building on the north side of The Avenue, formerly New Road, with 95 council houses, including 44 bungalows for the elderly. More council houses were built in the 1960s and 70s and to cope with the increasing number of dwellings a new sewerage works was built, to the east of the village in 1958.

3.10 The entire Neighbourhood Area is set within the Cranborne Chase and West Wiltshire Downs Area of Outstanding Natural Beauty (CCWWD AONB) - the sixth largest in England and one of thirteen in the South West. The CCWWD AONB is of paramount importance to local residents. The rural area will change little. New development will respect natural beauty, landscape and biodiversity within the CCWWD AONB.

Historical Photo of High Street, Tisbury



Modern Day Tisbury – High Street



- 3.11 High Street, Tisbury consists of a range of architectural styles representing its expansion over many years. Different types of roofs include simple pitched roofs with open ended gables, of which most of the historic dwellings feature brick chimneys and some buildings feature front protruding gables.



- 3.12 The variation of the High Street, together, provides an interesting and identifiable form, some of the more recent developments constructed within the late 20th century do not follow the historic vernacular of the village and feature gable roofs and dormers.
- 3.13 There is a good variety of both contemporary and traditional materials and finishes. The use of traditional materials especially defines the individual character of the streets. There is a mixture of walling material render, rubble course light stone, where in some cases has been painted a light cream or white colour, additionally buff / red brick is also featured on some of the properties.
- 3.14 Throughout the 20th century brick was used more widely for buildings within the town than it had been in earlier centuries, but most buildings, if not of stone, were designed with reconstituted stone facing or render to conform to the existing older buildings.
- 3.15 The interest of the area as a whole is diverse and mixed with 20th century developments forming compatible elements within the historic village by virtue of design and material. The diversity of the area forms part of its character and appearance.
- 3.16 St John's 12th century parish church is in the centre of the village. At the edge of the village is the Grade I Listed thatched Tithe Barn at Place Farm, the largest tithe barn in England. Elsewhere in the village, the architecture ranges from quaint stone properties, including The Boot, a seventeenth century Inn, to the Victorian red brick properties in the lower High Street.
- 3.17 The Application Site has potential to retain the connection to, and enhance, the wider area context, character and the Cranborne Chase and West Wiltshire Downs Area of Outstanding Natural Beauty (CCWWD AONB).

4. Design and Access Matters

Introduction

- 4.1 The application is submitted for full planning approval for the demolition of former sports centre (Class E(d)) involving redevelopment to form 13 No. dwellings (Class C3) + associated works. This Design and Access Statement forms an important part of information that should be read in conjunction with the drawings and other supporting statements forming part of the submitted application. The proposal put forward refers to the layout, scale, landscape, appearance, character of the Application Site and surrounding area. This full application sets out why the proposed development is deemed to be acceptable in design terms.
- 4.2 Development proposals within or affecting the Tisbury Community Area must take account of their distinctive characters, including their open spaces and natural features, and reflect these in the proposed layout, design, form, scale, mass, use of materials and detailing.

Opportunities and Constraints

- 4.3 Having assessed the character and nature of the Application Site within its immediate (Tisbury Community Area) and wider (Wiltshire) context, a detailed assessment of the site itself is required to identify key constraints and opportunities which require consideration in the design of the proposed development.
- 4.4 An assessment of relevant local plan policies confirms that an opportunity exists to provide residential redevelopment upon the Application Site.
- 4.5 The development proposal aims to both preserve the character of the local area in accordance with the requirements of adopted Local Plan Core Policy 57.
- 4.6 It also presents an opportunity to introduce additional landscaping both within and along the boundaries of the application site. The scheme with mitigation measures would be sympathetic to local landscape character and would safeguard and restore the character of the natural and built environment in accordance with Core Policy 51.
- 4.7 The topography of the Application Site incorporates a difference in levels, however not seen as a constraint to its redevelopment. As such, there is no intention to substantively alter the existing levels.
- 4.8 An examination of the Environment Agency flood mapping confirms that the Application Site is not located in an area identified as at risk of flooding (Flood Zone 1).
- 4.9 An opportunity exists to construct dwellings that achieve the current high standard required by the current Building Regulations.

Design Response to Opportunities and Constraints

- 4.10** An opportunity exists to ensure that the design and layout of any new dwellings are sympathetic to the location, both in terms of visual appearance and overall quality.



Proposed Site Plan (2827/121)

- 4.11 The proposed site plan (2827/121) indicates that the 'Former Sports Centre' Character/Identity Area is residential in character. This is due to the adjacent residential development of detached, semi-detached and terraced houses. Consented in 2011 under Application Reference No. S/2011/0322.
- 4.12 There is a combination of varied building line, stepped roofs contrasting materials, deflected and glimpsed views that all contribute to the varied character of the settlement. The development within the latter half of the 20th century building lines are more formal and consistent compared to the ones within the historic core. The Historic Tisbury Characterisation covering the Application site is defined as a narrative transition from older Edwardian and Victorian to a mix of modern terraced and semi-detached houses.

Design Evolution

- 4.13 In the proposals three key areas have been highlighted within the village, to help analyse the village character and context.
- Street vistas which connect the buildings with the landscape;

- The prevalent use of local building materials, notably stone and red brick; and
- Green space both formal and informal.

Pre Application Layout Explored – ENQ/2021/03874 registered 30th July 2021



Indicative Site Plan – (2827/122)

- 4.14 The above design approach was undertaken as part of the overall analysis for the Application Site and the immediate surrounding area.
- 4.15 The site has a single point of access taken from Weavelnd Road. This access will be retained and remain unchanged for the proposed development.
- 4.16 The Application Site does not connect to the existing public highway, the estate road cannot be adopted as public highway and maintenance will be secured through a management company. It was stated within the pre-application response that in highway terms, the principle of the development is accepted.
- 4.17 The retention of an open area north west of the proposed new dwellings has been kept and additional school parking provided.
- 4.18 The path to the north of the site is recorded as a bridleway and is currently boarded by trees and a hedgerow, which are overhanging onto the bridleway (TISB1). There will be either an improvement or financial contribution to the bridleway to increase the width available by clearing the path of overgrowth.

Proposed Layout



4.19 The submission is supported by Proposed Site Plan (2827/120). This identifies the following: -

- The existing, permitted and proposed development in the vicinity of the Application Site;
- The vehicular access serving the Application Site;
- The existing trees and proposed hedgerow planting on all boundaries of the Application Site and area to be grassed;
- (1.8m) Close boarded fence;
- New brick wall;
- (1.1m) Post and rail fence;
- (600mm) Knee high fence;
- Granite setts;
- Tarmac to all footpaths, driveways and parking bays;
- Proposed permeable block paving;
- Primary and secondary access doors;
- Feature windows;
- Access gate;
- Additional school and visitor parking;

- Electric car charging points;
- Detention pond; and
- Bin and cycle storage.

- 4.20 An opportunity exists to ensure that the design and layout of any new dwellings are sympathetic to the location, both in terms of appearance and overall quality and will retain and reflect the character of the surrounding area. The separation distances required to protect privacy are considered achieved.
- 4.21 The site benefits from an established access to the eastern boundary. The proposal is for the utilisation of the existing vehicular accesses to serve the 13 No. dwellings.
- 4.22 The layout is further informed by the need to ensure suitable separation distances to the adjoining residential properties and the local school 'St John's C of E'. Consequential residential amenity is respected.
- 4.23 It is accepted that developments must not result in a distance less than 21m between windows of habitable rooms in rear elevations. Again, it is accepted that proposals must also take into account the need to accommodate changes in levels when checking distances between buildings/ boundaries, etc.
- 4.24 It is considered that this represents a logical disposition of buildings and planting upon the Application Site. It is, therefore, considered that the application proposal forms a logical redevelopment within the 'physical confines' of the site.
- 4.25 The dwellings can be designed and scaled to work with lifestyles and to be flexible enough so that homes can grow, downsize and evolve as family or life circumstances change. Also accommodating persons that may need or modern day choice to work from home, especially given the current pandemic.
- 4.26 Furthermore, the proposed dwelling houses are wholly compatible with the existing residential character of the area.

Amount

- 4.27 The proposed development is for 13 No. residential dwellings comprising a mix of 1, 2, and 3 bedrooms.
- 4.28 The submitted Illustrative Layout and Means of Access Plan (2827/120 and 2827/121) indicates that the 13 No. dwellings are relatively uniform in shape. They will be similar in size to those in the local area and all will feature private gardens and amenity areas.

4.29 The proposed new dwellings will provide a net internal gross area as follows:

NEW 'Erection of 13 No. dwellings' Schedule (Class C3)

The site will be suitable for the development of 13 No. detached, semi-detached and terraced dwellings.

Housetype – Plots 1, 2 & 3

Finished Floor Areas

Plot	Floor	Gross Internal Floor Area (m ²)
1 & 2	Ground Floor	35.6 m ²
	First Floor	35.3 m ²
Total		70.9 m²

Plot	Floor	Gross Internal Floor Area (m ²)
3	Ground Floor	43.5 m ²
	First Floor	43.3 m ²
Total		86.8 m²

Housetype – Plot 4

Finished Floor Areas

Plot	Floor	Gross Internal Floor Area (m ²)
4	Ground Floor	43.5 m ²
	First Floor	43.3 m ²
Total		86.8 m²
Garage		18.5 m ²

Housetype – Plot 5

Finished Floor Areas

Plot	Floor	Gross Internal Floor Area (m ²)
5	Ground Floor	42.0 m ²
	First Floor	42.0 m ²
Total		84.0 m²
Garage		18.5 m ²

Housetype – Plots 6 & 7

Finished Floor Areas

Plots	Floor	Gross Internal Floor Area (m ²)
6 & 7	Ground Floor	44.0 m ²
	First Floor	43.7 m ²
Total		87.7 m²

Housetype – Plots 8 & 9

Finished Floor Areas

Plots	Floor	Gross Internal Floor Area (m ²)
8 & 9	Ground Floor	35.6 m ²
	First Floor	35.3 m ²
Total		70.9 m²

Housetype – Plots 10 & 11

Finished Floor Areas

Plots	Floor	Gross Internal Floor Area (m ²)
10 & 11	Ground Floor	36.3 m ²
	First Floor	36.1 m ²
Total		72.4 m²

Housetype – Plots 12 & 13

Finished Floor Areas

Plot	Floor	Gross Internal Floor Area (m ²)
12	Ground Floor	55.4 m ²
Total		55.4 m²

Plot	Floor	Gross Internal Floor Area (m ²)
13	First Floor	60.4 m ²
Total		60.4 m²

- Provision for adequate Cycle Stores and Bin Stores.

4.30 There are dedicated cycle facilities and routes available to keep cyclists safe when travelling around the local roads however, the majority of local roads have sufficient space available to cater for both vehicles and cyclists ensuring that there is no barrier to cycling if people choose to use this mode of travel.

4.31 On-Site Parking Provision

1 No. spaces	1 Bed Dwelling
2 No. spaces	2 Bed Dwelling
2 No. spaces	3 Bed Dwelling
2 No. visitor spaces	
Total	26 No. spaces

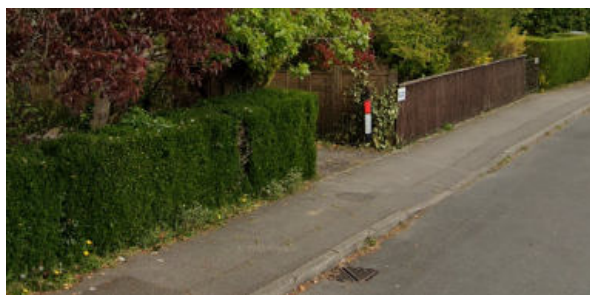
- 4.32 The submitted site Layout indicates that the development proposal includes a small amount of private area, which is intended to provide an attractive green setting within the development.

Scale

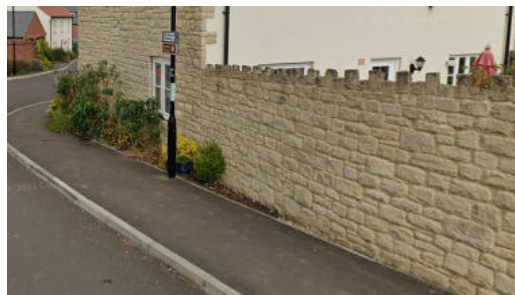
- 4.33 The proposed new dwellings will be 2 storeys in height. This respects and is consistent with Weaveland Road, Morrison Avenue and is thus appropriate to the locality. Hedges, stonewalls and timber fences are a feature in the district forming boundaries between the road and properties.

Boundary Surrounding Application Site

Weaveland Road



Morrison Avenue



4.34 Boundary Treatments



1.8m High Timber Close Board Fence



1.1m Timber Post & Rail

Appearance

4.35

Plots 1, 2 & 3 – Housetype – 2 and 3 Bed



Plot 4 – Housetype – 3 Bed

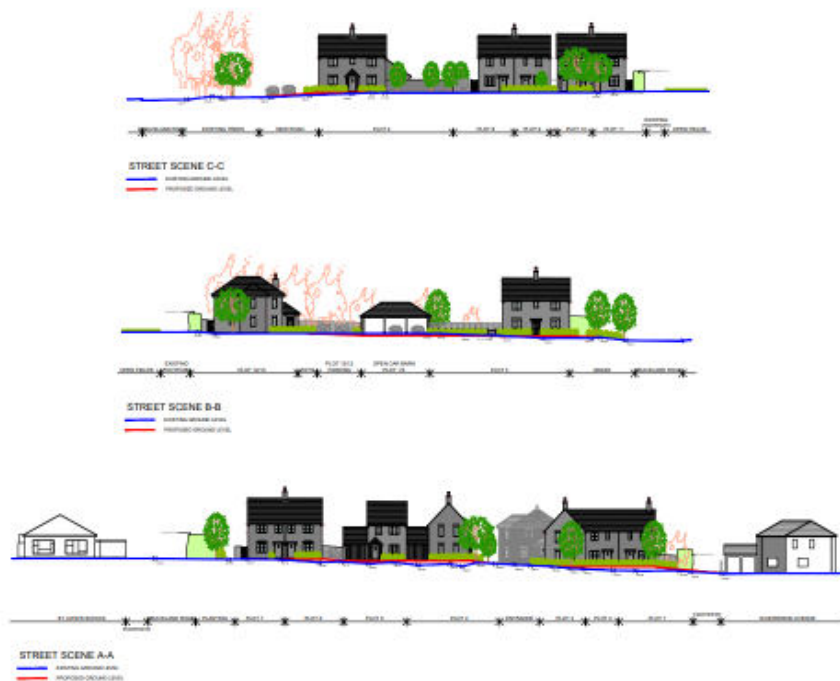


Plots 8 & 9 – Housetype – 2 Bed



Internal Floor Areas:	
Plot 8 - 35.6m ² Ground Floor	35.3m ² First Floor
70.9m ² Total	
Plot 9 - 35.6m ² Ground Floor	35.3m ² First Floor
70.9m ² Total	

Proposed Street Scenes Plan (2827/140)



Proposed CGI Images



4.36 The proposed new dwellings are designed to reflect appropriate vernacular within the local area where new housing has been constructed. In order to ensure that they complement the surroundings the following materials will be used:-

- Use of quality facing brickwork and reconstituted stone, with slate roof tiles (dark), which is reflective of facing materials within the locality;
- Feature stone heads, arched brick heads and chimneys - which have been a distinctive architectural feature for most 19th and 20th century housing, which is noticeable in the local area;
- White UPVC windows;
- White French doors;
- Charcoal timber porches and painted timber entrance doors;
- Electric car charging points; and
- The appearance is such that it reflects a palette from local vernacular.

4.37 Nadder Community Land Trust (“NCLT”). As a community-led organisation formed entirely of volunteers, a key element of NCLT’s mission is to ensure that its efforts are firmly based on the needs and wishes of the local community. It is also a condition of Community Housing Fund support that projects can be shown:

- to benefit from widespread local support; and
- to be genuinely community-led in terms of their design and outcomes.

Nadder CLT therefore undertook a full community engagement exercise between August and October 2021 (Stage 1 Community Engagement Report Community Vision for the former Sports Centre site) to establish the level of local support for the project, the community’s vision for the former Sports Centre site and its design priorities for the development.

Engagement was performed through a community consultation conducted between 24th August 2021 and 15th October 2021. The consultation took the form of an online survey, which was promoted:

- By email to the membership of Nadder CLT
- In the October edition of the Tisbury “Focus” magazine
- By local parish and County councillors and through social media
- Via the Nadder Community Land Trust website
- Through a street stall in Tisbury High Street on Saturday 9th October 2021

4.38 A ‘Stage 2 Community Engagement’ was undertaken on 17th January 2022.

4.39 Further to the comments made within the Stage 1 and Stage 2 reports, additional inclusions to the planning submission have been added, which are as follows: -

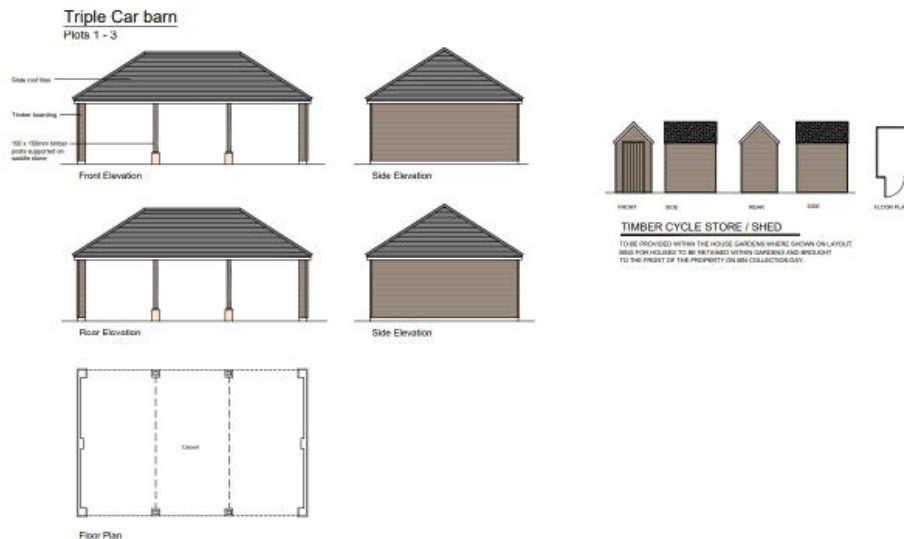
- Plots 1&2 comply with NDSS and are 2 bedroom homes.
- The Dwellings incorporate flexible space, furniture templates including dining tables now annotated on plans.
- 5 No. 3 bedroom homes are proposed out of 13 Dwellings.
- Additional storage cupboards have been incorporated on plans to each Dwelling.
- There is demand for 1 bedroom homes, these also include a study area.
- Entrance doors to dwellings are set back from the roadway and include a pathway.
- There is 'green space' retained and proposed under the design proposals.
- We propose a fine balance of both stone and a quality stock facing brick.
- Air source heat pumps are provided to each dwelling, this provides a sustainable heating and hot water source.
- We will use approved robust acoustic details for party walls and party floors to minimise noise reduction.
- Adequate car parking is provided on site in accordance with Highway Policy standards.
- Adequate turning provision is provided and consultation comments from Pre Application concludes this.
- Sustainable drainage is provided by way of a detention basin to discharge surface water. We have less proposed catchment involving the housing scheme than the existing catchment regime. This is deemed a betterment.
- Toilets are positioned to make good use of internal space and accord with Building regulation requirements .
- Cycle storage/ bin storage is carefully positioned dependent on plot and access.

4.40 The materials selected complement the design solution. They are seen as being durable so as to maintain a consistent finish and longevity of the built form.

4.41 The design of the buildings, in terms of the form, materials and character takes account of the local vernacular and evolution of development within the town. Therefore, the character and appearance of the development itself accords with the principles established in the town so as to sustain its significance.

Access and Parking

Proposed car barn & cycle store (2827/132)



- 4.42 Vehicular access to the new dwellings will be provided directly from Weaveland Road. This will be by way of utilising the existing vehicular accesses.
- 4.43 Car parking will be provided within the Application Site in accordance with the Council's adopted parking standards.
- 4.44 Within the proposal secure cycle parking has been provided.
- 4.45 Level access will be provided to the entrance of the new dwellings in accordance with the current building regulations.
- 4.46 A Transport Statement prepared by 'Entran Ltd' has been produced, this Technical Note (TN) outlines and supports the Application Site.

Landscape

- 4.47 The land has an existing strong sense of enclosure from hedgerows, trees and housing in this location. Surrounding development includes a range of periods including modern built development which is characteristic of the land use in the wider area.
- 4.48 The proposed scheme and landscape mitigation measures would introduce desirable and recognisable local characteristics and offer restoration, enhancement and extension of the hedgerows within the vicinity.

- 4.49 The Application Site will be subject of a new landscaping scheme, which it is intended can be secured via an appropriately worded planning condition on any permission that may be forthcoming.
- 4.50 Both hard and soft landscaping will enhance the layout of the Application Site and the design of dwellings. Creative or statement designs will be supported as well as habitat creation.
- 4.51 The positioning and final heights of hedges and trees must be taken into account so as not to impact upon adjacent properties.
- 4.52 The proposed trees will comprise of a mixture of predominantly native species with some selectively chosen ornamental species to give seasonal variety. Planting tree species that also produce flowers and berries for birds and insects.
- 4.53 A robust and visually appealing planting scheme that relates to adjacent character and streetscape. Where possible enhancing the biodiversity of the site by establishing rich and diverse habitat types and creating new hedgerows to give structure to plot frontages.
- 4.54 Incorporate a framework of shrubs and native trees in appropriate structured locations to encourage the wildlife and habitat value of the site as well as its connectivity with the wider landscape and ecological network.
- 4.55 A plant palette of this nature will create a setting to all properties. A smaller amount of herbaceous species, ferns and grasses will complete the palette and will ensure that seasonality is not a forgotten element of this planting design.
- 4.56 Proposed shrubs will provide summer flower colour and winter structure and will be largely evergreen.
- 4.57 Hedging to plot frontages will be used extensively, with additional planting, creating defined boundaries to the properties and therefore, creating 'defensible' space.

Beach Hedge



- Green Beech hedge plants (*Fagus sylvatica*) have interest all year round, vibrant green leaf in summer and russet brown in winter. Although beech plants are deciduous, the

striking winter leaves stay on the hedge until they are ready to make way for new growth in spring, making beech hedging a wonderful alternative to evergreen hedging that provides year-round interest.

Copper Beach



- Easily recognisable by its purple and green tones in the spring and summer, Purple Beech hedging - also known as Copper Beech - turns a striking copper and burgundy hue in the colder months. Although it is a deciduous hedge, Purple Beech hedging will retain some of its beautiful autumnal foliage during the winter.

Hawthorn



Blackthorn



- Hawthorn, (genus *Crataegus*), also called thornapple, large genus of thorny shrubs or small trees in the rose family (Rosaceae). The hawthorn is also well suited to form hedges, and its combination of sturdy twigs, hard wood, and numerous thorns makes it a formidable barrier to cattle and wildlife.
- *Prunus spinosa*, called blackthorn or sloe, is a species of flowering plant in the rose family Rosaceae. It produces bittersweet berries (sloes) that ripen after the first frost.

4.58 An Arboricultural Report - prepared by Sharples Tree Services accompanies this Application as supporting documentation.

Waste Management

- 4.59 Within the Application Site ample space is provided for waste storage. The property, when occupied, will also benefit from the Council's collection recycling scheme.

Sustainability and Drainage

- 4.60 The current site has electric, gas, water, foul and surface water drainage together with telecoms. The proposed residential development is anticipated to be an all-electric site so all services with the exception of gas will be required.
- 4.61 The inclusion of sustainable and green technologies is mandatory as part of any dwelling design solution.
- 4.62 Air source heat recovery units to be installed with additional thermal enhancements to all dwellings.
- 4.63 An electric car charging point is provided to each plot.



Wall Mounted Electric Charging Point

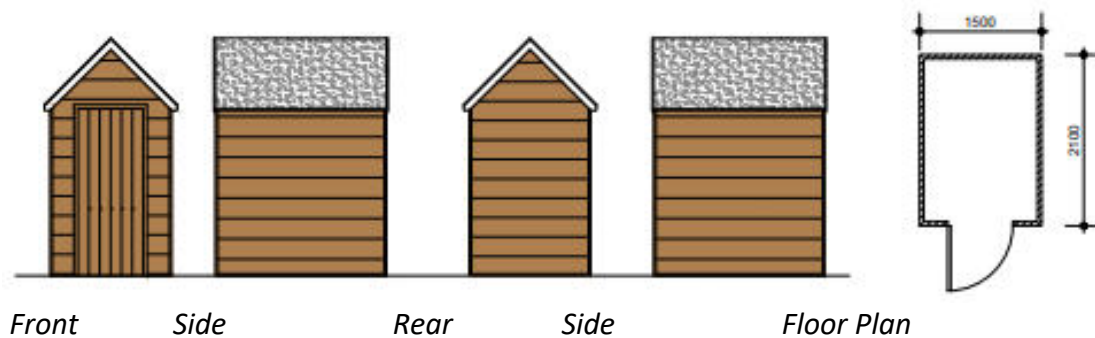


Electric Charging Point

- 4.64 The proposed dwellings will exceed the energy/carbon requirements currently set out in Part L of the Building Regulations. The dwellings seek to provide internal water recycling, this together with a 25% thermal enhancement over and above the current building regulations document under Part L which includes high standards of glazing and insulation methods.
- 4.65 A Drainage Strategy and (SuDS) Statement – prepared by Adama Consulting Limited accompanies this application as supporting documentation.

External Storage and Amenity Space

- 4.66 This application includes details of any external stores for cycles, refuse, recycling, garaging and other such outbuildings required. Full details are provided e.g. location, design, use and materials.



- 4.67 All ancillary outbuildings and external storage solutions will be integrated into the overall design and layout solution as part of landscaping proposals.

Ecology

4.68



Creates a crevice against the bark of the tree, with joint to be sealed by clear silicone. Primarily for use by individual roosting bats but may also be used by small birds as a safe roost site. To be installed on scattered oak trees north of the site.

The Schwegler 2FN bat box is a highly successful 'general purpose' box for woodland bat species such as the common noctule. Made of Woodcrete, it will last for years and being breathable it provides a stable environment inside. (The exterior black paint helps to absorb warmth. To be installed on scattered oak trees north of the site).



This is a popular model designed to encourage Blue, Marsh, Coal and Crested Tits; it might also be used by Wrens. The smaller entrance hole excludes all other species including Great Tits. To be installed on existing trees on site.

This traditional woodcrete Schwegler 2H bird box has proved to be highly effective for species like pied wagtails, black redstarts and grey spotted flycatchers that like an open front. It is designed to be hung so that the entrance is to one side (at an angle of 90° to the wall). The front panel can be easily removed for cleaning.



Providing a purpose-built colony can encourage the house martins to nest in a more convenient location where they can be appreciated without concerns of nuisance fouling. Also, an ideal mitigation measure for sites undergoing renovation or development. To be installed on the structure such as the new Nadder Centre.

- 4.69 The planting scheme will promote biodiversity enhancements and encouragement for wildlife e.g. birds.
- 4.70 Composting bins for organic waste will be provided.
- 4.71 A detailed Environmental Planning Ecological Assessment has been prepared to support this application by Ethos.

Flood Risk and Drainage

- 4.72 The Application Site, as noted above, is located within Flood Zone 1 and is therefore at low risk from flooding. Neither would the site increase the risk of flooding elsewhere.
- 4.73 Surface water to be discharged by a positive means of drainage via storage and discharge to watercourse as part of development.
- 4.74 Details of a wildlife sensitive lighting scheme for roads and footways within the site will be provided as part of the scheme.

5. Planning Obligations

- 5.1** The Applicant accepts that CIL obligations will be met in full.

6. Summary and Conclusions

- 6.1 The application is submitted for full planning approval for the erection of 13 No. detached, semi-detached and terraced dwellings (Class C3) and associated works.
- 6.2 The site is an area of currently underutilised land of the 'Former Sports Centre' and is surrounded by existing housing.
- 6.3 Residential amenity - the proposal would maintain the amenity of adjoining neighbours, local school (St John's C of E Primary School), Nadder Centre and would not result in overlooking/loss of privacy/loss of light/visual dominance to a degree that would be contrary to the above policies.
- 6.4 The proposed development of the site to create a group of new residential units provides an opportunity to create a sustainable residential development in close proximity to the facilities and services within Tisbury Community Area.
- 6.5 The proposed residential use of the site should therefore be considered acceptable in principle since it would be in keeping with the prevailing residential character of the area. The design of the proposed housing, its layout and character are considered sensitive to the local character and identity and variation within the village.
- 6.6 For the reasons set out in Section 4 of this statement, we would submit that the site is capable of accommodating 13 No. residential dwellings (7 private and 6 affordable). The intention is that the proposed dwellings will complement, rather than detract from its setting, and we would therefore submit that the application proposal complies with both Policies CP57 of the Local Plan.
- 6.7 Paragraph 2.19 states that on 4th December 2021 an exhibition was held by Nadder Community Land Trust (NCLT). A 'Stage 2 Community Engagement' was undertaken on 17th January 2022, the overall response was as follows: -
- There was strong support for the designs with over 80% of those responding stating that the site layout was "about right".
 - Over 80% felt that the new homes looked "about right".
 - Over 80% felt that the homes would provide "a pleasant place to live".
 - Finally, just over 90% of those responding felt that the new homes were "right for Tisbury".

- 6.8 Paragraph 4.39 responds to the comments made within the community engagement reports and these are also incorporated within the design proposals.
- 6.9 The development of the Application Site would contribute to the overall housing provision for Wiltshire and Tisbury.
- 6.10 Safe and convenient access to the site is readily available, and car parking is provided in accordance with the Council's adopted standards.
- 6.11 In conclusion, we would therefore submit that the application scheme is acceptable in all respects and request that full planning permission is granted subject to conditions.

Ian Sullivan

January 2022

January 2021



Wiltshire Council **LOCAL PLAN**

Looking to the future

• **Emerging Spatial Strategy**



Wiltshire Council

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Introduction

- 1.1 Forecasts predict Wiltshire will need between 40,840 and 45,630 new homes over the plan period of 2016 to 2036¹. The Government, however, is reviewing the method local planning authorities must use to assess the need for new homes so this could change. Other forecasts estimate an additional 26 hectares of land will be needed for business and jobs. The Local Plan must accommodate these scales of growth.
- 1.2 The spatial strategy, the pattern of development, distributes these scales of growth around the county. It is expressed in terms of the amount of new homes and land for employment that each main settlement should accommodate.
- 1.3 Outside of the main settlements, the focus will continue to be on protecting the countryside and only development that can meet local needs. A separate paper ('Empowering Rural Communities') looks at how schemes to meet local needs can be built more easily and what should be planned for at rural settlements.
- 1.4 Creating one or more new settlements has also been considered, specifically for the Chippenham and Salisbury areas, which are discussed later in this document.

Main Settlements		
<p>A hierarchy of settlements is set out in the Wiltshire Core Strategy (Core Policy 1: Settlement Strategy). Each level's settlements have a particular role. The levels are; Principal Settlements, Market Towns, Local Service Centres, Large Villages and Small Villages. 'Main settlements' refers to Principal Settlements and Market Towns.</p> <p>The hierarchy will not change as part of the review, but Small Villages will be considered 'non-strategic'. This means neighbourhood plans may reclassify such settlements or add new villages depending upon the evidence of local circumstance².</p>		
Principal Settlements	Chippenham Salisbury Trowbridge	These are the primary focus for development and will provide significant levels of jobs and homes
Market Towns	Amesbury ³ Bradford-on-Avon Calne Corsham Devizes Malmesbury Marlborough Melksham Royal Wootton Bassett Tidworth and Ludgershall Warminster Westbury	Market towns have the potential for significant development that will increase the number of jobs and homes to help sustain/ enhance services and facilities and promote self-containment and sustainable communities

¹40,840 homes being the minimum required by Government using its current standard method. The Government has stated an intention to review its methodology. Source: Swindon Borough and Wiltshire Council Local Housing Needs Assessment 2019, ORS, (Apr 2019).

²'Empowering Rural Communities', a consultation accompanying this one, explains in more detail the role of rural settlements: Local Service Centres, Large and Small Villages

³Taking into account consultation responses, it is proposed that Amesbury will no longer be linked with Bulford and Durrington for the purposes of the spatial strategy. Further information is provided in the Amesbury Planning for Settlement Statement.

Growth and climate change

2.1 Addressing climate change is already a Local Plan objective. A sustainable pattern of development and how growth is distributed appropriately continues to be an important means to help address climate change. The aim is to focus growth on the main settlements and the largest of these, Chippenham, Salisbury and Trowbridge, in particular. The box below outlines some of the positive outcomes that can be achieved

2.2 A large proportion of Wiltshire residents live in the countryside and smaller rural settlements. On a smaller scale, growth to meet local needs can also facilitate carbon reduction in similar if more modest ways. Rural settlements can provide several vital everyday local services. Affordable homes are needed for local people and planning must help support rural jobs. With much smaller scales of development, by supporting initiatives to meet local needs, maintaining the role of villages also helps to deliver a sustainable pattern of development.

In February 2019 the Council resolved to acknowledge a climate emergency and to seek to make the county carbon neutral by 2030. A Global Warming and Climate Emergency Scrutiny Task Group was set up to gather evidence and come up with recommendations on achieving net zero. A commitment was also made to make the council carbon neutral by 2030.

A new climate strategy is being prepared to enable the Council to meet these commitments, but carbon reduction is already an integral theme of the Local Plan.

2.3 The Local Plan Review will play a key role in helping to deliver not only the Council's carbon reduction aspiration, but also achieving compliance with legislation and national planning policy expectations regarding climate change.

Climate change outcomes

Focusing new development within the County's main settlements reduces carbon in different ways. It will:

- make best use of existing infrastructure, such as energy networks, public buildings, services and local transport networks, reducing the need for additional infrastructure that would create more carbon;
- better support existing businesses by growing local spending and supply chains. In particular, it can help each town centre to continue serving its local community;
- reduce the need to travel, and travel by the private car in particular, by providing jobs, facilities and services locally and support active means of travel such as walking and cycling; and
- provide opportunities on a scale to design new neighbourhoods for renewable energy supply, alternatives to the private car and more energy efficient new buildings - opportunities that are likely to be more difficult to realise in rural areas.

⁴Wiltshire Core Strategy (2015) Strategic Objective 2: Addressing Climate Change. The policies of the current Core Strategy that seek to achieve Strategic Objective 2 tackle various themes including: renewable energy generation, improving the energy performance of new buildings, sustainable construction, tackling flood risk, delivering green infrastructure and sustainable transport. These themes and initiatives to tackle climate change will be reviewed and incorporated into the new Local Plan. Further information is provided in the accompanying consultation paper Addressing climate change and biodiversity net gain through the Local Plan - raising the ambition (Jan 2021).

Delivering the spatial strategy

- 2.4 The spatial strategy focuses on the different long-term roles of settlements and apportions growth accordingly. An implication of growth is the loss of countryside to new development as settlements expand. But maximising development that re-uses previously developed land and limits the loss of countryside wherever possible remains a priority.
- 2.5 COVID-19 is having serious economic impacts. It is also changing the way we look at our surroundings, changing our behaviour and, longer term, how we manage our environment.
- 2.6 The impacts of COVID-19 are renewing our attention on how well our existing urban areas function. There are immediate lessons for designing space for recreation and exercise and creating the right environment to encourage people to walk and cycle. Other impacts may be less obvious or are uncertain.
- 2.7 The role of town centres as places to buy and sell goods has been challenged increasingly by the rise of online retailing and online services over recent years. The impact of COVID-19, in terms of lockdown and temporary special measures, has exacerbated this⁵. The most sustainable sites are those most likely to be suited to development.
- 2.8 The impact of COVID-19 is also likely to increase home working permanently, reducing net out commuting to other settlements and boosting local demand for many goods and services. This may create opportunities to reconsider how we use town centres.
- 2.9 A distribution of growth needs to be delivered with these and other factors in mind to ensure each community has an appropriate planning framework.
- 2.10 The Local Plan Review sets the strategic context for neighbourhood planning. It has its most direct relationships with neighbourhood plans for main settlements – since they are the focus for growth. This will require closer working between the Council and Parish and Town Councils to support the preparation of each authority's plans. A set of 'place shaping priorities' will guide how and where development will take place and what distinct priorities there are to manage change in the local environment. They will be agreed with the relevant Town and Parish Councils.
- 2.11 The Local Plan Review is required to set housing requirements for the plan period for each main settlement's area designation for neighbourhood planning. As land within main settlements is mostly built up, a requirement translates to a brownfield target. A target helps to maximise these opportunities and can reduce pressures to build on greenfield land.
- 2.12 For those neighbourhood plans at main settlements being reviewed or prepared in tandem with the Local Plan Review, it may be possible to reduce the amount of greenfield land we need to plan for. Future neighbourhood plans and reviews can reduce the amount of greenfield land needed in the next review of the Local Plan.
- 2.13 From the scales of growth at each settlement set in the spatial strategy, planning policies and proposals will be developed following these principles:

⁵The Council has commissioned a Town Centre and Retail Study. It is clear from this work that Wiltshire's town centres remain largely vibrant but are needing to evolve and adapt to changing retail habits and this is largely due to the impact of COVID-19. Looking ahead, policies for retail, town centres and district/local centres will need to be flexible and responsive to market signals. In addition, with the changes to permitted development rights and the Use Classes Order, it is likely that town centres may well be appropriate for a range of uses, including residential, leisure and education, as well as pop-up markets to increase footfall and thereby sustain a long-term role for the traditional high street.

Delivery Principles

1. Each main settlement will have a set of 'place shaping priorities' to guide how and where development will take place and what distinct priorities there may be to manage change in the local environment. They will be agreed between the Council and the relevant Town and Parish Councils.
2. To maximise the use of previously developed land and support urban renewal where needed, each of the main settlements will have a target amount of new homes that will need to be planned for within its urban area.
3. The Council will allocate land for development through the Local Plan where it is necessary to do so. It will be necessary to do so to ensure the scale of the County's housing and employment needs are met and to ensure a supply of deliverable land. It will also do so where there are large or complex sites or where land for greenfield development crosses the boundaries of neighbourhood plans or into rural parishes that adjoin an urban area.
4. To support the Local Plan, each community will be encouraged to determine themselves where additional development takes place by the preparation of a neighbourhood plan. A task for all neighbourhood plans will be to help manage the use of brownfield land for new uses and for additional homes
5. Where there are large greenfield sites, the Council may phase their construction to ensure a priority is maintained on brownfield land and to ensure the coordination of all the infrastructure necessary to support such growth.

Formulating the spatial strategy

Housing Market Areas

2.14 The Council has tested different distributions of growth to see which are best. To do so, the County has been subdivided into four different Housing Market Areas (HMAs). They are shown below:

2.15 HMAs are areas within which the majority of the local population live and work, where the majority of home moves take place and where there is a common range of private sector rents.

2.16 Needs vary around the County. There would not be a sustainable pattern of development if most building took place in the south of the county but most need was in the north.



2.17 Housing need has been calculated in two ways, providing a minimum and a higher figure. The lower figure in the range of housing need assessed by the Council represents the minimum that results from using a national standard method (Standard Method). A Local Housing Need Assessment (LHNA) of new homes needed takes account of longer term migration and economic forecasts and produces the upper range result. This takes into consideration where there is the need to provide homes to support jobs and avoid net in-commuting. An upper figure would also be the basis of building in contingency. The housing need for each of the housing market areas using both the lower and upper figures are as follows:

Housing market area	Standard Method (Additional dwellings 2016-2036)	Local Housing Need Assessment (Additional dwellings 2016-2036)
Chippenham	17,410	20,400
Salisbury	10,470	10,975
Swindon (the Wiltshire part)	2,935	3,255
Trowbridge	10,020	11,000

2.18 Studies of employment needs for the plan period resulted in a forecast requirement to plan for an additional 26ha of land for business⁶. There already is a large supply of land available to meet business needs across the County. Based on the same housing market areas, the need for additional land is as distributed as follows (this is the same for both lower and higher options):

Housing market area	Employment Land Requirements (Hectares 2016-2036)
Chippenham	9
Salisbury	10
Swindon (the Wiltshire part)	6
Trowbridge	1

Alternative Development Strategies

2.19 As a review of the Wiltshire Core Strategy, the starting point for the Local Plan is to continue the current distribution of growth within each of the four HMAs and then look at where changes may be needed. Envisaging what effects there may be from taking forward the current strategy, the Council has examined:

- the risks of unacceptable environmental impacts;

- comparisons with social and economic factors (such as employment projections); and
- deliverability.

2.20 The results of earlier public consultation also help to highlight where alternatives may need to be considered, in terms of new issues and opportunities. Possible alternatives are also influenced by the capacity of local infrastructure and what is necessary to support new development. For example, in relation to Chippenham, transport was

⁶The Swindon and Wiltshire Functional Economic Market Assessment, Hardisty Jones Associates, identified functional market areas within the two authorities and forecast employment land needs. An Employment Land Review, Hardisty Jones Associates, reviewed the existing supply of land and premises.

raised frequently as a topic, generally as a constraint to growth, pointing to the need for investment in infrastructure alongside delivery of homes and jobs. Poor air quality was seen as an issue and a constraint for Devizes and other settlements.

- 2.21 The Council developed and then tested at least three alternative development strategies for each housing market area. The process of formulating these alternative development strategies is explained in full in a series of separate documents⁷.

Sustainability Appraisal

- 2.22 This is a legal requirement for all development plans. It helps to determine which alternatives perform best in sustainability terms and helps inform strategy formulation.

- 2.23 The alternative development strategies were assessed and compared using sustainability appraisal, both at the lower end of the range (Standard Method) and higher (Local Housing Needs Assessment).

- 2.24 A separate interim sustainability appraisal document reports the results in detail and the spatial strategy that has emerged is informed by this process⁸. The sustainability appraisal assessment of the alternative development strategies concludes that there are no adverse effects of such significance that would prevent the higher figure being progressed⁹. A higher level would be more robust when planning for the longer term and does more to meet national and local needs for more homes. This higher level has therefore been taken forward as the basis for further work developing the spatial strategy.

Emerging Spatial Strategy

Introduction

- 3.1 The alternative development strategies tested for each housing market area are summarised below. There then follows the main findings of comparing them using sustainability appraisal. This leads to conclusions on the most appropriate scales of growth at each main settlement and the rural area. A short assessment is provided of whether these conclusions support climate change outcomes. Based on this discussion, an emerging strategy is summarised alongside how it might be taken forward using the delivery principles described above.
- 3.2 The method and therefore the results of strategy formulation revolve around high level judgements about long term growth. The obvious question and a central one for this

consultation is whether those judgements are appropriate and reasonable. This in turn is influenced a lot by more detailed consideration of where and in what form growth might take shape and how it might help meet each community's local, place shaping priorities. This document therefore needs to be read alongside the 'Planning for Settlement Statements' that pick up those more detailed aspects for each main settlement; what are the priorities for the future and what are the choices for the location and form growth might take? In short, the top down meets the bottom up and each influences the other.

- 3.3 The great majority of growth is proposed at the County's three Principal Settlements. This continues the approach of the current Wiltshire Core Strategy. As their position is so central, to

⁷Formulating Alternative Development Strategies for Chippenham Housing Market Area (Jan 2021); Formulating Alternative Development Strategies for Salisbury Housing Market Area (Jan 2021); Formulating Alternative Development Strategies for Swindon (Wiltshire part) Housing Market Area (Jan 2021); Formulating Alternative Development Strategies for Trowbridge Housing Market Area (Jan 2021)

⁸Wiltshire Local Plan Review Draft Interim Sustainability Appraisal Report (incorporating Strategic Environmental Assessment) (Jan 2021)

⁹For the higher growth strategies, there may be more significant adverse environmental impacts at certain more constrained settlements. The slightly higher level of growth at those settlements is still relatively modest such that mitigation measures would sufficiently reduce any adverse effects.

examine whether this remains appropriate and feasible, Planning for Settlement Statements for Chippenham, Salisbury and Trowbridge specify preferred sites for where development may take place.

- 3.4 At Market Towns, preferred sites have not been selected. Instead, their Planning for Settlement Statements present sites considered to be the reasonable alternatives at each place. Views are invited on the most appropriate to allocate. Generally, only a small number of sites will need to be allocated. They may be selected by local communities if they are progressing or reviewing a neighbourhood plan. In other places, it will be the role of the Local Plan Review. (See the 'delivery principles' above)
- 3.5 The spatial strategy is expressed in terms of the amount of new homes and additional land for employment that each main settlement and rural part of a Housing Market Area should accommodate over the plan period, 2016 to 2036.
- 3.6 The rural part of the strategy, and the role of rural settlements, is discussed in some more detail in an accompanying consultation document 'Empowering Rural Communities'.

Additional homes 2016-2036

- 3.7 Alongside the number of new homes presented in the spatial strategy, figures are provided on the:
- (i) 'Residual requirement' - how many new homes are left to be planned for once completions and commitments have been taken off the overall requirement;
 - (ii) Current scale of growth planned in the Wiltshire Core Strategy (2006 to 2026), which is provided as a benchmark; and a
 - (iii) 'Brownfield target' - a separate indicative target for the number of new homes to be met from previously developed land

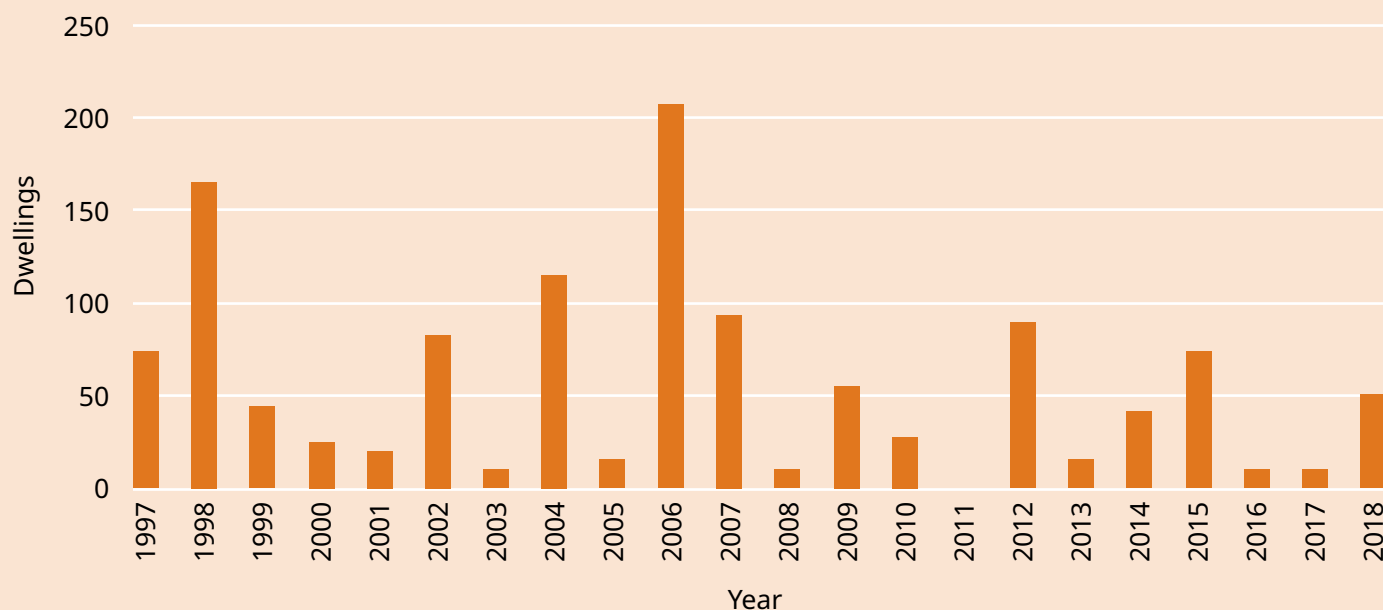
Brownfield development

- 3.8 Following the delivery principles set out above, the strategy includes a possible brownfield target for each settlement; an indicative number of new homes to be built over the period 2021-2031 using previously developed land, which will form the basis for a housing requirement for neighbourhood plans .
- 3.9 The brownfield target is derived from a 'windfall' allowance for Wiltshire used in the housing land supply. This represents anticipated future delivery from brownfield sites which are not allocated in the development plan (in accordance with the NPPF). It is calculated using a long-term assessment of the rate at which this type of development has come forward in Wiltshire. Although, a minor contribution is made by small 'windfall' sites which tends to remain consistent over the years, large sites are more infrequent and can be much harder to predict. An example is Salisbury below:

¹⁰Paragraph 65, NPPF, MHCLG (Feb 2019)

¹¹These are sites of ten or more net dwellings

Homes built on large brownfield sites in Salisbury (1997 - 2018)



3.10 The graph shows marked differences from year to year. Development plans cannot be expected to identify all the land necessary to meet each target at the outset. It is important to recognise that sustaining this overall contribution from brownfield land is a target. An approach needs to be flexible and correspond with the fluctuations in supply. Successive reviews of plans can work together towards maximising the potential.

3.11 The Local Plan may therefore set a brownfield target for the next ten years of the plan period 2021-2031 for each main settlement¹² not the whole plan period. The next review of the Local Plan can review a target for the remainder of the plan period to 2036.

3.12 The amount of greenfield land needing to be identified for development will depend upon the brownfield land that can be relied upon, which is land identified in neighbourhood plans or other allocations and planning permissions. It is not possible to assume each target will be met and just a target amount cannot count toward the land we need to plan for. Indeed, a target, on paper, could exceed the number of new homes remaining to be

planned for, but without certainty as to its deliverability it cannot be counted upon.

3.13 National planning policy has a particular emphasis upon 'deliverable housing sites'¹³. The Council is required to identify and sustain a constant supply of deliverable land for housing development throughout the plan period. The more definite opportunities there are identified on brownfield land, the larger will be a supply of deliverable housing sites. As a source of supply, opportunities identified on brownfield sites, offer a wider choice of homes, but, importantly, they are a contingency that boosts the supply of deliverable housing sites; part of the supply of deliverable land the Council is required to maintain. The local community, landowners and developers, and in particular neighbourhood planning, all have a central role to play in identifying these.

3.14 Appendix One describes the purpose of the proposed brownfield land targets in more detail and views are invited on the approach.

¹³See the glossary of terms in NPPF, MHCLG (Feb 2019). To be considered deliverable, sites for housing should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years.

Residual requirement

- 3.15 A 'residual requirement' is the amount of new homes that still need to be planned for at each main settlement and in the rural area of each HMA once new homes built, planning permissions and other commitments have been taken off. Planning permissions that have been granted but have not yet been built can be deducted from the overall requirement. Similarly, land is already allocated in current local and neighbourhood plans, and this contribution is also deducted. The spatial strategy also covers the period commencing in 2016, so a number of homes have already been built. They too can be deducted. The result is the residual requirement, and this helps us understand how many additional new homes on greenfield sites we should aim to plan for.
- 3.16 Again, it is important to note that the brownfield housing target has not been deducted. Homes from previously developed land ideally should be identified by having planning permission or by being allocated in a plan.

Additional employment land 2016 -2036

- 3.17 The Wiltshire Core Strategy identified and allocated a significant supply of land for employment needs. The scale of supply far exceeded forecast need in order to provide a good choice of sites and flexibility.
- 3.18 The Council has reviewed existing employment land supply alongside the forecasts it has received. Taking account of forecast rates of take up and demand, the current pool of land for industry and office uses generally continues to meet anticipated needs.
- 3.19 There are therefore no requirements set for most settlements. Instead, work has identified where there may be particular needs or where it would complement planned growth. These are each described where they arise along with brief reasons why.
- 3.20 A focus of the planning framework is to support economic recovery from the impacts of COVID-19. Planning controls will therefore need to be less prescriptive and be more

flexible in the face of current additional uncertainty.

Transport

- 3.21 The transport effects of the emerging strategy have been independently assessed.
- 3.22 Scales of growth proposed across the County, at all the main settlements and the rural area, have been considered together for their effects on the transport network. Preferred locations for growth have, however, been identified at Chippenham, Salisbury and Trowbridge, where the great bulk of additional development is intended, and so the impacts of these proposals have already been looked at in more detail.
- 3.23 A wide variety of measures will be proposed at each of these Principal Settlements to encourage a change from car travel to more sustainable modes. However, this work also shows how the scale and pattern of growth will affect the road network and what investment might be needed over the plan period.
- 3.24 The work identifies where and how transport strategies will need to be amended and what new infrastructure may be necessary in order to accommodate planned growth over the plan period
- 3.25 Transport factors can then properly influence the choice of an appropriate scale of growth at each settlement and the emerging spatial strategy as a whole.

Chippenham Housing Market Area

Alternative Development Strategies

3.26 The following alternative development strategies were tested through Sustainability Appraisal:

Chippenham Housing Market Area (HMA) - Alternative Strategies
<p>Chippenham A (CH-A) - Roll forward the core strategy pattern of distribution</p> <p>Housing and employment land requirements are increased and distributed pro-rata to roll forward the current strategy.</p> <p>New employment allocations proposed only at Calne, Corsham and Melksham.</p>
<p>Chippenham B (CH-B) - Chippenham Expanded Community</p> <p>More constrained settlements (Corsham, Calne, Devizes and Malmesbury) and Melksham continue at Core Strategy rates of housing growth. Rest of the HMA at a scale equivalent to rolling forward the strategy. Chippenham receives the balance (from about 6,400 homes in CH-A to about 9,800 homes).</p> <p>New employment allocations proposed only at Chippenham and Calne</p>
<p>Chippenham C (CH-C) - Melksham Focus</p> <p>Housing requirements based on economic forecast for Melksham and follow a recent track record of sustained economic growth (for housing this means from about 3,200 homes in CH-A to about 4,000 homes). Higher rates are also proposed in the rest of the HMA. The strategy diverts the scale of new housing away from the main settlements that are more environmentally constrained or sensitive (Calne, Corsham, Devizes and Malmesbury). The rate of development at Chippenham represents a mid-point between rolling forward the current strategy uncapped, and a higher growth option (CH-B)</p> <p>New employment land proposed only at Melksham and Corsham.</p>

3.27 Of all the Housing Market Areas (HMAs), the Chippenham HMA is forecast to have by far the largest additional housing need over the plan period. There may, as result, be significant challenges delivering new homes,

but it was not felt necessary at this stage to consider accommodating growth by proposing a new freestanding settlement. Firstly, the existing set of main settlements appear capable of providing sufficient capacity even at the higher end of the range of forecast need. Secondly there are no locations being promoted currently as propositions to create a new settlement, either private or publicly resourced, and it would not be reasonable to assume this avenue was readily available. Thirdly, it is doubtful how much they would be able to contribute to meeting housing need in the plan period. New settlements can have lengthy lead in times before construction commences.

3.28 Given the aim of a sustainable pattern of development, diverting unmet need to other parts of the County or potentially neighbouring authority areas was also not pursued. It was felt important to meet needs for new homes where needs arise.

Conclusions from Sustainability Appraisal

3.29 The emerging strategy is not a choice of one of the alternatives tested. It assimilates the results of the sustainability appraisal.

3.30 Of the alternatives, the Chippenham Expanded Community performed clearly best in sustainability terms (as in CH-B). An emerging strategy therefore has a strong focus on growth at Chippenham.

3.31 Sustainability Appraisal, however, also recognised the potential for growth at Melksham. Higher growth here has also been seen as a means to help deliver road infrastructure during discussions with the Town Council. In this regard, the Government has announced funding support to progress an A350 Melksham bypass. A preferred scale of development is therefore the higher of the range tested at Melksham (as in CH-C).

3.32 A similar situation to Melksham arises at Calne, but to a much more modest degree and with less certainty. A slightly higher scale of development than that in alternative CH-B would be predicated on this increase being necessary to help provide transport solutions

to alleviate issues such as traffic congestion and local air quality in the town centre. Discussions with the Town Council continue as to what these solutions could be.

3.33 The results of sustainability appraisal identified the level of environmental constraints at other main settlements within the HMA (Corsham, Devizes and Malmesbury) should lead to a smaller proportion of growth if possible. The central focus on Chippenham and Melksham provides scope to do this and growth is reduced from that in alternative CH-B.

3.34 Outside the main settlements, the increased level of housing need is translated directly into an increase in housing requirements at rural settlements. The result is a scale of growth equivalent to past rates of housing development.

3.35 Sustainability appraisal considered requirements for an additional 9ha of employment land in the Chippenham HMA over the plan period (up to 2036). The most appropriate locations for growth focussed similarly on the less constrained settlements (Calne, Chippenham and Melksham) identified by sustainability appraisal. For Chippenham, this should be seen in the context of the increase in housing forecast over the plan period. At Calne, this recognises a need to address concerns about job growth corresponding to the recent increase in new homes being built at the town. Melksham is similarly less constrained than other settlements, but the evidence from the Employment Land Review suggests a plentiful supply of brownfield land that should be considered for employment in the short-term.

Climate Change Outcomes

3.36 The scale of housing needed for the Chippenham HMA is forecast to increase sharply. This is a challenge in terms of carbon production and climate change.

3.37 A focus on Chippenham provides opportunities on a scale to design new neighbourhoods which incorporate renewable energy production, alternatives to the private car and more energy efficient new buildings. It can make best use of existing infrastructure, such as energy networks, public buildings,

services and local transport networks.

Employment evidence points to substantial interest and good prospects for the town's economy to grow and growing local spending will help. In particular, it can help the town centre to serve its local community by boosting catchment spending. Based around a town, where there are higher levels of facilities, shops and services, including public transport, can help to reduce the need to travel, and to travel by the private car in particular, especially if it is accompanied by measures aimed at improving walking and cycling.

3.38 The scale of growth however increases the likelihood that it will need to be accommodated as a large urban extension. This scale would allow opportunities to introduce important carbon reduction measures and efficiencies impractical or unviable on smaller sites.

3.39 The same might be said to a lesser extent by a focus on Melksham. Transport, however, is a main carbon generator in the County and combining growth with investment in transport, a Melksham by-pass, could be seen as encouraging greater use of the private car.

3.40 Investment in transport infrastructure can be justified on climate change benefits overall; that it improves a town's environment by tackling traffic congestion and enables less carbon use elsewhere by the advantages of focusing growth. Also, longer term, a future carbon neutral world is not a car free world. We still need to plan for growth in travel demand generated by new development.

3.41 Transport modelling is showing that congestion pressures on the A350 corridor will increase as a result of concentrating growth on Chippenham and Melksham, in combination with other towns, notably Trowbridge. Achieving predictable journey times along the A350 is important for the local economy. Paradoxically, a spatial strategy that would minimise carbon impacts may necessitate the need to improve sections of the road network.

3.42 These pressures need to be mitigated by greater settlement self-containment - by a greater proportion of goods and services being provided locally, local employment and by less need to travel elsewhere.

Emerging Strategy and Delivery

3.43 The emerging strategy is shown in the following table. This strategy has been informed by, and takes account of, the findings of the sustainability appraisal which recommends ways of mitigating any likely significant adverse effects and improving the benefits of the strategy overall. This strategy has itself been subject to sustainability appraisal which concludes that mitigation measures could sufficiently reduce any likely significant adverse effects of the strategy.

3.44 The Local Plan Review will set out how growth will be accommodated at Chippenham and Melksham. This will involve allocating greenfield sites at each town. Both Chippenham and Melksham communities are actively engaged in neighbourhood planning and these too will play an important part in guiding growth.

3.45 Elsewhere, there may be scope potentially for neighbourhood plans to allocate sites where necessary to help meet strategic requirements and their housing and employment needs as well as the more detailed local part of the development plan. For example, a review of

the Malmesbury Neighbourhood Plan will carry out that role.

3.46 A main consideration will be to maintain a supply of deliverable land for new homes. The strategy suggests a likelihood of large urban extensions at Melksham and Chippenham. These can be complex and can take time before they commence. This needs to be factored into what land is identified for development by the plan setting out a clear understanding of each site's timing, design and infrastructure requirements.

3.47 Some land for employment uses has become established adjoining junction 17 of the M4. This employment development was considered essential to the wider strategic interest of the economic development of Wiltshire, in accordance with Core Policy 34 of the current Wiltshire Core Strategy. Any further growth will need to be of the same significance. Continued growth may also justify a more comprehensive treatment of the area to ensure its role is defined distinct from settlements that might otherwise be undermined and to consider what infrastructure or other uses can help to support sustainable development objectives.

			Overall Housing Requirement (Dwellings)		Overall Employment Requirement (Hectares)
	Wiltshire Core Strategy 2006-2026	Brownfield target 2021-2031	Emerging Strategy 2016-2036	Residual at 1 April 2019	
Calne	1440	60	1610	360	4
Chippenham	4510	240	9225	5100	5
Corsham	1220	160	815	120	0
Devizes	2010	150	1330	330	0
Malmesbury	885	70	665	95	0
Melksham	2240	130	3950	2585	0
Rest of HMA	1992		2805	1270	0
TOTAL	14297		20400	9860	9

Salisbury Housing Market Area

Alternative Development Strategies

3.48 The following alternatives development strategies were tested through Sustainability Appraisal:

Salisbury Housing Market Area (HMA) - Alternative Strategies
<p>Salisbury A (SA-A) - Roll forward the core strategy pattern of distribution</p> <p>Housing and employment land requirements are reduced by 11% and distributed pro-rata rolling forward the current strategy.</p> <p>New employment land proposed only at Salisbury/Wilton and Tidworth and Ludgershall.</p>
<p>Salisbury B (SA-B) - Focus on Salisbury</p> <p>Scales of housing development at Amesbury, Tidworth and Ludgershall are constrained to around the levels of commitments, while rest of HMA reflects assessed need (-11%). The residual need is met at Salisbury/Wilton (from about 5,400 homes in SA-A to about 6,700 homes).</p> <p>New employment land proposed only at Salisbury/Wilton.</p>
<p>Salisbury C (SA-C) - Focus on the rest of the HMA</p> <p>Housing growth at Amesbury and Tidworth and Ludgershall are constrained to around the current levels of commitments, while Salisbury/Wilton reflects assessed need (-11%). Remaining balance of housing needs focussed on the rural area.</p> <p>For employment, the rest of the HMA accommodates growth which follows development trends for small scale employment growth in the rural parts of the HMA.</p>
<p>Salisbury D (SA-D) - Boscombe/Porton New Community</p> <p>Housing at Salisbury/Wilton, Amesbury and Tidworth and Ludgershall is constrained to current levels of commitments. Recognises that employment growth has taken place in the Boscombe and Porton area and directs housing growth to a new community related to this economic potential.</p> <p>New employment land proposed only at Boscombe and/or Porton.</p>

Conclusions from Sustainability Appraisal

- 3.49 An alternative for a new settlement (SA-D) performed the worst of those tested, although the assessment noted likely social and economic benefits and environmental impacts were uncertain due to having no knowledge of a specific location. Alternatives that maintain a focus for growth within the HMA at Salisbury continued to perform better, although there may be longer term constraints upon this course.
- 3.50 The emerging strategy is based around continuing the existing one (SA-A). Overall, assessed housing needs are slightly less than the current strategy and the emerging strategy has the same order of growth for Salisbury, Tidworth and Ludgershall and the rural area, although overall need is less. This course is appropriate recognising development at Tidworth and Ludgershall is yet to materialise strongly at the rates envisaged.
- 3.51 Growth at Amesbury is slightly lower than rolling forward the current strategy in recognition of constraints identified by sustainability appraisal; heritage and landscape risks and restricted education capacity.
- 3.52 The spatial strategy is however being expressed differently from the past. Wilton is recognised distinct from Salisbury and now necessitating its own strategic requirements as with other Local Service Centres, but with a level of growth recognising its close proximity to the City. This would support planning for the settlement to help retain its separate identity and to plan positively for its functional relationships with the City.
- 3.53 Bulford and Durrington are designated as Large Villages rather than as one strategic location with Amesbury. This helps each settlement to be planned to best maintain their separate identities and, especially for the purposes of neighbourhood planning, each community will be able to develop and work toward its own vision for the future.
- 3.54 Sustainability appraisal considered requirements for an additional 10ha of

employment land in the Salisbury HMA over the plan period. The appraisal recommends additional employment land for Salisbury and Tidworth/Ludgershall. This mirrors a broad continuation of the current strategy proposed for new homes.

- 3.55 For Salisbury, this needs to be seen in the context of city centre regeneration and may be as much a case of changing needs, such as expansion of premises for centrally located companies and the rationalisation/intensification of Churchfields. In Tidworth/Ludgershall, the need is created by the Army Rebasing project bringing partners and dependants into the area, some of which would be looking for local work. Evidence from the Employment Land Review suggests that there is also a need for additional sites for small and medium businesses and to reduce reliance on the MOD.

Climate Change Outcomes

- 3.56 A new settlement has been considered as a means to provide a 'garden village' approach. Arguably, the carbon footprint of growth in the HMA could be well managed and minimised by these means. The lack of a solid proposal makes this proposition hard to test, but it is clear that the initial amount of infrastructure needed counts heavily against the idea.
- 3.57 Continuing the current distribution of growth addresses carbon production by focusing growth at Salisbury. A focus on Salisbury may provide opportunities on a scale to design new neighbourhoods which incorporate renewable energy production, alternatives to the private car and more energy efficient new buildings. The scale of growth and the possibilities for locating it though are more limited than elsewhere. There would, for example, be little need for a large urban extension. This limits any impetus for fundamental shifts in existing patterns; a point that generates concern about growth largely adding to existing issues of congestion, air quality and pressures on infrastructure. Issues that are also counter productive with regard to climate change.
- 3.58 Nevertheless, it continues to make sense that this course makes best use of existing infrastructure, such as energy networks, public

buildings, services and, whilst recognising the challenges involved, local transport networks. In particular, it can help the city centre serve its local community by increasing local spending power. The city has higher levels of facilities, shops and services, including public transport, than elsewhere. Growth can help to reduce the need to travel distances, and to travel by the private car, especially if it is accompanied by measures aimed at improving walking and cycling.

Emerging Strategy and Delivery

- 3.59 The Local Plan Review will set out how growth will be accommodated at Salisbury and Amesbury. This will involve allocating greenfield sites at each. Salisbury City Council is actively engaged in neighbourhood planning and this too will play an important part in meeting local needs from growth.
- 3.60 Elsewhere, there may be scope potentially for communities' neighbourhood plans to allocate sites where necessary to help meet strategic requirements for their housing and employment needs as well as the more detailed local part of the development plan.
- 3.61 The emerging strategy is shown in the following table. This strategy has been informed by, and takes account of, the findings of the sustainability appraisal which recommends ways of mitigating any likely significant adverse effects and improving the benefits of the strategy overall. This strategy has itself been subject to sustainability appraisal which concludes that mitigation measures could sufficiently reduce any likely significant adverse effects of the strategy.

			Overall Housing Requirement (Dwellings)	Overall Employment Requirement (Hectares)
	Wiltshire Core Strategy 2006-2026	Brownfield target 2021-2031	Emerging Strategy 2016-2036	Residual at 1 April 2019
Amesbury	2440	110	1635	350
Salisbury	6060	410	5240	940
Wilton		-	400	0
Tidworth/Ludgershall	1750	40	1555	165
Rest of HMA¹⁴	2090		2140	1200
TOTAL	12340		10970	2655

3.62 Boscombe and Porton are a business cluster that has potential to grow further over the plan period. Further growth would be supported in the wider strategic interest of the economic development of the County.

3.63 Previous iterations of Local Plans for the Salisbury area show how expanding the city outwards is becoming increasingly difficult. The undeveloped landscape setting and approaches to Salisbury provide its distinctive Cathedral character and these areas would be

lost. As the outward expansion of Salisbury's urban area becomes increasingly constrained an area related to Boscombe and/or Porton could provide an economic foundation to a new settlement for consideration in future reviews of the Local Plan.

3.64 This situation could be prompted by a decision to contain the spread of the City within a geographic area, but this would be a decision for a future review of the Local Plan.

¹⁴Excludes Wilton

Swindon Housing Market Area

Alternative Development Strategies

3.65 The following alternatives development strategies were tested through Sustainability Appraisal:

Swindon Housing Market Area (HMA) (Wiltshire part) - Alternative Strategies
<p>Swindon A (SW-A) - Roll forward the core strategy pattern of distribution</p> <p>Housing and employment land requirements are reduced by 16% and distributed pro-rata rolling forward the current strategy.</p>
<p>Swindon B (SW-B) -Focus on Royal Wootton Bassett</p> <p>Housing development is constrained at Marlborough to current commitments (plus windfall allowance and growth in rest of HMA reflects assessed need (-16%). No further development beyond existing commitments west of Swindon.</p> <p>The balance is focussed on Royal Wootton Bassett (from about 900 homes in SW-A to about 1,300 homes).</p> <p>New employment land proposed only at Royal Wootton Bassett.</p>
<p>Swindon C (SW-C) - Focus on the rest of the HMA</p> <p>Growth in Marlborough and the rest of the HMA continue Core Strategy rates of housing growth. Development is reduced at Royal Wootton Bassett. No further development beyond existing commitments west of Swindon.</p> <p>New employment land only proposed at Marlborough and rest of the HMA.</p>

Conclusions from Sustainability Appraisal

3.66 Focusing growth on the rest of the HMA (SW-C) is the worst performing option because of concerns relating to landscape, heritage and transport impacts. The emerging strategy therefore proposes the rural area continues broadly the same proportion of growth it would receive taking forward the current strategy, adjusted for a slightly lower overall need for the HMA as whole.

3.67 Further development west of Swindon could

provide for the expansion of the town. It was agreed with Swindon Borough Council that there is no need to plan for additional development at this time on the edge of the urban area within Wiltshire. The Borough will fully meet its needs appropriately within its local authority area.

3.68 A focus on Royal Wootton Bassett (SW-B) is a clear preferred alternative, although there are concerns about the capacity of local education and health services at the town itself. There are also potentially significant obstacles to overcome if growth is to be successfully delivered at Royal Wootton Bassett, notably managing the traffic that new homes will generate both within the town and at junction 16 of the M4. Nonetheless, in line with the results of the appraisal, the higher scale of growth of those tested is proposed for the town.

3.69 At Marlborough there are particular concerns regarding local housing affordability and provision for local jobs. The highest requirement tested for new homes is also included at Marlborough to allow scope to deliver additional affordable homes (SW-C). However, in this case, the higher scale continues rates currently planned in the Wiltshire Core Strategy. This course follows discussions with the Town Council and work underway on a neighbourhood plan. There is, however, a potential risk that this scale of development could be unacceptable because of its harm to the quality of the North Wessex Downs Area of Outstanding Natural Beauty (AONB). The figures therefore show overall requirements exceeding total assessed need.

3.70 Sustainability appraisal considered requirements for an additional 6ha of employment land in the Swindon HMA over the plan period. The emerging strategy has a focus on Royal Wootton Bassett, and so proposes additional employment land at the town, where there is a particular need for affordable sites and premises, to balance the historically high levels of housing and lack of inward investment.

Climate Change Outcomes

- 3.71 The Council works closely with Swindon Borough Council to plan for this part of Wiltshire. In terms of climate change outcomes, if each authority plans to meet its own needs for new homes and employment, this goes some way to reduce the need to travel between the two authorities. Both authorities agree to this course of action.
- 3.72 Of course, even so, there are strong travel patterns into Swindon from settlements in Wiltshire. A focus on the main Wiltshire settlement within the HMA increases the scope for public transport to cater for this demand and reduce carbon use. It can also help spread that benefit of better services to those taking purely local journeys.
- 3.73 A decision to locate some growth to the edge of Swindon, putting to one side all other arguments, would not have the same climate change outcomes, probably being of no pronounced benefit to Swindon services and no benefit to communities in Wiltshire.

Emerging Strategy and Delivery

- 3.74 The emerging strategy would provide slightly more homes than assessed need, but because of the risks in this strategy a degree of flexibility would be beneficial.
- 3.75 The Local Plan Review will set out how growth will be accommodated at Royal Wootton

Bassett. This will involve allocating greenfield sites. The Town Council is actively engaged in neighbourhood planning and this will also play an important part in meeting local needs from growth.

- 3.76 Elsewhere, there may be scope potentially for communities' neighbourhood plans to allocate sites where necessary to help meet strategic requirements for their housing and employment needs as well as the more detailed local part of the development plan. For example, the Marlborough Area Neighbourhood Plan will carry out that role with a particular challenge of finding suitable land to reconcile the need to protect the qualities of the AONB in which the town sits alongside meeting local needs for affordable housing and the additional infrastructure necessary to support such growth.
- 3.77 The emerging strategy is shown in the following table. This strategy has been informed by, and takes account of, the findings of the sustainability appraisal which recommends ways of mitigating any likely significant adverse effects and improving the benefits of the strategy overall. This strategy has itself been subject to sustainability appraisal which concludes that mitigation measures could sufficiently reduce any likely significant adverse effects of the strategy.

			Overall Housing Requirement (Dwellings)		Overall Employment Requirement (Hectares)
	Wiltshire Core Strategy 2006-2026	Brownfield target 2021-2031	Emerging Strategy 2016-2036	Residual at 1 April 2019	
Marlborough	680	160	680	245	0
Royal Wootton Bassett	1070	70	1255	990	6
West of Swindon	900	-	435	0	0
Rest of HMA	1225	-	1080	195	0
TOTAL	3875		3450	1430	6

- 3.78 An employment land requirement is set for Royal Wootton Bassett but no other settlements require additional land allocated.
- 3.79 Land predominantly for employment uses has been promoted adjoining junction 16 of the M4. This type of development outside a main settlement would need to meet the wider strategic interest of the economic development of Wiltshire, in accordance with Core Policy 34 of the current Wiltshire Core Strategy. At present, there is no request from

Swindon Borough Council to use this land to meet Swindon's needs for employment. Needs are being met more appropriately from within the Borough. If this should change then, as well its scale and form, development proposals will trigger a more comprehensive treatment of the area to ensure its role is defined distinct from settlements that might otherwise be undermined and to consider what infrastructure or other uses can help to support sustainable development objectives.

Trowbridge Housing Market Area

Alternative Development Strategies

- 3.80 The following alternatives development strategies were tested through Sustainability Appraisal:

Trowbridge Housing Market Area(HMA) - Alternative Strategies
<p>Trowbridge A (TR-A) - Roll forward the core strategy pattern of distribution</p> <p>Housing and employment land requirements are decreased by 4% and distributed pro-rata rolling forward the current strategy.</p>
<p>Trowbridge B (TR-B) - Westbury Growth Point</p> <p>Housing requirements for Westbury are led by employment forecasts (from about 1,400 to about 2,100 homes). Growth continues at Core Strategy rates at Warminster and reflects assessed needs at Bradford on Avon (-4%). Consequential reductions focussed on Trowbridge.</p> <p>New employment land proposed only at Westbury.</p>
<p>Trowbridge C (TR-C) - Focus on the rest of the HMA</p> <p>Housing requirements for the rest of the HMA are aligned to actual rates of past house building (from about 600 to about 1,200 homes). Warminster reflects assessed need (-4%) and Westbury continues at Core Strategy rates. Housing requirements are lower than TR-A at Trowbridge and Bradford on Avon as a result.</p> <p>New employment land proposed only in the rest of the HMA.</p>

Conclusions from Sustainability Appraisal

- 3.81 Dispersal to the rest of the HMA (TR-C) was the least preferred alternative with concerns relating to landscape and transport impacts and the ability to deliver affordable housing. There are marginal differences between rolling forward the current strategy (TR-A) continuing the very prominent role of Trowbridge and Westbury Growth Point (TR-B).
- 3.82 The importance of the Bath and Bradford-on-Avon Bats Special Area of Conservation (SAC) is, however, a determining factor in selecting an emerging strategy that has a greater focus for growth on Westbury (TR-B). The planning authority has a duty to avoid adverse effects upon protected habitat before following a course of mitigation. This would translate into growth rates that are the lowest possible to support Trowbridge's role as a principal settlement and in providing for local needs.
- 3.83 A Westbury strategy, with much higher rates of development, also has to be moderated by the need for development to address traffic and related air quality issues and not focus so much growth as to compound them.
- 3.84 The emerging strategy therefore strikes a balance between the alternatives tested; a lower level at Trowbridge compared to past expectations, but sufficient to support the role of the town as a principal settlement in the County; and a significantly higher scale of growth at Westbury, but not so high as to risk being too difficult to manage.

- 3.85 Rates of growth suggested at Bradford on Avon reflect the heavily constrained nature of the town, notably its position within green belt and air quality issues from traffic congestion; both factors recognised in the appraisal results
- 3.86 Warminster was shown to be less constrained compared to Bradford on Avon, and a scale of growth in the emerging strategy broadly corresponds to current planned rates. Requirements are largely met by the planned west extension. Whilst recognising the appraisal results, additional growth may also underpin regeneration opportunities within the central area. This is therefore reflected in the scale of growth suggested in the emerging strategy.
- 3.87 Scales of growth for the rest of the HMA align to past rates of housing development.
- 3.88 Sustainability appraisal considered requirements for an additional 1ha of employment land in the Trowbridge HMA over the Plan Period. The emerging strategy proposes an additional employment land allocation at Westbury only. This reflects the need to avoid possible effects on the Bath and Bradford-on-Avon Bats SAC as identified by the appraisal.
- 3.89 Existing commitments may be sufficient to meet local employment needs for Westbury. However, a higher level of housing supports the further allocation of a modest amount of employment land in the plan period.

Climate Change Outcomes

- 3.90 The emerging spatial strategy suggests reducing the degree of emphasis on growth at Trowbridge in the current strategy. This seems contrary to the approach at Chippenham and Salisbury, which continue or have a much greater focus, and help deliver the climate change outcomes sought. Trowbridge does, however, remain the predominant focus for growth in the HMA despite this. And most other growth still focusses on the main settlements.
- 3.91 The success of the emerging strategy therefore depends to a degree on what carbon reduction can be achieved by growth at Westbury. A main caveat to growth highlighted

by sustainability appraisal is that it cannot compound traffic and air quality issues. Add the need for climate change outcomes, the strategy seems heavily dependent upon achieving a shift away from private car use and behind that, longer term, greater settlement self-containment.

Emerging Strategy and Delivery

- 3.92 The Local Plan will set out how growth will be accommodated at Trowbridge and Westbury. This will involve allocating greenfield sites. Each Town Council is actively engaged in neighbourhood planning and this will play an important part in meeting local needs for growth.
- 3.93 Elsewhere, there may be scope potentially for neighbourhood plans to allocate sites where necessary to help meet strategic requirements for their housing and employment needs as well as the more detailed local part of the development plan. For example, the Warminster Town Neighbourhood Plan is being reviewed and may carry out that role.
- 3.94 The emerging strategy is shown in the following table. This strategy has been informed by, and takes account of, the findings of the sustainability appraisal which recommends ways of mitigating any likely significant adverse effects and improving the benefits of the strategy overall. This strategy has itself been subject to sustainability appraisal which concludes that mitigation measures could sufficiently reduce any likely significant adverse effects of the strategy.

			Overall Housing Requirement (Dwellings)		Overall Employment Requirement (Hectares)
	Wiltshire Core Strategy 2006-2026	Brownfield target 2021-2031	Emerging Strategy 2016-2036	Residual at 1 April 2019	
Bradford on Avon	595	70	350	80	0
Trowbridge	6810	370	5830	1805	0
Warminster	1920	130	2050	60	0
Westbury	1500	90	1820	710	1
Rest of HMA	665		950	550	0
TOTAL	11490		11000	3205	1

Next steps

- 4.1 The Council will review the emerging strategy in the light of all the comments that it receives to the consultation. Proposed scales of growth at each settlement could therefore change.
- 4.2 Further work will therefore be based on the revised strategy. Work will look at the more detailed aspects of how a revised strategy will be delivered. This will take account of comments on the locations for growth, the pool of potential development sites, that also form part of this consultation.
- 4.3 Draft place shaping priorities for each main settlement will be finalised in consultation with the relevant Town and Parish Councils. These will help to shape the form and location of development proposals in the draft plan.
- 4.4 More detailed work will look comprehensively at the effects of development proposals in combination using further sustainability appraisal to develop effective mitigation measures and ensure the most benefits possible from the development of each site. This will also help to ensure they are delivered properly coordinated with the infrastructure necessary to support them.
- 4.5 The end result of this and other work to support its preparation will take shape in publication of a draft plan by the end of the year when further consultation will take place.

Appendix One: The Role and Function of Brownfield Targets

Introduction

1. The Council is inviting views on a new strand to the Local Plan to help ensure as many homes as possible are built using previously developed land within the urban areas of our main settlements. Making the best use of our built-up areas reduces the need to encroach into the countryside, which once built upon is irreversible. There can be wide ranging impacts on biodiversity, carbon footprint, travel patterns and sometimes the whole character of a town when we do so.
2. Equally, planning controls still need to retain the character of our towns and protect the open spaces that we value, whether as private gardens or formal areas for sports and leisure.
3. This document explains how a brownfield target for each of the County's main settlements can help to realise opportunities that meet a community's needs with an appropriate contribution from brownfield sites.
6. The brownfield targets set out in the Local Plan will be the basis for housing requirements for designated neighbourhood areas at main settlements. Once adopted, these figures should not need retesting at the neighbourhood plan examination, unless there has been a significant change in circumstances that affects the requirement.
7. A neighbourhood plan must be in general conformity with the Local Plan and seek to identify land and sites for the target set. If and when neighbourhood plans are reviewed they will need to help realise the target set, which can be done in successive neighbourhood plans given that brownfield opportunities may arise at different points in the plan period.
8. It would be unreasonable to require a neighbourhood plan to always meet its target by itself, but there would need to be evidence to show how a current target will be met or why a shortfall is acceptable. A neighbourhood plan, see below, can be an important means to identify brownfield sites, but it is not the only means.

How will targets be used?

4. Development plans should identify as much brownfield land for development as possible. But, by the nature of brownfield sites, it is unlikely to be able to identify all the land in one go that will be built over the period to 2036. Plan making can only ever identify a proportion at any one time.
5. It is unrealistic and too inflexible to attempt to set a target for a whole plan period. A settlement's brownfield target represents the total number of additional new homes the Council estimate can be built on previously developed land over the next 10 years (2021-2031), not the whole plan period. Each part of the development plan is updated at least every five years and therefore targets can be monitored and reviewed, and fresh targets set. This is a pragmatic and flexible approach.
9. It is, as has been said, by the nature of brownfield land opportunities, uncertain whether a target can be achieved; or indeed whether circumstances at a settlement have fundamentally changed. Future reviews of the Local Plan will enable a reconsideration of each target as understanding and context change. Review will therefore take account of the evidence from neighbourhood planning.
10. A target provides a benchmark to gauge performance and to monitor progress. As plans are updated, brownfield development opportunities will be added to housing land supply. Plan allocation¹⁵ and planning permission for brownfield sites can give certainty to land supply. The pool of such sites can be counted on to meet requirements set for a supply of deliverable land for housing.

¹⁵In both Local and Neighbourhood Plans

11. As progress is made identifying brownfield opportunities the need for additional greenfield land to be released in future will be moderated. A large pool of brownfield sites will reduce requirements for new greenfield land to be identified when the Local Plan is reviewed. On larger sites already allocated in a plan, it might also be appropriate to consider the timing of phases that are later in the plan period.
 12. Poor progress toward meeting a brownfield target or better than expected progress will influence how a settlement is expected to accommodate development in the future. A review might also identify what barriers there are to development and what measures might help to overcome them.
 13. Some neighbourhood plans are being prepared or reviewed in parallel to the Local Plan Review. They can identify brownfield sites that will be included in developable land supply. A corresponding amount of land can then be removed from that remaining to be planned for and the Local Plan can reduce the amount of greenfield land it needs to allocate for new homes.
- might be expected the size of a settlement can affect the number of potential brownfield opportunities that may come forward. The assessment of non-allocated brownfield permissions used in the 'windfall' allowance shows that Principal Settlements typically produce more larger site opportunities than those at Market Towns. This has been factored into the calculation by limiting permissions to sites within a certain range of units depending on the settlement's status in the Settlement Hierarchy.
16. The calculation has taken the average annual number of units granted permission from 2009-2019 on sites of up to 100 units for Principal Settlements, and up to 50 units for Market Towns. It is considered this period represents a realistic estimate of future brownfield opportunities, as it covers the relatively low number of permissions granted during the recessionary period following the economic crisis in the late 2000's and early 2010's, with the recovery up to the end of the latter decade. A delivery rate (assessing permissions granted from 2008-2014 district-wide) has then been applied which takes into account non-implementation of permissions. The output provides the anticipated average annual number of completions for each settlement which determines the brownfield target.

How have targets been calculated?

14. Brownfield targets have been calculated from the Council's 'windfall' allowance. The 'windfall' allowance is calculated from a long-term (2009-2019) assessment of brownfield permissions which are not allocated in the development plan, and the rate at which such sites have been delivered within Wiltshire.
15. As indicated earlier it should be recognised that the contribution made by small 'windfall' sites tends to remain consistent over the years, however opportunities arising from larger sites can be much harder to predict. As the 'windfall' allowance is currently assessed on a Housing Market Area-basis (and subsequently summed up to a county-wide figure), it is reasonable to expect that opportunities arising on larger sites will occur periodically across a wider geography. However, caution should be exercised when attempting to predict future delivery from larger sites on a smaller geographic scale. Opportunities and delivery of larger brownfield sites are less likely to recur frequently at a particular settlement. As

17. The table below shows the individual calculations for each main settlement.

Settlement and Housing Market Area (HMA)	Average annual permissions 2009-2019(dwelling)	Brownfield Housing Target 2021-2031 (dwelling)	Existing developable permissions (2021-2031)
Swindon HMA			
Marlborough	21.9	160	7
Royal Wootton Bassett	9.3	70	13
Chippenham HMA			
Calne	7.9	60	3
Chippenham	34.2	240	159
Corsham	22.1	160	24
Devizes	20.9	150	43
Malmesbury	9.1	70	3
Melksham	18.6	130	23
Salisbury HMA			
Amesbury	15.2	110	14
Salisbury	57.1	410	32
Tidworth and Ludgershall	5.7	40	29
Trowbridge HMA			
Bradford - on -Avon	9.4	70	3
Trowbridge	51.4	370	149
Warminster	18	130	7
Westbury	12.6	90	1

Who will identify brownfield sites for development?

18. The register of brownfield land is a starting point, as is the Council's Strategic Housing and Employment Land Availability Assessment (SHELAA) evidence.
19. By engaging closely with their communities and by contacts with landowners and developers, neighbourhood planning is well placed to identify many opportunities and allocate them in their plans.
20. Neighbourhood plans are also a means to ensure that important open spaces and the essential character of neighbourhoods can be protected where this is appropriate.
21. Often as a landowner or as a means to lever funding support, the Council is also able to bring forward some of the more difficult, higher profile and complex sites. These too can be identified in neighbourhood plans or the Local Plan. They may also be identified in development briefs or master plans.
22. Other large landowners, public or private, may also instigate redevelopment of their land. A development brief involving consultation and input from the local community can often be the best means to formulate the most appropriate designs. Such a process can ensure a successful planning application that aligns with the community's needs and expectations.

How will targets be reviewed?

23. Brownfield targets will be reviewed each time the Local Plan is reviewed. They will be reviewed individually for each main settlement, using local evidence, such as the recent track record of housing completions. Other evidence may include more qualitative assessment of the form of recent development and future scope.
24. In the years preceding the turn of the century and into the first decade, several settlements saw large businesses close and their land redeveloped to include a significant amount of new homes. There were perhaps a finite number of such opportunities. The position going forward might be quite different and this aspect will be kept under review and findings inform what a target should be in the future.

25. Market demand will also vary over time and from place to place. This will influence the size of dwellings, their form and therefore the amount of new homes land might deliver. The number of past and future completions is just a part of the story.

How is the use of greenfield sites managed?

26. The proportion of land needing to be planned for on greenfield sites should decline as more brownfield land is built on, granted planning permission or allocated in plans. This is the central means by which the use of greenfield sites can be managed. It is a long-term approach that operates by future reviews of plans in the years to come.
27. Given the need to fund significant infrastructure and to have that investment repaid by the sale of new homes, rarely will it be possible to manage land release on a more detailed and short-term basis. Developers, service providers, land owners and the community itself, need certainty and a purpose of the development plan is to help provide it.
28. Where there are, however, proposals for very large-scale urban extensions to a settlement, it might be appropriate to include a contingency for land release to remain in step with forecast rates of growth. Growth that exceeds expectations may put undue pressure on infrastructure and services.
29. In such limited circumstances, very large-scale urban extensions may therefore be phased. Even then phasing would be decided around the co-ordination of the infrastructure necessary to serve new development.

Wiltshire Council Local Plan Emerging Spatial Strategy

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January 2021



Wiltshire Council **LOCAL PLAN**

Looking to the future

■ Empowering Rural Communities



Wiltshire Council

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Introduction

1. Planning applications in the rural area¹ of the County are determined in accordance with the development plan². Currently this is primarily³ the Wiltshire Core Strategy and in, an increasing number of places, a neighbourhood plan provides greater local detail.
2. The Wiltshire Core Strategy (the current plan) is being reviewed (the Local Plan Review). This document looks at ways the Council's planning policies and proposals might be changed and invites views on those ideas.
6. Whilst it is right there are these checks and controls to maintain the integrity of the planning system, communities working together need a clearer set of rules and requirements. The Local Plan Review is looking at ways it can empower and not frustrate local initiatives and facilitate meeting needs whilst continuing to protect the countryside. The Council is suggesting a range of new measures and is inviting views.

Supporting rural business, services and facilities

Empowering rural communities

3. Planning controls protect the attractiveness of Wiltshire's open countryside. They prevent sporadic development and manage widespread speculative pressures for new buildings. There is a presumption against granting planning permission outside designated settlements⁴ in all but a limited range of circumstances. Nearly all circumstances revolve around meeting local needs; such as to provide affordable homes and for local jobs and services.
4. A particular effect of strict controls and constraining development is that they generally lower landowner expectations of their land's value. A lower land price can be an important component for schemes that can meet a local need. Planning controls leverage land for community facilities that might not otherwise be considered viable.
5. Too often however planning is seen as an obstacle. Gaining planning permission for schemes that benefit a local community can be perceived as too difficult and time consuming. This is because proposals need to be on land already identified in the development plan, and allocation can take years to achieve; or, when not in a plan, a planning application requires lengthy and involved justification to demonstrate that a scheme meets the purpose for which it is intended.
7. Most services upon which communities rely are found in rural settlements. Large Villages and Local Service Centres are rural settlements designated in the current plan that contain services and facilities that also serve a much wider local catchment. They support many jobs and businesses as well as often providing local goods and services vital, of course, to those sections of the community unable to travel easily.
8. It is vital that planning supports the role of these settlements; that they grow in ways that sustain them. This means they should continue to accommodate new homes both on a scale that matches their size and importance and in ways that best meet each community's needs.
9. The role of the Local Plan Review is to set an appropriate scale of housing growth for Large Villages and Local Service Centres over the plan period (2016-2036). Experience has shown that some villages have been challenged by disproportionate growth, whilst others have seen relatively little in recent years. By setting out a scale of development, there will be certainty for local communities. Neighbourhood planning will be able to allocate the land they want to see built on rather than feel under threat from market pressure. The Council is suggesting those scales of housing growth and will finalise them responding to comments received.

¹The rural area of the county is used here to mean everywhere outside its main settlements: Principal Settlements of Chippenham, Trowbridge, Salisbury and the Market Towns, as defined in the Wiltshire Core Strategy (Core Policy 1, Settlement Strategy).

²'Unless material considerations indicate otherwise', in accordance with s38 Planning and Compulsory Purchase Act 2004.

³Other parts of the development plan include the Chippenham Site Allocations Plan and Wiltshire Housing Site Allocations Plan.

⁴Designated settlements are Principal Settlements, Market Towns, Local Service Centres and Large Villages as defined in the Wiltshire Core Strategy.

10. Wherever possible, local communities should determine how their areas change. Neighbourhood Plans are the main vehicle for communities to allocate land for new housing development, but the Council also wants to try and ensure that new homes are built to match local needs as far as possible. This is

not just about securing affordable dwellings but also about retaining a good range and mix of house types in the local stock. The Local Plan Review aims to set a framework that can support neighbourhood planning in doing so.

Empowering Rural Communities

Assessing local housing need

11. To understand local housing needs, individual communities are encouraged to carry out a Rural Housing Needs Survey to assess their needs for affordable housing. Questionnaire design and analysis can be carried out by the Council, while the local community administer the survey. A standard approach, with the flexibility to include bespoke local questions, allows trends to be detected and comparisons with other parts of Wiltshire.
12. An assessment of local housing needs is central to determining what scale of housing should be planned for over the plan period and the types of new homes that may be needed.
13. Currently, surveys can take some considerable time and resource to undertake. The process can be improved and speeded up by quickening the shift from paper to online responses. Online evidence gathering provides scope for a quicker turnaround of analysis and less delay. Communities would be relieved of some of the burden involved and able to concentrate on progressing their plans.
14. The focus of evidence gathering may also extend to other areas of interest to the community. As well as affordable housing the Council will extend needs assessment to include market sectors such as homes for the elderly, entry level homes, key workers, sheltered accommodation or smaller dwellings.

Meeting Local Needs

15. The Council is proposing several means to simplify the planning process and better help local communities looking to meet local needs.
16. There are a number of potentially confusing means by which a community can deliver the homes it seeks. As well as the conventional market these can include Community Land Trusts (CLTs), Co-housing, Housing Co-operatives, Self and Custom Build, Self-help housing, and Tenant Management Organisations (TMOs), amongst others. Planning terms like affordable housing, its different forms, community led housing and exception sites can also be part of the complexity.

Market housing

17. The Council prefers sites for market housing to be identified by communities themselves through neighbourhood planning. These sites will be generally at Local Service Centres and at Large Villages. A proportion of the dwellings will be affordable homes. At present the amount varies. 40% of homes can be sought in some cases and 30% in others⁵. In some parts of the County affordable homes can only be sought through schemes of more than ten dwellings in others five.
18. In the rural area, the Council intends to simplify the situation by seeking 40% on all schemes of more than five dwellings where possible⁶. To help support neighbourhood planning work the Council is preparing

⁵Core Policy 43 of the Wiltshire Core Strategy, Wiltshire Council (2015)

⁶A 40% target is subject to more detailed viability testing housing delivery. This figure matches assessed need. A five dwelling threshold currently applies to rural areas described under section 157(1) of the Housing Act 1985, which includes National Parks, Areas of Outstanding Natural Beauty and Designated Rural Areas. The Council is proposing to apply for this designation to extend to all qualifying rural areas of the county i.e. parish must have fewer than 3,000 people and population density must normally be two people or less per hectare.

guidance on how to select the most appropriate sites for development and how to frame plan proposals to help ensure the community obtain the development it envisages.

Questions



Do you agree there should be a target of 40% affordable homes on all new schemes of more than five dwellings in the rural area? What other approaches might there be?

Community led housing and affordable homes

19. Most communities do not imagine local housing needs solely in terms of affordable homes. Communities may wish to respond to needs identified for sheltered accommodation, first homes or possibly key workers. The distinction in planning terms between affordable and market housing can sometimes be an obstacle.
20. The Council proposes to have just one policy and therefore one point of reference for assessing planning proposals to meet local housing needs at rural settlements (including Small Villages, Large Villages and Local Service Centres). This will allow for both affordable housing and community led initiatives; the latter of which might include market dwellings, community buildings or other uses.
21. It is proposed to amend the current Core Policy 44 of the Wiltshire Core Strategy as set out on the following page. The wording has been amended to focus on and clarify the essential requirements. It results from discussions with Parish Councils and other stakeholders. Views and comments are now invited more widely as part of this consultation.
22. The Council, in partnership with others, would also prepare guidance to illustrate how the policy requirements would be met by evidence and material either in support of a planning application or plan allocation.

Community needs and dwelling size

23. The vitality of rural communities, like any other, relies on a variety of households of differing sizes and ages. Communities with a better mix provide greater resilience. They can provide informal support networks or by having a range of different needs, be it for schools, bus services or medical care, the future prospects for these services and facilities are improved.
24. There is a tendency for dwelling occupants to extend their homes and for replacement dwellings to be larger, in terms of number of bedrooms, than the homes they are replacing. Over time a village can lose the range of dwellings sizes that help to maintain a good social mix. It is difficult, once lost, to replace a supply of smaller dwellings and doing so may also involve building into the countryside.
25. It may be in the wider public interest to prevent such change continuing. The Council is considering ways in which this can be achieved by planning controls. Permitted development rights (automatic permission for house extensions) might be withdrawn on new small homes. Set against this, permitted development rights are enshrined in law and a compelling case is needed to withdraw them. The Council, however, is inviting views on whether it is right to identify this as an issue to address and if so by what means.

Questions



Do you think this approach is worth pursuing? What local evidence would be needed to justify applying restrictions like these?

Revised Core Policy 44

Rural Exceptions Sites and Community Led Housing

Rural exceptions sites

At rural settlements, development proposals will be supported where their primary purpose is to provide affordable housing to meet local needs, provided:

- i. It has clear support from the local community through evidenced consultation.
- ii. The number, type, size and tenure of the affordable dwellings should reflect identified and genuine local needs as evidenced on the Homes4Wiltshire register and/or through a local housing needs survey
- iii. The proposal is within, adjoining or well related to the existing settlement without reliance on travel by private car
- iv. Environmental and landscape considerations will not be compromised
- v. The proposal consists of 20 dwellings or fewer and will be no greater than 5% of the size of the settlement
- vi. Its scale and type is appropriate to the nature of the settlement and will respect the character and setting of that settlement
- vii. The affordable housing provided will always be available for defined local needs, both initially and on subsequent change of occupant.

Proposals which include plots for self and custom build affordable homes will be supported where they meet the above criteria.

Cross-subsidy/Market Housing

Rural exception sites must primarily be led by an affordable housing proposal. The inclusion of up to 25% open market housing will only be considered where it can be demonstrated that the site would be unviable as an exception site without cross-subsidy, and/or where it is proven essential to provide a balanced and sustainable community, with evidence of support from a Community Land Trust or other community representation.

For rural exceptions site and community led housing developments, the number, type and size of open market homes will reflect the proven needs, and will be integrated throughout the development so as to be indistinguishable from the affordable housing.

Community Led Housing

At rural settlements, proposals brought forward by a Community Land Trust will be supported, provided Criteria (i) - (vii) above are complied with. The inclusion of up to 50% open market housing will be considered for this type of Community Led Housing, where it can be demonstrated that it would meet an identified local need.

The Council will secure nomination rights to the affordable homes in line with its adopted Allocations Policy.

Questions



Do you agree with the approach set out in the suggested revised Core Policy 44?
If not, why not? How could it be improved?

Supporting Rural Business, Services and Facilities

The role of local service centres, large and small villages

26. The County's main rural settlements are designated as Local Service Centres, Large and Small Villages. Each community area's designated settlements are listed in the Wiltshire Core Strategy⁷. Together, to differing degrees, they are the location for services, business and facilities that serve a local community's vital needs and, in so doing, also serve an immediate catchment around them.
27. Core Policy 1 of the Wiltshire Core Strategy describes the role and function of Local Service Centres. They are defined as smaller towns and larger villages which serve a surrounding rural hinterland and possess a level of facilities and services that, together with improved local employment, provide the best opportunities outside the Market Towns for greater self-containment.
28. Local Service Centres are intended to provide for modest levels of development in order to safeguard their role and to deliver affordable housing. The Local Service Centres are: Pewsey, Market Lavington, Cricklade, Tisbury, Mere, Downton and Wilton. It is not proposed to change these designations.
29. Large Villages are defined as settlements with a more limited range of employment, services and facilities. Development will be limited to that needed to help meet their housing needs and improve employment opportunities, services and facilities. In response to consultation feedback, it is proposed to add Bulford and Durrington to those settlements already designated which enables these distinctive communities to plan for their own future⁸.
30. Small Villages have a low level of services and facilities, and few employment opportunities. Some modest development may be appropriate to respond to local needs and contribute to the vitality of rural communities but generally limited to infill.
- Scales of development are much less than large villages and should meet a local need. Schemes that are not small infill plots for market housing would be permitted in accordance with revised Core Policy 44 (see above)
31. The Council does not propose to change those settlements designated as Small Villages. It is proposed however for neighbourhood planning bodies to designate additional Small Villages, should they wish or, indeed, remove a designation that is no longer appropriate⁹.
32. The Local Plan Review intends to draw a distinction between Local Service Centres and Large Villages, that each have a marked strategic role sustaining jobs, services and facilities, and Small Villages that do not. Small Villages may accommodate small-scale development that responds to local needs and they therefore do not have such a wider role. This affects how the Local Plan approaches proposals for new housing in rural areas.

Proposals for new housing

33. The Local Plan Review should support the role of large villages and local service centres by limited development. The National Planning Policy Framework says:
- "Planning policies should identify opportunities for villages to grow and thrive, especially where this will support local services."**¹⁰
34. NPPF also says that:
- "...strategic policies should also set out a housing requirement for designated neighbourhood areas which reflects the overall strategy for the pattern and scale of development and any relevant allocations."**¹¹
35. Many communities have taken up the opportunity to develop their own neighbourhood plans. The Local Plan must

⁷Core Policy 1 lists local service centres; large and small villages are listed in policies for each community area Core Policies 4 to 33.

⁸Further explanation for this proposal is given in the Planning for Amesbury consultation document that accompanies this consultation.

⁹This would be carried out through the preparation of a neighbourhood plan. A basic condition required of plans is they are in general conformity with the Local Plan. The Local Plan might set out guidance to ensure Small Villages meet minimum criteria

¹⁰Paragraph 78, NPPF, MHCLG (Feb 2019)

¹¹Paragraph 65, NPPF, MHCLG (Feb 2019)

provide the number of additional homes each one must plan to accommodate.

36. An emerging spatial strategy proposes a distribution of growth over the plan period in terms of additional new homes and land for employment development. The focus for the bulk of growth will continue to be the County's main settlements.
37. In rural areas, the Local Plan spatial strategy will set an appropriate more modest scale of growth overall and set out housing requirements for Local Service Centres and Large Villages.
38. These housing requirements may be met over the plan period by several means. By:
 - Existing planning permissions and plan allocations that have not yet been implemented
 - New homes on sites within settlement boundaries¹²
 - Schemes permitted in accordance with revised Core Policy 44 (above)
 - Site allocations in plans
39. The general presumption against speculative housing proposals outside a settlement will apply¹³. Site allocations will generally be carried out by neighbourhood plans. Where this is not the case, it may be necessary for the Council to allocate sites. This may be achieved by a review of the Wiltshire Housing Site Allocations Plan.
40. Where there is or will be a neighbourhood plan this will be the housing requirement for the neighbourhood area designation. The requirement, by supporting the strategic role of these rural settlements, supports the overall strategy for the pattern and scale of development in the County.
41. Neighbourhood plans will need to have regard to the requirements that apply. The plan's policies and proposals need to be in general conformity with the Local Plan. This is a basic condition required to be met by all neighbourhood plans. What new homes each community plans for will need to take account of evidence of local need and what

opportunities exist. Requirements give an indication of the levels necessary to support the role of the settlement. Actual levels determined by each community may be less or more depending on local evidence.

42. Elsewhere in the countryside, including areas where neighbourhood designations do not include a Large Village or Local Service Centre, local communities will determine themselves, without a requirement, what housing proposals are appropriate for their area, so long as they are in general conformity with the Local Plan. A community may wish to bring forward a housing scheme without preparing a neighbourhood plan. In these circumstances a neighbourhood development order or planning application would be considered solely against policies contained in the Local Plan.

Calculating the requirement

43. Appendix One shows the Council's draft housing requirements for Local Service Centres and Large Villages over the plan period. It also explains how these figures have been arrived at. Planning policy seeks to ensure that housing in rural areas is constrained to preserve the countryside.
44. Historic delivery of homes in these areas has largely been through small-scale windfall planning permissions. Local Plan allocations have usually been focussed on the Local Service Centres but more recently the Wiltshire Housing Site Allocations Plan has also facilitated supply at some of the Large Villages.
45. The emerging Local Plan proposes that a significant proportion of the housing requirement for each of the housing market areas will continue to be met through local plan allocations at the main settlements (Principal Settlements and Market Towns). A more modest scale is proposed to support the role of rural settlements and to meet needs in the rural areas the 'rest of the HMA'¹⁴.

¹²Generally, these will be opportunities for small infill plots and conversions, but may also occasionally involve the re-use of larger brownfield sites.

¹³See Core Policy 2 of the Wiltshire Core Strategy, Wiltshire Council (2015)

¹⁴See the 'Emerging Spatial Strategy' Consultation Paper for a more detailed explanation

	No. of homes at Main Settlements (2016 to 2036)			No. of homes in Rural Areas (2016 to 2036)	
Housing Market Area	Principal Settlements	Market Towns	Local Service Centres	Large Villages	Elsewhere
Chippenham	9,225	8,370	100	1,435	1,265
Salisbury	5,240	3,190	1,070	880	590
Swindon (Wiltshire part)	n/a	1,935	530	540	10
Trowbridge	5,830	4,220	0	655	295

46. The 'rest of the HMA' requirement has then been disaggregated to the Local Service Centres, Large Villages and Elsewhere in proportion to the past pattern of development¹⁵ This reflects each HMAs different geography and settlement pattern.

47. In keeping with their role and status in the settlement hierarchy, a Local Service Centre is expected to accommodate more growth than a Large Village. A further disaggregation of the housing requirement takes into account the size and population of the village and the extent that it is affected by constraints to development listed in the NPPF¹⁶. This ensures that the larger, least constrained settlements are allocated a proportionately greater share of the housing requirement than smaller, more constrained settlements.

48. Two exceptions have been made to reflect the unique circumstances for those settlements:

- In recognition of its close proximity to Trowbridge and the limitations that this relationship with the Principal Settlement puts on the capacity of the village to grow, the housing requirement for Hilperton has therefore been set to match existing commitments.
- The Large Village of Durrington has also been set to match the commitments to reflect the significant number of homes to be provided.

49. Existing commitments, in the form of allocations and planning permissions, have also been taken into account. It is also expected that a proportion of overall housing delivery will continue to come forward through small site and infill windfall development within the built-up area of Local Service Centres and Large Villages¹⁷. These two sources of supply reduce the amount of additional land that will need to be planned for at Local Service Centres and Large Villages.

50. Overall, housing requirements are an increase compared to the scales of growth in the current plan. This reflects increased need. Past rates of housing development have, however, already exceeded those envisaged in the current plan.

51. Several workshops with Parish Councils have informed the Council's approach. This consultation allows everyone to comment and housing requirements will be amended in response to responses received and further discussions with Parish Councils.

Delivering the requirement

52. It is suggested that housing requirements should be accommodated in accordance with the following policy (see top of next page).

¹⁵Housing completions from 2006 to 2016

¹⁶This full list of constraints taken into account is provided in the appendix to this paper

¹⁷This source of supply, because the scale of growth is much smaller, can therefore be a main source of new homes and it is appropriate to make an allowance. This contrasts to main settlements where it is a small component of overall supply that is appropriate to see simply as providing flexibility, choice and some contingency.

New Core Policy

Housing Requirements for Neighbourhood Area Designations in the Rural Area

Meeting the needs of Local Service Centres and Large Villages Housing, housing requirements for neighbourhood area designations will be met by:

- Existing planning permissions and plan allocations that have not yet been implemented
- Small sites within settlement boundaries
- Exception and Community-led Schemes accordance with Core Policy 44
- Site allocations in the development plan

The general presumption against housing proposals outside a settlement will apply in accordance with Core Policy 2.

Site allocations will generally be made in neighbourhood plans. Where this is not the case, it may be necessary for the Council to allocate sites. This may be achieved by a review of the Wiltshire Housing Site Allocations Plan.

53. A proportion of housing requirements are already met by homes completed or in the pipeline in terms of having planning permission or allocations in the development plan. Ongoing monitoring will need to consider whether these sites remain likely to be delivered within the plan period. For example, there may be obstacles to building on a plot of land that have only come to light since a plan was prepared.
54. Many additional homes in rural settlements have been built in small schemes, on infill plots and by the conversion of existing buildings. This will continue to be the case. Supply from this source has been quite consistent over the years but, by their nature as 'windfall' and because of their size, they are impossible to identify individually when preparing a plan. A proportion of the requirement, depending on local evidence such as past completions, will be met by these means and will not therefore need to be planned for by land allocation.
55. Once existing commitments and an allowance for small site completions have been deducted, communities may consider how they meet the remainder of the homes required. They should do so based on as good an understanding of local needs as possible. They are encouraged to carry out a local housing needs survey to inform their work.
56. An understanding of local housing needs will help to decide what should be pursued to meet local needs and may be accommodated as an exception to planning controls on greenfield land adjoining a settlements, usually as a community-led project and what should be identified as open market homes that might include an element of affordable dwellings.
57. What course to follow, and sometime in what balance, will vary from place to place depending upon local need, but also such other matters as what land is available and well-located for the purpose, as well as an appetite to take on the task. This is a matter for local decision by local communities.
58. A new or review of an existing neighbourhood plan can be a good way forward. The Council supports communities' neighbourhood planning and will provide further guidance on site allocation and other aspects to help them prepare or review their plans.

Questions

What do you think to the housing requirements for Local Service Centres and Large Villages? Should requirements be higher or lower? If so which ones and why?

The role of neighbourhood plans

59. Neighbourhood plans will need to have regard to the requirements that apply. The plan's policies and proposals need to be in general conformity with the Local Plan. This is a basic condition required to be met by all neighbourhood plans.
60. What new homes each community plans for will need to take account of evidence of local need and what opportunities exist. Requirements provide the level of new homes considered appropriate to support the role of the settlement. Actual levels determined by each community may exceptionally be less (where justified) or sometimes more depending upon local evidence.

New neighbourhood plans

61. Once the Local Plan Review has been formally adopted and a community then starts work on a new neighbourhood plan, each plan will need to show how their area expects to accommodate its housing requirements.
62. The Council provides support to communities preparing their plans. This includes guidance on how to select and allocate land for development.
63. Once a plan is complete ('made') and where it contains policies and allocations to meet its identified housing requirement, the area can gain additional protection against speculative housing proposals, should the Council fail to be able to demonstrate a sufficient supply of deliverable land for housing development¹⁸.

Existing neighbourhood plans

64. Just because a new Local Plan has been adopted does not mean in itself that a made neighbourhood plan will be out of date. Housing need is usually just one element of a community's vision and housing requirements one aspect.
65. No matter what the time horizon of their plan, communities may wish to review their plans so that they are in line with the Local Plan.

66. Communities should monitor the effectiveness of their existing neighbourhood plans. This may suggest areas of the plan that may need to be reviewed. Changes will be needed to keep each plan relevant and up to date and changes can be required by changing circumstance. One circumstance is the revised Local Plan.
67. A review of a neighbourhood plan involves determining what sections of the plan, policies and proposals must be retained unchanged, and what other parts need changing. It also involves considering what new policies and proposals may be needed and what existing ones, having served their purpose, can be deleted.
68. Where a neighbourhood plan area has a housing requirement, each community should consider what proposals they might wish to introduce in order to meet it. A focussed review of an existing neighbourhood plan can extend protection against speculative development and allows the community to decide where development takes place. This gives greater certainty to everyone.
69. Neighbourhood plan areas, however, do not benefit from the additional protection against speculative development if their neighbourhood plans are more than two years old, as is prescribed in the National Planning Policy Framework.

¹⁸See paragraph 14 of the NPPF, (MHCLG (Feb 2019)), for a fuller explanation

Appendix One: Housing Requirements for Local Service Centres and Large Villages

Introduction

70. This appendix explains how we propose to establish housing requirements for neighbourhood plans in rural areas, in line with the National Planning Policy Framework, and explores how planning policies can continue to support development that meets the needs of local communities.
71. For the purpose of this paper rural areas are considered to be those that are located outside of Principal Settlements and Market Towns.



Housing Requirements for Local Service Centre and Large Villages

What does National Planning Policy and Guidance say?

72. The NPPF¹⁹ now requires local planning authorities to include housing requirements in their Local Plans for every neighbourhood area designation within their plan area. Neighbourhood Plans must be in general conformity with the Local Plan and so these housing requirements will need to be incorporated into new neighbourhood plans that are being prepared or reviewed.
73. Where it is not possible for a local authority to provide a designated neighbourhood area with

a housing requirement they should provide neighbourhood plan groups with an indicative requirement on request. This is very much an interim position and therefore subject to change as emerging local plans progress towards becoming finalised and adopted.

74. Planning Practice Guidance, published to accompany national planning policy, confirms that there is no set method for determining housing requirements for designated neighbourhood areas. However, it does say that **“in setting requirements... plan-making authorities should consider the areas or assets of particular importance... which may restrict the scale, type or distribution of development.”**²⁰
75. The NPPF also says **“to promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. Planning policies should identify opportunities for villages to grow and thrive, especially where this will support local services. Where there are groups of smaller settlements, development in one village may support services in a village nearby.”** In meeting this requirement, it will be important to strike an appropriate balance between the role of strategic policies set out in the Local Plan and policies in neighbourhood plans.

What does current Local Plan policy say?

76. The Wiltshire Core Strategy establishes housing requirements for the county and three defined housing market areas (East Wiltshire, North & West Wiltshire and South Wiltshire). Community areas, Principal Settlements, Market Towns and some Local Service Centres are each allocated indicative housing requirements, as are the ‘community area remainders’ which are, essentially, the rural parts of the community area outside of their

¹⁹Specifically, February 2019 NPPF Paragraphs 65 and 66

²⁰PPG Paragraph: 101 [Reference ID: 41-101-20190509](#). A list of the assets of particular importance, as described in the NPPF has been provided in Appendix 1 to this paper.

main settlements.

77. Because the NPPF introduced this requirement after the adoption of the Wiltshire Core Strategy there are currently no policies setting out housing requirements for designated neighbourhood areas in Wiltshire.

78. The Local Plan Review must therefore first establish a method for providing designated neighbourhood areas with housing requirements which are presented in this paper as 'indicative' requirements for a rural settlement, rather than designated neighbourhood area, basis. The reason for this approach is explained in more detail below. Policies for Principal Settlements and Market Towns will address their neighbourhood plan housing requirements separately.

What you have told us?

79. As a first step towards the provision of neighbourhood plan housing requirements, initial baseline indicative housing requirements for neighbourhood plans with Local Service Centres and Large Villages were presented to representatives of town and parish councils (and neighbourhood plan groups) at workshops in Autumn 2019.

80. The indicative requirements were based on the size of settlements. The larger the settlement the higher the growth proposed; the assumptions being that larger settlements tend to have more facilities as well as a greater capacity for growth, for example, by having more extensive brownfield opportunities for development.

81. Using the highest figure of the range in the assessment of housing need and rolling forward the proportion of homes for the rural area contained in the current Local Plan strategy, each settlement was provided with its individual housing requirements proportionate

to its size.

82. The baseline indicative neighbourhood plan housing requirements were calculated for rural settlements with defined limits of development, rather than for designated neighbourhood areas because:

- It reflects the sustainable strategy for the rural areas in Wiltshire established in Wiltshire Core Strategy Core policies 1 and 2; and the role of Local Service Centres and Large Villages
- It provides a clear framework for managed growth in rural areas to be delivered through neighbourhood plans, neighbourhood development orders or, where necessary, through site allocations in the local plan.
- It allows flexibility for designated neighbourhood areas where more than one parish work together to prepare a neighbourhood plan.
- It ensures that those rural parishes that abut urban areas such as principal settlements and market towns, have their own clearly defined housing requirement for the settlement, or settlements, that lie at the heart of their neighbourhood area²¹
- It allows for infill development to continue to be delivered at Small Villages, in line with the Wiltshire Core Strategy, without having to meet a prescribed target²²

83. Attendees of the workshops were broadly supportive of the principles behind the approach. It was acknowledged at the time that the initial baseline figures did not, however, take into account significant constraints and therefore some of the indicative requirements may not be appropriate for settlements in constrained areas. Feedback from consultees confirmed

²¹For example, previous strategic developments on the edge of Trowbridge have fallen within the adjacent parishes of Hilperton and Staverton and these homes were counted against the Trowbridge housing requirement. The same principle will apply to the neighbourhood plan housing requirements. Homes built within the designated neighbourhood area but associated with Trowbridge will not be deducted from the neighbourhood plan housing requirements and vice versa.

²²It is accepted that some infill homes will be delivered at Small Villages in line with the Wiltshire Core Strategy but that a housing requirement should not be prescribed for such areas because infill, by its very nature, is a form of windfall development.

that this was indeed the case, highlighting that the figures for Box and Colerne were too high given that they are located within Green Belt and an Area of Outstanding Natural Beauty. Others expressed concerns that the data used to determine the size of settlements actually showed the number of existing homes for the parishes. It was also recognised that for some parishes once the number of existing completions and commitments for new homes had been taken off that this would indicate that no further growth would be needed.

84. We were also told that, for the smaller rural settlements, there are concerns about one and two bed properties, often bungalows, being demolished and replaced by four or five bed houses. This effectively reduces the availability of smaller homes for first time buyers and those households in the community looking to down-size.

85. In response to this feedback, the method for determining the neighbourhood area housing requirements has been further reviewed and refined to take into account:

- The actual size of the settlement both geographically and number of dwellings²³;
- The proximity of settlements to other nearby built up areas which have their own housing requirements such as Principal Settlements; and
- The extent that the settlement and immediate surrounds are constrained by
 - Flood Zones 2 and 3
 - Green Belt
 - World Heritage Site
 - Areas of Outstanding Natural Beauty (AONBs)
 - Habitat Sites²⁴
 - Sites of Special Scientific Interest (SSSIs)
 - Scheduled Monuments

- Ancient Woodland and Aged and Veteran Trees
- World Heritage Sites
- Local Green Space (designated in Neighbourhood Plans)
- Registered Parks and Gardens
- Registered Battlefields
- Conservation Areas
- Listed Buildings
- National Parks
- Other Heritage Assets²⁵

How does the approach work?

86. The calculation of the housing requirements are still presented for each settlement. The figures are now also presented on an annualised, as well as 20 year, basis to allow flexibility for neighbourhood plans to adopt plan periods that differ from the Local Plan.

87. A 100m buffer has now been added to each settlement boundary to ensure that their relationship with constraints in the immediate surrounds are also captured in case it is appropriate to consider greenfield sites adjacent to settlements for development when planning for growth. This does not, however, mean that development in these areas outside of the defined limits of development are automatically considered acceptable.

88. Various scenarios for growth across each of the four housing market areas have been assessed through the Local Plan Review. The scenarios explored the options for growth for the rural parts of the housing market areas as well as the Principal Settlements and Market Towns. The starting point for the calculations in this paper are derived from the emerging preferred scenario. These figures are shown in table 2.1.

²³Local Land and Property Gazetteer address data has been used to ensure that the number of dwellings relate to the defined settlement rather than the parish.

²⁴European designated sites i.e. Special Areas of Conservation (SACs), Special Protection Areas (SPAs) and Ramsar sites.

²⁵This applies to either designated or non-designated heritage assets. Currently no heritage assets have been included under this heading but suggestions on what this could include would be welcomed.

HMA	Alternative Development Strategy (max)	Total for LSCs in HMA	Total for Large Villages in HMA	Residual requirement for rest of HMA (Elsewhere)
Chippenham	2,805	100	1,435	1,270
Salisbury	2,540	1,070 ²⁶	880	590
Swindon	1,080	530	540	10
Trowbridge	950	0	655	295

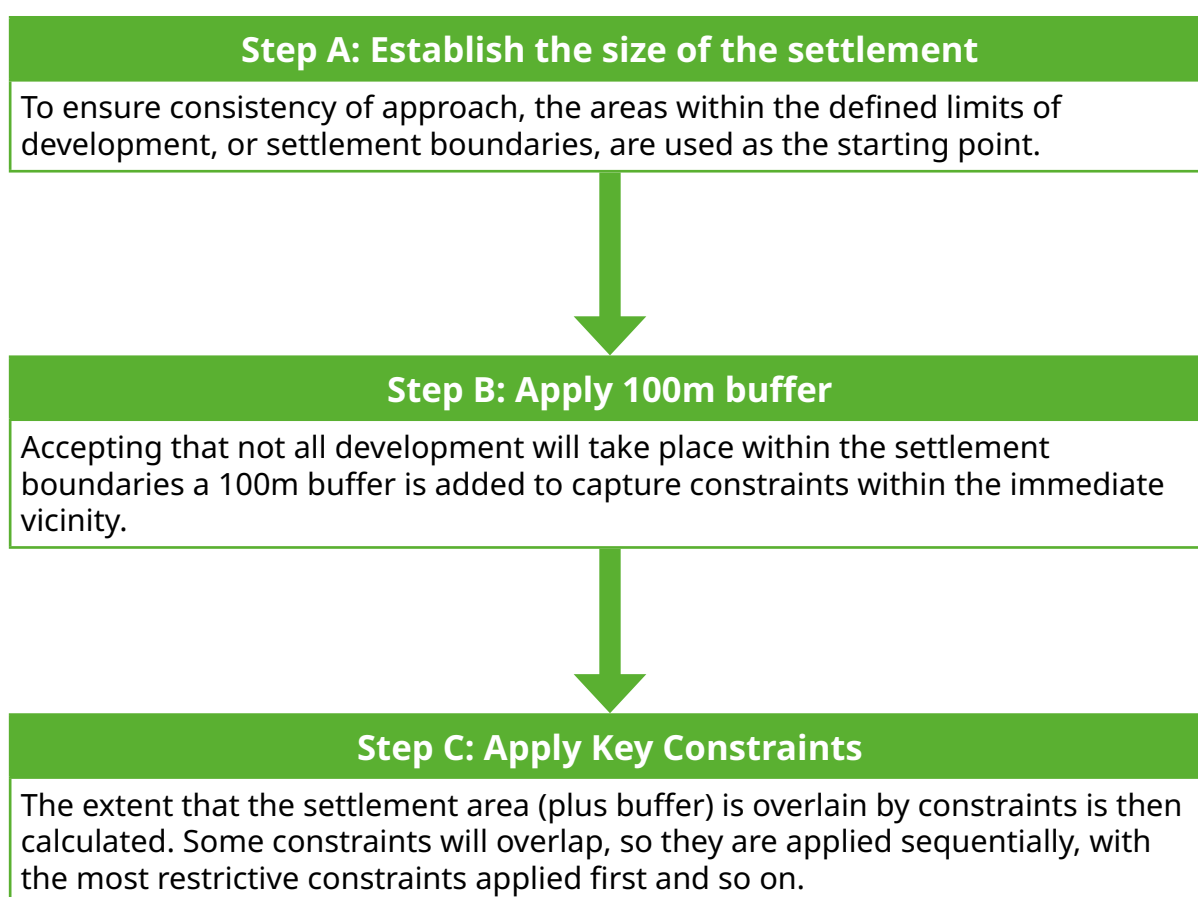
89. The residual housing requirement for the rest of the housing market areas are also shown. These are, essentially, the expected level of windfall development (e.g. infill, rural exception sites, community led schemes) that could be met at Small Villages and other smaller settlements across the rural parts of each HMA.

90. The purpose of the exercise is to disaggregate the housing requirement figures for Local Service Centres and Large Villages, in the

second and third columns in table 2.1, to their constituent settlements, using a fair and equitable approach.

91. The method recognises that no two settlements are the same in terms of shape, size, density, or the extent that they are affected by constraints. It also takes into account that some constraints are more restrictive to housing development than others²⁷.

92. The method is essentially as follows²⁸:



²⁶Includes Wilton

²⁷For example, land within flood zones 2 and 3 are given a baseline housing requirement of zero in line with national policy that development should not take place in areas at risk of flooding, whereas some housing would be acceptable in an AONB.

Step D: Calculate housing requirements for constrained areas

Baseline housing requirements are allocated to each constrained area and adjusted according to the proportion of the settlement area that they overlay - the more restrictive and extensive the constraint, the lower the baseline housing requirement for that constrained area.



Step E: Calculate housing requirements for unconstrained area

The housing requirement for the remaining unconstrained area is distributed to each Large Village, based on the size of settlement and number of existing households.



Step F: Calculate housing requirements for each settlement

The sum of the annualised housing requirements for the constrained and unconstrained areas is then calculated.

93. The constraints have been applied in order, with the most restrictive first, as detailed in the table below. For those constraints where housing should be avoided wherever possible, the housing requirements in these areas has been set to zero. For those less restrictive constraints, such as AONBs for example, a baseline annualised allowance has been applied to reflect the status of the settlements and that it is acceptable to deliver a limited number of homes in these areas.

94. In table 2.2 below, a baseline housing requirement of 1 has been applied for Large Villages in the AONB which equates to 20 homes for the average sized village in the

same HMA (with no other constraints), over the course of the plan period. A baseline of 0.5, applied to Green Belt, would equate to 10 homes over the same 20 year period. A smaller than average village in the AONB would therefore receive a housing requirement of fewer than 20 homes. A larger than average village may receive a proportionately higher housing requirement.

Asset or Area of Particular Importance	Local Service Centre	Large Village
Settlement baseline value²⁹	5 dwelling per annum	1 dwelling per annum
Areas at risk of flooding (Zones 2 and 3)	In accordance with NPPF housing is not acceptable in principle. Baseline annualised housing requirement = 0	In accordance with NPPF housing is not acceptable in principle. Baseline annualised housing requirement = 0
Green Belt	No – there are no LSCs in or in proximity to Green Belt	Limited housing acceptable in exceptional circumstances. Baseline annualised housing requirement = 0
World Heritage Sites	No – there are no LSCs in or in proximity to World Heritage Sites	No – there are no Large Villages in or in proximity to World Heritage Sites
Scheduled Monuments	In accordance with NPPF housing is not acceptable in principle. Baseline annualised housing requirement = 0	In accordance with NPPF housing is not acceptable in principle. Baseline annualised housing requirement = 0
Listed Buildings	Although enabling development can play a part in the restoration of Listed Buildings, the starting point is that no additional housing development is acceptable at these locations. A 15-metre buffer has been applied to each listed building to capture its immediate setting. Baseline annualised housing requirement = 0	Although enabling development can play a part in the restoration of Listed Buildings, the starting point is that no additional housing development is acceptable at these locations. A 15-metre buffer has been applied to each listed building to capture its immediate setting. Baseline annualised housing requirement = 0
Registered Parks and Gardens	In accordance with NPPF housing is not acceptable in principle. Baseline annualised housing requirement = 0	In accordance with NPPF housing is not acceptable in principle. Baseline annualised housing requirement = 0
Registered Battlefields	In accordance with NPPF housing is not acceptable in principle. Baseline annualised housing requirement = 0	In accordance with NPPF housing is not acceptable in principle. Baseline annualised housing requirement = 0
Conservation Areas	Yes – baseline annualised housing requirement = 1	Yes – baseline annualised housing requirement = 0.5
Ancient Woodland/ Ancient and Veteran Trees	In accordance with NPPF housing is not acceptable in principle. Baseline annualised housing requirement = 0	In accordance with NPPF housing is not acceptable in principle. Baseline annualised housing requirement = 0
Habitat sites (SACs, SPAs, Ramsar sites)	In accordance with NPPF housing is not acceptable in principle. Baseline annualised housing requirement = 0	In accordance with NPPF housing is not acceptable in principle. Baseline annualised housing requirement = 0

²⁹To reflect position in settlement hierarchy

Asset or Area of Particular Importance	Local Service Centre	Large Village
SSSIs	In accordance with NPPF housing is not acceptable in principle. Baseline annualised housing requirement = 0	In accordance with NPPF housing is not acceptable in principle. Baseline annualised housing requirement = 0
National Parks (New Forest)	No – there are no LSCs in proximity to the National Park	Some housing generally of small scale is acceptable, in principle, at Large Villages within National Parks. Baseline annualised housing requirement = 1
AONBs	Some housing is acceptable, in principle, at LSCs within AONBs. Baseline annualised housing requirement = 3	Some housing generally of small scale is acceptable, in principle, at Large Villages within AONBs. Baseline annualised housing requirement = 1
Local Green Space	It is assumed that LGS is designated in neighbourhood plans in locations that local communities wish to protect from development. Baseline annualised housing requirement = 0	It is assumed that LGS is designated in neighbourhood plans in locations that local communities wish to protect from development. Baseline annualised housing requirement = 0
Other heritage assets	None identified to date.	None identified to date.

95. Digital mapping (GIS) has been used to calculate the areas affected by each constraint. These are then fed into a spreadsheet where the housing requirements are then calculated. The results are shown in tables 2.3 to 2.7. The tables show the indicative housing requirements and an annualised rate of house building. The final column shows how much

of the housing requirement was already in the pipeline in March 2019 and which can be deducted from the amount of land that would need to be planned for. Since March 2019, at most settlements, there will be further planning permissions granted or pending that will reduce the remainder further.

Housing Requirements

Outputs for Local Service Centres

Table 2.3: Local Service Centre indicative housing requirements

HMA	Settlement	Baseline indicative housing requirement 2016-2036	Annualised baseline housing requirement in dwellings per annum	Completions (2016-19) & Commitments (1 April 2019)
Swindon	Cricklade	385	19.25	149
	Pewsey	145	7.25	111
Chippenham	Market Lavington	100	5.0	68
Salisbury	Mere	300	15.0	156
	Downton	235	11.75	127
	Tisbury	135	6.75	70
	Wilton	400	20.0	407

Outputs for Large Villages

Table 2.4: Chippenham HMA Large Village indicative housing requirements

Large Villages Chippenham HMA			
Settlement	Baseline indicative housing requirement 2016-2036	Annualised baseline housing requirement in dwellings per annum	Completions (2016-19) & Commitments (1 April 2019)
Ashton Keynes	35	1.8	31
Atworth	80	4.0	0
Box	25	1.3	10
Bromham	80	4.0	13
Christian Malford	35	1.8	28
Colerne	40	2.0	5
Crudwell	40	2.0	37
Derry Hill/Studley	80	4.0	2
Great Somerford	35	1.8	36
Hullavington	80	4.0	79
Kington St Michael	40	2.0	9
Oaksey	35	1.8	15
Potterne	85	4.3	24
Rowde	70	3.5	13

Rudloe	250	12.5	250
Seend	30	1.5	2
Shaw/Whitley	95	4.8	6
Sherston	55	2.3	56
Sutton Benger	55	2.8	52
Urchfont	65	3.3	60
West Lavington/ Littleton Pannell	50	2.5	14
Worton	40	2.0	1
Yatton Keynell	35	1.8	34

Table 2.5: Salisbury HMA Large Village indicative housing requirements

Large Villages Salisbury HMA			
Settlement	Baseline indicative housing requirement 2016-2036	Annualised baseline housing requirement in dwellings per annum	Completions (2016-19) & Commitments (1 April 2019)
Alderbury	90	4.5	87
Broad Chalke	25	1.3	13
Bulford	20	1.0	0
Collingbourne Ducis	30	1.5	6
Coombe Bissett	25	1.3	6
Dinton	30	1.5	3
Durrington	85	4.3	84
Fovant	30	1.5	7
Great Wishford	25	1.3	0
Hindon	30	1.5	0
Ludwell	30	1.5	0
Morgan's Vale/Woodfalls	70	3.5	14
Netheravon	35	1.8	3
Pitton	25	1.3	1
Porton	75	3.8	74
Shrewton	70	3.5	15
The Winterbournes	35	1.8	20
Tilshead	25	1.3	3
Whiteparish	40	2.0	9
Winterslows/Middle Winterslow	85	4.3	27

Table 2.6: Swindon HMA Large Village indicative housing requirements

Large Villages Salisbury HMA			
Settlement	Baseline indicative housing requirement 2016-2036	Annualised baseline housing requirement in dwellings per annum	Completions (2016-19) & Commitments (1 April 2019)
Aldbourn	40	2.0	4
Baydon	30	1.5	4
Broad Hinton	25	1.3	1
Burbage	85	4.3	84
Great Bedwyn	30	1.5	8
Lyneham	80	4.0	51
Purton	140	7.0	140
Ramsbury	35	1.8	8
Shalbourne	25	1.3	1
Upavon	50	2.5	48

Table 2.7: Trowbridge HMA Large Village indicative housing requirements

Large Villages Trowbridge HMA			
Settlement	Baseline indicative housing requirement 2016-2036	Annualised baseline housing requirement in dwellings per annum	Completions (2016-19) & Commitments (1 April 2019)
Bratton	40	2.0	40
Chapmanslade	45	2.3	43
Codford	30	1.5	10
Corsley	25	1.3	11
Dilton Marsh	85	4.3	14
Heytesbury	25	1.3	3
Hilperton	40	2.0	39
Holt	65	3.3	47
North Bradley	65	3.3	26
Semington	35	1.8	25
Southwick	85	4.3	8
Steeple Ashton	35	1.8	1
Sutton Veny	25	1.3	12
Westwood	30	1.5	3
Winsley	25	1.3	2

96. In some cases, homes built since 2016 and outstanding commitments will already have met the indicative requirements. These commitments will need to be monitored as the local plan review progresses as well as information from neighbourhood plan groups as they develop their own evidence bases. In these circumstances, the housing requirements reflect existing commitments.

This does not mean, however, that the other Large Villages in the HMA should see a comparable reduction in their housing requirements. The requirements should not be seen as a ceiling to development. Where neighbourhood plan groups wish to deliver more homes in line with the Local Plan, they will be supported.

Wiltshire Council Local Plan Emerging Spatial Strategy

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For further information please visit the following website:
www.wiltshire.gov.uk

February 2021



Wiltshire Council **LOCAL PLAN**

Looking to the future

 Rural live events Q&A sessions: responses



Wiltshire Council

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1 Introduction

- 1.1 As part of the Local Plan review consultation, Wiltshire Council hosted 17 live online consultation events for communities and other stakeholders. This included one event per Market Town or Principal Settlement and two rural events which encompassed all other Wiltshire villages and settlements.
- 1.2 Each event included a presentation which summarised the content of the consultation and gave further explanation about the proposals. This was followed by a question and answer session. Participants were able to submit questions, many of which were answered during live event. However, because of the volume of questions, it was not possible for all of the questions to be answered in every event. The aim of this document is to ensure that every question asked receives a response.
- 1.3 It has become evident that there are a number of questions which relate to some common overarching themes which tend to come up several times in every event. These questions have been collated and are addressed in the subsequent section. It is important to note that where numerous questions were asked about a similar topic, an all-encompassing question has been written. Therefore the precise wording of questions may have been adapted to have greater inclusivity of a wider issue.
- 1.4 Representations on the consultation are most welcome and are encouraged to be made through our online forms available on the consultation webpage.
- 1.5 For further information about the consultation or to submit comments via email please see our [contact information](#).

Questions

2 Consultation

Q1. How many people joined the events and how many questions have been invited?

A1. The live events were widely publicised and available for anyone to sign up to, rather than there being an invite. For the two Rural events, almost 350 people attended over the two nights. There was no limit to the number of questions invited on the night, this report endeavours to answer all those submitted.

Q2. Rather than everyone having to spend time searching the council website for the various documents, can you send out to all attendees the links to all the documents and reference material. Are you going to give guidance as to how to access these documents online?

A2. All of the consultation documents can be found on the [consultation webpage](#), where the links to the documents are clearly set out. If anybody has any queries about how to access these documents or are having trouble finding a specific document, please [contact us](#).

Q3. Where would I find the housing plans please?

A3. All of the consultation documents, can be found on the [consultation webpage](#). If anybody has any queries about how to access these documents or are having trouble finding a specific document, please [contact us](#).

Q4. Under section 33A of the Planning and Compulsory Purchase Act 2004 (as amended), local planning authorities are under a duty to cooperate with other local planning authorities in preparing Local Plans where strategic matters - such as, 'planning measures to address climate change mitigation' - have impacts across administrative boundaries. So what cooperation have you done on rural communities - many are closest to large towns e.g. Bath, Frome, Swindon, Cirencester, Andover, Gillingham, Shaftesbury?

A4. The duty to cooperate is recognised and the Council continues to engage with neighbourhood authorities on cross boundary matters. Neighbouring authorities have been informed of the Local Plan Review consultation that is underway and discussions are taking place during the consultation period with key authorities such as Bath and North East Somerset, Swindon Borough and Dorset Council. One of the main considerations in line with national planning policy is whether each authority can meet its own housing needs.

Q5. Does this Rural Communities category cover the proposed Future Chippenham sites?

A5. The Local Plan Review proposals for Chippenham are explained in the [Planning for Chippenham](#) and [Chippenham Site Selection](#) reports, also available as part of the Local Plan consultation.

This is different to a separate consultation on 'Future Chippenham', which is being undertaken on the Future Chippenham distributor road route options. Details of how to take part in that consultation can be found on the Council's website at: www.wiltshire.gov.uk/future-chippenham

Q6. How will you ensure this presentation is shared as widely as possible? Will these slides be available after meeting?

A6. The presentation slides are available on our [website](#).

3 Relationship with national policy

Q1. How do these proposals relate to Govt proposals for change, for example NPPF and the Planning White Paper?

A1. The Council is consulting on suggested content for a revised Local Plan, the Local Plan Review. Policies and proposals of the Local Plan must be consistent with the current National Planning Policy Framework (NPPF) and not what it might be in the future. For example, housing requirements are proposed for neighbourhood area designations in accordance with requirements in the NPPF.

The Government has set out its proposals for reforms to the planning system in a White Paper, published last year. Many of these changes would require primary or secondary legislation. It has yet to table any detailed proposals and in any event, these will also take time to put in place once agreed. In the meantime, the Government has urged every local authority to continue its work on Local Plans. The Local Plan Review will likely progress under existing regulations and/or under any transitional arrangements for reforms when they materialise.

4 Timescale of the Plan

Q1. When adopted, will the Local Plan Review replace all existing Core Strategy and saved former district Local Plan policies?

A1. As part of the Local Plan Review we are looking to replace the saved Local Plan policies (as set out in Appendix D of the Wiltshire Core Strategy) so that they are either removed or where still relevant are reflected in new or amended policies in the Local Plan. Policies within the Wiltshire Core Strategy that remain effective and consistent with NPPF will likely be retained and carried forward into the Local Plan Review.

Q2. Please could you explain why the proposed Plan horizon is 2036, whereas the NPPF requires strategic policies to look ahead over a minimum 15-year period from adoption?

A2. The review uses a twenty-year period as per the Wiltshire Core Strategy and takes the start as the midpoint of this current plan, with a plan horizon of 2036. The plan started its preparation in 2017 and the dates for evidence collated to support the Plan are based around this time period. Given the importance of reviewing the plan every five years in line with Government policy to ensure it is up to date, it is considered that a new plan should be put in place as quickly as possible with an early review to extend the time horizon. The Plan is likely to need a further review at adoption, in order to adapt to Government reforms springing from the Planning White Paper published last year. This will extend the time horizon beyond 15 years ahead.

5 Housing Market Areas (HMAs)

Q1. Can you please confirm why the Swindon HMA is named as such? We find that it can cause confusion that Wiltshire has a 'Swindon HMA'.

A1. Each Housing Market Area (HMA) is centred around the main town and was named by consultants who defined the four HMAs operating in the County. We can reconsider the name of the HMA, so it is distinct from the Swindon Borough Council area.

Q2. Please can you confirm what happens if one HMA doesn't deliver their housing allocation? Will an adjoining HMA need to make up the shortfall? Also, is there a risk that Wiltshire will need to make up any of the shortfall if Swindon Borough Council fail to meet their housing need?

A2. Housing Market Areas (HMAs) are used in the Local Plan Review to distribute growth, to ensure housing is provided where it is needed and the level of growth for the county can be met. It is not anticipated that there will be the need to make up a shortfall between HMAs within Wiltshire. In preparing the Plan the intention is to identify deliverable housing allocations to meet the housing needs identified for each HMA with a clear understanding of their timescales for delivery. Monitoring housing delivery over the course of the plan period will inform whether new allocations need to be identified to improve supply within Wiltshire.

Swindon Borough Council has its own assessment of housing needs that it is planning to meet within the Borough.

6 Settlement Strategy

Q1. How will the character/identity of large settlements be protected - for example the rural gap between Derry Hill and east Chippenham, potentially eroded by east Chippenham development, road, and solar farm?

A1. The need to preserve the separate character and rural identity of settlements and features is a factor that has sifted out land from being considered as part of the pool of potential development sites.

Master planning urban extensions is 'landscape led' in the sense that the protection of gaps, views and landscape character determine those areas that can be built on and those not. A step showing how this can be achieved is the concept plan illustrating preferred sites for development east of Chippenham in the Planning for Chippenham consultation paper.

Q2. What are the determining factors in allocating the term of a large village within the core strategy?

A2. The Local Plan Review is not proposing to review which Large Villages have been designated as such. Designations were tested and settled as part of preparing the Wiltshire Core Strategy. Determining factors revolved around the levels of services and facilities a settlement contained and therefore their strategic role in providing them for a wider catchment as well as the community itself.

Q3. Will small villages be allowed this time to have some new homes within a village so that the village has a better chance of reaching or maintaining critical mass?

A3. New homes to meet local needs may be accommodated as infill within a small village or by exception schemes. The consultation paper [Empowering Rural Communities](#) proposes a revised policy relating to exception schemes, which allows proposals that are "20 dwellings or fewer and will be no greater than 5% of the size of the settlement".

Q4. The algorithm you use seems to discriminate against smaller 'large villages'. Some villages such as Worton are a long ribbon shape and when you add a 100m buffer you end up with a very large area. Smaller villages are less likely to have mitigating factors than larger villages.

A4. The 100m buffer is not used as a means to allocate sites for development. It's used as a net cast around a settlement that makes sure we capture all the environmental constraints that we need to take into account when suggesting a housing requirement.

Q5. Would you please explain the implications of Step B, Applying a 100m Buffer to settlement boundaries? Is the 100-metre buffer zone referred to at para 87 a way of effectively extending the settlement boundaries of large villages. I just don't understand the para and the subsequent table in para 92. How can it be justified to apply 100m buffer to settlement boundaries - when was the last time existing settlement boundaries were updated to accurately reflect the built-up area of rural settlements?

A5. The 100m buffer around a settlement is the net cast to catch environmental constraints. It doesn't have the purpose of amending settlement boundaries or imagining that development must take place within them.

Settlement boundaries have been reviewed by the Wiltshire Housing Site Allocations Plan (WHSAP) which was adopted last year. Qualifying Bodies may carry out their own review as part of preparing a neighbourhood plan.

Q6. If you look at a population (census) vs proposed allocation you can find a ratio (number of residents per new dwelling). For the smallest 6 villages this is around 16 villagers per new house. For the largest villages the ratio is around 51:1. So you are proposing to put proportionally far more houses into the smallest communities? The average local service centre ratio is 16:1, which you would expect. The overall average for all Wiltshire villages is 27:1. How can it be 'sustainable' for Colerne (population 2972) to have an allocation of 40 houses and Worton (population 624) to also have an allocation of 40? There are very many villages much larger than Worton that have either the same or less allocation, but they clearly have far more in terms of facilities and likely need. Ramsbury population 1989, allocation 35, Aston Keynes 1400 population, allocation 35. Even with your factors applied there is an obvious imbalance here. I suspect that the factoring, which is clearly theoretical and generalist, is having rather the opposite effects of the Local Plan aims of putting the development into the settlements that are best able to absorb and have the identified need.

A6. The Council's method for determining the neighbourhood area housing requirements takes a wider range of factors other than population into account, such as:

- The actual size of the settlement both geographically and number of dwellings,
- The proximity of settlements (in applying the rural buffer in Step B) to other nearby settlements which have their own housing requirements, and
- The extent that the settlement and immediate surrounds are constrained by various planning constraints including Flood Zones 2 and 3, Green Belt, Areas of Outstanding Natural Beauty (AONB) and heritage assets.

Q7. Will the Council consider the potential for growth at larger settlements which lie outside but adjacent to the Wiltshire boundary, such as at Ludgershall, Shaftesbury and West Swindon, where land on the Wiltshire side is effectively in the rural area?

A7. The Council works with adjoining local planning authorities on a range of cross boundary issues. As far as meeting local housing needs, each authority is expected to meet the needs forecast for its area. Only if they cannot be met is it necessary to consider unmet needs being accommodated outside the Wiltshire boundary.

Q8. Is Mere classified as a large village? What is the definition of a large village?

A8. Mere is designated as a Local Service Centre. What this means is set out in Core Policies 1 and 2 of the Wiltshire Core Strategy.

Q9. Are there to be any changes proposed to large and small village designations or additional settlement boundaries to be made?

A9. No with the exception set out in the consultation documents, which suggests two additional designations to additional Large Villages (Bulford and Durrington) because they were previously linked with Amesbury, but otherwise it is suggested that the list of Large and Small Villages is unchanged.

The Local Plan Review will not be amending settlement boundaries at Large Villages or Local Service Centres.

Q10. It was said that the housing allocation for large villages/local service centres is influenced by the level of development that preceded the plan period. Have you aimed to continue with the same level of growth? What policy has been applied here?

A10. The starting point for distribution of growth for the rural part of the Housing Market Area is based on historic levels of growth for each category of settlement. However, this has not influenced housing requirements at an individual settlement level.

We do not aim to continue each rural settlement's recent rate of growth. Individual requirements are suggested for 2016-2036 and these are based largely on the size of settlement. Recent development including outstanding planning permissions from 2016 will reduce the level of development that needs to be planned for.

Q11. Why are new villages not considered? A few well designed and laid out new villages that offer good communication and infrastructure would seem a more sustainable idea than sticking more people in disparate villages that have few facilities.

A11. The possibility of one or more new settlements was considered when we developed alternative development strategies. One alternative involving a new settlement was tested for Salisbury Housing Market Area.

The possibility has not been pursued largely because of the long lead in time before housing needs would be met. As no landowners or developers have promoted a site for a new settlement there are no definite locations or proposals.

Q12. How do we protect the integrity of current villages and Parishes whilst acknowledging that the current position functions well with the infrastructure available and no expansion or additional housing is the preferred option?

Q13. What policies are there to prevent coalescence between towns and their surrounding villages?

Q14. Why don't buffers work round towns that are growing to protect villages?

Q15. As our major towns' sites encroach into the countryside and rural parishes are there any plans to include enforceable rural buffers around these main settlements?

A12, A13, A14, A15. Policies in the Plan contain a general presumption against new residential development outside settlement boundaries. Where settlements do need to expand, the Plan is the means to identify appropriate locations that avoid coalescence and neighbourhood plans can also play a part. It is not always possible to plan for settlement growth within parish boundaries as many settlements already relate to more than one parish or are located on the edge of another.

The proposed 'Place-shaping Priorities' in the consultation documents for the Market Towns and Principal Settlements, where appropriate, address the issue of coalescence and protecting the separate identities of villages, it is intended that these priorities will form the basis of policies in the Plan. The Plan can also set out requirements to ensure detailed master planning of sites retains the separate identity and character of settlements.

Q16. Should close villages be considered as a group equating to a large village?

Q17. Where small villages are contiguous will they be treated as large villages even though there are no more facilities to support any new homes?

A16, A17. The role and function of settlements in Wiltshire is currently set out in Core Policy 1 of the Wiltshire Core Strategy (the Settlement Strategy), and the Area Strategies list the specific settlements that fall within each category. There is no proposal to consider groups of Small Villages as Large Villages.

However, in preparing the Local Plan the Council will consider the effectiveness of all Core Policies to determine whether there is a need for any refinements. This consultation is an opportunity for you to let us know whether there are changes that are needed in relation to policies for the rural area and to provide us with specific examples where this might be the case.

Q18. Will planning permission be given to housing outside of the Settlement Boundary in order to meet the allocated housing target for a "Large Village".

A18. The general presumption against housing proposals outside a settlement will apply in accordance with Core Policy 2 of the Wiltshire Core Strategy. The new core policy on page 10 of the [Empowering Rural Communities](#) document sets out how it is anticipated the housing requirements for Large Villages should be met.

Q19. It appears that for the Trowbridge market area 91.4% of all houses are proposed in either the principal settlement or market towns. This is higher than any other market area. Should the Large Villages not plan for more dwellings to ensure there is not over dependency on larger settlements?

A19. The levels of growth have been identified based on the settlement hierarchy, which seeks to focus growth towards the principal settlement and market towns in each housing market area. What is considered to be appropriate for each of these is explained in the [Emerging Spatial Strategy](#) document and comments are invited.

The role for the Large Villages and proposed indicative requirements for each of these is set out in the [Empowering Rural Communities](#) paper, views are also sought on each of the indicative housing requirements for these settlements.

In simple terms, the larger the settlement, the higher the growth proposed; the assumptions being that larger settlements tend to have more facilities and employment opportunities as

well as a greater capacity for growth, for example, by having more extensive brownfield opportunities for development.

Q20. Is a new settlement to serve Boscombe Down and Porton still on the agenda? Are possible sites being sought and how could this affect existing villages?

A20. An alternative involving a new settlement was considered as part of one of the alternative development strategies for the Salisbury Housing Market Area but is not currently being considered. In appraising the alternative development strategies through the Interim Sustainability Appraisal, the new settlement option did not score as well as the option that is being tested through this consultation.

7 Types of housing (e.g. infill, affordable, specialist, holiday lets, mixed-use)

Q1. How many houses do Wiltshire consider to be acceptable for an infill site? What is definition of infill re metres between existing dwellings in small villages?

A1. Generally, there is not a definitive definition of 'infill'. Each instance must be considered on its individual circumstances, but a common starting point is the completion of an otherwise built-up frontage by development in a gap capable of accommodating a small number of dwellings. For the purpose of Core Policy 2 of the Wiltshire Core Strategy and small villages specifically, paragraph 4.34 clarifies that "infill is defined as the filling of a small gap within the village that is only large enough for not more than a few dwellings, generally only one dwelling".

Q2. How do you define affordable? This seems critical and a clear definition given. Can you please provide a definition for the term "affordable" in all planning literature?

A2. The definition of 'affordable', as in affordable housing, is set out by Government in the glossary to the [National Planning Policy Framework](#).

Q3. Would a requirement for affordable homes on all sites of 5 units or more be contrary to the Planning Practice Guidance which states that affordable housing should only be sought on sites of 10 units or more unless a site is in a designated area (i.e the Area of Outstanding Natural Beauty)?

A3. No. The Council may seek to extend the designation of areas as 'rural' under Section 157 of the Housing Act 1985. This would require the Secretary of State's approval. Separately, whilst having regard to national policy the Council may also set out local circumstances with e

Evidence to justify an exception to national policy.

Q4. I do agree that one issue is that smaller properties are understandably extended and thus reduce the number of smaller/affordable properties available for both first-time buyers and for older people to downsize and thus free up larger properties. Some restrictions on extending affordable homes seems justified.

A4. The Council is consulting on proposals to limit the ability to extend small homes, so a village preserves a better range of properties. A good range of housing types in the local stock, supporting a range of household types, can help underpin a mixed and resilient community.

Q5. How do you ensure affordable housing is and remains available for people connected with the village and not bought up as investments, the influx of people leaving cities as a result of Covid or second homes?

A5. The Council is proposing amendments to Core Policy 44, see page 6 of the [Empowering Rural Communities](#), to allow for both affordable housing and community led initiatives in villages. Communities may wish to respond to needs identified for sheltered accommodation, first homes or possibly key workers. Views are sought as part of this consultation.

Q6. What is the potential split of "affordable housing", say 1- or 2-bedroom homes, will be truly 100% buyer owned as opposed to those with shared ownership of typically ~50% ownership?

A6. The tenure mixes for affordable housing in Wiltshire is currently determined by the Wiltshire Strategic Housing Market Assessment published in 2011 (as referred to in Core Policy 45) which set out a need for the affordable housing to be provided at a mix of 60% rented and 40% intermediate housing. This policy will need to be reviewed to ensure an appropriate mix of housing is sought.

Q7. We also need housing to satisfy the need for disabled young people wanting to stay in their villages

A7. Wiltshire Core Strategy Core Policy 46 'Meeting the needs of Wiltshire's vulnerable and older people' provides particular support for new homes to meet these and other needs, including ensuring that they adaptable for a range of needs over the years. The effectiveness of this policy will be reviewed to ensure it continues to meet those objectives.

Q8. I am concerned that small villages homes are being extended to make large family homes, and adjacent properties being combined into one. This inflation in house price means younger families and those on low incomes are prevented from buying homes in villages. Lack of demographic diversity eviscerates village life. We need schools, shops and pubs to thrive. Dormitory villages are not full communities.

A8. The Council is consulting on proposals to limit the ability to extend small homes so a village preserves a better range of properties. A good range of housing types in the local stock, supporting a range of household types, can help underpin a mixed and resilient community.

Q9. Will a policy supporting proposals for older persons housing be formed as an exception policy?

A9. Wiltshire Core Policy 46 'Meeting the needs of Wiltshire's vulnerable and older people' provides particular support for new homes to meet these and other needs, including ensuring that they adaptable for a range of needs over the years. The effectiveness of this policy will be reviewed to ensure it continues to meet those objectives.

Q10. These smaller properties are increasingly in demand for downsizing, to keep people in their desired rural community, whilst freeing up larger family homes into the housing stock. Wiltshire has a very high rate of under occupancy as older people feel there aren't suitable or attractive products that would convince older people to vacate their long-term family home.

A10. The Council is consulting on proposals to limit the ability to extend small homes so a village preserves a good range of properties. A good range of housing types in the local stock, supporting a range of household types, can help underpin a mixed and resilient community.

Q11 How do you plan to control homes built for holiday let purposes? How will you count holiday let properties which have changed use to residential?

A11. Planning controls (e.g. conditions or legal agreements) imposed as a part of planning permission can be used to limit how tourist accommodation can be occupied. Planning applications for new tourism accommodation in the countryside are considered under Core Policies 39 and 40. Any holiday let properties that subsequently change use to residential may be deducted from a housing requirement for Large Village or Local Service Centre, where they are within or adjoin their settlement boundary.

Q12. For rural small settlements, without a neighbourhood plan, under the emerging local plan might there be a preference for mixed development (housing type and possible additional small scale employment) on brownfield sites outside/adjacent to a settlement boundary, as opposed to open space/garden infill, within a settlement boundary, consisting of pure residential development?

A12. The preparation of a Neighbourhood Plan is the best means by which a community can deliver its preference for the form and location of new development. In principle, however, the use of previously developed land is preferred over greenfield. A clear justification would be needed to set this aside.

Q13. The amendment to Policy 44 to promote community led development is positive, however being responsive to rural communities and their needs should not be limited to community land trusts (CLTs). Why does this policy limit schemes to CLTs?

A13. While the policy explicitly supports Community Land Trusts and allows for additional flexibility for the percentage of open market housing on such schemes (where it can be demonstrated they meet an identified need) the policy does also allow for other models of delivery through the first part of the policy on rural exception sites.

Feedback from previous consultation was that local communities in rural areas are supportive of more affordable homes being delivered in their local areas and see community led housing as a positive way of achieving this. However, they also identified a need for some flexibility in policy to allow a small proportion of open market housing to be considered as part of community led rural exception site delivery in order to encourage landowners to bring sites forward, and to meet an identified need for specific customer groups whose needs are not being met by developer led sites.

Q14. Why limit 'community-led housing schemes' to 5% of settlement and no more than 20?

A14. Through the work carried out so far, it is felt that the scale of development in relation to the size of the existing settlement remains an important consideration.

Q15. What is community led. Are private developers in addition to this?

A15. Community Led Housing is about local people taking a leading and lasting role in solving housing problems. The community must have meaningful involvement in the development; where the community group owns, manages or stewards the homes in a manner of their choosing; and the benefits to the community are clearly defined and legally protected in perpetuity. This does not exclude the local community working with private developers to deliver such projects.

Q16. How are the requirements of traveller's sites met within the context of the Plan within Large Villages, as the Empowering Rural Communities is silent on meeting this need?

A16. A separate consultation is taking place about Gypsy and Travellers. The consultation also ends on 9 March and further details can be found on our website at [Gypsy and Travellers - Wiltshire Council](#)

Q17. Since online has become the norm for shopping leaving many town centres empty or less shops. There are many houses or flats above shops etc that are empty. Can part of the housing needs be satisfied by bringing people to live back in the town centres where there is infrastructure already? Will you consider change of use for retail no longer needed in high streets or business/office units as changes to work patterns may add the vacant office space?

A17. The Local Plan Review [Emerging Spatial Strategy](#) document recognises that COVID-19 is having and is likely to continue to have substantial economic impacts on town centres and employment sites.

COVID-19 has accelerated the trend towards online retailing and services seen in recent years, which has been a direct challenge to the role of town centres as places to buy and sell goods.

The other effect of COVID-19 is the increase in home working, the reduction in net out commuting to other settlements and the boost in local demand for many goods and services.

On 1 August 2020, changes to Permitted Development Rights (PDR), which give property owners the right to develop their premises without applying for planning permission, in England provided further support to a change of use from office (formerly B1 use class) to residential (C3). From 31 August 2020, the demolition and rebuilding of 'vacant and redundant' office and light industrial buildings into dwellings is allowed without planning permission. However, prior approval must be sought from the local planning authority prior to commencement of the development.

Taken together, these factors create an opportunity to reconsider how we use town centres and how we adapt to greater home working, including improving broadband provision and changing transport usage. We welcome your comments during this consultation on how this might be achieved as we plan to deliver homes and employment land over the plan period, up to 2036.

While the [Wiltshire Retail and Town Centres Study](#) (2020) touches upon the potential effects of COVID-19 on town centres in Wiltshire, the evidence was collected prior to the first lockdown in March 2020 and should only be viewed as a baseline. The study predicts that COVID-19 is likely to have long-lasting effects on the UK economy and retail, leisure and other town centre uses. There will be a need for the Council to consider updates as part of the Local Plan Review process.

Q18. What do you mean by 'local need'? The housing requirement for the County is the 'local need'. Are you saying that homes in villages can only meet people who already have some connection with the village, and how does this provide for choice of housing in a range of locations, as required by the NPPF?

A18. At Large Villages housing requirements are identified consistent with their position in the settlement hierarchy to address housing needs in the rural area. This can be met in a number of ways as set out in proposed new core policy on Page 10 of the [Empowering Rural Communities](#) consultation paper. At Small Villages, the policy approach is limited to infill, but revised Core Policy 44 also allows for exception sites informed by evidence of local housing needs.

Q19. If small homes development is too restricted it is likely to impact on growing families forcing them to move as their family size grows.

A19. The National Planning Policy Framework requires the size, type and tenure of housing for different groups to be assessed and reflected in planning policies. Our current Core Strategy includes Core Policy 45 Meeting Wiltshire's Housing Needs, which will be reviewed to ensure that it is still an effective policy.

The Council is inviting people's views on whether extension of new small properties should be restricted and how this could be achieved. This point can be put forward in response to the consultation.

Q20. Will we ever be able to control dwelling size while stamp duty provides a financial incentive to 'extend not move'?

A20. Comment noted. Again, like Q19 this point can be put forward in response to the consultation question, which invites views on whether we should pursue an approach to restrict the extension of small properties.

While permitted development rights do allow for the extension of properties, in planning for new development it is important to ensure a mix of housing sizes are provided to meet future needs. Provision is made for this in the National Planning Policy Framework, which does allow planning policies to influence dwelling size of new housing.

Q21. Will Wiltshire Council be allocating any development sites for self-build properties?

Q22. Has Wiltshire Council used the data from its self-build register as part of the Local Plan Review?

A21, A22. The self-build register is one type of evidence that will be used to support the preparation of the Local Plan. Wiltshire Council is considering allocating sites or parts of sites for self-build housing. Within this consultation, the site proposals for the Principal Settlements include land for self and custom build.

Q23. Are you going to keep saved policy HC25 and if not why? It is important to ensure smaller houses are retained in the countryside in order to meet local need and there is little need for larger houses as opposed to smaller ones

A23. All the Core Strategy saved policies are being reviewed as part of the process for preparing the Local Plan. Where appropriate, policy HC25 will likely be included as part of the suite of housing policies in the Local Plan.

Q24. Does the definition of infill, see Core Policy 2 (Wiltshire Core Strategy), include conversion of existing buildings? The council has approved as infill conversion of stables, which is surprising as it was not infill in the sense of filling a small gap

A24. Core Policy 2 (paragraph 4.34) defines infill as the filling of a small gap within a village that is only large enough for not more than a few dwellings, generally only one. This could include conversions. It is also the case that there are permitted developments rights allowing the conversion of agricultural buildings to residential.

8 Housing Numbers/ Five Year Land Supply

Q1. Please can you tell us how many planning permissions for housing in Wiltshire have been granted, but the housing has yet to be constructed by developers. How does this impact the numbers of dwellings that need to be constructed during the plan period?

A1. As of 1 April 2019, around 14,590 dwellings are yet to be built that either have planning permission or are permitted subject to legal agreements being finalised. This number of dwellings is deducted from the total number of homes we need to plan for over the plan period.

Taking into account these dwellings with permission, others on land allocated for development and those dwellings that have already been built (over the period 1 April 2016 to 31 March 2019), out of a total need of up to 45,580 we need to plan for a further 17,000 dwellings approximately.

Q2. How can we find out exactly what plans have been included in the completions and commitments in table 2.7 in the document?

A2. The commitments can be found in the Council's 2019 Housing Land Supply Statement (HLSS). Large sites (10 dwellings and over) and Neighbourhood Plan allocations can be found in Appendix 1, and small sites (fewer than 10 dwellings) with permission can be found in Appendix 2 of the HLSS. It can be found on the Council's website at this [link](#).

Q3. Please can you confirm what the current shortfall is in the 5-year housing land supply? Please can you also explain why this is now being judged at a Wiltshire wide level? There are concerns among the community that certain communities will need to make up the shortfall for other areas.

A3. The current supply of deliverable housing sites is 4.56 years. As defined in [paragraph 65](#) of the National Planning Policy Framework, the Council should establish a housing

requirement figure for their whole area, which shows the extent to which their identified housing need can be met over the plan period.

However, the Council does monitor delivery and supply of homes at a more localised level, both at housing market area and the main settlements. A decision on an individual planning application is determined on its merits. The delivery of new homes and supply of housing sites locally is a material consideration.

Q4. Worried about having a minimum of 45,600 as this does not determine what might happen if developers decide they want to just keep building. We should have a maximum as well.

A4. The Council must ensure forecast needs for new homes are met over the plan period and maintain a supply of deliverable housing sites. The Council has forecast a range and is testing a maximum. It would not however be practical or appropriate for the Council to set a ceiling on the scale of new homes in the county.

Q5. As many know, Wiltshire is currently failing its 5-year land supply requirement. This in turn means that existing Neighbourhood Development Plans (NDPs) more than 2 years old are not being considered and applications that may previously have been refused with reference to the Core Strategy and NDPs stand a better chance of success. What are you doing to protect residents from inappropriate development?

A5. In the short term the Council will need to improve supply by granting permission for applications where there are no major policy obstacles. The Council will also continue to work positively with developers on existing complex applications on key strategic sites and continue to assist local communities develop Neighbourhood plans which may allocate further suitable land to meet those communities' needs. Even where neighbourhood plans are more than two years old this does not mean they have no weight in decision making, policies can still be considered.

In terms of plan-making, a plan-led approach to development is the best means to avoid speculative and ad hoc housing proposals. It is therefore important that we continue to progress the Local Plan Review as quickly as possible in order to identify new sites to meet housing requirements.

Q6. If homes get approved in a village before the Local Plan is adopted, do these homes get deducted from the total number of homes needing to be delivered?

A6. Yes. All additional homes built or permitted since 2016 should be deducted from the suggested requirements. In addition, an estimate of the number of homes on sites allocated in a neighbourhood plan or the Wiltshire Housing Site Allocations Plan, can also be deducted.

Q7. How will a review of the Housing Site Allocations Plan be carried out if a "large village" has already met its baseline indicative housing requirement (2016 to 2036)? Will this be done in collaboration with a parish council, or imposed by Wiltshire Council?

A7. If a Large Village has already met its housing requirement, it is not envisaged that a review of the Housing Site Allocations Plan will need to allocate any additional housing sites at that settlement.

Q8. Given the UK population is declining post Brexit in terms of growth rates are assumptions on houses needed still valid? Given that approximately 1.3 million people have left the country, reportedly because of Brexit and Covid, will the number of houses that Wiltshire is required to build come down?

A8. Rates of growth are based on household projections provided by the Office for National Statistics. Main components of the increase are to meet the increase in elderly households and net in-migration to the County from other parts of the UK. Housing needs will be updated as and when projections are updated.

Q9. What is the direction of travel of the 5yrHLS?

A9. Table 4 of the [Housing Land Supply Statement](#) published at the end of last year shows sites recently granted permission that will contribute to the future supply and help to address the current shortfall. Further progress will be made this year.

Q10. Can a small holding be made up of 2 plots under 1 owner?

A10. The Local Plan Review considers land parcels promoted for development often by a number of different owners.

Q11. Many large villages already appear to have met the bulk of their requirements (through completions and commitments etc), partly because the base date is 5 years ago. Won't that effectively constrain necessary sustainable rural growth?

A11. No. The objective of the plan is to meet forecast needs for new homes in the most appropriate places so as not to promote potentially unsustainable rates of growth. A purpose of a housing requirement is to help achieve this. It does not prevent additional housing development taking place where, for instance, this may meet a local need or where it is based on evidence and supported in a neighbourhood plan.

Q12. 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 (Local Service Centre in an Area of Outstanding Natural Beauty) the table on page 18 sets a requirement of 3 dwellings per annum. However, on page 19, the calculation for Tisbury 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?

A12. 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.

From the table on page 15 of the Empowering Rural Communities consultation document, in the Salisbury Housing Market Area 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 (AONB), 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.

Q13. Neighbourhood Development Plans (NDPs) may be central to your strategy but right now developers are successfully pursuing applications on land outside of NBPS because of the lack of the 5-year land supply, so how will your planning work in this climate? Surely this undermines the strategy particularly in rural areas.

A13. The current supply of deliverable housing sites is a material consideration for day to day decision making on planning applications and will be for the coming weeks and months. The Local Plan Review is looking over a longer-term horizon. Providing additional sites for new homes and setting local requirements will help to restore certainty.

Q14. As the NPPF requires a housing requirement to be given to all neighbourhood area designations, why has the consultation not provided one for settlements lower than large villages in the hierarchy?

A14. The baseline indicative neighbourhood plan housing requirements were calculated for rural settlements with defined limits of development (i.e. Local Service Centres and Large Villages), rather than settlements lower in the settlement strategy hierarchy because:

- It reflects the sustainable strategy for the rural areas in Wiltshire established in Wiltshire Core Strategy Core Policies 1 and 2 and the role of Local Service Centres and Large Villages, and
- It allows for infill development to continue to be delivered at Small Villages, in line with the Wiltshire Core Strategy, without having to meet a prescribed target.

A housing requirement should not be prescribed for Small Villages because infill, by its very nature, is a form of windfall development.

Q15. The Brownfield Land Register seems to be out of date e.g. land North East of Bythesea Road Trowbridge (former Library). Will the Plan represent up-to-date brownfield stock?

A15. The Brownfield Land Register (BLR) is produced in accordance with regulations prescribed by Government and is updated periodically. The BLR reflects land that the Council are aware of that meets these regulations. To be included on the register sites must be considered appropriate for predominantly housing. Land North East of Bythesea Road is likely to come forward as a mixed-use site and for this reason is not included.

The consultation proposes brownfield targets for Principal Settlements and Market Towns to help ensure as many homes as possible are built on brownfield sites. It is proposed that these will form the basis for housing requirements for neighbourhood plans at these settlements.

Q16. How can you justify an allocation of an additional 17.5% in a large village where facilities have already withered away?

Q16. Without knowing the Large Village in question, there may be a need for additional development to help sustain and/ or attract services and facilities.

Q17. Is sustainability served by not allowing any development in villages and letting their services wither away?

Q17. Sustainability is about achieving a balance between the right level of development and supporting/sustaining the necessary local services and facilities.

Q18. Will any sites in Large Villages be allocated for housing?

A18. Yes, sites will be allocated in Large Villages, further details including a draft Core Policy are included in the [Empowering Rural Communities](#) paper on page 10 and views are sought.

Q19. National planning policy does not allow affordable housing requirements to be applied to new housing developments of 9 or lower - will a policy specifying 5 or more be allowed in a new Local Plan?

A19. As explained in the [Empowering Rural Communities](#) paper, the five dwelling threshold currently applies to rural areas described under section 157(1) of the Housing Act 1985, which includes National Parks, Areas of Outstanding Natural Beauty and Designated Rural Areas. The Council is proposing to apply for this designation to extend to all qualifying rural areas of the county - i.e. parishes must have fewer than 3,000 people and a population density must normally be two people or less per hectare. For the remaining settlements, the threshold will remain at the higher level. Separately, whilst having regard to national policy the Council may also set out local circumstances with evidence to justify an exception to national policy.

Q20. What worries me is this reference to a 100m buffer to 'capture constraints within the immediate vicinity'. It sounds to me as though this would allow perpetual encroachment onto greenfield areas at village boundaries, which is not in line with environmental concerns. Will the 100-metre buffer be hijacked by property developers as extra room by which they can argue? Can you expand on what the 100m buffer zone is?

A20. The 100m buffer is not used as a means to allocate sites for development. It's used as a net cast around a settlement that makes sure we capture all the environmental constraints that we need to take into account when suggesting a housing requirement.

Q21. I would like to know whether Wiltshire Council will encourage the rehabilitation of 'brown' sites in preference to 'green' sites, providing whatever incentives are needed to entice developers to take on brown sites

A21. Maximising development that reuses previously developed land and limits the loss of greenfield land is a priority for the Local Plan. The proposed strategy includes a possible brownfield target for each main settlement (Principal Settlement and Market Town) - an indicative target for the number of homes to be built over the next ten years using brownfield land. The [Emerging Spatial Strategy](#) document explains the approach and role of brownfield land as part of the delivery strategy. Views are sought on this approach.

Q22. Will the data used to calculate the distribution of housing to large villages be available to view? The number of houses in Bratton was mixed up with Dilton Marsh in the WHSAP consultation and despite repeated attempts it was never corrected.

The data has been checked and there is no mix up between the different settlements. Baseline information can be provided on request.

Q23. As there is no agreed methodology for distribution of housing in the rural area, have you compared your allocations with that of another Council area?

A23. In developing the methodology, we reviewed approaches taken by other Councils as well considering the outcome of the consultations with the parish councils during 2019 where we tested an earlier method.

Q24. If sites in settlements not subject of a NP are to be allocated in Site Allocation Plan Review there will be a delay. Have you considered allocating in a single Local Plan Review?

A24. A community may wish to bring forward a housing scheme without preparing a neighbourhood plan. In these circumstances a neighbourhood development order or planning application would be considered solely against policies contained in the Local Plan. The proposed new Core Policy (page 10, [Empowering Rural Communities](#)) recognises that a review of the Wiltshire Housing Site Allocations Plan may be necessary in due course.

Q25. Will scale of housing sites in small villages be limited as current Core Strategy?

A25. The proposal explained in the [Empowering Rural Communities](#) document is that in small villages infill will still apply as it does now, with the ability to bring proposals forward in line with the revised Core Policy 44 as set out in the document. No housing requirement is suggested, it will be for the local community to determine themselves, what housing proposals are appropriate for their area so long as they are in general conformity with the Local Plan. Views are sought as part of this consultation.

Q26. The Location of Development for small villages shows no development outside the village which elongates etc. What happens where there is not a 5-year housing land supply? Present approvals of Wiltshire Council have ignored policies and approved development outside the village in particular for Berryfield. What are you doing to obtain and keep a minimum 5-year housing land supply to enable you to ensure your Location of Development policy is adhered to?

A26. Proposals will continue to be considered in accordance with the development plan and appropriate weight given to its policies in situations where there is not a 5-year land supply.

In situations, as now, where five years' worth of deliverable housing land cannot be demonstrated the Council is seeking to improve supply by granting permission for applications where there are no major policy obstacles. The Council will also continue to work positively with developers on existing complex applications on key strategic sites and continue to assist local communities develop Neighbourhood plans which may allocate further suitable land to meet those communities' needs.

Q27. How many houses will Pewsey and /or Pewsey community Area be required to provide?

A27. The Pewsey area is part of the Swindon Housing Market Area. The housing requirement figures are set out in the [Empowering Rural Communities](#) document and relate to settlements within the area rather than the community area as a whole. Pewsey is a Local Service Centre and 145 houses are proposed. Burbage, Great Bedwyn, Shalbourne and Upavon are Large Villages and have proposals for 85, 30, 25 and 50 houses respectively.

Q28. Is it correct that you propose exceeding the government requirement by 5000 homes?

Q29. Please can you clarify Wiltshire Council's approach to assessing the housing need of the county. I have heard that Wiltshire plans to exceed the housing need, as assessed by the governments standardised methodology, by a reasonable level. Please can you explain the rationale behind this.

A28 / A29. The Government's standard methodology for new homes is a minimum figure that Wiltshire Council must Plan for. The current consultation we are undertaking suggests that Wiltshire will need between 40,840 and 45,630 new homes. The lower figure reflects the standard methodology and the higher figure reflects forecasts that suggest Wiltshire will need more homes to balance jobs with the working age population to avoid people travelling into the county for work. The reasons for this higher figure are set out in evidence published as part of the consultation (see [Local Housing Needs Assessment 2019](#)). The consultation is based on the higher figure and shows how this could be distributed across Wiltshire.

We are also aware that the Government's standard method figure is subject to change over the Local Plan period as household projections and data on affordability of homes are updated every two years. As such, planning for a higher figure builds in contingency over the timeframe of the plan.

Q30. The local plan identifies housing requirements in each of the large villages. What are the requirements for the smaller (unsustainable) villages? Does their exclusion from the plan mean there is no requirement for small villages to identify areas for housing?

A30. The proposal explained in the [Empowering Rural Communities](#) document is that for small villages, the local community will determine themselves, without a requirement, what housing proposals are appropriate for their area, so long as they are in general conformity with the Local Plan. Views are sought as part of this consultation.

Q31. Will the Local Planning Authority consider Green Belt release to ensure vitality of rural villages where there is insufficient brown field land available?

A31. At this stage, Wiltshire Council isn't considering a review of the Green Belt to release land for development as the National Planning Policy Framework states that land should only be released in very exceptional circumstances.

Q32. Are you suggesting that in those areas where the housing need has been met no more allocations will be made up to 2036?

Q33. Please can you confirm the anticipated approach if an identified housing need (for a rural settlement) has almost been met? For example, Urchfont has a baseline

requirement for 2016-2036 of 65. Completion and commitments appear to be 60. Does this mean once 5 more houses are built, no more will/can be built up until 2036?

A32 / A33. Based on the indicative housing requirements and the number of completions and commitments so far, then in some cases the remaining indicative housing requirement is very low or zero and, in these instances, no more allocations would likely be needed as development within the settlement boundary on sites is likely to meet or exceed this (see proposed new Core Policy, page 10 [Empowering Rural Communities](#) document). However, this would not preclude further allocations or sites being brought forward should the community wish to do so through a neighbourhood plan or in line with revised Core Policy 44 because local evidence suggests that more housing should be planned for.

Q34. We are constrained by an airfield & it's flightpath, why is this not considered under your list of constraints?

A34. Airfields and flightpaths aren't considered to be a constraint of the type set out in the National Planning Policy Framework and so haven't been included. If there are specific reasons why you consider it should be a consideration, please provide further details in responses to this consultation.

9 Neighbourhood Planning

Q1. What proportion of large villages have either a neighbourhood plan in place or are in the process of developing one? How many large villages do not have a NHP? What happens if an area doesn't have a Neighbourhood Plan? The implication from what I've heard suggests that some areas don't have them and are reticent about producing one.

A1. 58% of large villages in Wiltshire Council have been working on a NP of which 34% of those have a made neighbourhood plan. There is no requirement on a Parish Council to prepare a Neighbourhood Plan. Existing planning policies for the County as a whole, such as those in the Wiltshire Core Strategy and the Local Plan Review in due course will continue to apply. If there is a strategic need to allocate land for housing development then its scale and location may be determined by Wiltshire Council, as a part of reviewing the Wiltshire Housing Site Allocations Plan. The Parish Council and community would be consulted as a part of its preparation.

Q2. Can you confirm in calculating the residual housing requirement, whether the committed developments include any sites allocated within a Neighbourhood Plan in that area (but may not yet have planning permission)?

A2. Yes. The number of new homes estimated on sites allocated in a neighbourhood plan are counted as committed development.

Q3. If a "large village" has already met its baseline indicative housing requirement (2016 to 2036), but doesn't think it can undertake the complex, lengthy and expensive process of developing a neighbourhood plan, how will this disadvantage the community?

A3. It is entirely at the discretion of a Parish Council whether or not to prepare or review a neighbourhood plan. If a Large Village has already met its housing requirement, it is not envisaged that any additional housing sites will need to be allocated other than any that might meet a local need, and these may be accommodated by an 'exception site' scheme in line with the proposed revised Core Policy 44. A community is not disadvantaged in that sense.

Q4. What was the purpose of the Neighbourhood Plan (NP), which was set for 10yrs, when your plans now, are overriding this? What happens if an NP is different to the proposed new local Plan? Will it take away the weight?

A4. By law neighbourhood plans must generally conform to the Local Plan's policies and proposals. Local Plans must also be kept up to date and reviewed at least every five years.

Nevertheless, it is not as simple as saying the Local Plan will over-ride neighbourhood plans. The Local Plan Review process looks further ahead. Neighbourhood Plans may then take account of the additional needs this involves, such as for new homes. Most of a neighbourhood plan is likely to be unaffected since, for instance, policies on design, protecting green spaces and heritage will not need review or alteration because of the Local Plan Review.

Q5. How useful will a housing needs survey be if it is carried out in a "large village" that has no neighbourhood plan?

A5. A local housing needs survey can provide important evidence in support of a community-led housing scheme. This could be delivered by a planning application as an exception scheme in line with the proposed revised Core Policy 44.

A local housing needs survey can also be a useful aid to considering whether it is worthwhile doing a neighbourhood plan and what alternatives courses might be better.

Q6. Are the numbers to rural areas a minimum or a target? What if a NP area wants to bring forward development in excess of whatever number is defined in the local plan?

A6. The housing requirements are not considered to be a ceiling for the purpose of neighbourhood plans. However, there would need to be clear justification as to why a requirement should be exceeded based on local evidence and the objectives of the neighbourhood plan.

Q7. How will communities be motivated to make the huge effort to write, review or renew neighbourhood plans when, as now, they have a life of only 2 years, less time than they take to make? How often does Wiltshire Council expect a Neighbourhood Plan to be refreshed?

A7. Neighbourhood plans do not have 'a life of only 2 years'. They are not suddenly out of date because of the Local Plan. Most policies will be completely unaffected because they deal with matters like Local Green Space or design, which at a local level would be unaffected by strategic policy changes.

A review or renewal of a neighbourhood plan need only update those policies that are no longer useful or need to be amended. This should reduce the effort and time involved.

The scope of the review will vary from plan to plan, depending on what the Qualifying Body (QB) want to achieve, how many policies they want to amend, remove, add or replace. The QB do not have to make changes to all the policies – they can decide which parts need an update – if any.

Q8. Our parish has carried out a housing needs survey identifying a need of 11 homes, how can the process for making local neighbourhood plans be made simpler and how can a parish council try to overcome division and opposition to new housing in its community?

A8. A neighbourhood plan becomes part of the development plan when it is 'made' and must follow legal steps set down in regulations during its preparation. The Council provides link officers to give individual support to each neighbourhood planning group and help clarify the process.

Early engagement with as many people as possible can help to make everyone aware of the issues that preparing the plan will go on and tackle. This can help to defuse misconceptions and help to reduce tensions that may arise later in the process.

Q9. Will there be support, including financial support, when we review and amend our neighbourhood plan? Are grants still available to help with the cost of making or revising Neighbourhood Plans?

A9. Yes, there is financial support available. A main source of information about this can be found on the [Locality website](#).

Q10. Going forward will Neighbourhood Plans (NP) be required to meet the designated housing allocation, rather than need local housing need as determined from evidence gathered whilst making the NP?

A10. Neighbourhood plans must generally conform to the Local Plan. The Local Plan will contain housing requirements for Large Villages which neighbourhood plans will need to address. This requirement is set to help support the strategic role of a settlement. Meeting a local housing need, where it is identified, can be a component of addressing strategic requirements.

Q11. At what stage in the process is an emerging Neighbourhood Plan considered "Made"? Reg 16 Consultation ended for our plan on 5th Nov 2020. Is this therefore classed as "made"? If a neighbourhood plan has been 'made', can the Council override the site identification and allocate more development?

A11. A neighbourhood is 'made' by Wiltshire Council. It is a legal step at the very end of the process after a successful referendum result. A draft plan is prepared to go through for examination (under regulation 16) at this stage the plan is not 'made'. If the neighbourhood plan has identified sufficient sites to meet the housing requirement in the Local Plan then there should be no need for additional sites to be allocated by the Council in a future plan.

Q12. About the indicative housing requirements for large villages (as it affects Sherston village): the baseline housing requirement 2016-2036 is 55. The Completions (2016-19) and Commitments (presumably from the Neighbourhood Plan) amount to 56. Does that mean that if Sherston delivers the housing in the NP, we have met the housing requirement to 2036?

A12. Yes, that is correct.

Q13. If a neighbourhood plan in progress doesn't include consideration for housing allocation sites does it need to reconsider this and include it?

A13. The answer depends upon the time horizon of the plan being prepared.

If the plan horizon is 2026 then it does not need to reconsider its current position on the need (or not) to allocate land for housing. It may be necessary to consider reviewing the housing section of the plan once the Local Plan Review is adopted.

If the plan horizon is later than 2026 then it would be sensible for plan preparation to consider how it will need to address the suggested housing requirement. This will vary from plan to plan and the Council can provide advice.

Where strategic policies set out a housing requirement figure for a designated neighbourhood area, the neighbourhood planning body does not have to make specific provision for housing or seek to allocate sites to accommodate the requirement. However, if monitoring evidence indicates that there is strategic need to allocate more land to meet forecast housing need in a rural area, then the Council may consider reviewing the Wiltshire Housing Site Allocations Plan. The proposed new Core Policy set out in the Empowering Rural Communities document describes how this process would be triggered.

Q14. If a small village does not already have a Neighbourhood Plan or one in preparation, would your advice be to create one?

A14. There are many benefits to preparing a neighbourhood plan. Whether it is advisable to do so depends on what outcomes the community wants to pursue. A range of aspects would merit preparing a plan. A single issue, for instance like a local housing need, may be met more straightforward by working up a scheme to a planning application on an exception site in line with the proposed revised Core Policy 44.

Q15. Congratulations on the support you are rightly giving for neighbourhood plans and community land trusts in rural areas. The support given to Community Land Trusts for the provision of housing which is permanently affordable in revised Core Policy 44 is very strong. Where a Neighbourhood Plan exists, could the Local Plan give further support by indicating other specific areas where the Neighbourhood Plan (and the wishes of the local community) should take precedence?

A15. The [Empowering Rural Communities](#) document focuses on meeting on local housing needs. This will not preclude consideration of other areas as work on the plan progresses. It would be helpful to know what other areas the plan could help to support local communities.

Q16. If we need to review the Neighbourhood Plan (NP), how do we incentivise volunteers to put in the considerable time and effort required given the lack of validity a NP has over 2 years old, given Wiltshire's inability to demonstrate a 5-year land supply.

A16. Neighbourhood Plans do not have a life of 2 years. Neighbourhood Plans can deal with matters like Local Green Space, heritage, landscape and design, green infrastructure, community facilities, housing allocations, renewable energy, amongst others, all of which

can help to realise a community's own vision for its area. These would be unaffected by strategic policy changes or how the housing land supply position changes over time.

Q17. In a small village, when creating a neighbourhood plan (NP) - does the council have a view about the balance between villager view, NP Group and parish council?

A17. Neighbourhood planning gives communities direct power to develop a shared vision for their neighbourhood and shape the development and growth of their local area.

Plans should be prepared positively, in a way that is aspirational but deliverable.

Neighbourhood Planning is led by the parish council who should work with other members of the community who are interested in, or affected by, the neighbourhood planning proposals to allow them to play an active role in preparing a neighbourhood plan.

Q18. Our parish is entirely within greenfield Area of Outstanding Natural Beauty and the draft Local Plan for an adjacent town proposes a very large urban sprawl into our parish. This has not been discussed at all with our parish and would break the rural numbers guidelines you have shown this evening. We are in the early stages of preparing a Neighbourhood Plan but is this any defence against such rule sprawl?

A18. The Local Plan has not yet been drafted. This is an initial stage before drafting its content. Preferred sites and pools of potential development sites are suggested at the main settlement and parishes that may be affected are invited to comment on their suitability.

Housing requirements are suggested for individual settlements (Main settlements, Large Villages and Local Service Centres) and not parishes. They apply to the built-up area of these settlements and inevitably may require an urban area to expand using one or more of the sites shown in the consultation material.

Q19. After years of finally getting our Neighbourhood Plan “made” the prospect of a review, especially under the current circumstances, feels totally exhausting. How simple can a review be please?

A19. A recently ‘made’ Neighbourhood Plan would be likely to need less change to it than others since it will be so up to date. A review or renewal of a neighbourhood plan need only update those policies that are no longer useful or need to be amended. This should reduce the effort and time involved.

Most policies will be completely unaffected because they deal with matters like Local Green Space or design, which at a local level would be unaffected by strategic policy changes.

Q20. Once a neighbourhood plan has been updated and reviewed will it have to go back for a referendum?

A20. The scope of the review will vary from plan to plan, depending on what the Qualifying Body (QB) want to achieve, how many policies they want to amend, remove, add or replace. The QB do not have to make changes to all the policies – they can decide which parts need an update – if any.

The nature of any proposed changes or modifications will affect the process that the neighbourhood plan will need to go through when being reviewed. Changes to planning law make it easier to modify neighbourhood plans and there are 3 types of modifications which

can be made to a neighbourhood plan or order, which is dependent on the degree of change.

If a qualifying body wish to make modifications that do materially affect the policies in the plan they should follow the process as set out in guidance^[1]

^[1] Para 106 [Planning Practice Guidance](#) on Neighbourhood Planning

Q21. What is Wiltshire's view on Neighbourhood Development Orders?

A21. Wiltshire Council has provided support to preparing Orders in the County and, in principle, continues to do so. For example, the Cherhill Village Hall Community Right to Build Order.

Q22. Our parish, 270 houses in total, comprises 5 small villages. How do we afford a neighbourhood plan and what would we achieve given that each village has entirely different needs?

A22. It is important to first have an idea of what these needs are and then to consider whether these are needs that are best addressed through a neighbourhood plan or some other mechanism, such as a neighbourhood development order or a village design statement. Financial support is available for neighbourhood planning groups. Further information can be found on the [Locality website](#).

Q23. What would be the ballpark cost be of a Rural Housing Needs Survey?

A23. Wiltshire Council's Housing Strategy Team can support the preparation of housing needs surveys for individual parishes at no cost (to the parish). For further information, contact housing.strategy@wiltshire.gov.uk.

Q24. What are the implications for the timing of a Sites Allocation Plan Review for site allocations if a local community is not preparing a Neighbourhood Plan? Have the Council considered including such allocations in the Local Plan Review?

A24. There are currently no plans for a review of the site allocations plans for either Chippenham or the rest of Wiltshire. It will be through monitoring the housing land supply position and delivery against the requirements in the Local Plan Review that will trigger the need for the Council to consider making allocations in rural settlements where there is a strategic need to do so and there is no prospect of this being delivered through the neighbourhood planning process.

Q25. From our previous experience, a "small village" may not be considered for development due to core policy, even when a housing need has been demonstrated by a housing needs survey and it has local support including the parish council. Are you now saying that provided there is a Neighbourhood Plan then the Wiltshire Planning Authority are duty bound to be more openminded to the proposal?

A25. A neighbourhood plan can allocate development above the indicative residual requirement for the area. However, the type and location of development must still be in conformity with Core Policies 1 and 2 of the Local Plan (Core Strategy). For example, types of development in accordance with exceptions policies, listed in paragraph 4.25 of the Local Plan (Core Strategy).

Q26. What support will Wiltshire Council give to parishes who do not have a NP?

A26. If a neighbourhood plan is considered an appropriate option for what the parish is hoping to achieve, then Wiltshire Council can advise and assist parishes with establishing a steering group if one has not already been set up and provide general advice to support them in preparing their plan. Advice on other planning mechanisms, such as neighbourhood development orders or village design statements, can also be discussed if parishes do not wish to pursue a neighbourhood plan.

Q27. In a rural area such as Wiltshire with many village settlements, leaving the prospects for growth at sustainable settlements to the lottery of whether or not the community galvanises to prepare a Neighbourhood Plan is not a sound approach, and does not reconcile with the NPPF requirement for planning policies to identify opportunities for villages to grow and thrive. It is a strategic matter that necessitates allocations through the Local Plan, and to provide housing choices not just for the existing community in a settlement which discriminates against those who aspire to village life.

Q28. Some Neighbourhood Plans are prepared as a defensive mechanism to resist further growth. This will have negative consequences for some settlements and is inconsistent with the NPPF requirement to allow for villages to grow and thrive. How will the Local Plan ensure the NPPF requirement is met?

A27 / A28. As set out in the proposed new Core Policy (page 10, [Empowering Rural Communities](#) document), it is recognised that the Council may need to allocate sites. This may be achieved through a review of the Wiltshire Housing Site Allocations Plan or Local Plan where there is a strategic need to do so and there is no prospect of this being delivered through the neighbourhood planning process.

Q29. If a Neighbourhood Development Plan is more than 2 years old what is the process for submitting minor revisions? More guidance is needed on what to review in a Made plan - how do we know what to review?

A29. Minor (non-material) updates to a Neighbourhood Plan or Neighbourhood Development Order would not materially affect the policies in the plan or permission granted by the Order. A local planning authority may make such updates at any time, but only with the consent of the qualifying body. Consultation, examination and referendum are not required. To reduce the likelihood of a neighbourhood plan becoming out of date, communities preparing a neighbourhood plan should take account of latest and up-to-date evidence of housing need. The Council will prepare guidance to help communities review their plans.

Q30. If possible, please could you share the example Neighbourhood Development Plan that was referred to that includes a mixed-use allocation that reserves land for a GP surgery?

A30. This is the Sherston and Hindon Neighbourhood Plans which are available on the Council's website.

Q31. Who pays for the Neighbourhood Plan?

A31. Financial support is available for neighbourhood planning groups, but the cost of producing the plan is largely borne by the relevant town or parish council. Further information can be found on the [Locality website](#).

Q32. Our small village is working on a Neighbourhood Plan, is it sensible to include site allocation in the plan even if there is limited scope for development?

A32. It is important to consider what you want to do with your neighbourhood plan and the potential development opportunities to facilitate your aims, and whether this would be in line with strategic policy for small villages. You may want to address the future of a specific area of land and what type and amount of development might be considered acceptable to the village in the future.

Q33. Not really a question but more a comment on how can Bremhill parish local plan be totally overridden by current housing plans for Chippenham

Q34. Why does WC think it perfectly acceptable to ignore a 'made' NDP if that plan does not tie-in with where WC wishes to allocate housing?

Q35. Will the new Plan respect existing approved Neighbourhood Plans drawn up by villages?

Q36. For large villages situated adjacent to (say) a principal settlement, will the adopted Neighbourhood Plan be worth the paper it is written on, or will WC simply 'enlarge' the village to suit its own needs?

A33 / A34 / A35 / A36. The Local Plan review process will consider made neighbourhood plans and these have been taken into consideration in looking at potential development sites at Principal Settlements and Market Towns set out in this consultation. However, neighbourhood plans must be in general conformity with the Local Plan. Where local and neighbourhood plans have conflicting policies, it will be the more recent plan that will carry more weight. So, to avoid the risk of policies in a neighbourhood plan being superseded by a later local plan, it is necessary for the two plans to work in a complementary way.

Q37. How can we get help with undertaking a local housing needs assessment? Should we do this independently or will such assessments be better undertaken by Wiltshire Council and how do we find out how to ask for this to happen?

A37. Wiltshire Council's Housing Strategy Team can support the preparation of housing needs surveys for individual parishes at no cost (to the parish). For further information, contact housing.strategy@wiltshire.gov.uk.

Q38. If Wiltshire does meet its 5-year plan, will this then mean that made NPs are considered as more relevant - we understand that they are not as strong in considering housing numbers if there is not a five-year supply?

A38. If the local planning authority cannot demonstrate a five-year housing land supply of deliverable housing sites, a neighbourhood plan may benefit from the protections set out in paragraph 14 of the [National Planning Policy Framework](#). Paragraph 14 states that the adverse impact of allowing development that conflicts with the neighbourhood plan is likely to significantly and demonstrably outweigh the benefits provided the neighbourhood plan:

- Became part of the development plan 2 years or less before the date on which the decision is made;
- Contains policies and allocations to meet its identified housing requirement; and
- The local planning authority has at least a 3 year supply of deliverable housing sites and
- the housing delivery was at least 45% of that required over the previous 3 years.

Q39. Will Wiltshire Council support and enable the production of Neighbourhood Plans by smaller Parish Councils e.g. less than 150 people

A39. Specific circumstances can be discussed with Wiltshire Council. However, it is worth considering whether a joint neighbourhood plan with neighbouring parishes is a possibility in these cases.

Q40. If a large village has already met its baseline indicative housing requirement (2016 to 2036), but doesn't think it can undertake the process of developing a neighbourhood plan, how will this affect the community from a planning perspective?

A40. Planning applications will continue to be judged against policies within the Local Plan (currently the Wiltshire Core Strategy) and against the Council's current five-year housing land supply position. However, preparing a neighbourhood plan that includes housing allocations will provide communities greater say in the location and type of future development and afford them better protection against speculative development.

Q41. How useful will a housing needs survey be if it is carried out in a large village that has no neighbourhood plan?

A41. A housing needs survey could be used as part of the evidence base to support the case for preparing a neighbourhood plan and to support the inclusion of housing allocations to meet locally identified housing needs. For further information, contact housing.strategy@wiltshire.gov.uk.

Q42. How will a review of the Housing Sites Allocation Plan be carried out if a large village has already met its baseline indicative housing requirement but has no neighbourhood plan? Will this be done in collaboration with the parish council, or imposed by Wiltshire Council?

A42. The Local Plan review is not looking to allocate land in rural settlements as overall housing needs will be met at the main settlements or through new neighbourhood plans/neighbourhood plan reviews. If monitoring evidence indicates that there is strategic need to allocate more land to meet forecast need, then the Council may consider reviewing the Wiltshire Housing Site Allocations Plan. The proposed new Core Policy set out in the [Empowering Rural Communities](#) document describes how this process would be triggered.

Q43. Will a review of a Neighbourhood Plan require a further public consultation and vote to approve?

A43. This depends on the degree to which it is proposed to change the neighbourhood plan. Minor modifications would not require examination or a referendum. Major changes that may or may not change the nature of the neighbourhood plan may require an examination and/ or referendum.

Q44. Will small, unsustainable villages be required to produce a Neighbourhood Plan - or otherwise have housing requirements imposed? Our small village has no plans to make a neighbourhood plan. If we do not make one what are the consequences?

A44. There is no requirement to prepare a neighbourhood plan. Planning applications will continue to be judged against existing policies within the Local Plan (currently the Wiltshire Core Strategy). However, preparing a neighbourhood plan will provide communities greater say in the location and type of future development.

Q45. The Holt Neighbourhood Plan has failed to deliver affordable and market housing how will the Local plan remedy this?

A45. If monitoring evidence indicates that there is strategic need to allocate more land to meet forecast need, then the Council may consider reviewing the Wiltshire Housing Site Allocations Plan. The proposed new Core Policy set out in the [Empowering Rural Communities](#) document sets out how this process would be triggered. However, there is a process for reviewing neighbourhood plans that might also be considered by Holt Parish Council, with support from Wiltshire Council.

Q46. Will the Local Plan require Neighbourhood Plans to deliver housing allocations where there is a deficiency?

A46. There is a preference for neighbourhood plans to deliver housing allocations in rural areas. However, if monitoring evidence indicates that there is strategic need to allocate more land to meet forecast need, then the Council may consider reviewing the Wiltshire Housing Site Allocations Plan. The proposed new Core Policy set out in the [Empowering Rural Communities](#) document sets out how this process would be triggered. However, there is a process for reviewing neighbourhood plans that might also be considered.

Q47. What about those Neighbourhood Plans that have already been made and have not made enough allocations for affordable and market housing - will the Local Plan address this?

A47. In this case, a review of the existing neighbourhood plan could be considered if new housing sites are needed to meet the proposed requirements set out in the Local Plan Review. However, if monitoring evidence indicates that there is strategic need to allocate more land to meet forecast need, then the Council may consider reviewing the Wiltshire Housing Site Allocations Plan. The proposed new Core Policy set out in the [Empowering Rural Communities](#) document sets out how this process would be triggered. However, there is a process for reviewing neighbourhood plans that might also be considered.

10 Infrastructure

Q1. It isn't just about housing but also getting the shops and connectivity to other areas, cycle route, bus services etc.

A1. The Local Plan Review, like the Wiltshire Core Strategy, looks to support the role of rural settlements in providing local services and facilities by a modest number of new homes that may also help to meet local needs.

If a neighbourhood plan seeks to allocate land for housing development this is the means to locate new homes where they well connected to services and facilities.

Q2. Communities are concerned about the capacity of doctor's surgeries and the capacity of other infrastructure in rural areas. Please can you confirm how these concerns are being tackled as part of the Local Plan review?

A2. We will continue to liaise with infrastructure providers as we prepare the plan. They are also invited to comment formally on the consultation material.

We recognise limited provision of infrastructure in rural areas. We suggest quite modest rates of housing development that are either less or the same as recent years.

At the same time, by having a plan that designates settlements as Large Villages, we signal to service providers and the market what settlements would be suitable to maintain or focus their investment. Together with a modest number of new homes this can help a community thrive.

Q3. Rural areas contain unused rural buildings, some have potential for reuse for employment, tourism and accommodation. Core Strategy policy 48 sets a very high bar. Will you look at this again to allow more flexibility and prevent dereliction?

A3. The objective of Core Policy 48 is to set a 'high bar' to prevent the loss of commercial and business premises to a residential use. Re-use for employment is generally preferred. The effectiveness of Core Policy 48 will be reviewed as a part of further work preparing the plan.

Q4. Can support for rural bus services etc be addressed in this plan process?

A4. Support for bus services is addressed indirectly by support, such as by a modest number of new homes, that can support the role of Large Villages and the services that connect to them.

Alongside the Local Plan, Local Transport Plan 4 is being prepared that will consider public transport in the rural areas.

Q5. If better public transport is provided how are you going to persuade people to use it? Who is going to spend an hour on public transport when a journey can be done in 10 minutes by car?

A5. Support for bus services is addressed indirectly by support, such as by a modest number of new homes, that can support the role of Large Villages and the services that connect to them.

The first objective is to maintain existing bus services that are essential to those in the community who do not have access to the private car.

Alongside the Local Plan, Local Transport Plan 4 is being prepared that will consider public transport in the rural areas, reducing the need to travel and strategies to encourage people to use more sustainable modes of travel other than the private car.

Q6. What increase in the population of Wiltshire are you assuming when calculating the 45,600 requirements for new homes and has this population increase been worked into the requirements for schools, hospitals etc?

A6. The [Swindon and Wiltshire Local Housing Needs Assessment 2019](#) explains the evidence and process which has led to a housing requirement of 45,600.

We have worked with the health services and our education colleagues to assess current capacity and the need for new services prior to this consultation. A summary of this information is included within the settlement profiles in the 'Planning for..' series of consultation documents for each of the main settlements. We will have further such discussions during and following this consultation as we prepare a draft plan.

We will also be updating the Wiltshire Infrastructure Delivery Plan (IDP) to accompany the draft plan. The IDP identifies the infrastructure necessary to deliver growth in the Local Plan (Wiltshire Core Strategy), including but not restricted to health and education facilities. The original IDP supported the draft Wiltshire Core Strategy and was then periodically updated to support further iterations and to reflect changing circumstances in terms of infrastructure requirements and delivery.

Q7. Are additional facilities - roads, doctors, tips, etc a prerequisite for approval?

A7. The infrastructure requirements necessary to make a specific development acceptable in principle will be determined through the planning application process. The granting of planning permission may involve the setting of planning conditions or the signing of a section 106 agreement requiring the provision of directly related infrastructure or contributions towards the provision of said infrastructure by an agreed date or threshold of development reached (e.g. number of units built or occupied).

Q8. Re small villages, can the plan truly reflect the very particular limitations of the village? This particularly refers to parking and highways and highway safety

A8. The Local Plan is a high-level plan that contains strategic policies to guide development across the County. There is the opportunity to provide locally specific policies and guidance for individual towns and villages through the neighbourhood planning process.

Q9. How do you assess the need for an infrastructure change such as an amendment to a HGV route from a commercial area?

Q9. The Council receives many complaints about Heavy Goods Vehicles (HGVs) as well as numerous requests for weight limits and other measures to restrict HGV movements. Unfortunately, it is not possible to undertake detailed surveys or studies and develop solutions for every HGV issue raised however, we have put in place a procedure to deal with all freight management requests. For further information, please read this document on the [Freight Management Requests procedure](#).

Q10. What provisions in social care are being made? This includes access to medical services - these services would need to be boosted and funded prior to additional homes coming on stream

Q11. The local housing needs are not being met by the number of hospital beds. How will the plan address the need to address the hospital capacity?

Q12. How will Wiltshire Council address the additional associated need for facilities and infrastructure e.g. schools, doctors where the existing ones are at capacity?

A10, A11, A12. We have worked with the health services and our education colleagues to assess current capacity and the need for new services prior to this consultation. A summary of this information is included within the settlement profiles in the 'Planning for...' series of consultation documents for each of the main settlements. We will have further such discussions during and following this consultation as we prepare a draft plan.

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Q13. With many houses being built in our area this has not been matched with appropriate infrastructure. Please can you confirm how you propose to assess the need for infrastructure in rural areas? Communities may be concerned how local services and facilities will cope with additional growth.

A13. As stated above, we will also be updating the Wiltshire Infrastructure Delivery Plan (IDP) to accompany the draft plan. The IDP identifies the infrastructure necessary to deliver growth in the Local Plan (Core Strategy), including but not restricted to health and education facilities. The original IDP supported the draft Wiltshire Core Strategy and was then periodically updated to support further iterations and to reflect changing circumstances in terms of infrastructure requirements and delivery.

Q14. A "Large Village" is actually two smaller areas within our parish and the remainder of the parish is in the New Forest National Park (NFNP). Will any houses built in the other part of the parish (i.e. within the NFNP) being taken into account as this will impact the parish as a whole in terms of extra pressure on the local primary school and extra pressure in traffic on the NFNP.

A14. To appropriately consider cross-boundary issues, it will be important for the Council to work together with neighbouring planning authorities and service providers, including the local education and highways authorities to plan for the development of rural settlements that fall across multiple local authority areas.

11 Climate change, the environment and biodiversity loss

Q1. Given that Wiltshire Council seeks to make the County achieve net zero carbon emissions by 2030, the 6th Carbon Budget requires a 68% reduction in emissions by 2030, and the country is committed to zero carbon by 2050, what are the carbon reduction targets that are set out in the Local Plan, and how will the Plan achieve them?

A1. The Council has declared a climate emergency which sets a challenging goal. The focus for this consultation is on what measures can planning policies employ to help reach it. Many possibilities are set out in the consultation document [Addressing Climate Change and Biodiversity Net Gain](#). Views and suggestions are invited.

Q2. What will be the status of saved policies on Special Landscape Areas? With the adoption of the emerging Local Plan, what will be the status of saved policies, such as policies on Special Landscape Areas and policies on coalescence that protect rural areas?

A2. The role and effectiveness of saved policies is being reviewed as part of the Local Plan Review, including those relating to the Special Landscape Areas. The main means to prevent the coalescence of settlements is the presumption against residential development outside settlement boundaries. Other forms and types of development are considered under policies that include the aim of preserving the character of rural areas.

Q3. Policy in rural areas protects the character and landscape etc. how do you explain why the emerging Spatial Strategy suggests huge swathes of rural, land outside settlement boundary in the AONB has potential for development especially round Marlborough?

A3. Marlborough is surrounded entirely by land designated as an Area of Outstanding Natural Beauty. Great weight is therefore attached to conserving and enhancing landscape and scenic beauty and protecting an area of particular importance. This does not mean that all development on the edge of the town is impossible or that some development in these locations will not be needed. Preparation of the neighbourhood plan for the town, for example, has identified a particular need for affordable homes. Consultation on a pool of potential development sites invites comment on which site(s) if any may be appropriate.

Q4. Given that all development will inevitably result in an increase in carbon emissions, both embodied and ongoing, how will the Local Plan ensure that any development incorporates the means to still deliver the radical carbon reductions that are required to achieve the net zero targets?

A4. Many possibilities are set out in the consultation document [Addressing Climate Change and Biodiversity Net Gain](#). Views and suggestions are invited.

Q5. Will biodiversity be mapped by the Council or by Neighbourhood Plans and will it be mapped ahead of sites being allocated for development.

A5. Conserving and enhancing biodiversity is an objective of the sustainability appraisal framework used to help select sites going forward. The process identifies likely effects from development of a site and suggests what mitigation may be necessary and its likely effectiveness. For sites selected for development, it is expected that a developer will be required to demonstrate a biodiversity net gain as a result of a scheme. Mapping the value of biodiversity on a site will be necessary as part of plan preparation and master planning in order to be assured that this can be achieved.

Q6. When are we going to discuss the issues of environment and climate change?

A6. The topic for this event was the future of rural settlements based around the document [Empowering Rural Communities](#). Another document published as part of the consultation is [Addressing Climate Change and Biodiversity Net Gain](#). Views and suggestions are invited on this.

Q7. Are there any plans to require new homes to have improved insulation standards, to have PV Solar installed, heatpumps and access to EV charging points? If not are we not storing up large retrofitting costs in the future?

A7. Such possibilities are set out and explored in the document [Addressing Climate Change and Biodiversity Net Gain](#). Views and suggestions are invited.

Q8. How relevant are Conservation areas these days in preventing housing development within the boundaries of those areas? Does the policy of designating inappropriate areas for houses as "Important open Space" still apply?

A8. The Council has a legal duty in its decision making to ensure special attention is paid to the desirability of preserving or enhancing the character or appearance of Conservation Areas¹. A highly effective means to protect open space that is important to the community is the designation of local green spaces and this can be done as part of preparing a neighbourhood plan.

Q9. What is the impact of AONB?

A9. An Area of Outstanding Natural Beauty (AONB) is one of the constraints taken into account when calculating a housing requirement figure for the rural villages and is a constraint when considering site allocations.

Q10. How could we and the council shape the policies to help biodiversity, address climate change and flooding increases?

A10. The consultation document [Addressing Climate Change and Biodiversity Net Gain](#) outlines the Council's current thinking on such matters and what type of policies can be included in the Local Plan. These policies may well go further than national policy with the consultation asking how far should and could we go.

12 Transport, sustainable and active travel

Q1. Given the heavy reliance on private cars for transport in rural areas, how does adding more housing there fit with the WC climate emergency declaration and target for Wiltshire to reach net zero carbon by 2030?

A1. The purpose of the Local Plan is to meet social and economic needs whilst protecting the environment. Housing development in rural areas is deliberately modest and focused on supporting the role of rural settlements and meeting local needs.

Q2. Why does it appear that road congestion and safety is not taken into account in selecting housing sites for consideration?

A2. No housing sites at rural settlements have been selected. Road conditions, safety and access are considerations that will be taken into account as a part of selecting and allocating any site for development. In rural areas it is anticipated that where sites may be needed for

¹ [Planning \(Listed Buildings and Conservation Areas\) Act, 1990, section 72 \(1\)](#)

new homes, these will be identified by neighbourhood plans, taking into account evidence on local traffic issues

Q3. Sustainable transport will require massive modal shift in terms of how we move ourselves around. How will the plan incorporate connecting settlements with safe cycling and walking routes?

A3. It is recognised that a massive modal shift will be difficult to achieve in rural areas. This is recognised in modest requirements for new homes in rural areas that are focussed on the larger rural settlements that have more services and facilities than others. The location of any additional sites for housing development, primarily by neighbourhood plans, can prefer sites that can be better connected by cycling and walking.

Q4. There are rural residents who do not own cars or cannot drive, and there will be increasingly many who do not want to run a car for climate reasons. Do policies proposed for rural communities focus on reducing the need for travel and address 'transport poverty'?

Q5. Do you also take into account any current or potential transport links and access to the larger villages and towns?

A4 / A5. Core Policy 48 of the Wiltshire Core Strategy, 'Supporting rural life', supports development proposals that focus on improving accessibility between towns and villages, helping to reduce social exclusion, isolation and rural deprivation, such as transport and infrastructure improvements. Core Policy 49, 'Protection of rural services and community facilities', supports the retention of rural services and community facilities. Core Policy 60, Sustainable Transport, supports the need to reduce travel by car, achieved through planning development in accessible locations and working with transport providers to maintain current transport access and links between villages and, also, to improve the local transport network.

Taken together, these policies help to support those who may not have access to cars, for whatever reason, by encouraging non-car methods of transport and protection existing services and facilities, thereby reducing the need to travel. However, the Local Plan Review will be considering where there are gaps in policy coverage, particularly considering climate change, and would welcome your views through this consultation on how these might be addressed.

Alongside the Local Plan, Local Transport Plan 4 is being prepared that will consider public transport in the rural areas, reducing the need to travel and strategies to encourage people to use more sustainable modes of travel other than the private car.

13 Employment land

Q1. What about small but highly destructive business developments in completely greenfield sites? At present there seems no way to prevent these even if in an AONB. I don't think mentioned in the Rural Communities strategy paper.

A1. There are no proposals for the Local Plan Review to allocate additional land for employment development in the rural area.

Q2. Is Wiltshire's housing/employment in balance or as in the Calne area is there a very large imbalance where housing growth has vastly outstripped employment leading to high proportions of unsustainable out commuting. The rural villages in this area are likely to have even higher levels of out commuting but even more housing is proposed.

A2. Inevitably in rural areas there is a reliance on the private car and greater need to travel. This is recognised in modest requirements for new homes in rural areas. These requirements are however focussed on larger rural settlements that have more services and facilities than others. This helps to support their role and reduce some needs to travel. It also helps to support the local economy and retain local jobs whilst meeting local housing needs.

Q3. Apart from adding houses are there any other plans to use rural areas between villages for commercial use or will this be targeted within the town boundaries?

Q4. The Empowering Rural Communities document seems to focus on housing. What is the policy about nursery business units in Large Villages where supply may be negligible to meet demand?

Q5. Empowering rural communities requires rural jobs, not just homes; will the 'rural chapter' provide more proactive approach than the consultation document where it is largely ignored?

Q6. I have not as yet heard any mention of where the people in all of the new houses are going to work. What are the WCC plans to ensure that all new householders have a job, or a job is available locally with minimal travel.

A3/A4/A5/A6. Core Policy 34 of the Local Plan (Core Strategy) aims to support the rural way of life through the promotion of modern agricultural practices, appropriate diversification of the rural economy and provision of broadband. This policy includes criteria to be met for proposals relating to the retention or expansion of existing business within or adjacent to settlements, including Large Villages. However, the Local Plan Review is looking at the effectiveness of existing policies and we would welcome your views through this consultation on where there may be gaps in the existing/ emerging policy coverage and evidence base and how best to address them.

14 Retail and the high street

Q1. The 5% limit / 20 homes would be likely to be welcomed particularly in AONB / conservation areas. How will the strategy 'join-up' with the predicted seismic changes that are happening in retail and the high street?

A1. Trends affecting town centres are largely influenced by changing shopping behaviour within the existing population and changing service decisions by providers and impacts from new development are relatively minor. The future role of town centres, the land use changes that might follow, is going to be a central piece of work for further plan preparation. A Town Centre and Retail Study commissioned by the Council provides important baseline evidence

and is available [here](#). Views and comments on this document are invited and will help shape work going forward.

Q2. There still seems to be lots of brownfield and under used retail ex space etc in towns - how will the changing shopping habits of the nation be reflected in forward planning?

A2. The Local Plan will review and update policies to reflect changes to national policy and legislation. Many of these changes at national level have been short term responses that will be able to have long term effects, such as the freedom to move between permitted retail space to restaurants or office uses without planning permission being an example. The long term impacts on each of our town centres are not yet clear, the [Wiltshire Retail and Town Centre Study 2020](#) identifies that the many town centres across Wiltshire have been able to provide different services to the local communities, reducing competition. Therefore, there is an emphasis on supporting the vibrancy and vitality of our town centres through the Local Plan review.

15 Design

Q1. The recently announced National Planning Policy Framework and National Model Design Code consultation airs the possibility for planning authorities to vary the National Model Design Code. Will Wiltshire Council look to strengthen the sustainability credentials of the local design code in terms of energy efficiency and building materials. Other counties such as Dorset have adopted excellent guides over 10 years ago. Wiltshire villages are being destroyed.

A1. A design guide can be an excellent tool to help ensure high quality design. We will look to build on the national design guide to provide guidance for Wiltshire. It is important that the distinctiveness of each of our settlements is also recognised. Many neighbourhood plans include design policies or provide design guides or codes that reflect their community's expectations.

Q2. Given the fact that self-builders build to higher standards of construction and quality of materials, should not the Council be actively promoting such construction, rather than reacting to the Register of Custom/Self-Builders (which appears to be not too well known)?

Q2. The Government wants more people to build their own home and has asked local authorities to identify demand for this in their own area. The Council has set up a register for people who are interested in building their own home, which is to be their sole or main residence. Please visit our website for further information on the Council's [self-build register](#). However, the Local Plan Review is an opportunity for us to consider and identify how we might do more to support self-build development and we would welcome your views on how this could be achieved.

Q3. What role will Village Design Statements (VDS) in Small Villages have in future? For small villages the VDS is a very important document that defines the character of the village. The VDS is also easy to maintain and update. Can the WC planning incorporate the VDS into the latest planning documents?

A3. Village Design Statements are a form of planning guidance to inform the design of new development. Their aim is to encourage developers and householders to design new buildings or extensions (and other elements such as fences and outbuildings) so that they are in keeping with existing local character. A key aspect of village design statements is that they are written and researched by local communities, with only advisory input from the Council, and so represent a community view of how new development should be designed in order to retain a sense of place. Wiltshire Council has prepared [guidance](#) and a [protocol](#) on producing village design statements.

16 Other, place-specific Questions

Q1. Why does the proposed housing figures for Derry Hill and Studley show only 2 houses have been built in our large village since 2016 - I can see a 53-house estate in Studley that has completed and occupied since 2016?

A1. There was an error in collating the figures in this instance and thank you for drawing it to our attention.

Q2. I have been assured by Wiltshire Council that SHELAA 3452 (Downs farm) has been listed. The original listing was recorded incorrectly but when I pointed this out I was told on the 9th December 2020 that the site was now listed correctly. Unless I am looking in the wrong place I am unable to see the listing. Can you confirm it is listed? if not can you explain why?

A2. The Council can confirm that 3452 is retained in its Strategic Housing Land Availability Assessment (SHELAA). The SHELAA is a database of land submitted to the Council where there are aspirations for the land to be allocated for development. Site 3452 is located at Gomeldon, which is classified as a Small Village in the Wiltshire Core Strategy. The proposed strategy for Small Villages is for infill and sites brought forward in line with proposed revised Core Policy 44 allows for exception sites predominantly for affordable housing where there is evidence of local need.

Wiltshire Council Local Plan

Rural live events Q&A sessions: responses

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For further information please visit the following website:
www.wiltshire.gov.uk

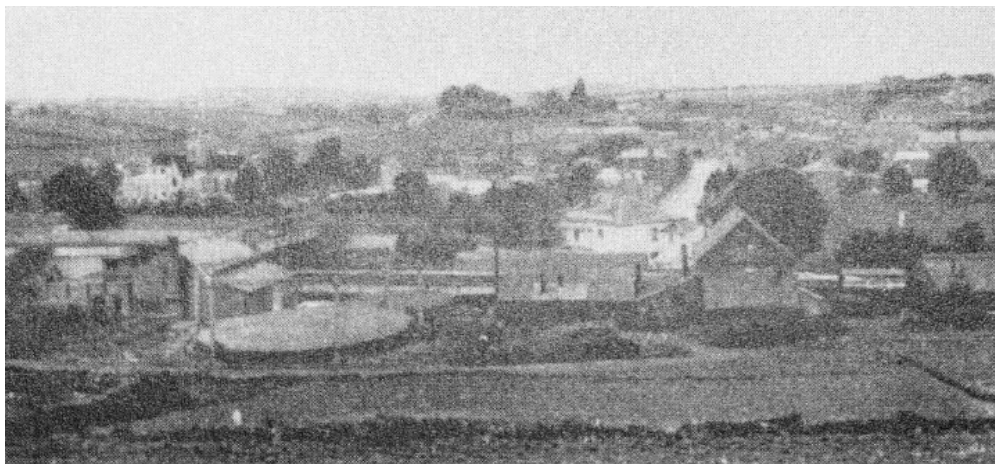
Tisbury and West Tisbury Neighbourhood Development



Reg 16, Submission Version
December 2018

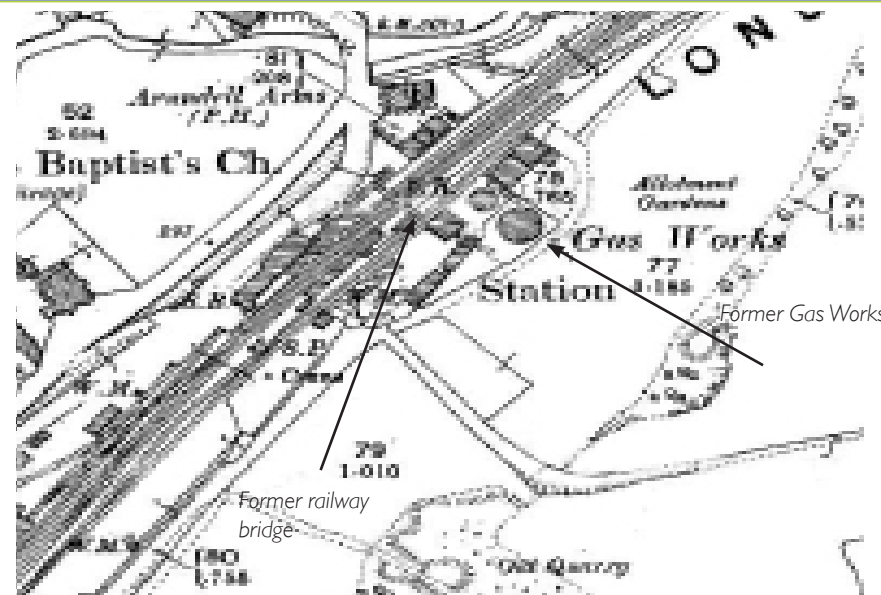
2017 - 2036





Above: Former gas works, view from Chantry, Station Works (early 20th, courtesy of Tisbury History Society)

Right: c.1920 Ordnance Survey Map of Station Works, showing the site of the gas works and the former railway bridge



Policy BL.7 Site Allocation: Station Works

In accordance with feedback from the local community, TisPlan welcomes a comprehensive mixed redevelopment of Station Works, to include a balance of housing, commercial units and parking. Development should be carried out in accordance with an agreed masterplan for the site which will set out how the phasing and necessary infrastructure will be delivered.

The masterplan shall be in accordance with the other policies set out in this plan and in addition:

1. A comprehensive risk assessment and decontamination process regarding the previous industrial use of the site must be carried out. A submission of a decontamination strategy will be required with any planning application for the redevelopment of this site
2. In liaison with Network Rail, safeguard land in anticipation of the expansion of the single track to dual track, including provision for a second platform in accordance with the minimum requirements set out in [Policy TR.1](#) and requirements for a drop-off turning area, disabled parking and parking

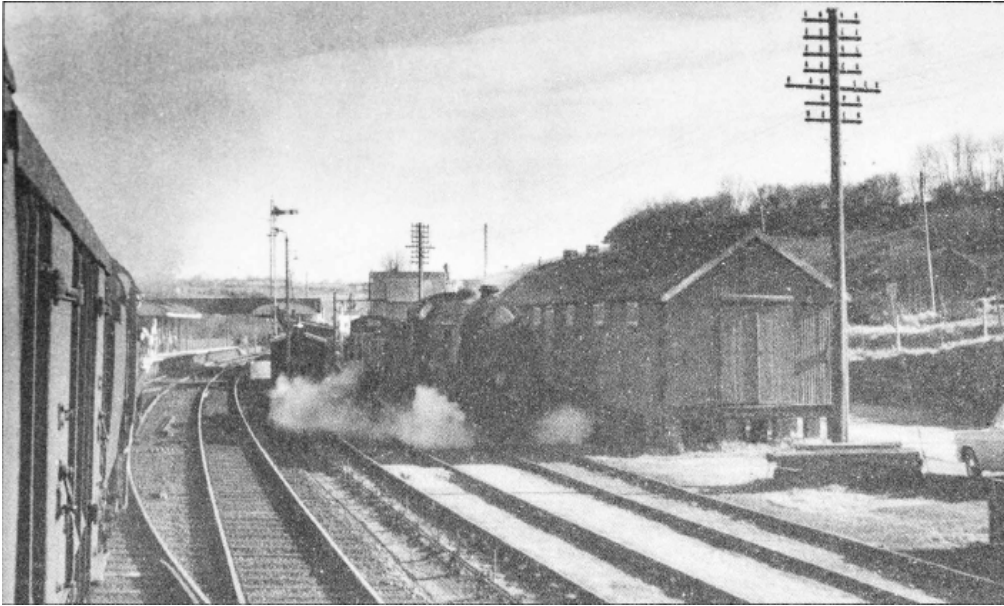
provision similar to the northern side of the line

3. Make provision for an appropriate pedestrian access to and from the new development and the rest of the village; and show how this is to be phased, as part of the development. This could include provision for pedestrian and disabled access via the Three Arch railway bridge, to and from the Stubbles footpath
4. Residential development should provide for not more than 60 dwellings, at a maximum density of 30 per hectare (average plot size 0.034 hectares), some of which could be satisfied by two-storey apartments
5. Design and layout should ensure a clear distinction between the mix of uses on the site and separate access routes for residents should be clearly set out and detail the proposed:
 - i) mix of uses
 - ii) areas of public, private and amenity space
 - iii) movement routes for different users (into and out of Tisbury Railway Station)
 - iv) employment, residential and parking areas
 - v) building heights, envelope and density
 - vi) phasing of different uses

6. Make provision for a minimum of 30% affordable housing which, wherever possible, should be delivered through a trust, or equivalent organisation, the aim of which will be to ensure that the housing should remain as affordable, in perpetuity. Opportunities for self-build should also be explored
7. Consider the aspirations of local businesses as indicated by the TisPlan business needs assessment ([Section 5: Employment and Business](#)) and the current users of the site, to provide for its adaptation to modern business needs in such a way that does not impinge on residents. Commercial use should be in accordance with [Policy BL.3](#) (e.g. design units to support low-impact Class B1 business uses, but with the capacity to accommodate larger vehicles for deliveries)
8. The exact mix of residential and commercial development should be sensitively sited and designed to mitigate any associated adverse impact (such as height of buildings, noise, smell, pollution and visual impact) arising from either use; or from the use of the railway
9. The development must reflect the site's setting within the AONB and its proximity to the Conservation Area. This should include consideration of the impact of traffic on the neighbouring settlements, the natural landscape and historic buildings in the AONB, the effect on the skyline for potential light pollution and views from the south facing areas in Tisbury and the sensitivity of design, in relation to the vernacular of the adjacent Conservation Area zones (see [Appendix 4 - Design and Visual Impact](#)). Any landscaping should positively reinforce the site's setting in an AONB for all users and where possible result in a net gain for biodiversity in accordance with [Policy HNA.1](#);
10. Development should be of a very high design standard, reflecting the predominant local vernacular, e.g. use of local brick and stone building materials appropriate to the style of the traditional buildings in the southern edge of the village and Tisbury Railway Station
11. A habitats survey must be carried out to determine whether the development would affect the bat species that are features of the Chilmark Quarries SAC and appropriate measures taken to avoid and mitigate impact if these species are present
12. Development should strive to have a minimal (approaching zero) environmental impact in its use of natural resources such as energy and water and consider how the development can have a positive environmental impact. Wherever viable, masterplanning should utilise industry best practice on integrating principles of sustainable, low-carbon design, including the use of renewable energy and energy efficiency (e.g. BREEAM Communities)
13. Given the scale of the development in relation to the existing settlement and its existing capacity for sewage treatment and associated impact on the River Avon SAC, measures to implement alternative foul water treatment to mitigate overload of Tisbury Sewage Treatment works should be addressed
14. Any development must be the subject of extensive consultation with the local community before and during the pre-application stage. As a minimum, this should include consultation events open to the whole community, organised in liaison with Tisbury Parish Council

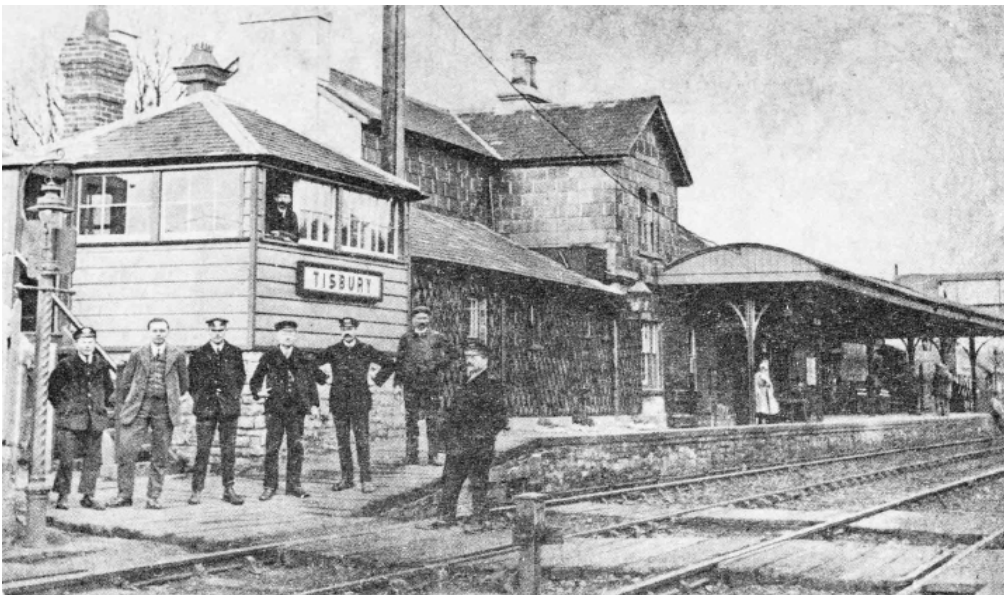


Tisbury Railway Station and Tisbury and West Tisbury from Chantry



Above: Tisbury Railway Station and the 'down' siding, 1961 (courtesy of Tisbury History Society)

Below: Tisbury Railway Station 1905 (courtesy of Tisbury History Society)



Policy TR.2 Tisbury Railway Station

Proposals that support the continuation or expansion of the current level of train service to London and the South West are encouraged.

Development at the Station Works site or within the environs of Tisbury Railway Station should protect and enhance the existing railway service and make provision for future expansion of the railway service by:

1. Safeguarding sufficient land for the expansion of the single track to dual track, including provision for a second platform and a footbridge or underpass. The community priorities for development of Station Works ([Policy BL.7](#)) should be considered
2. Encouraging increased use of public transport, e.g. provide bus stops, taxi spaces, and a turning point for larger vehicles
3. Accommodating sustainable travel needs, such as bicycle racks and shelters, electric charge points for cars
4. Accommodating additional parking to reflect anticipated growth in the use of the Station, with the potential for innovative parking solutions ([Policy TR.3](#)) providing they are sensitive to the character of the station in the AONB
5. Infrastructure upgrades to Tisbury station, including signage and aesthetics, should be in keeping with its original Victorian design.

Wiltshire Council Planning Consultation Response

URBAN DESIGN

Officer name:

Brian Johnson Dip Arch RIBA
Senior Urban Design Officer
Landscape & Design
Wiltshire Council

Date: 23.11.2021

Application No: PL/2021/09778

Proposal: Outline planning application for redevelopment of the Station Works site to provide a mixed development of up to 86 dwellings, a care home of up to 40 bedspaces with associated medical facilities, new pedestrian and vehicular access and traffic management works, a safeguarded area for any future rail improvements, and areas of public open space.

Site Address: Land at Station Works, Station Road, Tisbury.

Case Officer: Richard Hughes

Recommendations:

<input type="checkbox"/>
<input checked="" type="checkbox"/>
<input type="checkbox"/>

No Comment

Object (for reasons set out below)

No objections

Reference:

Application files on Wiltshire Council Planning Public Register indexed 13th October 2021 including 'Sketch Site Layout - 06 Rail Safeguard' (SKL-06 Rev P9). (Filed as 'Indicative Site Layout') and 'Station Works, Tisbury, Design and Access Statement, September 2021' (abbreviated D&AS below).

Policy and guidance:

Wiltshire Core Strategy Core Policy 57 'Ensuring high quality design and place shaping', Tisbury and West Tisbury Neighbourhood Development Plan Made - November 2019 2019-2036 (abbreviated NP below) notably Policy BL.7 Site Allocation: Station Works'

National Design Guide (Ministry of Housing, Communities & Local Government September 2019), Building for a Healthy Life (Homes England 2020).

The Planning Statement explains that the application is for Outline planning consent 'for the principle of the development proposed, but with all matters reserved save for details of the means of vehicular access to and from the site and details of pedestrian and cycle access to and from the site'...

The development proposed is conveyed by the 'Sketch Site Layout' and D&AS which comprise the 'Masterplan design and layout' required in point 5 of NP Policy BL.7 for the site (apart from 5vi) phasing of different uses is not indicated). For my reasons below this would not accord with the high standard of design and place shaping required by Core Policy 57: in its context and setting it would appear a distinctly concentrated mass and suburban built form out of character within this surrounding landscape setting detached from the main built up settlement of Tisbury by the river meadows. My reasons below would indicate a lesser density overall of building development - Point 4 of the NP Policy BL.7 states the estimated capacity of the site for the Masterplan as 60 dwellings in two storey

buildings whereas about 86 dwellings appear to be shown and a significant number of these incorporate three storeys (as attic (houses) and part attic (apartments) second floor levels). This would suggest creating room for more strips and pockets of landscaping including tree planting creating a fragmented massing of buildings across the length of the development.

I advise that these files should be given no weight in respect of these design matters in any OUT planning conditions i.e., should not be included in proposed Condition 3 in the submitted 'Draft proposed planning conditions and reasons' and which would contradict with proposed Condition 2 where scale, layout, external appearance and landscaping are cited as reserved matters.

1. Scale (height and massing of buildings):

- a) This would essentially form a continuous and prominent backdrop of buildings on the sloping site in views from the Station itself and the views identified across Tisbury from the north in the D&AS rather than the Layout incorporating a publicly accessible landscape strip along the railway perimeter and punctuated with significant wide and planted landscaped corridors across the depth of the site between the north and east site perimeter visibly connecting with and drawing in the open and wooded ground on the escarpment;
- b) The 'Sketch Site Layout' and Proposed Site Section B (D&AS page 20) convey a considerable singular mass and height for the roof of the Care Home that would dominate its surroundings and be inconsistent with the scale of the dwellings whereas this roofscape should be broken down into a number of smaller roof spans and consequent lower roof ridge heights to address this;
- c) The 'Sketch View' on page 27 shows a roof eaves midway through the second storey openings of each façade on the Sketch Site Layout to the apartment building which would therefore also essentially read as a three storey height building and with a relatively high ridge. This would introduce a large prominent building mass that would not respect this semi- rural context and setting and approach along the PROW. A significant number of dwellings incorporating attic (houses) and part attic (apartments) second floor levels would appear to introduce deep plan dwellings with large gable ends whereas point 4 of NP Policy BL:7 seeks to keep this 'scale' down by indicating dwelling capacity is met in two storey buildings.

2. Layout and landscaping:

- a) There would appear to be a lack of a real sense of place through much of the development with just the one feature contained green space and possibly significantly differentiated landmark building form and frontage ('Sketch View' on page 25 of the D&AS) shown along what would be a considerable length of primary route through the site and which itself is to one side of this straight route rather than a real sense of place by punctuation of this route to arrive at and move through a series of distinctive spaces along the length of the site, with landmark buildings on focal points to shorter vistas along this route;
- b) The rear of plots shown fronting and facing the railway line and the existing, future extended and new platforms and viewed from the Station environs generally would appear a poor backdrop i.e. high rear garden walled or fenced boundaries including the likely paraphernalia of garden sheds and conservatories etc as opposed to the opportunity for this site perimeter forming a visibly open and engaging aspect of frontages and 'activity' within the development along its length extending into the depth of the site;
- c) This would also be dependent on the north west site boundary closure to the station land not remaining a solid high sided and utilitarian 'barrier', or similar replacement wall with construction of a future platform down this side which is not clear and it could unfortunately shut out the proposed new neighbourhood rather than being an appreciably 'transparent /perforated' and attractive but secure structure allowing a strong degree of intervisibility and which would lend itself to any 'art' contribution.

- d) The small tree lines proposed along the boundary to the station land (orange shaded strip) are within these private gardens and therefore could easily be removed and vulnerable to cutting back in proximity to railway land.
- e) The side elevations of the housing terraces and apartment blocks shown in this proximity would also likely be lacking significant windows further adding to the poor backdrop and the sense of the development turning its back.
- f) There is no through vehicle route shown i.e., a 'loop' road(s) directly serving alongside a substantial number of the dwellings in the development. All vehicles must perform a reversing T turn manoeuvre. This would also concentrate these manoeuvres towards and at the end of the one road and would present a poor level of amenity for users and residents.

Building for Life 12 Q8 recommended that you avoid '*Creating overly long cul de sac developments, rather than a connected network of streets and spaces.*' which is embodied in the subsequent Building for a Healthy Life - A Design Code for neighbourhoods, streets, homes, and public spaces (Homes England June 2020) which should guide any reserved matters design. A connected network of streets is also emphasised in the National Design Guide (Ministry of Housing, Communities & Local Government (January 2021).

- g) The National Planning Policy Framework (July 2021) policy 131 requires that new streets are tree lined. This is not conveyed on the Sketch Site Layout for a considerable length of the primary route at its northern end and where trees are sporadically placed along its central part.
- h) The three plots shown at the south west perimeter of the Sketch Site Layout would appear poor with their rear garden and sideways boundaries and dwelling faces backing onto and appearing to turn away from the landscaped area and vehicle entrance approach slope. This would also not provide informal surveillance over this area. These should be orientated to present attractive front of dwellings onto a buffer open space up to the more vegetated area either side of the cuttings.
- i) In connection with h) the road access and separate pedestrian footpath access into the south west end of the site from Jobbers Lane appropriately appear to utilise the existing twin cuttings to the former station yard but this separate footpath is shown off a parking court /close which would not reflect its significance or legibility as a major pedestrian desire line and route. This should be routed across the active front face of dwellings and lead directly onto the primary route through the development not into a secondary close. It should also be designed as a cycle path.
- j) The public 'open' spaces within the development for recreational leisure would be very limited in area with the existing area shown at the south west end of the development vegetated, sloping, and cut into by the road and footpath and the area at the north east end shown largely taken up by an Attenuation Basin. The central space does not appear to accommodate suitable size and space for a children's play area distanced from the railway, car parking and dwellings.

In connection with my point 1a) an expansion of the central green space could enable an open backdrop to the church tower through to the escarpment in the Sketch View on page 29 of the D&AS reinforcing the historic setting of this and encompass/focus on the attractive heritage Station building frontage in views to and from it across a sizable open space.

- k) The escarpment is an attractive landscape backdrop that would be visually diminished by being largely isolated by proposed plot dwellings and rear gardens from the public areas of the development and existing trees along this boundary could become vulnerable in proximity, whereas a publicly accessible landscaped strip alongside overlooked by dwellings could respect and enhance this aspect and with ease of access to planting on this steep slope through a secure but visibly open fence to assist upkeep and maintenance of this.

The Sketch Views on pages 25 and 27 in the D&AS would appear conjectural in relation to my points 1) and 2) relating to intervisibility and access between the development and Station. The apartment building on the Sketch Layout is positioned close to the boundary without this generous landscape verge.

One possible design approach for example to addressing my points 2a) to k) would be to run the primary street along this railway boundary incorporating an avenue of trees allowing significant tree growth and canopy spread in a generous landscaped public verge alongside (in management company demise) with leading off this landscaped loop through roads, housing closes, courtyards and squares running through to the escarpment boundary. The future platform level could also be raised above the level of this verge within the development at rail level thereby providing a pleasant outlook from both sides including across a larger recreational public open space to and from the Station building frontage while appropriately securing the railway from easy access along the site boundary.

3) External Appearance:

- a) A variety of form, detailing of elements and façade facings that is evidenced in the 'Local Architectural Context' photographs in the D&AS page 12/13 would not appear to be significantly carried through or conveyed by the degree of this regularity in the proposed building design through the development shown in the Sketch Views and the building footprint/roof plans on the Sketch Site Layout.
- b) There should be more flexibility in the form of dwellings notably with the direction of main roof ridges, feature gables on frontages to help bring down the apparent scale and mass and introduce significant variety into the regular deep plan standard terrace and semi-detached house footprints conveyed by the Sketch Site Layout and Sketch Views.

While my points 1) and 2) are intrinsically bound into the overall external appearance of the development, the legibility and interest of the street scene and containment of open space would also be characterised by the individual scale, form, and appearance of the buildings.

The Sketch Views would suggest substantial use of render facings but appropriately avoiding bright white or similar reflective facings in the context of the wider views to the site round from the north west – the colour of roof and façade finishes should consider ability to visually merge into the wooded escarpment especially where this slope facing north west would be in shade and the addition of natural weatherboarding to outward facing north west facades could contribute to this and the character of more feature spaces advised.

There is scope for modern building stylistic interpretation within this local context to introduce both an appreciable individual distinctiveness in form and detailing but also roof and facade facings perhaps only sparingly hinted at in the Sketch View on page 25 of the D&AS while still able to respect the local building vernacular.

Sketch View on D&AS page 26 appropriately conveys the principal containment of front gardens which should be significantly included to numerous dwellings carried through the development rather than open plan front lawns not part of the intrinsic 'local context'.

The Juliette balconies to flats shown on Sketch View are an important feature with at least this degree of opening up private internal living space to fresh air emphasised by the National Design Guide and should be carried through into the Reserved Matters stage.

Comment on pedestrian /cycle access

I note that the proposed development is not connected to the existing PROW along the eastern end of the site, and it would appear from Sketch View page 27 of the D&AS would be secured off by high

fencing so as to prevent its use of the railway foot crossing on this desire line into the centre of Tisbury, but this would unfortunately also prevent this recreational access from the development into the countryside unless the PROW was rerouted through the site.

Ideally a footbridge over the railway serving the PROW could address this but is not included and there is no certainty direct access would be possible in the future to the Station from the proposed development enabling use of a possible future dedicated station footbridge (incorporating lifts or ramp) associated with a future platform rather than any access being strictly limited to station users for station safety, security, and management purposes. In this regard the Sketch Site Layout shows no place making enhanced and legible pedestrian approach within the development to future access the foot of the bridge at the probable position indicated in the application documents just north of the Station building.

This emphasises the significance of suitably providing for pedestrian/cycle access:-

- Through the length of the proposed development where a perimeter primary avenue as suggested in my point 1a would reduce pedestrians having to walk in front of plot driveways and parking bays along a considerable length on the current Sketch Site Layout;
 - On via Jobbers Lane to both the Railway Station, Public recreation ground and Tisbury High Street along a 'main road', a frequented and illuminated surfaced route rather than I suggest just linking with the footpath between fields across the river meadow as the proposed footpath appears to finish at the foot of the narrow vehicle entrance road up to the station and there is no footway beyond this point. The NP emphasises suitable layout and design of routes to encourage walking and cycling rather than trips by car to the High Street with the pressure this puts on the existing parking.
-

DRAG *press report*

This application appeared as item 2 on the planslist for the Western Area Committee meeting of 31/10/02 at which it was deferred for a site visit.

The previous report to committee, amended in light of late correspondence is reproduced below. Amendments are in bold type.

REASON FOR REPORT TO MEMBERS

Contrary to PC's recommendation

Councillor Hooper has requested that this item be determined by Committee due to:

- the prominent nature of the site
- the interest shown in the application
- the controversial nature of the application

Other



SITE AND ITS SURROUNDINGS

An industrial site adjacent to the railway line at Tisbury Station on the 'far' side of the line from the settlement, adjoining open countryside. The site is cut into the hillside and comprises large span industrial buildings; a two storey prefabricated office block and areas of external storage adjacent to the railway line. The current main building was granted permission in 1967 and has been expanded since. Parmiters are an agricultural engineering concern (which falls within use class B2) who were long established and expanded onto former railway land.

The 'railway' boundary of this site is the former platform edge which can be clearly seen from the station side. The remaining boundaries are open countryside, mostly at an elevated level.

The site lies within the AONB. It is visible from a distance from Union Road/Monmouth Hill and The Avenue from which it reads with the station and its adjoining industrial units. It is substantially concealed from the roads in the vicinity of the site but very visible from the station platform.

Towards the north west corner of the site is an pedestrian level crossing with user controlled gates and a warning bell where FP 16 crosses the railway and goes through the edge of the site.

At the south western end of the site, there is industrial land in separate ownership, currently occupied by an equipment hire firm which takes access via this site.

To the south west of the site on the far side of the railway line are general industrial uses (B2). Parmiters now occupy only part of the site, permission for subdivision for other industrial uses having been given under 02/0005.

The remaining buildings are currently vacant.

THE PROPOSAL

In outline, to redevelop the site for a mixture of residential and business development.

The illustrative plans show residential areas to the north east and south west with the Business Enterprise Centre between. The elevated grassed areas around the existing development within the red line are not included except at the southern end.

PLANNING HISTORY

The main buildings on the site were erected under M & T 2838. There are no conditions.

There are numerous subsequent applications approved for extensions to the premises.

An improved access was granted in 1974.

Permission to subdivide the current premises for B1, B2 & B8 uses was granted under 02/005.

Expansion onto the former platform (and diversion of FP16) appears to have occurred in , or shortly after 1970.

CONSULTATIONS

WCC Highways - Recommend refusal as the site does not have adequate safe pedestrian links with the main part of Tisbury settlement, is likely to lead to a net increase in the number of out commuting trips from Tisbury and hence lead to an unacceptable increase in the number of journeys by use of the private car on local roads ill suited to increased levels of demand, and that it does not appear to make provision for the safeguarding of future improvements to Tisbury station.

Somerset County Council on behalf of SELCA - Would not wish to see any development that would prejudice aim of dualling railway line at Tisbury

Railtrack - Would wish to see foot crossing replaced by footbridge.
 Appropriate to consider issue of return to two track operation. and it may be appropriate to safeguard old platform. Encloses conditions to be observed for devt. adjacent to the railway.
 South West Trains - whilst welcoming additional rail business that would arise from the proposal ask council to ensure that development would not preclude old down platform from being brought back into use and impose condition that would ensure transfer of the relevant piece of land to railway use. Also to consider contributions from the developer towards the future cost of restoring the platform and construction of a footbridge to link the two platforms. Express concern about foot crossing. Concern could be met by construction of footbridge to link to main shopping area of Tisbury. Also concerned that residential use could lead to complaints about noise of trains and PA announcements on the platform. Also require suitable fence to prevent trespass and vandalism.
 Joint Transportation Unit - Supports SELCA & SWT. would wish to see improved rail services Exeter- Waterloo. Development must not prejudice SWARMMS study and SELCA aims.

Strategic Rail Authority - The SRA supports the principle of locating mixed use developments close to public transport as this will reduce the need to travel by motor car. To fulfil this aim, appropriate provisions for improved access to the railway network should be considered as part of any proposals. The SRA would seek to ensure that this principle is accepted at the outline stage.
 The SRA would like to ensure that the design of the proposed mixed use development does not jeopardise any future railway scheme. For this reason the SRA should be consulted on further detailed applications for this site in respect of siting, design and landscaping.

Economic Development & Tourism - The application site is an existing employment site, therefore, the main area of concern is this loss of employment land to mixed use.

The Tisbury area has very little available employment land. The Great Western Enterprise property database that we currently use to match businesses to suitable available premises has none available. Recent applications that have been approved for subdivision of some buildings into B1, B2 and B8 suggests the need for such premises in Tisbury. There has been no evidence that the existing uses are no longer viable for employment uses. It is ideally located next to a railway line and at a distance from the majority of other dwellings.

The rate of housing development in Tisbury has not been matched in recent years with employment opportunities. Tisbury also falls within the South West Wiltshire Rural Development Area because of the narrow employment base and low incomes.

Therefore any further reduction in employment land and opportunities would reduce Tisbury's sustainability by increasing the need for commuting to places of work. It would necessitate the need for new sites to be found on greenfield sites.

The proposal is not supported for the reasons above for economic sustainability and the continuing sustainability of Tisbury village.

Housing & Health Officer - Site was once railway marshalling yard and gas works. A full contaminated land survey is therefore required. Also has concerns about use of site for residential purposes relating to noise & disturbance from railway line, station parking and the existing industrial uses that adjoin the site.
 Wessex Water Authority - Foul sewer available. No surface water sewers so surface water drainage condition required. Water main crossing site. Requires informative re protection of apparatus.
 Environment Agency - Whilst site is elevated above Nadder floodplain in extreme events road into the town floods. Requires surface water drainage condition to ensure no increase in run off to Nadder. , informatives concerning effects on riparian owners, risk of surface water run off from high ground to the south & south east.

REPRESENTATIONS

Advertisement	Yes Expiry date -8/08/02
Site Notice displayed	Yes/ Expiry date 8/08/02
Departure	Yes - if approved to E2 & H23 SDLP
Neighbour notification.	Yes Expiry date 31/07/02

Tisbury Rail Users Group - Risk of accident at pedestrian crossing at east end of station - Three Arch Bridge unsuitable for pedestrian access. Need to protect platform asset infrastructure - the landscape buffer proposed conflicts with this. Scope to divert public right of way and provide flexible location for a new footbridge. Permission should be conditional on construction of railway platform and public pedestrian access.

Neighbour response Yes 7 letters of objection and one of general comment. That of comment highlights the need for two-track operation to improve the service frequency on the Waterloo - Exeter line and the need for a footbridge. Also that no house should be built close to the track.

The objections are:

- ◆ Loss of local employment
- ◆ Possibility of complaints against food factory across the line
- ◆ Extra traffic from 75 houses - local roads inadequate to take this
- ◆ Need for second platform and footbridge
- ◆ Sewage infrastructure may be overloaded
- ◆ Detrimental to wildlife- kestrels in nest box on site and badgers sett on adjoining land
- ◆ Danger from demolition owing to asbestos in roofs.
- ◆ low cost houses not shown as for local people
- ◆ only 3.8 ha is brownfield - the remainder is greenfield
- ◆ site is unrelated to built up area of Tisbury
- ◆ Not truly brownfield as currently in use
- ◆ Conflict between residential and industrial uses
- ◆ No pavements into Tisbury from the site
- ◆ Performs poorly against criteria in para 31 of PPG3 in respect of re use of land.
- ◆ Will compromise permission 02/005 for reuse of the site
- ◆ Contrary to Wilts Structure Plan
- ◆ Contrary to employment policies of local plan E2, E12, & E16 replacement plan
- ◆ Will harm economic well being of Tisbury
- ◆ Unsited for residential development owing to potential noise & disturbance
- ◆ In RDA - would be contrary to its aims.
- ◆ Inspector took the industrial use of this site into account in LPI considerations in relation to employment in Tisbury.

Parish Council response Yes support provided there is provision for affordable low cost housing and a S106 agreement ensures its affordability in perpetuity. Pedestrian bridge should be provided over the railway line. 30mph limit to be extended along Jobbers Lane beyond the point of access. Consideration should be given to the provision of additional station parking to encourage use of the train.

Table comparing this site with the Hindon Lane site attached as appendix.

MAIN ISSUES

1. Planning Policy - Salisbury District Local Plan
2. Planning Policy - Structure plan issues
3. Local Plan Inquiry and housing & employment allocations in Tisbury
4. Government Guidance
5. Strategic rail issues
6. Relocation of existing uses & effect of development on neighbouring uses
7. Land contamination
8. Drainage and flooding
9. Highways and access
10. Other issues raised by objectors

POLICY CONTEXT

E2, E12, H23 SDLP

E16, H21, Tisbury 1 Housing Omission Replacement Salisbury District Local Plan

Dp1 T2 Wilts Structure Plan

Tran 4 - RPG10

PPG3

PLANNING CONSIDERATIONS

Planning Policy

Adopted Salisbury District Local Plan policy E2 states:

- E2** *On land allocated or currently used for employment purposes, the construction, change of use or redevelopment of premises for other purposes will not normally be permitted unless there are demonstrable environmental or conservation benefits arising from the proposal.*

There are no environmental nor conservation benefits demonstrated by this proposal. Although the proposal is for a mixed use there is a loss of employment land.

E12 states

- E12** *In Tisbury, the change of use or redevelopment for other purposes of premises currently or previously used for employment purposes will not normally be permitted except where it can be demonstrated that there would be a clear improvement to the amenities of adjoining properties.*

As above, no such benefit has been clearly demonstrated, the reverse in fact, the proximity of other industrial uses to this causes concern in that residential development could give rise to complaints that could prejudice their future operations thus further reducing employment opportunities. There is one residential property close to the site – (Bridge House) on the other side of the railway line and railway cottages lie further to the east.

It should be noted however, that this policy has not been carried forward into the replacement local plan.

Policy H23 states:

- H23** In the countryside outside any Housing Policy Boundary, a Housing Restraint Area or a Special Restraint Area, the erection of new dwellings will be permitted only where provided for by policies H26, H28 or H30 of this local plan. Proposals for residential development on urban land outside a Housing Policy Boundary or Housing Restraint Area will be considered against the relevant policies of the development plan.

The proposal is located outside the HPB. It is not for housing under policies H28 or H30 (agricultural and replacement dwellings) . Although it contains 'affordable housing' this as a proportion of the whole (as required by policy H24 replacement plan) not as an 'exceptions' local need site. No evidence of local needs has been supplied to support this. Moreover the proposal does not comply with policies E2 nor E12. The proposal is therefore considered to be contrary to policy H23.

Replacement Local Plan

Policy E16 of the replacement plan has been revised and now reads as follows in the proposed modifications:

On land allocated or currently used for employment purposes the construction, change of use or redevelopment of premises for other purposes will only be permitted where the proposed development is an acceptable alternative use that provides a similar number and range of job opportunities. The only exceptions to this are where the land or premises are no longer viable for an employment generating use and/or redevelopment for a non employment use would bring improvements to the local environment or conservation benefits that would outweigh the loss of local jobs. :

The applicants agents advise that Parmiters currently employ 32 people. 11 office staff, 2 in sales and 19 industrial. They envisage a broad range of job opportunities in the business enterprise centre within B1 use class. They advise that Parmiters are looking to relocate within 10 miles of Tisbury and to be nearer the A303.

The site currently has the benefit of B1, B2 & B8 uses. although the units not occupied by Parmiters are currently vacant. The proposed Business Park will only be for B1 uses therefore causing a loss in the range of jobs available by the loss of general industrial employment. As stated above, there are no demonstrable conservation nor environmental benefits put forward., other than a reduction in HGV traffic, which does not in itself, affect Tisbury as such vehicles cannot get under the bridge, but could possibly benefit Ansty.

Policy H21 (in the proposed modifications) refers to 'previously developed land' in the 'main settlements'. It states:

Proposals which would involve land currently in employment use will only be permitted if the business is relocated to an alternative site in the settlement which does not increase reliance on the private car or the land and buildings are unsuitable and not viable for alternative employment uses.

The applicant's agents advise that Parmiters are looking 'within 10 mile radius in Salisbury District'. Tisbury has a good rail service but the only other station in the district is Salisbury itself. It is therefore likely that any relocation would increase car usage. The buildings are large industrial 'sheds' and an office block and are therefore likely to be suitable for alternative employment uses.

Visual Impact

The site lies within the AONB but is cut into a hillside. It is therefore considered that redevelopment is unlikely to have an adverse visual impact on the AONB except at the southern end where residential development is shown on currently undeveloped and elevated land as a 'gateway' feature. At present the railway bridge forms a clear visual definition between Tisbury and the open countryside.

A landscape buffer is proposed to the railway line – but this is rather impracticable (leaves on the line).

Approved Wiltshire Structure plan

Policy DP1 is concerned with sustainable patterns of development. It advises that:

PARTICULAR PRIORITY SHOULD BE GIVEN TO:

1. MEETING LOCAL NEEDS FOR JOBS SERVICES AND AFFORDABLE AND SPECIAL NEEDS HOUSING IN ALL SETTLEMENTS

This proposal reduces the range of local job opportunities and would displace a long established local employer.

3. ACHIEVING A PATTERN OF LAND USES AND ASSOCIATED TRANSPORT LINKS WHICH MINIMISE THE NEED TO TRAVEL AND SUPPORT THE INCREASED USE OF PUBLIC TRANSPORT, CYCLING AND WALKING.

The relocation of local employer is likely to increase travel for its employees. Notwithstanding the proposed business development on the site and the proximity of the station, the proposal is likely to encourage out – commuting from Tisbury even if much of it is by train. The pedestrian links to the High Street from this site are poor, involving an unmanned level crossing or a walk along a road with no continuous footway. No cycle links have been put forward.

Policy T2 Advises

AN APPROPRIATE LEVEL OF PUBLIC TRANSPORT PROVISION SHOULD BE SECURED TO SERVE IDENTIFIED NEEDS ARISING FROM EXISTING AND PROPOSED DEVELOPMENTS

This has relevance to the strategic rail issues detailed below and could, should the application be approved, justify the requirement for the donation of the land required for the second platform at the station and require the provision, by the developer of a footbridge to replace the level crossing and contributions to an improvement to the rail service.

Local Plan Allocations in Tisbury

THE Inspector allocated land for housing and employment at Hindon Lane Tisbury His report is as an appendix.

This recommendation has been considered and is included in the proposed modifications to the local plan attached at appendix II. This includes the site within the local plan but suggests it be brought forward after 2006 and that the council will monitor the availability of other sites which may be more appropriate.

This raises the question – is the site proposed at Station works more appropriate? In view of the loss of employment land and opportunities it would cause, the potential conflict between residential development and existing nearby uses and the poor linkages from the site to the High Street, the advice has to be that it is not. The Hindon Lane allocation includes employment land. If this site were lost, then the employment land at Hindon Lane may need to be increased to compensate.

This could lead to an increase in heavy vehicle movements through Tisbury. The land at Hindon Lane adjoins residential, educational and sports uses and has better pedestrian links into the High Street than does this site.

The applicants agents cite employment units at Place Farm. These do not currently exist and are the subject of an undetermined planning application (01/425) which is linked to enabling development. Moreover, even if these were to come forward they are B1 office/R & D type units and not the general industrial units that would be lost by the redevelopment of this site. Another consideration is topography. Tisbury is hilly and therefore the likelihood of a flat site that could accommodate large span buildings like these coming forward is slim.

Government Guidance

PPG3 encourages the best use of land and encourages housing on 'previously developed land'. Part of this land is still occupied and the vacant buildings have planning permission for subdivision for industrial use. Para 31 lists the criteria for allocating housing sites. One is accessibility by means other than the car. The great advantage of this site is its proximity to the station which has a regular passenger service every day and into the evenings. However, pedestrian links into Tisbury are poor. Another aspect is the possibility that this site may be contaminated and the need for a surface water scheme that does not exacerbate flooding elsewhere

PPG7 Deals with the Environmental quality, economic and social development in the countryside. Tisbury is in the RDA., where economic regeneration is to be encouraged(some financial assistance may be available) Paras 3.8 – 3.11 are encouraging business in the countryside.

The potential loss of employment opportunities that this proposal represents would appear to run contrary to those aims.

Strategic Rail Issues

Policy Tran 4 of RPG10 sets out Transport Infrastructure investment priorities. Amongst these are the improvements to the Waterloo – Exeter line to provide enhanced frequencies and adequate capacity. To achieve this the line will be dualled (the SWARRMS report refers) and this requires the reinstatement of the down platform at Tisbury.

This is a matter which, should the application be approved, could be achieved via a S106 agreement requiring the conveyance (at possibly nil cost) of a designated strip of land to Network Rail to provide a down platform plus a financial contribution towards the enhanced for which the housing development would create a demand. It would also be reasonable to replace the level crossing of the footpath and the railway – not only in the grounds of pedestrian safety but also to reduce the number of such crossings in the interests of rail safety and enhancement of the service.

Neither of these aspects has been included in the application and therefore, should the application be refused, must be included as reasons for refusal.

Relocation of existing uses and effect on adjoining uses.

The environmental health officer has raised concerns about the suitability of this site for residential use given the proximity of the railway, the station and other industrial uses. There is a risk that residential development could give rise to noise (and smell) complaints against these users and therefore could prejudice existing employers and – *in extremis*- the efficient operation of the railway.

Land Contamination

This is a matter that can be addressed by condition. It is likely that this site is contaminated by reason of its former uses and may therefore require some remediation. This could render it less suitable for residential development, depending on the findings of any contamination study.

Drainage and Flooding

Flooding occurs under Three Arch Bridge, in extreme events rendering the road impassable and cutting the site off by road from Tisbury. Surface water drainage would need to be conditioned to ensure this was not worsened by the development and to ensure that any run off did not adversely affect the River Nadder which is an SSSI.

Access & Highways

The road network around Tisbury is restricted to unclassified and 'C' class roads, all of which have a restricted width at some point. Rail connections to Salisbury/Gillingham are good and the station is well used. Bus services are poor. Tisbury has a broad range of facilities, shops, sports centre, schools (though not secondary education). The site is within walking distance of most of these facilities but there is no continuous footpath to the High Street. Pedestrian access exists across the railway but unless a footbridge is provided (not shown in the proposals) this is hazardous.

With a decline in local employment, there is a likelihood of the residential occupiers of this site working elsewhere. Not all will commute by train. Also there is a high likelihood of day to day car trips as Tisbury has no supermarket and a limited range of schools.

Other Issues raised by objectors (and not covered above)

- ◆ Objectors have raised concern about demolition of the existing buildings. A method statement would be necessary to address the issue of asbestos.
- ◆ The issue of protected species could be dealt with by way of informative- however should the application be refused, it will need to be covered in any reason for refusal
- ◆ Most of the 'greenfield' is to remain as such. There is only a small section shown as being developed.
- ◆ 02/005 - PPG3 gives residential 'hope value' to industrial sites owing to the operation of the land & property market in this area- therefore an applicant may well try to obtain a residential consent initially rather than pursue an industrial one.

CONCLUSION

This is a brownfield site that is currently under utilised. The key issue in this case is loss of employment. If the proposal is contrary to policy E2 then it follows that it must also be contrary to policy H23.

There are many other issues that affect this proposal which have not been taken into account in the submission, strategic rail issues, pedestrian access, flooding, R2 policy, justification for local needs affordable housing, wildlife, land contamination. These are matters, which if the application complied with policy could be dealt with by way of condition, legal agreement or informative, however, because it is considered that there are no material considerations that outweigh planning policy in this instance and that the application should therefore be refused in accordance with the local plan, they fall to be included as reasons for refusal so they can be examined further in the event of an appeal.

RECOMMENDATION: REFUSE for the following reasons:

(1) This proposal is contrary to policies E2 & E12 of the adopted Salisbury District Local Plan and policy E16 of the deposited replacement Salisbury District Local Plan in that the proposal would result in the loss of a large employment site, does not result in demonstrable environmental or conservation benefits nor does it provide for a similar number and range of job opportunities. Furthermore, this is a large site and the loss of available land for employment/industrial use is of significant importance.

(2) The proposed development is considered by the Local Planning Authority to be contrary to Housing Policy H23 of the Salisbury District Local Plan in that it is located outside any housing policy boundary and the requirement for the dwellings has neither been justified in connection with the needs of agriculture or forestry nor are they 'affordable' housing for those unable to compete in the local housing market, nor are they replacement dwellings and notwithstanding that this is a brownfield site, not in accordance with other policies of the adopted local plan.

(3) The proposal is considered to be contrary to policy Tran 4 of RPG 10 in that it makes no provision for the safeguarding of land for improvements to the Waterloo - Exeter railway line, and to Tisbury Station in particular.

(4) The proposal is considered to be contrary to policy DP1 of the approved Wiltshire Structure Plan and the aims of PPG13 in that there are inadequate pedestrian links into the main settlement of Tisbury and it would lead to an increase in use of a pedestrian level crossing across the railway, which would increase the risk both to pedestrians and the operation of the railway.

(5) The proposal is considered to be contrary to policy G1 of the adopted SDLP, DP1 of the approved Wiltshire Structure Plan and the aims of PPG13 in that it is likely to lead to an increase in out commuting car borne traffic on a local road network that is ill suited to increased levels of demand

(6) The proposal is contrary to policy G1 of the adopted Salisbury District Local Plan in that it contains insufficient information to demonstrate that the site could be satisfactorily drained without an increased risk of flooding off site.

(7) The proposal is considered to be contrary to policy C2 and C6 of the adopted Salisbury District Local Plan in that the proposed 'gateway' residential development will be detrimental to the visual qualities of the designated AONB in that it will form an intrusion within an area where the railway bridge forms a clear visual break between the character of the settlement of Tisbury and the open countryside

(8) The proposal is considered to be contrary to policy R2 of the adopted Salisbury District Local Plan in that it makes no provision for recreational open space.

Judy Howles

From: Judy Howles
Sent: 15 October 2003 11:21
To: John Meeker
Subject: RE: Parmiter site

I looked at the parking yesterday - it's now a 2 hour restriction at the bottom of the High St and the number of cars there is significantly less. Also the station car park was even more chaotically parked than last time !
Judy

-----Original Message-----

From: John Meeker
Sent: 15 October 2003 09:21
To: Judy Howles
Subject: Parmiter site

Judy,

I will now be meeting Celine next thursday to establish a position on this site with regard to employment land if Humberts make any enquiries.

Ta

JM

LIST OF PLANNING APPLICATIONS TO BE SUBMITTED BEFORE THE FOLLOWING COMMITTEE WESTERN AREA 28-11-02

Note: This is a précis of the Committee report for use mainly prior to the Committee meeting and does not represent a notice of the decision

A106	- Approve subject to S106	DOEC	- Refer to DLTR (Committee)	REF	- Refusal
		Now	- DTLR		
APP	- Approve	NOBJ	- No objection	REV	- Subject to Revocation Order
APPC	- Approve with conditions	OBJ	- Objection	DOED	- Refer to DLTR
				Now DTLR	- (delegated)
APRE	- Part approve / refuse	OBS	- Observations to Committee		

ITEM NO	APPLICATION NO	LOCATION	REC	PARISH / WARD	PAGE NOS	WARD & COUN- CILLORS	NOTES
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15.15	S / 2002 / 1367 ✓ Mrs J Howles	ST MODWEN DEVELOPMENTS STATION WORKS TISBURY	REF	TISB		TISBURY J B Hooper	REF - ISSUE.
2	S / 2002 / 1419 ✓ Mr S Hawkins	MR A M HICKS OAKLEIGH FARM HINDON ROAD DINTON	REF	DINT		NADDER Mrs S A Willan	REF - ISSUE.
3	S / 2002 / 1574 ✓ Mr J Brightman	MR C HINDER THE CROSS HIGH STREET TISBURY	REF	TISB		TISBURY As 1 above	APP. BACK TO JB.
	S / 2002 / 2076 ✓ Miss L Flindell	MR AND MRS P TURPIE LINDEN LEA CUFFS LANE TISBURY	REF	TISB		TISBURY As above	LD

X

5

S / 2002 / 1352
Mr E Teagle

MR J DUGAN
NADDER HOUSE (LAND ADJACENT)
HINDON ROAD DINTON

A016 DINT

NADDER
As 2 above

A106. Letter of Interest.

6

S / 2002 / 1587
Mr J Brightman

MR D COOPER
RIVERSIDE WEST COTTAGE
FLAMSTONE STREET BISHOPSTONE

APPC BISH

CHALKE VALLEY
E R Draper

APP - ISSUE -

7

S / 2002 / 1658
Mrs J Howies

THE VISCOUNT & VISCOUNTESS ROTHMERE
THE PHEASANTRY FERNE PARK
DONHEAD ST ANDREW

DONA

DONHEAD
J A Cole-Morgan

AS REC. BACK TO
JH.

8

S / 2002 / 1659
Mrs J Howies

THE VISCOUNT & VISCOUNTESS ROTHMERE
FERNE PARK
BERWICK ST JOHN

BEJO

DONHEAD
As above

APP - ISSUE

X

9

S / 2002 / 1713
Miss L Flindell

THE NATIONAL WESTMINSTER BANK
VICTORIA HALL
HIGH STREET TISBURY

APPC TISB

TISBURY
J B Hooper

APP - ISSUE

X

10 SN
14.45

S / 2002 / 1757
Mrs J Howies

MR & MRS L KAIL
HUNTERS LODGE
ELCOMBE LANE ALVEDISTON

APPC ALVE

CHALKE VALLEY
E R Draper

APP - ISSUE

X

11

S / 2002 / 2060
Mrs J Howies

L J HARDING (DEC'D) TRUST
FORGE COTTAGE
THE STREET CHILMARK

A106 CHIL

FONTHILL.
M G Fowler

APP. 106. BACK TO
JH.

Emergency Item.
SLOANERS LODGE. 3/13/03

ZLF

SUDY H

Zoe Freeman

From: Andrew Burgess [andrew.burgess@humberts.co.uk]
Sent: 14 March 2003 14:40
To: developmentcontrol@salisbury.gov.uk
Subject: Station Works Tisbury S/2002/1367
Importance: High

Emergency
Haggs

Zoe - Please send EA
Comments on file 02/1367

☒ Visit the Humberts Planning Website

FAO Judy Howles

Dear Mrs Howles,

I spoke to you about a week ago and you were going to send me a copy of the EA's comments. I have not received anything yet and would be grateful if you could send it by fax on Monday.
Thank you.

ANDREW BURGESS
Head of Planning

www.humberts.co.uk/planning

Tel 023 8063 4744 Fax 023 8033 0974 E-mail andrew.burgess@humberts.co.uk

Humberts, Bank House, Ocean Village, Southampton SO14 3AB

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(c) Humberts 2002

17/03/2003

Humberts Stationery

This e-mail has been scanned for all viruses by Star Internet. The service is powered by MessageLabs. For more information on a proactive anti-virus service working around the clock, around the globe, visit: <http://www.star.net.uk>

17/03/2003

DEVELOPMENT & BUILDING CONTROL

REFERENCE:

02/1367

DATE:

14/10/03

TIME:

11.00

OFFICER:

[Signature]

Report of interview/telephone conversation/site meeting

with *Anders Brygers*

and

Peg Welf

of *Anthony Bann*

Subject

State Works site Tisbury

Report:

Refused floodip - site could be cut off from village by road during flood events - raised cases of under bridge is not satisfactory - so need for flood alternative protection route.

Val Wilkins report

Doesn't highlight any danger with but need overall improvement. led in SDC.

Mr. Darned is linked - but where else is there?

Pass sign on all station

other officers consulted/present

is a figure - and to info

Signed

[Signature]

NOTE: Please ensure that whenever advice or an opinion is given, the caller is in no doubt that it is your own personal opinion and, as such, is not binding upon the Salisbury District Council.



Esca Rest. strategy.
Guide to not demand.

Issue is "sustainable" development
will trying become commuter settlement.

Supply is of the wrong type - has
been marketed for over 12 months.
will need to supply evidence of
JH marketing + failure to attract.

AB Need is business use in small units.
try to assess employment content
of any mixed scheme.

JM - Need same level of
employment opportunities as before -
no other opps. in terms of land.

Scope for mixed use scheme -
talk to Celina about employment
demand.

JH employment needs to
be 'at point' only to adjoining
B2 uses.

Also need at NE end.

No landscaping alongside Rg.
- Could easily physically
separate areas.

JM - need to ensure dualing
layout relates to built pattern.
Show main road points + up street

REFERENCE:

DATE: / / TIME:

OFFICER:

Report of interview/telephone conversation/site meeting

with Andrew B - yrs and Ray
 of Hubert

Subject

Report:

views aple
 need to have ped link as
 focus
 Better if dest frsts along +
 have attractive

IP - Has agreed satisfactory new
 site access (vehicular)
 Ped. access - usual aspect
 of ramped access - Network
 Rail will accept ~~space~~ access
 in state car park - but no room
 for ramp.

JH suggests space for car could
 be accommodated on other side
 of the h/o. Need to provide access

other officers consulted/present

Signed John Meekes F.P.

ian Bonebrake UCC

NOTE: Please ensure that whenever advice or an opinion is given, the caller is in no doubt that it is your own personal opinion and, as such, is not binding upon the Salisbury District Council.

for pushchair -
ramped steps my be alternative
as could be done with pushchairs but
not with wheelchairs.

VCC would have to monitor
object on basis of access for
disabled. Social inclusion issue.

Porte Bridge - could signpost
it - with priority runs -
would then have knock on effect -
congestion - could be addressed
by seeing as part of a new site.

Look at Gutter end of 4th floor.
would need FP down to order.

Key Issues:

- ① Employment Provision
- ② Highway + pedestrian access
- ③ Needs to be "well related"
to existing settlement.
- cross - tail of A.

Putting Passengers First...

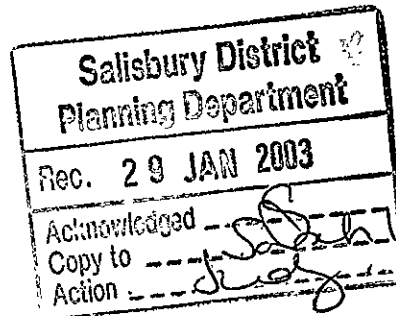


RAIL PASSENGERS COMMITTEE

SOUTHERN ENGLAND

Salisbury District Council
The Council House,
Bourne Hill,
Salisbury, Wiltshire,
SP1 3UZ

Centric House, 390/391 Strand,
London WC2R 0LT.
Telephone: 020 7240 5308
Facsimile: 020 7240 8923



23 January 2003

Dear Sir

Land near Tisbury Station – Outline Planning Application S/2002/1367

We have received the enclosed correspondence from John Bayley of Railfuture about the above application.

Mr Bayley was concerned about the proposed plans for redevelopment of land that used to belong to the railway, as he feels this land could be needed for railway use in the future. As the land is already in private ownership it was not something that we were consulted about by the relevant property companies.

We are fully aware that the deadline for this consultation has passed, and that permission was refused on this occasion. However, we would wish to register our aspiration with the council over the sale of such land for private developments. The Committee has aspirations to see the double tracking and modernisation of the track between Salisbury and Exeter and would oppose any schemes that would decrease the likelihood of the relevant land being available for such improvements in the future.

Yours faithfully

Jennifer A. Teague-Harley
Deputy Secretary

Enc. Correspondence from John Bayley, Railfuture



INVESTOR IN PEOPLE

Chairman: Wendy Toms
Secretary: Mike Hewitson

Part of the RPC network - the statutory watchdog protecting and promoting the interests of rail passengers throughout Great Britain



Proposed Redevelopment of Station Works, Tisbury

St. Modwen Developments Limited owns the Station Works, Tisbury site and have submitted an outline planning application ref: S/2002/1367 to establish the principle of a redevelopment of the site.

The scheme could provide approximately 70 new dwellings including in the region of 20 affordable homes.

An area of new light industrial units would provide up to 25,000 sq.ft. of modern premises suitable for local small businesses.

Although the detailed design of the scheme is not included in this application, the overall appearance of the site, which is situated in the Area of Outstanding Natural Beauty, will be considerably improved by redevelopment.

The relocation of the Parmiter business and its replacement with smaller local business will reduce the amount of HGV traffic passing through Tisbury. Improved footpaths between the town centre and the site are to be provided as part of the proposal.

The application is due to be determined at the Western Area Planning Committee Meeting on 28th November 2002 and representations should be received by Salisbury District Council at least 48 hours beforehand.

"P.J. Parmiter & Sons Ltd. has been on the Station Works site for nearly 100 years, but unfortunately the site is no longer suitable for the business. We sold the site to St. Modwen and are now tenants occupying only 1/3rd of the factory space, with our offices, in part of the office block, now remote from our part of the factory.

The nature of our manufacturing business today requires a smaller compact site with good communications - in particular better access to the main road networks. We intend to remain within 7 miles of Tisbury to

ensure we retain our local employees. Two potentially suitable sites have already been identified.

British manufacturing has changed significantly over recent years; long line manufacturing requiring buildings like Station Works are no longer required. We strongly feel that the mixed use scheme put forward offers exactly what Tisbury needs for the future; affordable housing, together with smaller modern units offering a range of employment opportunities suitable for current and future needs, and replacing old industrial buildings which dominate many views from the village."

Simon Wilcox
Managing Director, P.J. Parmiter & Sons Ltd

We would invite your comments whether for or against the scheme, so that they may be submitted to the District Council for their consideration

I am in favour of the scheme ☐

I am NOT in favour of the scheme ☒

Comments:

REFUSE

See DOCUMENT HEREWITH

Name:

JOHN R BAYLEY

Address:

SUNFLOWER COTTAGE THE QUARRY
TISBURY SP3 6HR

RAILWAY STUDY ASSOCIATION
RAIL FUTURE (WESSEX)

01252 7156094



To all Residents of Tisbury

You may have read about our planning application to redevelop Station Works with a mix of housing and small industrial units. Our proposals are more fully described opposite.

The application is due to be decided at the Western Area Planning Committee Meeting of Salisbury District Council on 28th November 2002.

If approved the scheme would provide about 70 new houses, including 20 affordable homes for local needs, and up to 25,000 sq.ft. of purpose built light industrial units.

Parmiter & Sons occupy part of the Station Works buildings but wish to relocate nearby within the District to premises which would enable them to operate more efficiently.

The redevelopment of this "Brownfield" site will mean that other "Greenfield" sites will not need to be developed.

Tisbury Parish Council unanimously supported the outline plans when put before them in July this year and has conveyed this to Salisbury District Council. We hope that you will be backing the scheme and are willing to signify your support by putting your comments on the FREEPOST tear off sheet opposite.

Anthony Baron
St. Modwen Properties PLC

RAILWAY DEVELOPMENT SOCIETY

(Campaigning as)

RAILFUTURE

25 NOVEMBER 2002

STATION WORKS

Proposed Redevelopment of Station Works

TISBURY

Outline Planning Application submitted to Salisbury District Council - Ref: S/2002/1367 by St. MODWEN DEVELOPMENT LIMITED (Owners of the Station Works, Tisbury Site) due to be determined at the Western Area Planning Committee Meeting on Thursday 28 November 2002 (N.B Representations to be received by Salisbury District Council at least 48 hours beforehand, which means Tuesday a.m. 26 November 2002.

cont.....

1. The Developers have printed a glossy 'Consultation' Document addressed 'To all Residents of Tisbury'.

They have attempted to circulate it as an insert to the weekly FREE Blackmore Vale Magazine Edition 1259 dated 22 November 2002, which only became available at Tisbury News on Sunday 24 November 2002.

It should be noted that door to door delivery arrangements for this magazine have long since broken down, and it is now left to Residents to collect a copy if they wish from Tisbury News.

Most Residents will be ^{now} aware that the Developers insert is included with this issue, as there is not 'Display Bill Poster/Placard'!

Therefore the Developers Insert is likely to reach few Residents in time to reply within the time limits above mentioned.

For this reason alone consideration of the Outline Application should be adjourned, if it is not already recommended for Refusal.

2. The Application is misconceived. P J Parmiter & Sons Ltd has been ^{on the} ~~a~~ greater part of the Station Works site for nearly 100 years.

However following the 'Beeching Axe' of the 1960's and singling of the railtrack through TISBURY STATION in 1967, Parmiters purchased the 'Down' Station Site for the British Railways Board.

It is now the Aspiration of the Railway Authorities (SRA, SWT and The Rail Freight Group, backed by The Rail Passengers Committees for Southern and Western England) that the London and South Western Main Line between Salisbury and Exeter should be restored to double track throughout, or certainly as far as Yeovil Junction in the interim.

cont.....

The 'Down' Station site needs to be purchased by the SRA from the Developers, to include adequate room for substantial increase in car parking, which is woefully inadequate at present.

If the SRA cannot acquire sufficient land by Private Treaty then Compulsory Purchase powers should be used.

3. The Salisbury - Exeter Rail Line is just as important as The Chiltern Line from London (St. Marylebone) - Birmingham (Snow Hill) the re-doubling of which has been completed recently.
It is Government Policy to achieve greater use of Public Transport.
The traffic is there for the taking but of course everything happens 20 years too late.
4. The Site redevelopment should include the proposed new Factory for Parmiters, who should have taken advice for The Rail Freight Group as to the practicalities of using Rail for their transport requirements to a great extent. This paper need not go into the technical aspects now being developed for loading and unloading (mainly at night direct from the mainline by multi-purpose trains using modern handling methods).
5. The problem of Station car parking needs to be resolved by the SRA, SWT, Wilts C.C., Salisbury D.C. Tisbury Parish Council and Tisbury Rail Users Group (supported by Railfuture).
6. Of course the financial aspects are a constraint, but Government should put its money where its mouth is.

cont.....

7. The need for affordable homes and purpose built light industrial units in Tisbury is not denied, but as outlined already this is an important and possibly controversial site, which needs to be handled with great care.

8. Increased Rail use brings the problem of parking as above mentioned, and so ~~for~~ handled negatively by Tisbury Parish Council.

Andrew Hains^e of SWT is exasperated at the lack of joint progress on this issue.

It also brings benefits to the Shops of Tisbury with increased trade.

9. The 'Consultation' Document should be treated with extreme caution by the Western Area Planning Committee.

It is nothing more than a transparent attempt to gain the support of Residents, who are opposed to the proposed development of 'Greenfield' sites off Hindon Lane.

10. It was remarked at the July Planning Meeting held at The Godolphin School in Salisbury that Tisbury is the only town of its size not to have an 'A class' road, but its A class road is RAIL paralleled by the A30 and A303 roads.

11. To propose a belt of trees between the railway line and 'Residential Area B' defies common sense, which is of course not very common.

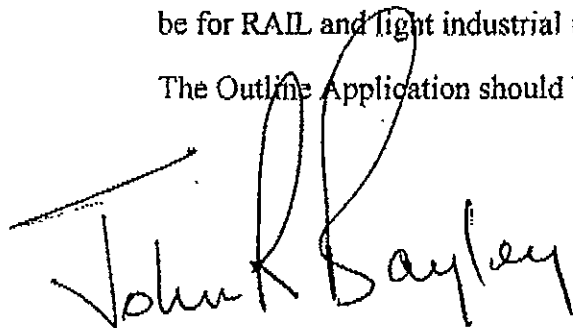
No doubt a 'Noise Barrier' may be thought necessary, but trees on such a location are not the answer. Some of the 'B' residents will

cont.....

almost certainly be Rail travellers and the first to complain of unpunctual services because of 'leaves on the line'.

12. The Developers have not done their homework and this site should be for RAIL and light industrial use.

The Outline Application should be refused.



John R Bayley
Tisbury

25 November 2002

RAILWAY STUDY ASSOCIATION
RAIL FUTURE

John R. Bayley

A1-

Sunflower Cottage
The Quarry



CWIT/ATOC

505 City Road
Chaffield S2 1CZ

02/1367

DATE:

8.1.83, TIME: 12.00

OFFICER:

Report of interview/telephone conversation/site meeting

with Andrew Byers and Ray Hillof Humberston or Medway Park
Arthur Burns

Subject

Station users taking

Report:

Policy E16

- Need to demonstrate that site as it stands is no longer viable for employment use.
- Why cannot it be redeveloped solely for employment use?
 - Quantity of demand is an issue.
 - Inspector has allocated for other land.

Brownfield

Reps for QOSW a proposed mode. Requesting para - local plan - that all Brownfield sites are suitable for redevelop for housing.

- Could site be redev. for employment use?

other officers consulted/present

Sarah Stiles AP

Signed



NOTE: Please ensure that whenever advice or an opinion is given, the caller is in no doubt that it is your own personal opinion and, as such, is not binding upon the Salisbury District Council.

Partes - 10 live in Trisburg.
Need evidence of parity -
Also need evidence of employment
demand.

If not economic - need to address
contaminated land.

Will be using quarter - supply/demand
for site.

Speak to Gar Best - incentives
for setting up employment dist.

Housing

Outside HPB

H23 relates to capacity -

H23 study done - about 32

If not 100% affordable - "1 ad needs"
then depart H23.

- need to look at distribution of local
need (house sizes)

Need to distribute and site

may confer more than 25% of need doesn't

Configuration of site:-

Need to think of configuration of site -
dist of housing.

Redevelop site area - unrelated
to PRB.

Issue - public right of way across the

- need to talk to UCC + SRA + DOT
FP discuss order issue + Metro
to agree option for FB.

Any possibility of providing Metro
parking for site?

DATE:

8/1/83

TIME:

1200

OFFICER:

Report of interview/telephone conversation/site meeting

with

and

of

Subject

Report:

Reason 5

Balance between employment & road -
 will it provide jobs for the inhabitants -
 Under line provides benefit of improved
 network so this is offset against problem
 with general network.

Need to do traffic study & analysis.

Reason 7

Keep developed over with previously
 developed land.

R2

to dabble a bit - not by accident for.

PRV

other officers consulted/present

Signed

NOTE: Please ensure that whenever advice or an opinion is given, the caller is in no doubt that it is your own personal opinion and, as such, is not binding upon the Salisbury District Council.

If we for gyp as deposit - the
WAC could improve - but the to
Seed Rate

Next steps

Look at policy issue - for
then have another meeting to see if
issue can be resolved -

S / 0 2 / 1 3 6 7 .

Humberts

PLANNING

Bank House, Ocean Village
Southampton SO14 3AB

Telephone: 023 8063 4744 Fax: 023 8033 0974

SUPPORTING STATEMENT

IN RESPECT OF AN OUTLINE PLANNING APPLICATION

FOR RESIDENTIAL AND EMPLOYMENT USES

**ON BEHALF OF
ST MODWEN DEVELOPMENTS LIMITED**

**LAND AT STATION WORKS
TISBURY
WILTSHIRE**

Salisbury District Planning Department
Rec. - 3 JUL 2002
Acknowledged -----
Copy to -----
Action -----

JULY 2002

73515015

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- 1.0 INTRODUCTION
- 2.0 THE MIXED USE SCHEME PROPOSED AT STATION WORKS, TISBURY
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PLANS

- Plan 1 Site Location Plan
- Plan 2 Illustrative Layout plan

APPENDICES

- Appendix 1 Press Release from Parmiter Issued July 2001

PHOTOGRPAHS

- Photographs of the site.

1.0 INTRODUCTION

- 1.1 This Statement has been prepared to accompany an outline planning application for a mixed use proposal consisting of residential and employment development at Station Works, Tisbury. The site is owned by Redman Heenan Properties Limited a St Modwen Company and is partly occupied by P J Parmiter and Sons Limited who manufacture agricultural machinery. The occupiers have rationalised their activities during recent months resulting in a large part of the site now being vacant.
- 1.2 This document is submitted in support of the application and explains why this "brownfield" development site should come forward for a mixed use development.
- 1.3 The site has only been recently acquired by Redman Heenan Properties Limited and therefore was not promoted for redevelopment during the review of the Local Plan. It is appropriate to bring the opportunity to the attention of the Council prior to final consideration of the housing allocations as it is felt the site has considerable merit.

2.0 THE MIXED USE SCHEME PROPOSED AT STATION WORKS, TISBURY

Site Description

- 2.1 The site at Station Works extends to 3.8 hectares of which 2.6 hectares (6.4 acres) is currently developed. The site consists of 6 large sheds, associated yards and an office building as shown in Plan 1 and the photographs attached to this Statement. The developed site has been occupied by Parmiters since the early 1900s and the site has grown with the business and extends to cover approximately 11,100 sq m (120,000 sq ft) of floor space. Although the business has grown over the years there has in more recent years been a down turn in the demand for the company's products. This was compounded due to the foot and mouth crisis. The weakness of the Euro against the Pound has also meant that margins on exported products have been squeezed.
- 2.2 The difficulties the company has experienced have meant that they have unfortunately had to downsize. A press release issued by the company in July 2001 is attached as Appendix 1 and explains the position further. The company currently operate from the ground floor and basement of the office building and the factory buildings at the rear of the site. It is intended that the company will relocate to modern purpose built premises nearer to the A303 so as to be more accessible to the highway network but still close to Tisbury in order to retain existing staff. This will enable the company to be more efficient in the competing international market.
- 2.3 The current site is not ideal for the company's operation as access to the site is restricted by the height of the railway bridge which prevents HGV's travelling to and from the site via the town, the obvious route from the main trunk roads (see photographs). The current application includes 0.6 hectares of employment land which it is envisaged will be used by small local businesses as light industrial premises. The majority of commercial vehicles visiting the site will therefore be vans and small lorries as opposed to the large HGV vehicles that currently visit. It is proposed to improve the access to the site as part of the proposals which will be subject to planning

to the site as part of the proposals which will be subject to planning conditions and agreement with the Highway Authority.

2.4 The Proposal

The proposed development consists of:

- i) Area A approximately 0.7 hectares of residential
- ii) Area for business enterprise centre B1 use 0.6 hectares
- iii) Area B approximately 1.3 hectares of residential

An illustrative layout is included as Plan 2 which demonstrates how the site could be developed for this mixed use proposal.

3.0 RELEVANT NATIONAL PLANNING POLICY

- 3.1 Central Government Planning Guidance now promotes mixed use development and housing on previously developed sites.

3.2 PPG1 General Policy and Principles

Paragraph 8 of PPG1 refers to mixed uses and states:

"Within Town Centres but also elsewhere, mixed use development can help create vitality and diversity and reduce the need to travel. It can be more sustainable than development consisting of a single use. Local Planning Authorities should include policies in their development plans to promote and retain mixed uses, particularly in town centres, in other areas highly accessible by means of transport other than the private car and in areas of major new development. What will be appropriate on a particular site will be determined by the characteristics of the area—and the likely impact on sustainability, overall travel patterns and car use. The character of existing residential areas should not be undermined by inappropriate new uses."

3.3 PPG3 Housing

Further advice is provided in PPG3 Housing which encourages use of previously developed land for new housing development. Paragraph 22 of PPG3 Housing under the heading Re-using Urban Land and Buildings states:

"The Government is committed to maximising the reuse of previously developed land and empty properties and the conversion of non residential buildings for housing, in order both to promote regeneration and minimise the amount of Greenfield land taken for development."

- 3.4 PPG3 recognises that windfall housing sites will come forward from time to time and that paragraph 35 states:

"Windfall sites are those which have not been specifically identified as available in the local plan process. They comprise previously developed sites that have unexpectedly become available. These could include for

sites that have unexpectedly become available. These could include for example large sites such as might result from a factory closure or very small changes to the built environment such as a residential conversion or new flat over a shop."(my underlining)

- 3.5 Recent Government Advice is therefore very clear that mixed use development should be encouraged and that new housing development should be on "previously developed land".

3.6 **Structure Plan and Local Plan Policies**

The Wiltshire County Structure Plan, adopted in 2000 identifies Tisbury as one of the District's main settlements, in which development is acceptable as it has a range of facilities to support an expanding population. Therefore in strategic terms Tisbury is a settlement identified to accommodate more development.

- 3.7 The mixed use development proposed is in line with the general thrust of policies in the Salisbury Replacement Local Plan and Adopted Wiltshire Structure Plan Policy DP4 that states:

"Development for housing and employment should be concentrated at existing towns and main settlements. The scale and nature of development at each of these settlements should reflect its size, population, range of services, role, character, the impact on existing development and surrounding countryside and the scope for public transport links..."

- 3.8 This application is therefore entirely in accordance with the objectives of the Structure Plan and the Local Plan to focus development for housing and employment at existing towns, at a scale appropriate for the location.

4.0 SUMMARY AND CONCLUSIONS

4.1 This site is considered to be eminently suitable for the mixed use residential and employment scheme proposed because:-

- This is a 'brownfield' site which is now underused and suitable for redevelopment.
- The development of this mixed use site on previously developed land will reduce the amount of Greenfield sites that need to be released for housing.
- The proposal will provide in the region of 20 affordable housing units, approximately 50 market houses and a business enterprise centre providing space for small local businesses to become established.
- The detailed design of the proposal will ensure that the overall appearance of the site is improved and will result in an attractive development when viewed from the town.
- The access will be improved and less HGV's will visit the site reducing congestion in Tisbury town centre.
- Enables Parmiter to relocate nearby to a more appropriate and efficient site.

4.2 Conclusion

The proposal for a mixed use development at Station Works, Tisbury is considered to be an appropriate use of the site as it provides additional housing whilst reducing the need to release Greenfield land elsewhere, provides land for affordable housing needed in Tisbury and maintains employment which is more suited to local requirements. As a result the proposal is considered to be entirely appropriate and that outline planning permission should be granted.

2114am

PLAN 1

SITE LOCATION PLAN

PLAN 2

ILLUSTRATIVE LAYOUT PLAN

APPENDIX 1

PRESS RELEASE FROM PARMITER
ISSUED JULY 2001



P. J. Parmiter & Sons Ltd.,

Station Works, Tisbury,
Salisbury, Wiltshire
SP3 6QZ, England.

Telephone: +44 (0)1747 870821

Fax: +44 (0)1747 871171

e-mail: parmiter@dial.pipex.com

Web Site: www.parmiter.co.uk

PRESS RELEASE

The Foot and Mouth crisis has forced P.J.Parmiter & Sons Ltd., the Tisbury based Agricultural Machinery manufacturer, to regrettably announce a redundancy programme. The management of the company, who bought the business 2 ½ years ago, has been working hard to turn the business around, however a number of factors beyond their control has meant that the business has to consolidate to survive.

The Foot and Mouth crisis has had a significant impact on their UK business just at a point when it seemed that UK agriculture was starting to pull itself out of the worst period for over 30 years. However with further new cases still occurring there is no likelihood of any improvement in the near future.

The other major factor to adversely affect the business, as with all UK manufacturers, has been the weakness of the Euro. Over the last three years the Company has been working hard to further develop its European business to offset the downturn in the UK. In the last twelve months over 25% has been exported to Europe. However the continuing weakness of the Euro against the Pound has meant that margins have been squeezed dramatically. Compounded by the reduction in sales in the UK and a poor spring season in its sports and turf care products, due to the wet autumn and spring, the business was not generating the profits needed.

The management has formulated a plan to restructure the business to enable it to survive and move forward again. The company has continued to maintain a strong export business in North America and has some strong core products sold in both the UK and Europe. The business will now focus on these areas. A large proportion of the piece part and fabricated parts will be out-sourced, reducing the company's fixed overheads and making it more competitive. Not only will this allow the Company to survive this difficult period, and continue to employ 47 people, but it will also then be in a position to grow the business in the future.

Simon Wilcox, Managing Director, said " Sadly 30 employees are likely to be made redundant as part of the closure of our machine shop and welding sections. However we have been able to offer some the option of transferring to other departments, and we have been in discussion with other employers about possible vacancies. Many of our employees have been with Parmiter for a considerable number of years and we very much regret having to take this action. We would like to thank them for their hard work and commitment. It is devastating that we have been forced, by the weak Euro and the dire impact of Foot and Mouth Disease on Britain's livestock farmers, to take this action."

END

For further information please contact Simon Wilcox (Managing Director).
Telephone number 01747 870821

PHOTOGRAPHS OF THE SITE

Report VA3278.200716.NIA1

Station Works, Tisbury

Noise Impact Assessment

16 July 2020

Tisbury Community Homes

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Attachments

VA3278/SP1	Indicative Site Plan
VA3278/SP2	Glazing Locations
VA3278/TH1-TH2	Environmental Noise Time Histories
VA3278/NM1-NM6	Noise Propagation Maps
Appendix A	Acoustic Terminology

1. Introduction

An outline plan to redevelop the land at Station Works, Tisbury for approximately 80 residential units and a care home.

The site is located approximately half a mile from Tisbury town centre adjacent to a train track and opposite Tisbury station.

Venta Acoustics has been commissioned by Tisbury Community Homes to undertake an assessment of the current environmental noise impact on the site and provide recommendations of acoustic mitigation where required in support of an application for planning permission.

An environmental noise and vibration survey has been undertaken to determine the noise and vibration levels incident on the site. These levels are then used to undertake an assessment of the likely impact in accordance with the National Planning Policy Framework with reference to relevant standards, guidance and the planning requirements of Wiltshire Council.

Outline mitigation measures are considered and an appraisal of the requirements of external building fabric elements are provided where appropriate.

2. Guidance and Legislation

2.1 ProPG: Planning & Noise (2017)

ProPG (Professional Practice Guidance: Planning and Noise) 2017 has been jointly developed by the Institute of Acoustics (IOA), the Association of Noise Consultants (ANC) and the Chartered Institute of Environmental Health (CIEH) to guide Local Planning Authorities (LPA's) and Practitioners in assessing the suitability for residential development on sites predominantly exposed to airborne transport noise.

The guidance advocates a proportionate and risk based 2-stage assessment approach.

Stage 1 is an initial noise risk assessment of the site, based on measurements or predictions, in the absence of mitigation or consideration of the proposed layout. A risk category is assigned to the site as follows:

Risk Category	Indicative Daytime Noise Levels $L_{Aeq,16hr}$	Indicative Night Time Noise Levels $L_{Aeq,8hr}$	Pre-Planning Application Advice
Negligible Risk	< 50 dB	< 40 dB	Indication that the development site is likely to be acceptable from a noise perspective and application need not normally be delayed on noise grounds.
Low Risk	50 - 60 dB	40 - 50 dB	Indication that the development site is likely to be acceptable provided a good acoustic design process is followed and is confirmed in a detailed Acoustic Design Statement confirming how noise will be mitigated
Medium Risk	60 - 70 dB	50 - 60 dB	
High Risk	> 70dB	> 60dB	Indication that the development site may be refused on noise grounds unless a good acoustic design process and detailed Acoustic Design statement can demonstrate the significant noise risk can be mitigated.

Notes

- Indicative noise levels should be assessed without inclusion of the acoustic effect of any scheme specific noise mitigation measures.
- Indicative noise levels are the combined free-field noise level from all sources of transport noise and may also include industrial/commercial noise where this is present but is “not dominant”.
- $L_{Aeq,16hr}$ is for daytime 0700 – 2300, $L_{Aeq,8hr}$ is for night-time 2300 – 0700.
- An indication that there may be more than 10 noise events at night (2300 – 0700) with $L_{Amax,F} > 60$ dB means the site should not be regarded as negligible risk.

The table suggests hard boundaries between risk categories based on values. The intent is a more considered and progressive increase in risk level as noise levels increase.

Table 2.1 – ProPG Stage 1 Site Noise Risk Assessment

Stage 2 is a detailed assessment of the proposals with consideration of four key elements:

- Element 1 – demonstrating a “Good Acoustic Design Process”
- Element 2 – observing internal “Noise Level Guidelines”
- Element 3 – undertaking an “External Amenity Area Noise Assessment”
- Element 4 – consideration of “Other Relevant Issues”

The document emphasises the use of ‘Good Acoustic Design’ in mitigating existing noise sources, highlighting that reliance on closed windows should be a last resort but accepting that in some circumstances no alternative options are available.

2.2 The National Planning Policy Framework (2019)

The revised *National Planning Policy Framework* (NPPF), adopted in 2019, sets out the Government’s planning policies for England, superseding all previous planning policy statements and guidance.

In respect of noise, the NPPF states that the planning system should contribute to and enhance the natural and local environment by preventing both new and existing developments from contributing

to or being put at unacceptable risk from, or being adversely affected by unacceptable levels of noise pollution.

Hence, Paragraph 180 states that *planning policies and decisions should also ensure new development is appropriate for its location taking into account the likely effects (including cumulative effects) of pollution on health, living conditions and the natural environment, as well as the potential sensitivity of the site or the wider area to impacts that could arise from the development. In doing so they should:*

- a) mitigate and reduce to a minimum potential adverse impacts resulting from noise from new development – and avoid noise giving rise to significant adverse impacts on health and the quality of life*
- b) identify and protect tranquil areas which have remained relatively undisturbed by noise and are prized for their recreational and amenity value for this reason*

In regards to the term adverse impact, reference is made to the Noise Policy for England:

2.3 Noise Policy Statement for England (2010)

The Noise Policy Statement for England (NPSE) sets out the long term vision of Government noise policy: to promote good health and a good quality of life through the effective management of noise within the context of Government policy on sustainable development.

This vision is supported by the following aims:

- *avoid significant adverse impacts on health and quality of life;*
- *mitigate and minimise adverse impacts on health and quality of life; and*
- *where possible, contribute to the improvement of health and quality of life.*

The terms “significant adverse” and “adverse” are related to the following concepts:

- No Observed Effect Level (NOEL) - the level below which no effect on health and quality of life can be detected.
- Lowest Observed Adverse Effect Level (LOAEL) - the level above which adverse effects on health and quality of life can be detected.
- Significant Observed Adverse Effect Level (SOAEL) - the level above which significant adverse effects on health and quality of life occur.

The guidance acknowledges that it is not possible to have a single objective noise-based measure that defines SOAEL that is applicable to all sources of noise in all situations, but will be different for different noise sources, receptors and times.

In order to enable assessment of impacts in line with these requirements, reference should be made to other currently available guidance.

2.4 WHO Guidelines for Community Noise (1999)

The guidance in this document details suitable noise levels for various activities within residential and commercial buildings.

The relevant sections of this document are shown in Table 2.2.

Criterion	Environment	Design range $L_{Aeq,T}$ dB
Maintain speech intelligibility and avoid moderate annoyance, daytime and evening	Living Room	35 dB
Prevent sleep disturbance, night time	Bedrooms	30 dB

Table 2.2 – Excerpt from WHO

[dB ref. 20μPa]

This guidance also states:

For a good sleep, it is believed that indoor sound pressure levels should not exceed approximately 45dB L_{Amax} more than 10-15 times a night (Vallet & Vernet 1991).

For outdoor living areas, it is stated that:

To protect the majority of people from being seriously annoyed during the daytime, the outdoor sound level from steady, continuous noise should not exceed 55dB L_{Aeq} on balconies, terraces and in outdoor living areas. To protect the majority of people from being moderately annoyed during the daytime, the outdoor sound level should not exceed 50dB L_{Aeq} . Where it is practical and feasible, the lower outdoor sound level should be considered the maximum desirable sound level for new development.

For sleep disturbance, i.e. in bedrooms at night, the NOEL can, therefore, be taken as anything below 30dB(A), whilst the onset of the LOAEL occurs at 30dB(A) and above. The SOAEL cannot be inferred from this information.

During daytime periods, for avoidance of annoyance, the NOEL relates to anything up to 50dB(A) (typically applied to external areas, such as gardens), whilst the onset of the LOAEL occurs at 50dB(A) and above.

2.5 BS8233:2014

BS8233 *Guidance on sound insulation and noise reduction for buildings* provides guidance as to desirable internal ambient noise levels for different areas within residential buildings.

The relevant section of the standard is shown below in Table 2.3.

Activity	Location	07:00 to 23:00	23:00 to 07:00
Resting	Living Room	35 dB $L_{Aeq, 16 \text{ hour}}$	-
Dining	Dining Room	40 dB $L_{Aeq, 16 \text{ hour}}$	-
Sleeping (daytime resting)	Bedroom	35 dB $L_{Aeq, 16 \text{ hour}}$	30 dB $L_{Aeq, 8 \text{ hour}}$

Table 2.3 – Excerpt from BS8233:2014 - Indoor ambient noise levels for dwellings

[dB ref. 20μPa]

For external areas the standard states the following:

For traditional external areas that are used for amenity space, such as gardens and patios, it is desirable that the external noise level does not exceed 50 dB $L_{Aeq,T}$, with an upper guideline value of 55 dB $L_{Aeq,T}$ which would be acceptable in noisier environments.

However, it is also recognized that these guideline values are not achievable in all circumstances where development might be desirable. In higher noise areas, such as city centres or urban areas adjoining the strategic transport network, a compromise between elevated noise levels and other factors, such as the convenience of living in these locations or making efficient use of land resources to ensure development needs can be met, might be warranted. In such a situation, development should be designed to achieve the lowest practicable levels in these external amenity spaces, but should not be prohibited.

2.6 BS6472-1:2008

BS6472 specifies building vibration with respect to human response to be measured and assessed in the form of a vibration dose value (VDV). The VDV defines a relationship that yields a consistent assessment of continuous, intermittent, occasional and impulsive vibration and correlates well with subjective response. The vibration is to be evaluated for the axis in which the magnitude of weighted acceleration is greatest, against the values in Table 1.1.

Place and Time	Low probability of adverse comment	Adverse comment possible	Adverse comment probable
16h day (07:00 – 23:00)	0.2 to 0.4	0.4 to 0.8	0.8 to 1.6
8h night (23:00 – 07:00)	0.1 to 0.2	0.2 to 0.4	0.4 to 0.8

Table 1.1 – VDV ranges with regard to risk of probable comment

[values ref. $m/s^{1.75}$]

2.7 BS4142:2014

British Standard BS4142:2014 *Methods for rating and assessing industrial and commercial sound* describes a method for rating and assessing sound of an industrial and/or commercial nature, which includes sound from fixed installations comprising mechanical and/or electrical plant and equipment;

The assessment methodology considers the Specific Sound Level, as measured or calculated at a potential noise sensitive receptor, due to the source under investigation. A correction factor is added to this level to account for the acoustic character of the sound as follows:

Tonality – A correction of up to 6dB depending on the prominence of tones;

Impulsivity - A correction of up to 9dB depending on the prominence of impulsivity;

Other sound characteristics - A 3dB correction may be applied where a distinctive acoustic character is present that is neither tonal nor impulsive;

Intermittency - A 3dB correction may be applied where the specific sound has identifiable on/off conditions.

An estimate of the impact of the source is obtained by subtracting the typical background noise level from the corrected Specific Sound Level.

- Typically, the greater this difference, the greater the magnitude of the impact.
- A difference of around +10 dB or more is likely to be an indication of a significant adverse impact, depending on the context.
- A difference of around +5 dB could be an indication of an adverse impact, depending on the context.
- The lower the rating level is relative to the measured background sound level, the less likely it is that there will be an adverse impact. Where the rating level does not exceed the background sound level, this is an indication of the specific sound having a low impact, depending on the context.

3. Site Description

As illustrated on attached site plan VA3278/SP1, the site is located on the outskirts of Tisbury and to the southeast of the Exeter – Waterloo railway line which is single track at this point. The Tisbury railway station is directly opposite the site. There is a narrow area of land between the railway and the application site which is safeguarded for potential future rail development.

The site currently houses commercial uses which would be redeveloped as part of the scheme.

The railway line is relatively quiet with trains generally stopping between once and twice an hour, with a slightly more frequent service in mornings and evenings. The services run between 06:30 and 01:30. There may be freight services in addition to these.

The dominant noise sources expected to affect the site are trains on the railway, station announcements and potentially an existing substation on the site. The adjacent road has low traffic with no appreciable road noise. There are two existing distribution businesses on the north west side of the railway which will also be considered.

4. Environmental Noise Survey

4.1 Survey Procedure & Equipment

In order to establish the existing background noise levels at the site, a noise survey was carried out between Monday 8th and Wednesday 10th June 2020 at the location shown in site plan VA3278/SP1. The monitor was located against the wall of an existing building some 15m from the railway line. This location was chosen to be representative of the noise from the railway and railway station while being a secure unattended location.

Continuous 5-minute samples of the L_{Aeq} , L_{Amax} , L_{A10} and L_{A90} sound pressure levels were undertaken at the measurement location.

The weather during the survey period was generally dry with light winds. The background noise data is not considered to have been compromised by these conditions.

Measurements were made generally in accordance with ISO 1996 2:2017 *Acoustics - Description, measurement and assessment of environmental noise – Part 2: Determination of sound pressure levels*.

The following equipment was used in the course of the survey:

Manufacturer	Model Type	Serial No	Calibration	
			Certificate No.	Date
NTi Class 1 Integrating SLM	XL2	A2A-11461-E0	UCRT18/1681	5/7/18
Larson Davis calibrator	CAL200	13049	UCRT19/1501	18/4/19

Table 4.1 – Equipment used for the survey

The calibration of the sound level meter was verified before and after use with no significant calibration drift observed.

4.2 Results

The measured sound levels are shown as time-history plots on the attached charts VA3278/TH1-2.

The site is primarily affected by noise of trains on the railway and announcements on the station platform. At night the monitoring location was affected by a 100Hz tone from the nearby electrical substation.

Although the railway may have been offering a reduced service due to Covid-19, the sound levels of individual train pass by events are considered to be representative.

During the day it is understood that ground sampling was being undertaken which contributed to the noise levels on the 8th June.

The average noise levels and background for the Daytime and Night-time periods, as measured at the automated monitoring position were:

Monitoring Period	L _{Aeq,T}	L _{A90}
07:00 – 23:00 hours	64 dB	35 dB
23:00 – 07:00 hours	57 dB	28 dB

Table 4.2 – Typical ambient and background noise levels at measurement location

[dB ref. 20µPa]

The typical night time L_{Amax} events, generated by trains, were recorded to be in the order of 72dB L_{Amax,fast}. There were no more than 10 events that exceeded this level on either night of the survey.

N.B The monitor location was against a large solid wall which is likely to have increased the measured sound level by 3dB due to reflections. This has not been corrected for in the reported data.

4.2.2 Train Pass-by Events

A typical event sees a couple of announcements on the station in the minutes leading up to a train arrival, a train then approaches, stops at the station and departs. The train approach, stop and departure generally shows elevated noise levels for around 2-4 minutes, with sound measured up to 85dB at the peak on departure. Announcements were measured at around 50-60dB.

The typical time history shape is shown in the following figure:

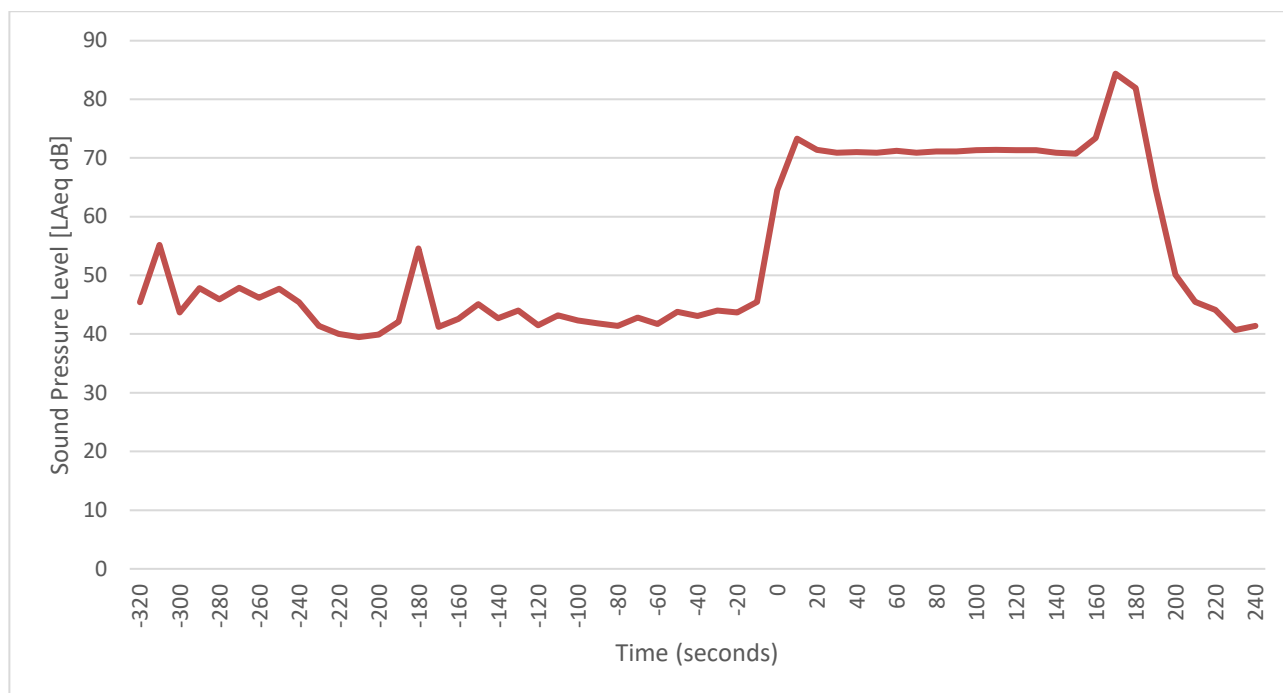


Figure 4.1 - Typical train pass by profile

The survey was undertaken during the Covid-19 pandemic and the railway may have been operating a reduced service. 25 train events were measured on the 9th June. Referring to the December – May published National Rail time tables, 27 trains per day were scheduled on weekdays. This is not considered a sufficient difference to significantly alter the average noise levels. The average noise levels are therefore considered to be within 1dB of those expected during the full service.

4.2.3 Substation

Noise from the existing substation next to the railway was measured at 3m. A sound level of L_{Aeq} 52dB was measured with the following spectral shape.

Frequency (Hz)	63	125	250	500	1k	2k	4k	8k
Substation Noise Level	46	46	43	40	40	38	49	43

Table 4.3 – Substation noise measurement - L_{eq} at 3m

Tonal content is seen in the 50Hz and 100Hz 1/3 octave band, each measured at 45dB.

5. Vibration Survey

An automated vibration monitor was installed at the position shown on the attached Site Plan VA3278/SP1 to record vibration levels due to train movements.

The following equipment was used in the course of the survey:

Manufacturer	Model Type	Serial No	Calibration	
			Certificate No.	Date
Svantek Class 1 Integrating SLM	958A	59177	TCRT19/1061	21/1/19

Table 5.1 – Equipment used for the tests

The transducer was set to record vibration levels as acceleration in three perpendicular axes, from which Vibration Dose Values were determined for day and night-time periods following the procedures described in BS 6472: Part 1: 2008 *Guide to evaluation of human exposure to vibration in buildings: Vibration sources other than blasting*.

The measurement location was at the nearest position available (with a structure with good adhesion with the surrounding geology) to the nearest proposed building façade to the railway line. On this basis, worst case results, with regard to levels across the site, would be obtained. All measurements were made generally in accordance with BS6472 and ANC guidelines for vibration measurement.

Vibration levels were monitored at site over consecutive 5-minute periods in three axes between Monday 8th and 10th June 2020.

5.2 Results

Axis	Period	VDV	Probability of Comment
X	16h day (07:00 – 23:00)	0.008	Less than a low probability of adverse comment
Y		0.014	Less than a low probability of adverse comment
Z		0.045	Less than a low probability of adverse comment
X	8h night (23:00 – 07:00)	0.005	Less than a low probability of adverse comment
Y		0.005	Less than a low probability of adverse comment
Z		0.005	Less than a low probability of adverse comment

Table 1.2 – VDV ranges with regard to risk of probable comment

[values ref. $\text{m/s}^{-1.75}$]

The vibration levels measured on site are substantially lower than levels with a low probability of adverse comment. BS6472-1:2008 states that ‘below these ranges adverse comment is not expected’ and hence, conditions on site are within acceptable limits.

2. Noise Propagation Model

The measured values are considered representative of the noise levels on the north west boundary of the site.

On completion of the development, however, buildings and perimeter fencing will provide a level of screening and plots across the site are therefore likely to experience lower noise levels than those measured. This has been calculated using noise mapping software.

The provided site masterplan has been used to generate a 3D model of the proposed layout in specialist noise mapping software. The source noise levels of the railway input and calibrated to the noise levels measured on site.

The model uses several different calculation protocols to derive accurate noise analysis predictions. Noise propagation and barrier attenuation are calculated in accordance with ISO 9613-1:1993 *Acoustics - Attenuation of sound during propagation outdoors - Part 1: Calculation of the absorption of sound by the atmosphere* and ISO 9613-2:1996 *Acoustics - Attenuation of sound during propagation outdoors - Part 2: General method of calculation*.

3. ProPG Stage 1 Risk Assessment

In the first instance, noise levels across the site are considered in the absence of buildings or mitigation measures. The levels are used to place the site into risk categories in line with the ProPG guidance. The assessment is shown for day time and night time noise levels in attached noise maps VA3278/NM1-2.

During the day, noise levels vary between just above 50 dB $L_{Aeq,16hr}$ on the south east boundary and 66 dB $L_{Aeq,16hr}$ on the north west boundary.

At night, noise levels vary between 44 dB $L_{Aeq,8hr}$ on the south east boundary and 60 dB $L_{Aeq,8hr}$ on the north west boundary. Night time L_{Amax} levels are between 60dB and 75dB across the site.

The site is considered to be between a low risk on the south eastern half and medium risk on the western portion of the site nearer the railway.

This indicates that the site is likely to be acceptable for residential development provided good acoustic design is followed to mitigate noise. Therefore a detailed assessment of the site layout and mitigation measures are required as a Stage 2 assessment.

6. Proposed Site Layout

The currently proposed layout is shown in Figure 6.1 and the acoustic model was updated to reflect this.



Figure 6.1 : Proposed Site Layout Plan

This layout has the site divided by an access road down the centre with houses and flats distributed across the site and a care home in the south east corner.

6.2 Rail Noise

Attached noise map VA3278/NM3 shows the daytime noise levels across the site at ground floor level. It has been assumed that there would be a 2m high impermeable fences along the railway boundary.

This shows noise levels in gardens across the site are generally controlled to noise levels of around $L_{Aeq,16hr}$ 50dB or lower. At ground floor level the sound levels on facades are 50dB or lower.

BS8233 allows for a loss of approximately 15dB for a partially open window. On this basis, appropriate internal noise levels of L_{Aeq} 35dB can be achieved at ground floor level with windows open.

Attached noise map VA3278/NM4 shows the night time noise levels across the site at first and second floor levels.

Buildings on the east side of the site and the eastern facades of all buildings show noise levels from trains to be around $L_{Aeq,8hr}$ 45dB or lower. This allows appropriate noise levels to be achieved in bedrooms at night with windows open.

The unsheltered facades of the buildings on the west side of the site have night time noise exposure levels of up to 55dB. This would require that windows on these facades remain closed to control internal noise levels.

L_{Amax} values are expected to follow a similar pattern across the site to the night time L_{Aeq} values, with the eastern properties exposed to typical night time levels below L_{Amax} 60dB and the western dwelling exposed to night time levels up to L_{Amax} 70dB. This would allow for open windows on the east side but would require windows to be closed on the west side of the site to achieve internal levels below L_{Amax} 45dB (10-15 times per night).

6.3 Station Announcements

Measurements of the sound levels from station announcements were captured during the survey as approximately L_{Aeq} 55dB at 30m with maximum levels of L_{AFmax} 73dB. There are several brief announcements prior to the arrival of each train.

Noise map VA3278/NM5 shows the sound propagation of announcements from the station and across the site at first floor level.

At the nearest facades the sound level is at levels of 60dB(A) and would be clearly audible. Appropriate glazing would be required to control this noise inside dwellings and will be discussed below. At more distant plots and on screened facades, the sound levels are in the low thirties, approaching the background noise levels and are expected to be less intrusive.

6.4 Sub Station

There is an existing sub station on the site. It is not known whether this will be retained in its current location as part of the scheme.

Measurements of the substation were undertaken and showed a strong 100Hz tone. Noise map VA3278/NM6 shows the sound propagation from the substation and across the site at first floor level in the 100Hz 1/3 octave band.

The scale has been set with light green areas representing levels below 20dB. This represents a noise level below the NRO curve and is not expected to be audible.

Following the NANR 45 (2015) *Proposed criteria for the assessment of low frequency noise disturbance* guidance, a level of 38dB in the 100Hz band is expected to be acceptable (inside dwellings).

The majority of facades are below the 38dB level with most being below 20dB. The nearest dwellings show a level of 48dB. A reduction of at least 10dB through the windows at 100Hz would be required to meet the NANR 45 curve within dwellings.

6.5 Commercial Noise

The nearest commercial premises are expected to be the distribution businesses on the opposite side of the railway, some 25m from the nearest proposed dwellings.

These businesses are understood to operate during the day time (09:00 – 17:00 hours) only. The primary noise associated with these will be from lorry movements and loading / unloading the lorries.

Noise levels to the nearest dwellings are calculated with an assumption of an imperforate fence along the railway line boundary. Noise levels at all other receivers would be expected to be lower than this and hence this is the worst case assessment.

The following library data is used in the assessment of the noise impact:

Noise Source	Measurement Distance	Measured L _{Aeq}
Lorry manoeuvring	Library data	73dB @ 8m
Lorry loading/ unloading	Library data	61dB @ 5m

Table 6.1 – Measured and library data noise sources used for assessment

The subjective method of allocating corrections to the sound source has been used following the methodology provided in BS4142:2014 and summarised in section 2.7.

Noise Source	Subjective Description	Allocated Corrections
Lorry Manoeuvring / idling	Strong low frequency rumble, intermittent in nature	Tonality: +2dB Impulsivity: 0dB Intermittency: +3dB
Lorry unloading/loading	Impulsive noise from occasional bangs, clatters, from loading. Intermittent nature of deliveries.	Tonality: 0dB Impulsivity: +3dB Intermittency: +3dB

Table 6.2 – Acoustic character corrections

The BS4142 assessment is summarised in Table 6.3.

Results		Relevant Clause	Commentary
Source Sound Levels	73 dB(A) @ 8m	7.3.4	Based on library data
Distance Loss (25m)	-10dB	7.3.5	Assumed a point source
Assessment made during the day-time, so reference time interval is 60 minutes On time on 5 minutes / hour	-11dB	7.2	
Screening	-10dB		
Specific sound level	L _{Aeq} (60mins) 42dB	7.3.4 7.3.5	
Acoustic feature correction	+5 dB	9.2	+2dB for tonality +3dB for intermittency
Rating level	L _{Ar} 47 dB	9.2	
Background sound level	L _{A90} (15mins) 35 dB	8.1.3 8.3	Typical Background between 07:00 and 23:00 hours
Excess of rating over background sound level	+12 dB	11	
Assessment indicates likelihood of significant adverse impact		11	Depending on context

Table 6.3 – BS4142 assessment – Lorry Manoeuvring

Results		Relevant Clause	Commentary
Source Sound Levels	61 dB(A) @ 5m	7.3.4	Based on library data
Distance Loss (25m)	-14dB	7.3.5	Assumed a point source
Assessment made during the day-time, so reference time interval is 60 minutes On time on 30 minutes / hour	-3dB	7.2	
Screening	-10dB		
Specific sound level	L _{Aeq} (60mins) 34dB	7.3.4 7.3.5	
Acoustic feature correction	+6 dB	9.2	+3dB for Impulsivity +3dB for intermittency
Rating level	L _{Ar} 40 dB	9.2	
Background sound level	L _{A90} (15mins) 35 dB	8.1.3 8.3	Typical Background between 07:00 and 23:00 hours
Excess of rating over background sound level	+5 dB	11	
Assessment indicates likelihood of an adverse impact		11	Depending on context

Table 6.4 – BS4142 assessment – Lorry Unloading

The BS4142 assessment suggests an adverse impact at the most affected dwellings, depending on context.

However, the absolute noise levels are relatively low, with rating levels of up to 47dB. This is below the ambient noise levels in the area. With partially open windows, the internal noise levels (including BS4142 penalties) would be around 32dB or lower.

In the context of the locality, adjacent to a railway line, occasional lorry movements and unloading during the working day are not considered to be out of place.

7. ProPG Stage 2 Assessment

The plots on the eastern side of the site are generally expected to experience a low impact, with the exception of the west facing façades of the central plots which will be impacted by announcements from the railway station.

The plots on the west side of the site will be impacted by station announcements and rail noise at first floor level. There will also be an impact from the substation and the existing commercial businesses at the nearest dwellings. The east facing facades will generally be well screened and experience a low impact.

The following areas outlined by ProPG are considered:

7.1 Element 1 – Good Acoustic Design

This is primarily related to orientation and layout of buildings on the site.

Beyond the imperforate fences along the west boundary, it is not considered practical to construct large bunds due to space constraints.

To minimise the acoustic impact, the most advantageous layout would have the buildings along the west boundary arranged parallel with the railway line and facing east. This would place gardens and noise sensitive rooms on the east façade where they are well screened and experience a low noise impact.

Where possible roads and parking should be placed along the west boundary to create a buffer zone, moving dwellings further away from the noise sources.

Plots on the east side of the site generally do not require specific orientation with the exception of the central plots that are impacted by station announcements. On these buildings the noise sensitive rooms should be prioritised on the east façade.

If the substation is to be retained, it is recommended that it is enclosed in a brick building with doors facing away from dwellings to contain noise.

7.2 Element 2 – Internal Noise Level Guidelines

Noise from the railway is considered against the recommendations in BS8233 and WHO for L_{Amax} events.

At ground floor level, appropriate internal noise levels are expected to be achieved with windows open.

At first floor level and above, windows would need to be closed on the exposed facades of the western plots and on a small number of plots on the eastern side to achieve appropriate internal noise levels.

The specification of appropriate glazing is provided below.

7.3 Element 3 –External Amenity Area Noise

As discussed in section 6.2, noise levels in gardens are generally below $L_{Aeq,16hr}$ 50dB and so meet the recommendations of BS8233 and WHO.

7.4 Element 4 –Other Relevant Issues

7.4.1 *Future Changes/Intensification of Rail Noise*

There is an area immediately to the east of the existing railway line that has been safeguarded for possible future rail use. Although at present there are no known proposals to develop infrastructure in this area, the area may be used for a second track and / platform at some time in the future.

An assessment considering a second track marginally closer to the proposed dwellings has been undertaken. The increase in noise due to bringing trains closer to the dwellings would generally be around 1dB or less, with a worst case of a 2dB increase predicted on the most affected facades.

This increase is not expected to meaningfully change the assessment outcome across the site. The specification of glazing performance in the following section will include a small safety margin to allow for some variation in noise levels.

The National Rail Freight Forecasts for 2023-2043 have been reviewed and the route through Tisbury is predicted to remain at less than 1 freight service per day in both directions throughout this period.

7.4.2 *Compliance with Planning Aims*

Although the site is impacted to a moderate degree by rail noise, sounds from the railway station, noise from a substation and lorry movements associated with commercial uses, the presence of housing adjacent to a railway is well established and the overall noise levels are relatively low with few movements on the railway.

Across the majority of the site appropriate internal noise levels are expected to be achieved with open windows.

This assessment has considered British Standards and found that the site is generally quiet and not expected to adversely affect existing uses or present a harmful impact on new residents. As such the scheme is considered in principle to meet the aims of the NPPF and NPSE.

8. Mitigation

8.1 Fences

It is recommended that a minimum 2m high imperforate fence with a minimum mass of 15kg/m² is installed along the west boundary.

8.2 Substation

If the substation is to be retained, it is recommended that it is enclosed in a brick building with a concrete roof. The doors of the building should face away from the dwellings.

8.3 Building Orientation

It is recommended that the buildings along the west boundary are orientated to have noise sensitive rooms and gardens on the east side of the buildings. Where possible, a buffer zone should be formed by placing roads and parking between the railway and buildings.

Rooms exposed to elevated levels of noise would benefit from being double aspect with one window on a quiet façade to allow for natural ventilation.

8.4 Building Glazing

It has been assumed that all the non-glazed elements, i.e. walls and roof systems, will be capable of providing the following minimum sound insulation performance, when tested in accordance with BS EN ISO 10140-2:2010 *Acoustics - Laboratory measurement of sound insulation of building elements – Part 2: Measurement of airborne sound insulation*.

Building Element	Single figure weighted sound reduction index, dB
Masonry	R _w 51

The monitoring data has been used to calculate the required sound insulation performance for the windowsets (glazing and frame combination) and open ventilators for the buildings.

This is based on notional building designs and would be subject to confirmation as the design progresses. These are summarised in Table 8.1 below.

Glazing Reference	Required Glazing SRI, dB	Ventilator Performance, dB
Type A ¹	R _w 34 dB	D _{n,e,w} 40
Type B	R _w 27 dB	D _{n,e,w} 35
Type C	N/A - Open Windows Suitable	

Table 8.1 – Required minimum sound reduction indices for glazing and ventilators

¹ In calculating Type A glazing, the more robust level of a train passby was used in place of an 8 hour average to provide greater protection from train noise events.

N.B – The above glazing specification is based on the typical L_{Amax} values measured during the survey. However, the data showed that daytime train movements produce significantly higher maximum levels, between L_{Amax} 90 and 100dB in many cases. If these trains were to operate more than 10 times at night, the glazing specification would need to be significantly enhanced, including secondary glazing on the most affected facades and increasing the number of dwellings with Type A / B glazing and ventilation requirements.

It is important that the performance shown in Table 8.1 are achieved by the entire windowset including frames, ventilators, seals, etc. Glass performance alone would not be likely to show compliance with the specification as the other elements typically provide the weakest noise transmission path.

8.4.2 Glazing Locations

The facades that would require Type A and B glazing are indicated on attached plan VA3278/SP2 for the first floor level. At ground floor level Type C glazing is expected to be suitable throughout (assuming living rooms at ground floor level).

The glazing specification applies to habitable rooms including bedrooms, living rooms and dining rooms.

8.4.3 Ventilation

In order that windows may remain closed to maintain the internal noise levels, it is expected that attenuated means of background ventilation will be required for rooms Type A and Type B windows. If trickle vents are used the performance shown in Table 8.1 will be required. The figures stated are for a single vent per room.

If multiple vents are required, then the performance requirement shown in Table 8.1 will increase by a value equal to $+10\log(N)$, with N being the total number of vents serving the room.

The ventilator performances provided would need to be achieved with the vents open. Should this performance not be achievable, a mechanical ventilation solution may be required.

It should be noted that there is no reason why windows could not be opened as a matter of personal preference or for purge ventilation.

The ventilation strategy should make full allowance for summer overheating without requiring windows on exposed facades to open. If this is provided by a mechanical ventilation system, the noise from such a system should be assessed to achieve appropriate internal and external noise levels.

8.4.4 Internal Noise Assessment

With the above recommendations implemented, the noise levels within the proposed dwellings would be expected to be in line with recommendations given in the WHO 1999 and BS8233:2014

guidance. Internal noise levels can therefore be considered to be between the NOEL the LOAEL levels.

Night time L_{Amax} levels from the railway and station announcements are expected to be controlled to levels below L_{Amax} 45dB within dwellings (with no more than 10 exceedances per night based on current operations).

9. Conclusion

A baseline noise and vibration survey has been undertaken by Venta Acoustics to establish the prevailing noise climate in the locality of Station Works, Tisbury in preparation of a new residential mater plan.

The measured levels have been assessed against the National Planning Policy Framework and currently available standards and guidance documents including World Health Organisation *Guidelines for Community Noise* (1999), BS8233:2014 *Guidance on sound Insulation and noise* and ProPG 2017.

The Stage 1 assessment indicates a low to medium noise risk across the site.

A vibration survey has been undertaken and vibration levels have been found to be acceptable for residential use.

Noise sources affecting the site are trains, announcements from the train station, a substation and existing commercial uses.

Noise propagation across the site has been calculated using noise mapping software.

Appropriate external and internal noise criteria have been considered to minimise adverse impacts on health and quality of life as a result of the new development.

The majority of the site is subject to low noise levels and suitable for residential use with minimal mitigation. However, some areas have higher noise exposure.

Appropriate mitigation measures have been outlined which should be developed during detailed design, including building orientation, screening and thermal double-glazing and trickle vents.

With appropriate mitigation, the proposed scheme is not expected to experience a significant adverse noise impact and the site is considered acceptable for the proposed residential use.

Steven Liddell MIOA



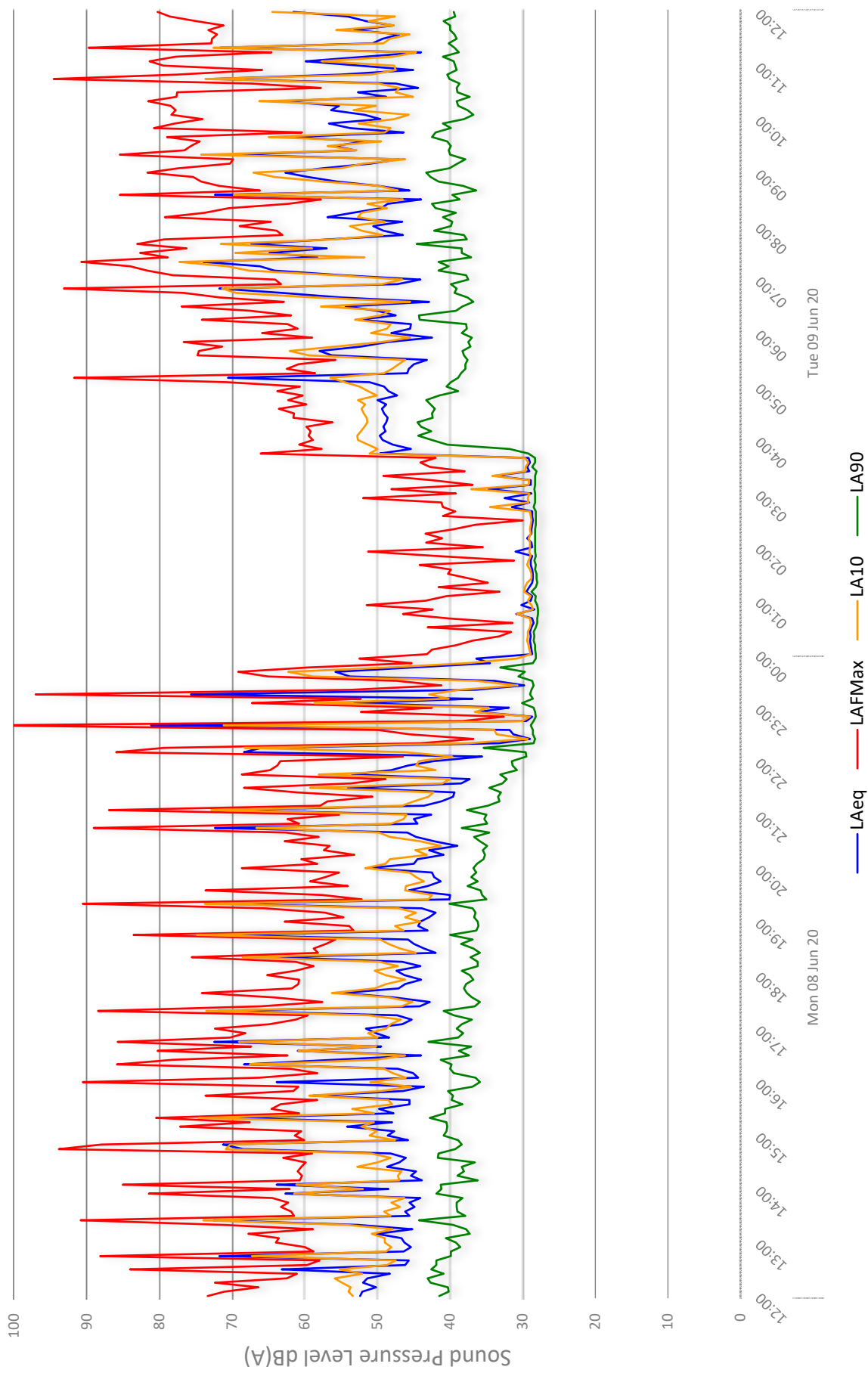


Type A – R_w 34dB



Type B – R_w 27dB



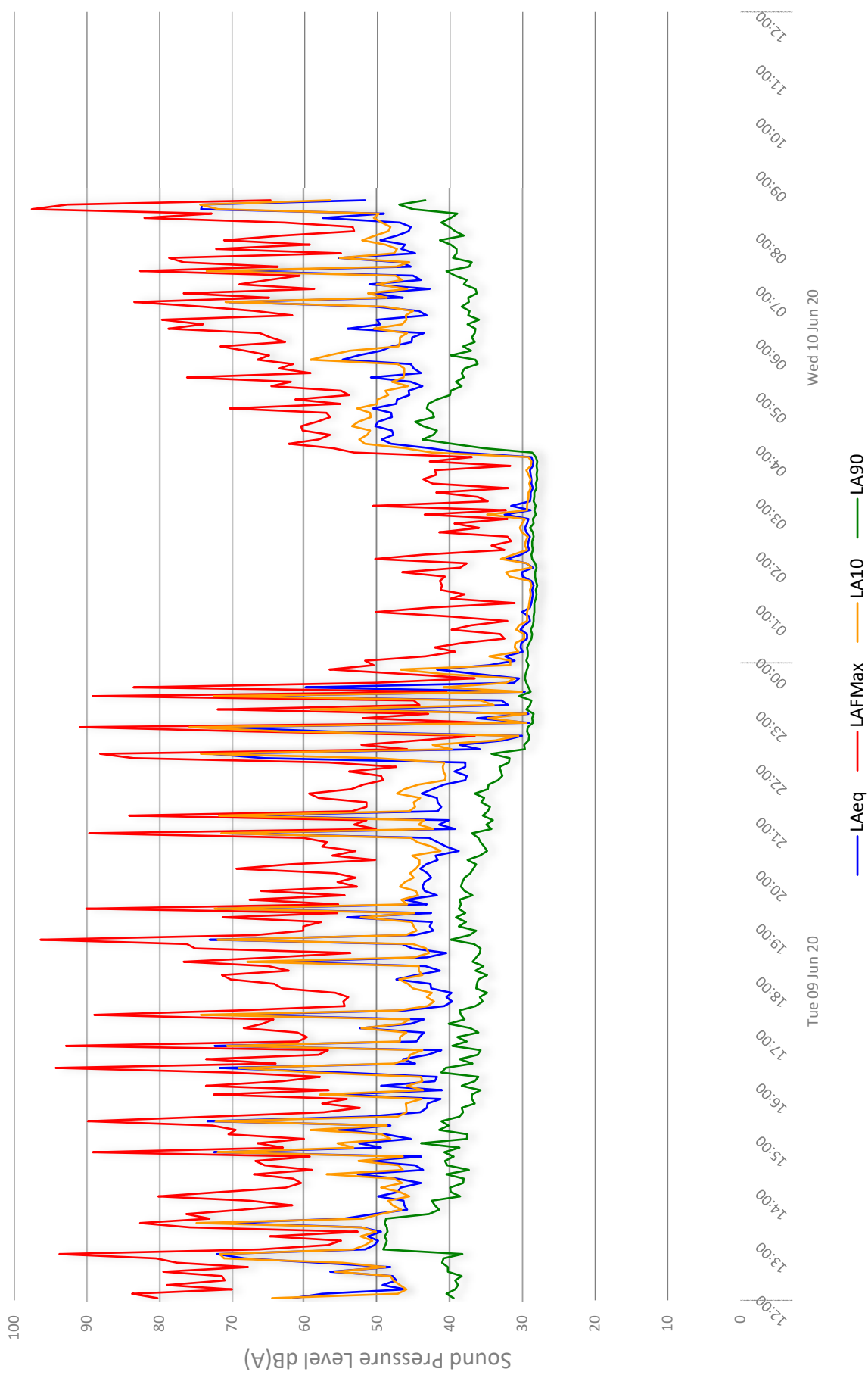


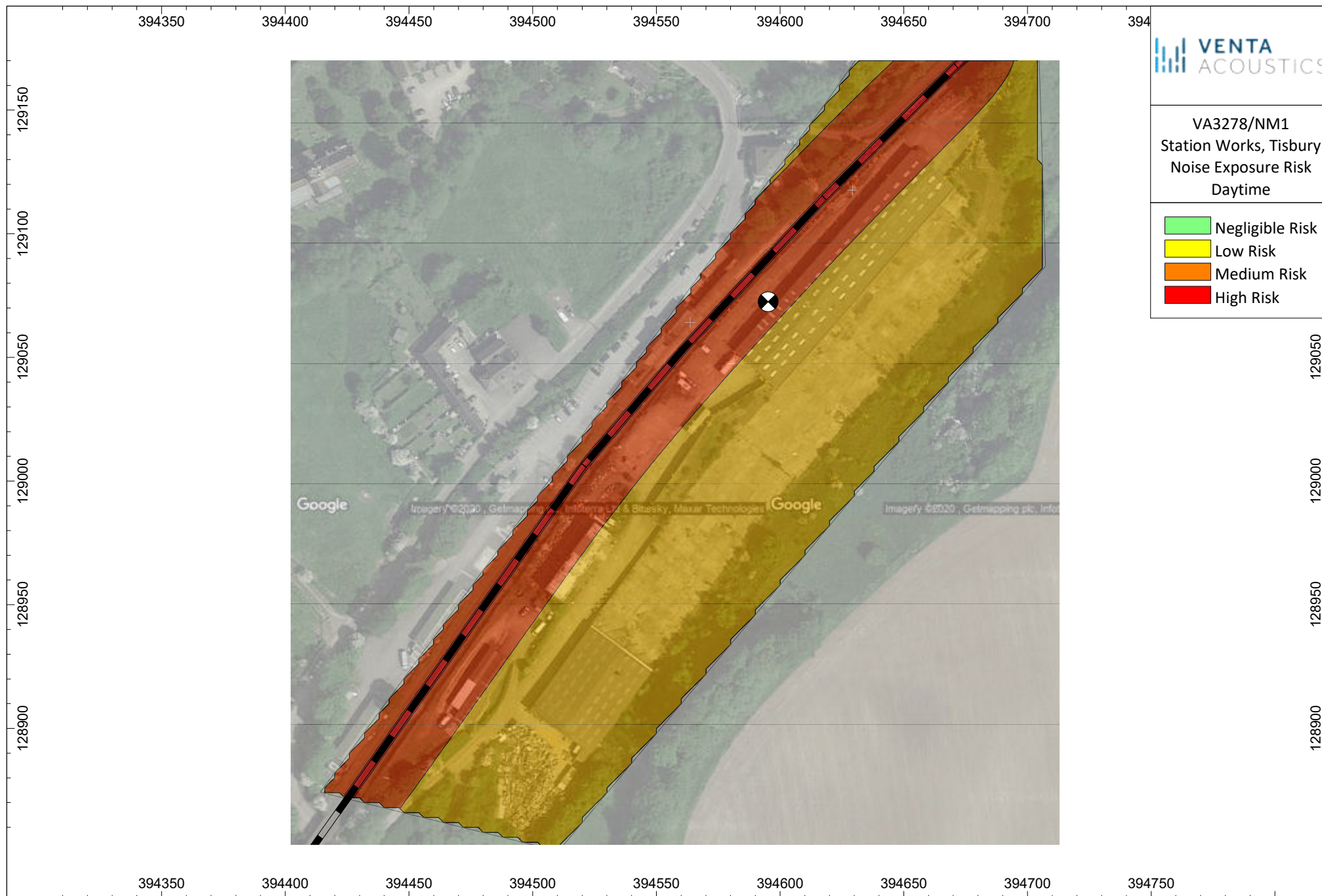
Station Works, Tisbury

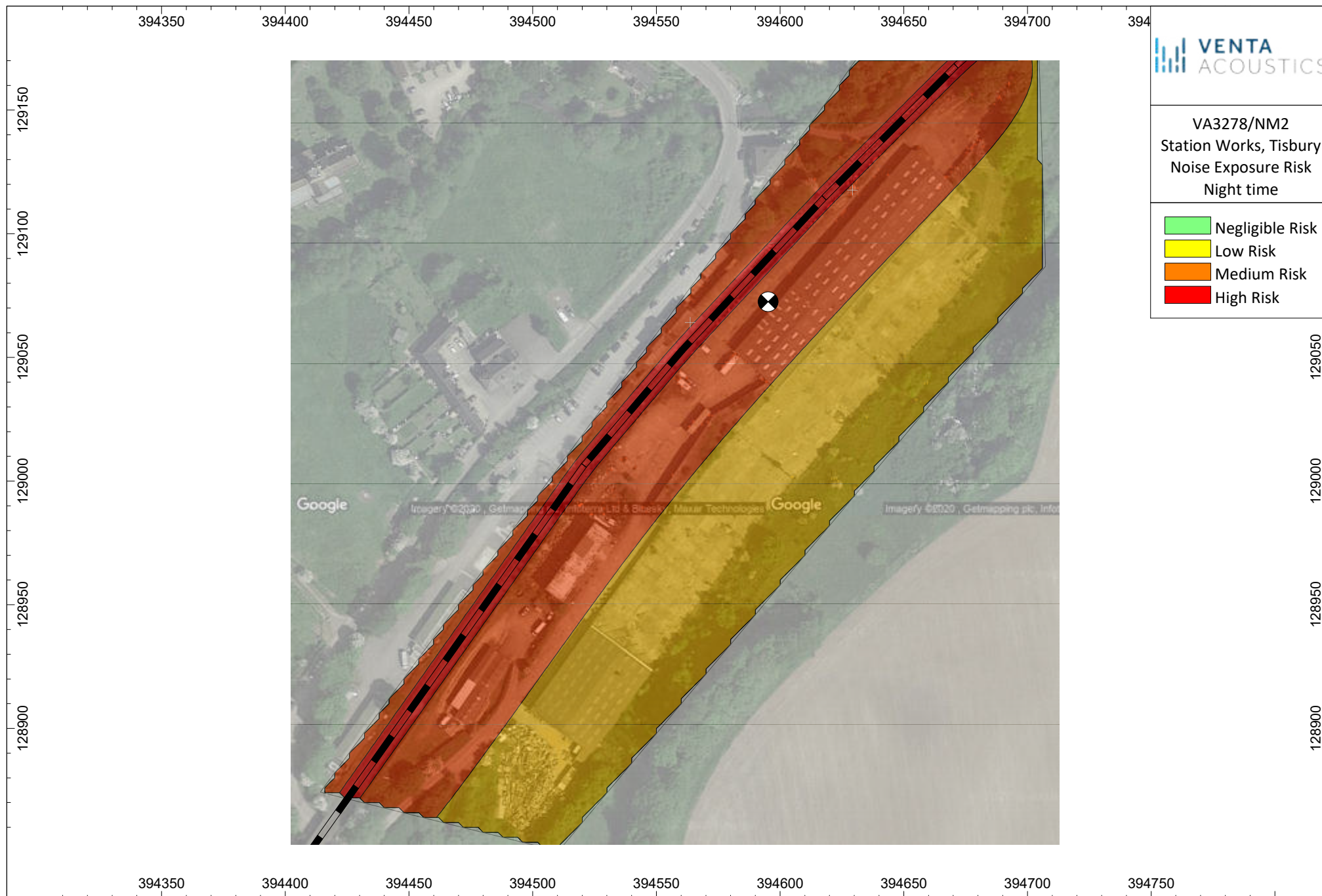
Environmental Noise Time History: 2



Figure VA3278/TH2

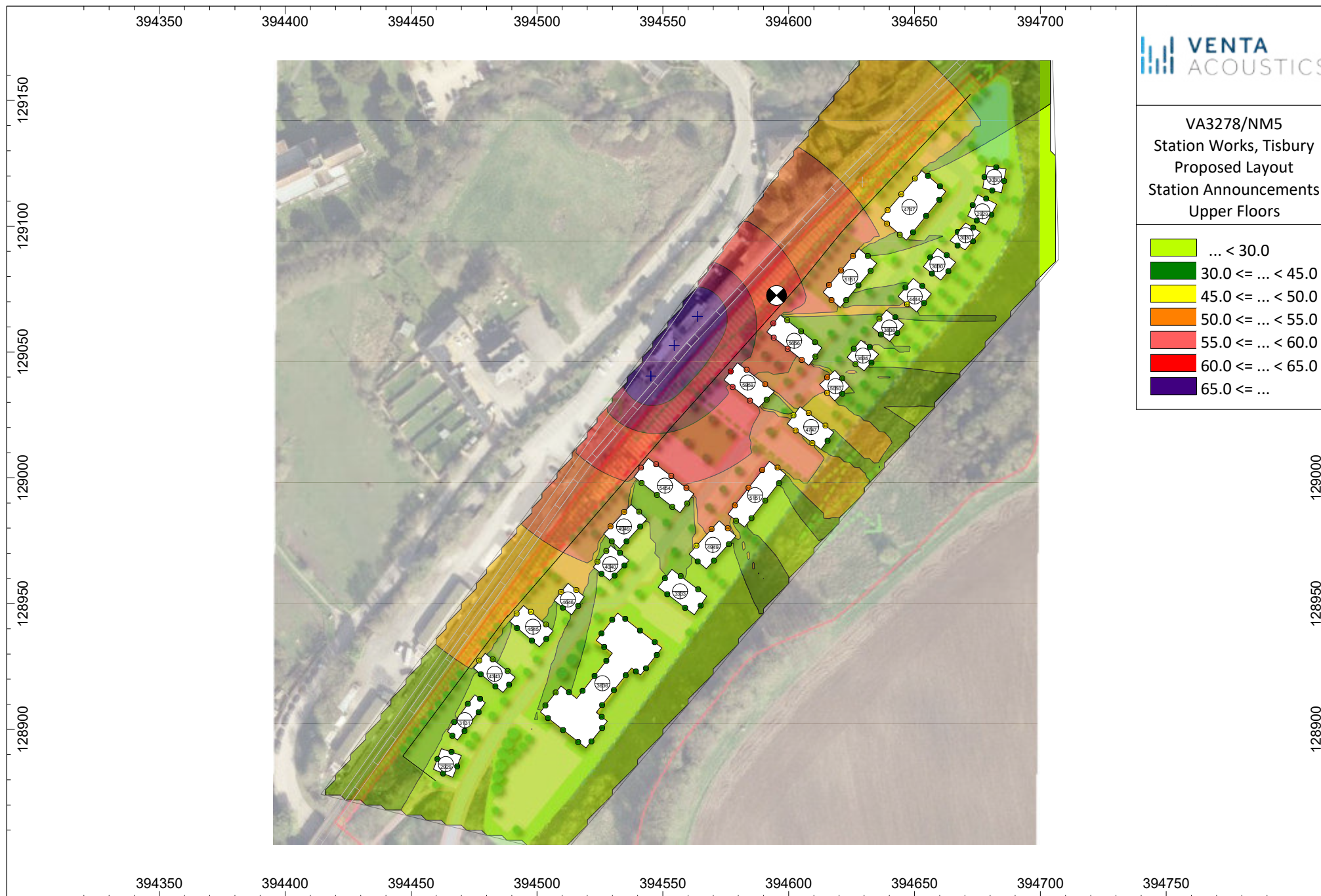


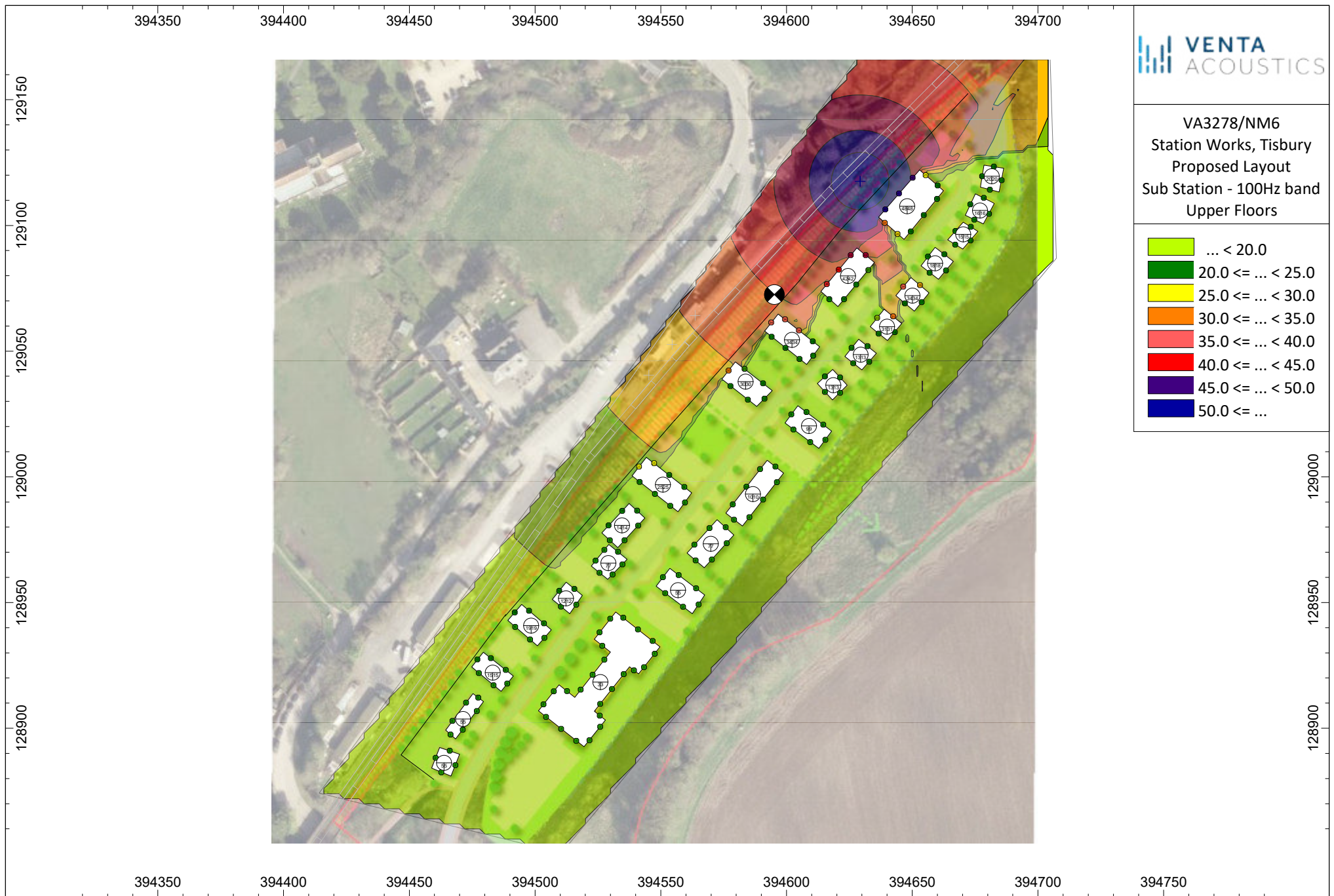












Acoustic Terminology & Human Response to Broadband Sound

1.1 Acoustic Terminology

The human impact of sounds is dependent upon many complex interrelated factors such as 'loudness', its frequency (or pitch) and variation in level. In order to have some objective measure of the annoyance, scales have been derived to allow for these subjective factors.

Sound	Vibrations propagating through a medium (air, water, etc.) that are detectable by the auditory system.
Noise	Sound that is unwanted by or disturbing to the perceiver.
Frequency	The rate per second of vibration constituting a wave, measured in Hertz (Hz), where 1Hz = 1 vibration cycle per second. The human hearing can generally detect sound having frequencies in the range 20Hz to 20kHz. Frequency corresponds to the perception of 'pitch', with low frequencies producing low 'notes' and higher frequencies producing high 'notes'.
dB(A):	Human hearing is more susceptible to mid-frequency sounds than those at high and low frequencies. To take account of this in measurements and predictions, the 'A' weighting scale is used so that the level of sound corresponds roughly to the level as it is typically discerned by humans. The measured or calculated 'A' weighted sound level is designated as dB(A) or L_A . A notional steady sound level which, over a stated period of time, would contain the same amount of acoustical energy as the actual, fluctuating sound measured over that period (e.g. 8 hour, 1 hour, etc).
L_{eq} :	The concept of L_{eq} (equivalent continuous sound level) has primarily been used in assessing noise from industry, although its use is becoming more widespread in defining many other types of sounds, such as from amplified music and environmental sources such as aircraft and construction. Because L_{eq} is effectively a summation of a number of events, it does not in itself limit the magnitude of any individual event, and this is frequently used in conjunction with an absolute sound limit.
L_{10} & L_{90} :	Statistical L_n indices are used to describe the level and the degree of fluctuation of non-steady sound. The term refers to the level exceeded for n% of the time. Hence, L_{10} is the level exceeded for 10% of the time and as such can be regarded as a typical maximum level. Similarly, L_{90} is the typical minimum level and is often used to describe background noise. It is common practice to use the L_{10} index to describe noise from traffic as, being a high average, it takes into account the increased annoyance that results from the non-steady nature of traffic flow.
L_{max} :	The maximum sound pressure level recorded over a given period. L_{max} is sometimes used in assessing environmental noise, where occasional loud events occur which might not be adequately represented by a time-averaged L_{eq} value.

1.2 Octave Band Frequencies

In order to determine the way in which the energy of sound is distributed across the frequency range, the International Standards Organisation has agreed on "preferred" bands of frequency for sound measurement and analysis. The widest and most commonly used band for frequency measurement and analysis is the Octave Band. In these bands, the upper frequency limit is twice the lower frequency limit, with the band being described by its "centre frequency" which is the average (geometric mean) of the upper and lower limits, e.g. 250 Hz octave band extends from 176 Hz to 353 Hz. The most commonly used octave bands are:

Octave Band Centre Frequency Hz	63	125	250	500	1000	2000	4000	8000
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1.3 Human Perception of Broadband Noise

Because of the logarithmic nature of the decibel scale, it should be borne in mind that sound levels in dB(A) do not have a simple linear relationship. For example, 100dB(A) sound level is not twice as loud as 50dB(A). It has been found experimentally that changes in the average level of fluctuating sound, such as from traffic, need to be of the order of 3dB before becoming definitely perceptible to the human ear. Data from other experiments have indicated that a change in sound level of 10dB is perceived by the average listener as a doubling or halving of loudness. Using this information, a guide to the subjective interpretation of changes in environmental sound level can be given.

Change in Sound Level dB	Subjective Impression	Human Response
0 to 2	Imperceptible change in loudness	Marginal
3 to 5	Perceptible change in loudness	Noticeable
6 to 10	Up to a doubling or halving of loudness	Significant
11 to 15	More than a doubling or halving of loudness	Substantial
16 to 20	Up to a quadrupling or quartering of loudness	Substantial
21 or more	More than a quadrupling or quartering of loudness	Very Substantial

1.4 Earth Bunds and Barriers - Effective Screen Height

When considering the reduction in sound level of a source provided by a barrier, it is necessary to establish the "effective screen height". For example if a tall barrier exists between a sound source and a listener, with the barrier close to the listener, the listener will perceive the sound as being louder if he climbs up a ladder (and is closer to the top of the barrier) than if he were standing at ground level. Equally if he sat on the ground the sound would seem quieter than if he were standing. This is explained by the fact that the "effective screen height" is changing with the three cases above. In general, the greater the effective screen height, the greater the perceived reduction in sound level.

Similarly, the attenuation provided by a barrier will be greater where it is aligned close to either the source or the listener than where the barrier is midway between the two.



STATION WORKS, TISBURY, WILTSHIRE

HERITAGE STATEMENT

A statement to inform changes to the setting of designated heritage assets; Grade II and II* listed buildings and the Tisbury Conservation Area.

James Webb BSc(hons) MSc (Hist Con) PG dip UD IHBC

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Dorset House,
1 Church Street,
Wimborne,
Dorset,
BH21 1JH

t.07790 771531 jameswebb@forumheritage.co.uk

t.07875 492546 bobedwards@forumheritage.co.uk

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- D. Figures
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Station Works, Tisbury, Wiltshire

Heritage Statement

1.0 Background

- 1.1 Forum Heritage Services have been commissioned by Tisbury Community Homes Ltd to prepare a Heritage Statement for the site known as Station Works, Tisbury, Wiltshire (and hereafter referred to as the Site) for the purposes of ascertaining the sites significance and its present relationship with adjacent designated assets; Grade II and II* listed buildings and the Tisbury Conservation Area in order to place proposed development within its historic context (See **Appendix A** for Location Plan).

2.0 Introduction

- 2.1 Tisbury is the main settlement in a large parish that straddles the valley of the River Nadder, approximately 15km west of Salisbury. Unlike the chalkland to the north, this area of greensand and clay settlement consists of loosely clustered villages intermixed with dispersed farmsteads and hamlets across the landscape. The village itself lies at the south-east end of a greensand spur defined by three valleys: the valley of the Nadder to the south-east, the Oddford Brook to the south-west and the valley of a stream fed by Fonthill Lake to the north-east. The church stands close to the River Nadder, and the High Street runs up the valley to the historic core of the settlement on the higher ground, some 20-30m above the church.
- 2.2 The underlying geology of the core settlement area is chiefly Jurassic deposits of Upper Portland and Lower Portland limestones. The town is flanked by high ground to north and south (which forms part of the setting of the site), where the Greensand and Chalk downlands typical of Cranborne Chase predominate. No major road passes through the settlement, which lies at a mean elevation of 110m AOD.
- 2.3 The site lies to the south of the village centre and south of the railway which passes through the valley and has a station and platform which forms the northern boundary of the site. The site comprises the hardstanding and predominantly level ground (on two tiers) at the foot of the escarpment which defines and encloses the southern extent of the settlement. The site access is from Jobbers Lane to the south. There are a series of large modern portal-framed sheds presently occupying part of the site with the remaining land laid over to concrete hard standing extending to the base of the steep-sided southern valley side.
- 2.4 The site does not have any Scheduled Monuments recorded within its boundaries. The Wick Farm Settlement Site (NGR ST 94160 28715) is a scheduled monument and lies approximately 250 metres to the south-west of the site. There are a number of Grade II, Grade II* and Grade I listed buildings which could be considered to form part of the immediate or wider setting of the site and/or fall within the designated Tisbury Conservation Area which bounds the site to the north-west.

- 2.5 The Tisbury Conservation Area was designated on 8th November 1974. The Conservation Area Appraisal was adopted in February 2009. A number of non-designated heritage assets which form part of the conservation area townscape would also be considered to form part of the setting of the site.
- 2.6 The report provides an overview of the character and appearance of the Tisbury Conservation Area in relation to the significance of the Site. It will also consider the relationship with other designated and undesignated heritage assets which could potentially be affected by development of the site.
- 2.7 This report was written by James Webb BSc(hons)Est Man. MSc Hist Con. PGDip UD IHBC, Director of Forum Heritage Services.

draft

3.0 Historic Context

Summary

- 3.1 Tisbury, common to all existing Wiltshire towns, has no known foundation in the prehistoric or Romano-British periods, although archaeological remains belonging to both periods are present within and near to the Study Area. Historical and documentary archives identify the presence of a religious foundation and settlement from the 8th century, although the absence of archaeological evidence and lack of locational references prevents a meaningful reconstruction of the Saxon topography. As a minor agricultural town, Tisbury saw only limited expansion beyond the Medieval core until the 19th century, a pattern shared with smaller Wiltshire towns. The advent of the Industrial Revolution (and the arrival of the railway) had a limited impact, with a handful of small industrial, commercial, and residential developments spurred by the new (1859) railway link.
- 3.2 The Site has seen limited development but was partly used as the Town's gas works in the late 19th and early 20th century. The present development comprises local commercial premises and functional and utilitarian in its character.

Settlement development

- 3.3 Evidence for the early settlement of the area in the vicinity of the village includes finds of Neolithic flint and Bronze Age pottery and flint and a small number of Bronze Age burial mounds in the parish to the north. The hill fort, Castle Ditches, 2km to the south-east, and field systems to the north are evidence of occupation in the area during the Iron Age whilst Roman finds from the area include a high status burial in a stone coffin suggesting the presence of a villa.
- 3.4 The first documentary record of Tisbury comes from a grant of land to Abbot Ecgnold and his familia (community) at Tisbury Minster in 759AD. It is suspected that this monastery was in existence as early as 705. Although not specifically named, Tisbury was likely to be location for a meeting of Church leaders known as the 'Synod of the Nadder' in that year. The history of this monastery is uncertain – it was not recorded in the later 10th century when Tisbury passed to Shaftesbury Abbey and so it is possible that it was a casualty of the Danish raids in Wessex in the 9th century. It is not known for certain where the monastery stood but the 12th century church is suspect to lie on or near the site of the Saxon monastery.
- 3.5 The 10th century Burghal Hideage, a list of fortified places created to provide refuge during the times of the Danish raids, includes a 'Cissanbury' recorded between Wilton and Shaftesbury. The position of 'Cissanbury' in the document suggests Tisbury as the location of the burh although there is some doubt over this identification. It is possible that Castle Ditches was re-used to create the burh rather than a new fortified place being created on the hill to the north of the church.
- 3.6 Tisbury does not appear to have developed urban characteristics during the medieval period – there was no market charter or grant of an annual fair. Medieval records are difficult to

interpret in relation to the village itself, as the parish of Tisbury contains scattered farms and hamlets. This makes assessment of the actual size or prosperity of the settlement from these documents very difficult. Surviving historic buildings indicate that the older core of settlement lay along the upper part of High Street, with a group of houses lying close to the church.

- 3.7 It was not until the later 19th century, with the arrival of the railway and the development of a large brewery adjacent to the church, that Tisbury expanded considerably beyond its historic core.
- 3.8 The earliest detailed map of Tisbury, dating from 1769, (**Figure 1 Appendix B**) shows a settlement consisting of several areas with distinctive character. The main settlement was focused on the upper part of High Street extending as far south as the junction with Vicarage Road, along which there was also some development including the Vicarage which was of medieval origin. There is no apparent regularity within the property plots in this area to suggest that settlement was planned or organised. The area behind the plots on the west of High Street was filled with cottages ranged along curving, narrow lanes characteristic of encroachment onto an area of 'waste', and the name 'The Quarry' probably indicates that at least part of this area developed in an abandoned quarry. The lower part of the High Street was occupied only by a few houses on its eastern side. The Avenue, leading from High Street towards Place Farm, did not appear until the late 19th century and remained largely undeveloped until the early twentieth century.
- 3.9 The church, lying close to the river, formed a focus for a small cluster of houses along Church Street which was the main road into the village from the south before the creation of The Causeway.
- 3.10 The lower section of the High Street is a late-nineteenth century construction and set-piece laid out by the speculator Archibald Beckett. He realigned the road, constructed the uniform rows of shops and an Inn - The Benett Arms. He also built the Grade II listed brewery complex (now converted to flats) adjacent to and visually competing with the church.
- 3.11 The railway arrived at Tisbury in 1859, generating relatively modest growth to the southern part of the settlement. To east and south of the railway station (and forming a small section of the Site) was the site of Tisbury Gasworks, in production from the mid 19th century until 1921, when it closed and the site was taken over by the adjacent Parmiter agricultural machinery factory. This factory's origins lie in the 19th century elsewhere in the parish, but it has occupied the railway station site since c.1901.

History of the site (including cartographic reference)

- 3.12 The site is undeveloped through the 18th and much of the 19th century (**Figures 1 and 2 Appendix B**). The first edition 25 inch Ordnance Survey mapping of 1872 (**Figure 3 Appendix B**) shows the station and a number of ancillary buildings. There are a number of tracks including sidings and a goods shed. The Station is sited to the east side of the tracks adjacent to the building on the site but this is considered to refer to the grouping of buildings

rather than this individual building. There is a gasometer to the north-east of the station. To the north side of the tracks the London and South West Railway Hotel is titled as is the Arundell Arms Public House adjacent to the bridge. A quarry is marked to the south-east of the site with a footpath into the site marked. To the eastern edge, a bank of small trees and hedges is marked denoting the 'edge' of the Site at this time.

- 3.13 The second edition, 1901 25 inch Ordnance Survey mapping (**Figure 4 Appendix B**) marks much of the Site as allotment gardens. The gas works has grown with an addition of a larger storage tank and the construction of a number of buildings to the east of the station. These buildings and the gas works are shown in an historic photograph taken around the turn of the last century (c1900) (**Figure 1 Appendix HP1**). Additional sidings have been added to the north-west of the marked good shed. The quarry is now titled 'old Quarry' but also indicates the presence of a crane. The tree belt remains to the eastern edge of the Site.
- 3.14 By 1925 (**Figure 5 Appendix B**) there are a number of buildings on the site to the south-east of the station group and a building on the north side of the approach road which is a consistent feature of the historic development of the site. Allotment gardens appear to remain to the east of the station and gas works but not to the south area, previously similarly marked.

4.0 Description of the site and existing buildings

- 4.1 The site is accessed and approached via gently rising tarmacked road from Jobbers Lane (**Figure 1 Appendix D**). The road is lined with mature trees and hedges providing semi-rural character to the entrance.
- 4.2 The present buildings on the site are large portal-framed sheds with metal or asbestos cement style cladding. There is a level change within the site which is defined by a retaining wall of concrete blocks with a fence above (**Figure 2 Appendix D**).
- 4.3 There are large expanses of open hardstanding which is used for parking and the storage.
- 4.4 The north-west boundary now comprises a single train track and the station building and covered platform are clearly viewed from the Site (**Figure 3 Appendix D**).
- 4.5 From sections of the site there are extended views to the tower of the Grade I listed Church of St John the Baptist (**Figure 4 Appendix D**) which sits within a surprising tree cover to the settlement which frames the tower.
- 4.6 To the north east and south east there are the steeply rising chalk downland of the Cranborne Chase, with some tree belts and hedges. The slopes become more open on travelling from north to south across the site (**Figure 5 Appendix D**).
- 4.7 Due to the tiered levels of the site and its open nature, there are extensive open views across to the village although the train station is the dominant building with the extensive tree cover of the village and the church being the other defining features of these views (**Figure 6 Appendix D**).

5.0 Heritage Assets

- 5.1 There are no heritage assets within the site boundary. The present buildings within the site are of no architectural or historic significance. There are a number of heritage assets the settings of which would be considered to include part or all of the site.

Scheduled Monuments

- 5.2 The Wick Farm Settlement Site (NGR ST 94160 28715) is a scheduled monument and lies approximately 250 metres to the south-west of the site. There is a public footpath which runs through the scheduled monument heading west out of the town. Due to the distance between the scheduled monument and the site, the raised railway line at this point above the floodplain of the river and tree cover, there is no visual link between the Site and the scheduled monument at present.

Listed Buildings

- 5.3 There are a number of listed buildings which may potentially be affected by development upon the site.

Church of St John the Baptist

- 5.4 Of most importance is the Grade I listed Church of St John the Baptist. The Church of St John the Baptist on Church Street is constructed of local dressed limestone and has its origins in the 12th century. It retains a 13th century 2-storey porch and additions of the 14th, 15th and 16th centuries. The 13th century tower was rebuilt in 1762, replacing a spire. It is the tower with its distinctive obelisk pinnacles to each corner which is so prominent in multiple views from the site and from the village to the site (**Figure 7 Appendix D**).

Gaston Manor

- 5.5 Gaston Manor is Grade II* and is a detached house with origins in the late 14th century. It began as a three-bay open hall but was rebuilt in the 16th century and has 17th century rear wings enclosing a courtyard on three sides. The interior retains some late medieval features such as a hall fireplace and arched-braced collar trusses to the former hall. There is a view from Park Road which passes along the north boundary of the garden to Gaston Manor across to the Site (**Figure 8 Appendix D**) over the gardens of the manor house.

Tisbury Conservation Area

- 5.6 The Tisbury Conservation Area cover the entire village and extends along the valley north-east to Place Farm the grange of the nunnery of Shaftesbury comprises farmhouse, tithe barn and gatehouses.
- 5.7 The village itself lies at the south-east end of a greensand spur defined by three valleys: the valley of the Nadder to the south-east, the Oddford Brook to the south-west and the valley of a stream fed by Fonthill Lake to the north-east. The church of St John the Baptist stands close to the River Nadder, and the High Street runs up the valley to the historic core of the settlement on the higher ground, some 20-30m above the church.
- 5.8 There is an adopted conservation area appraisal for the Tisbury Conservation Area (February 2009). In the executive summary, a Key characteristic of the Tisbury Conservation Area is described as possessing *A hillside setting which lends itself to wide open views of the surrounding valley setting*¹. The key views vistas and panoramas section provides the following guidance to this aspect of the conservation area's character and appearance:

Due to its hillside and valley floor setting, there are a range of views of different parts of the settlement, but there are no points from where it is possible to gain a general panorama of the whole conservation area. The squat church tower, lying at the lowest point of the village, is best seen from the south either as one passes under the 'gateway' railway arches at the southernmost tip of the conservation area, or from the forecourt of the railway station.

¹ p2 *Tisbury Conservation Area Appraisal* Wiltshire Council (2009)

The approach to Tisbury from the northwest, along Hindon Lane, reveals views across the relatively steep valley. These views narrow to glimpses as the built form becomes more continuous.

The pivotal point at The Cross, where Hindon Lane turns into the High Street, provides a long view virtually due south down the sloping High Street. The pattern of gables facing the street, and the cedar tree towards the top of the street, help to frame and enhance the view.

The Nadder valley can be best seen within Tisbury from the Avenue, through the line of trees.²

Non-designated heritage assets

- 5.9 In addition to the key views identified within the conservation area appraisal there are a number of non-designated heritage assets identified which make a positive contribution towards the character and appearance of the conservation area. Of particular relevance to assessment of the Site, the former Arundell Arms (now Bridge House) the former South Western Railway Hotel (now apartments) and the Train Station are important non-designated heritage assets which make a positive contribution towards the character and appearance of the conservation area whose setting could be said to extend the site or part thereof.

6.0 **Proposed development and its potential impact on heritage assets** (please also refer to Appendix E)

- 6.1 The proposed development comprises the demolition of all existing buildings on the site and replacement with residential units and a care home. The application is in outline.
- 6.2 The present buildings on the site are of no special architectural or historic interest and there are no positive features on the site at present which warrant preservation or conservation.
- 6.3 The development comprises a mix of flats and houses from 1 to 4 bedroom and a 70 bed care home.
- 6.4 The proposed development has the potential to impact on the setting of the following heritage assets:

Scheduled monuments

Wick Farm Settlement

- 6.5 The Wick Farm Settlement site lies some 250 metres west-north-west of the Site. The scheduled monument's significance lies principally in its potential below ground evidential

² p19 *Tisbury Conservation Area Appraisal* Wiltshire Council (2009)

value. These earthworks are thought to be the site of the Medieval hamlet of Wick. At least five building platforms were recognised during previous excavations and earthwork survey, which recovered pottery dating to the 13th century, although the few documentary references indicate an earlier, 12th century origin for the hamlet.

- 6.6 Its setting largely comprises the raised railway line to the south, riverside to the east and urban extensions of Tisbury to its north with open countryside to its west. Subject to scale, we do not consider proposed development will have an adverse impact on the setting of the scheduled monument given the degree of separation from the monument and the series of urban and natural barriers between the site and the scheduled monument. The site does not have an intrinsic link to the former medieval settlement although the extent of the former Wick settlement is not known. However, it is unlikely to have extended as far as the Site across the river plain and there is no physical or documentary evidence for this.

Listed Buildings

Church of St John the Baptist (hereafter referred to as The Church)

- 6.7 The Church sits prominently almost on the valley floor and is a Grade I listed building which means it is of outstanding special interest. In terms of the development the significance of The Church lies in the prominence of its distinctive church tower (which replaced a spire in 1762) from a number of viewpoints most notably from the site (see **Figures 4, 6 and 7 Appendix D**) looking north towards the village and from the village where there are a number of mostly glimpsed views. These views are characterized by the church being seen with a green backdrop, a key feature of the conservation area and one which is identified on the Townscape Map of the Tisbury Conservation Area Appraisal as '*Views to distant ridgeline*'.
- 6.8 Views which are shared by both The Church tower and the site are particularly sensitive to change. These views are most notable from Vicarage Road (see **Figures 9 and 10 Appendix D and Appendix E**) where public views between the houses towards the church and private views from these houses have the best appreciation of the church in its green setting of the distant ridgeline. Significant development which impacted upon this green backdrop should be avoided.

Gaston Manor

- 6.9 Gaston Manor sits to the east side of High Street and set down from Park Road to its north. Gaston Manor is a Grade II* detached house with origins in the late 14th century. It began as a three-bay open hall, but was rebuilt in the 16th century and has 17th century rear wings enclosing a courtyard on three sides. The manor house sits in generous gardens to its south, east and west and its principal façade faces west onto High Street.
- 6.10 There is a view of the site (see **Figure 8 Appendix D**) across the gardens of the manor towards the site. The view is characterized by mature trees to the south of the gardens and further development to High Street (mostly their traditional roof pitches) to the foreground. The site can be glimpsed beyond but the green sides of the escarpment to the south of the site are most apparent.

- 6.11 There is some sensitivity to height and scale in terms of proposed development to the site but we consider this view to be incidental to the understanding of the historic significance of Gaston Manor. It is not a principal view from the Manor house (which faces west) and therefore its significance is low in terms of allowing well considered and appropriately designed development which is not going to have an unacceptable impact on the setting of Gaston Manor.

Tisbury Conservation Area

- 6.12 The conservation area bounds the site on its north-west edge and takes in much of the historic core of the village and extends along the valley north-east to Place Farm the grange of the nunnery of Shaftesbury comprising farmhouse, tithe barn and gatehouses.
- 6.13 The conservation area has been sub-divided into character areas. The area adjacent to the site is Area 9: Station 'gateway' and floodplain. The area is summarized as follows:

This character area forms the southern gateway to the village and comprises the station and associated buildings, the floodplain and road tunnel 'entrance' to Tisbury. This area is largely characterised by the landscape and the major manmade intervention onto this landscape, the railway, which along with the natural environs of the river, forms such a strong southern boundary to the village.

- 6.14 There is a strong sense of the railway forming the edge of the historic core of Tisbury and thus defining the conservation area boundary. In terms of its setting there is the immediate impact of proposed development adjacent to the boundary and there are the wider implications of views from and to the conservation area particularly from the station approach.
- 6.15 This is linked to the impact on the setting of non-designated heritage assets such as the Station building and Bridge House (formerly the Arundell Arms). In terms of the immediate setting, development to the site will impact upon the present setting of the Station which presently 'signals' the end of the village. There will need to be some degree of sensitivity to the handling of the setting of the present Station and the proposed links to the new development.
- 6.16 In terms of key views identified within the Tisbury Conservation Area Appraisal and the wider setting of the site, key views are shown at **Appendix E**. There is an important view along the High Street towards Bridge House (**Figure 11 Appendix D**) with the backdrop of this view forming part of the proposed development site. It will be important to secure the wider ridge backdrop to these heritage assets and not place large scale development within these view corridors or zones of sensitivity (see **Appendix E**).

Non-designated heritage assets

- 6.17 The significance of key non-designated heritage assets (principally the former South Western Hotel, the Station and Bridge House) are directly linked to their positive contribution towards the character and appearance of a designated conservation area (a designated heritage asset) and so their significance is principally one of the role they play in the character and appearance of the conservation area rather than non-designated heritage assets on their own. However, in each case the significance of these non-designated heritage assets is their grouping within this part of the conservation area as buildings which facilitated or directly related to the arrival and running of the railway until relatively recently, and in the case of the station building still to this day.
- 6.18 Development will need to carefully consider the sensitivity of these buildings in views from the conservation area. This is principally related to their sense of being at the 'edge' of the village and having a verdant and green backdrop (of the ridgeline). Development will need to have regard to this setting in terms of layout, form, scale and in particular height.

7.0 Conclusion

- 7.1 The proposed development of the Station Works Site has the potential to impact upon a number of nationally important heritage assets, to include Grade I and Grade II* listed buildings and a designated conservation area.
- 7.2 The development should be sensitive to the setting of principally the Grade I listed Church of St John the Baptist and its green backdrop and the setting of non-designated heritage assets forming an important part of the character and appearance of the Tisbury Conservation Area, most notably the railway group to the 'gateway' character area of the conservation area.
- 7.3 This report has highlighted areas of sensitivity which should be carefully considered when proposing detailed design of the layout, scale and particularly height and bulk of buildings in these sensitive parts of the site.
- 7.4 The proposed development has the ability to preserve and enhance the character and appearance of the Tisbury Conservation Area. This part of the Tisbury Conservation Area as defined within this report has the flexibility to accommodate change providing the scale, form, massing, materials and detailed design refer directly to the established historic grain and scale of the surrounding area.
- 7.5 The proposed development subject to layout will cause no harm to the significance of designated heritage assets for which the site may be considered to form part of their setting.
- 7.6 The character of the site in relation to the setting of the conservation area will experience a degree of change in terms of the perception of development. The quality of the proposed development has the potential to be an enhancement to the character and appearance of the conservation area by creating new built form which positively responds to the local vernacular in both form and material use.
- 7.7 The proposals in combination with the Landscape and Visual Appraisal by others have understood the significance of designated heritage assets which may be affected by development on the site and in accordance with the National Planning Policy Framework and Local Plan policies of Wiltshire Council and they have designed layouts which respond positively to the characteristics of the site and have the potential to enhance the setting of designated heritage assets.

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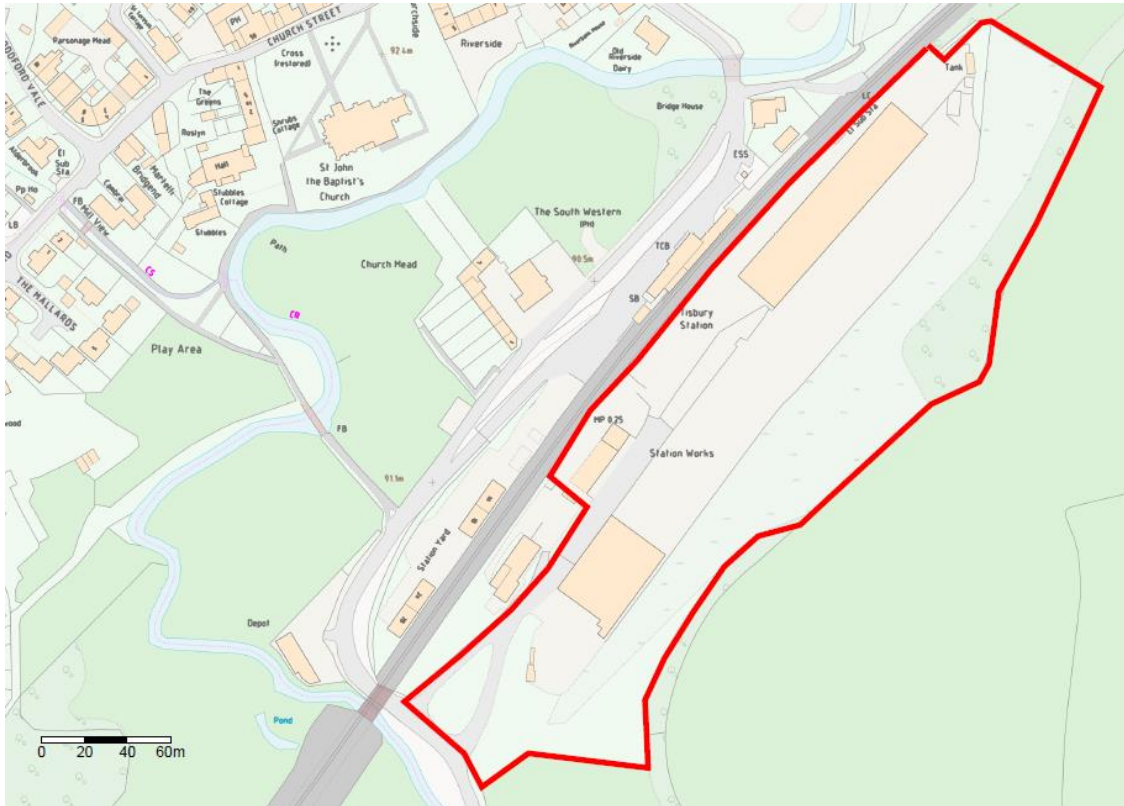
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Appendix A: Location Plan



Station works, Tisbury (Site in red)

Appendix B: Historic Maps



Figure 1: Map of 1769 (HRO reference 2132 253)

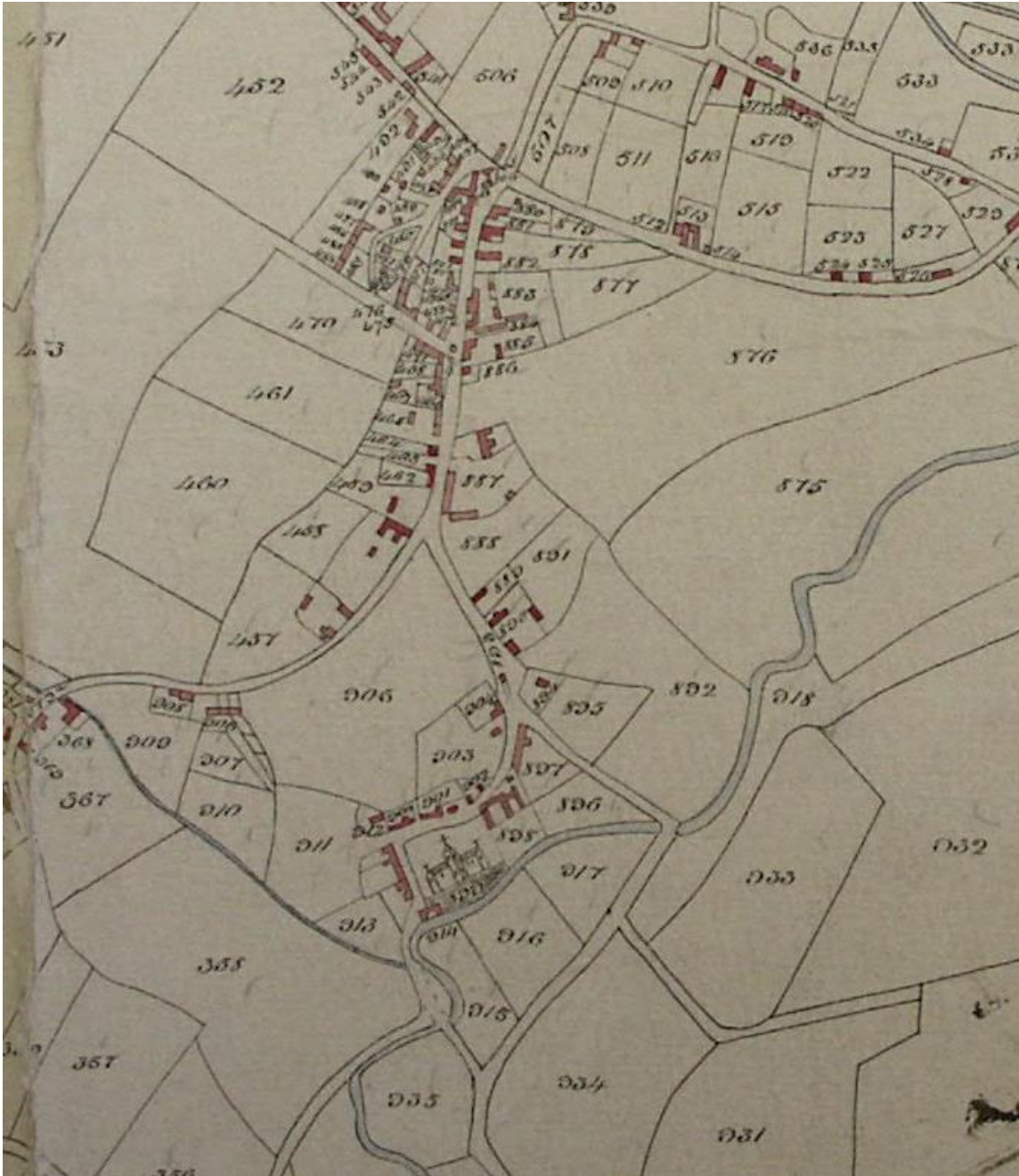


Figure 2: Tisbury tithe map 1840

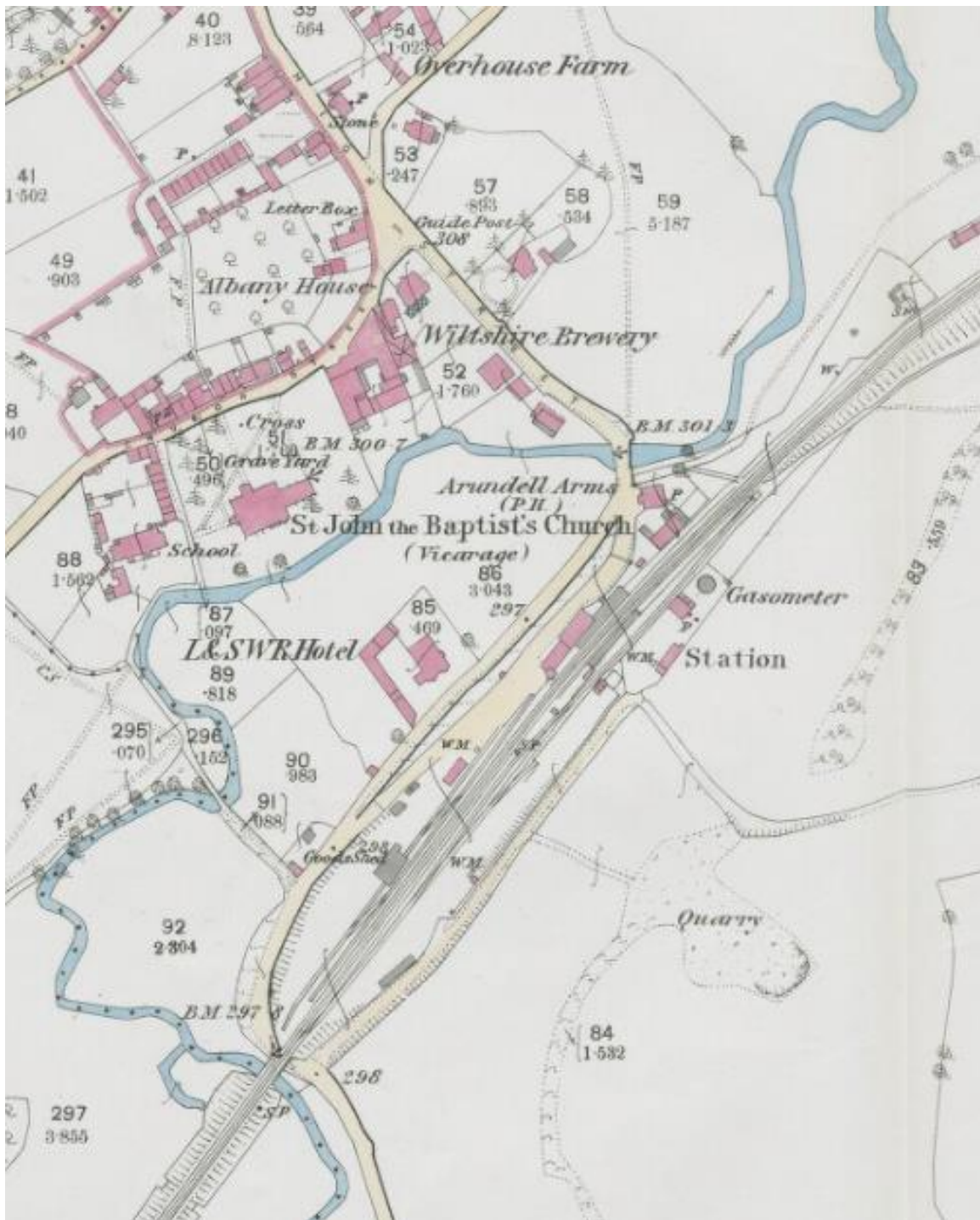


Figure 3: 1887 Ordnance Survey 25 inch (approximate site location in red)

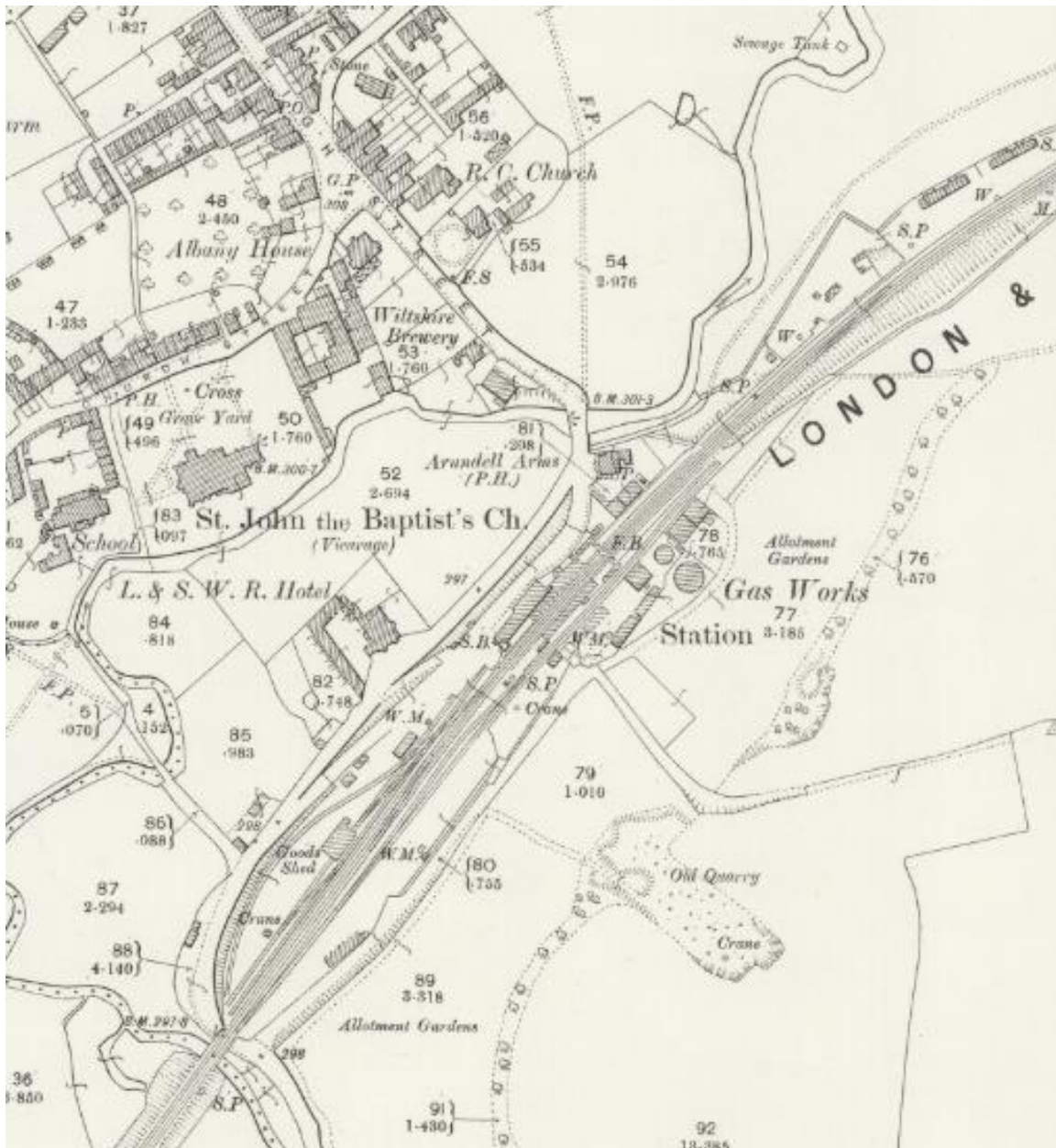


Figure 4: 1901 Ordnance Survey 25 inch (approximate site location in red)

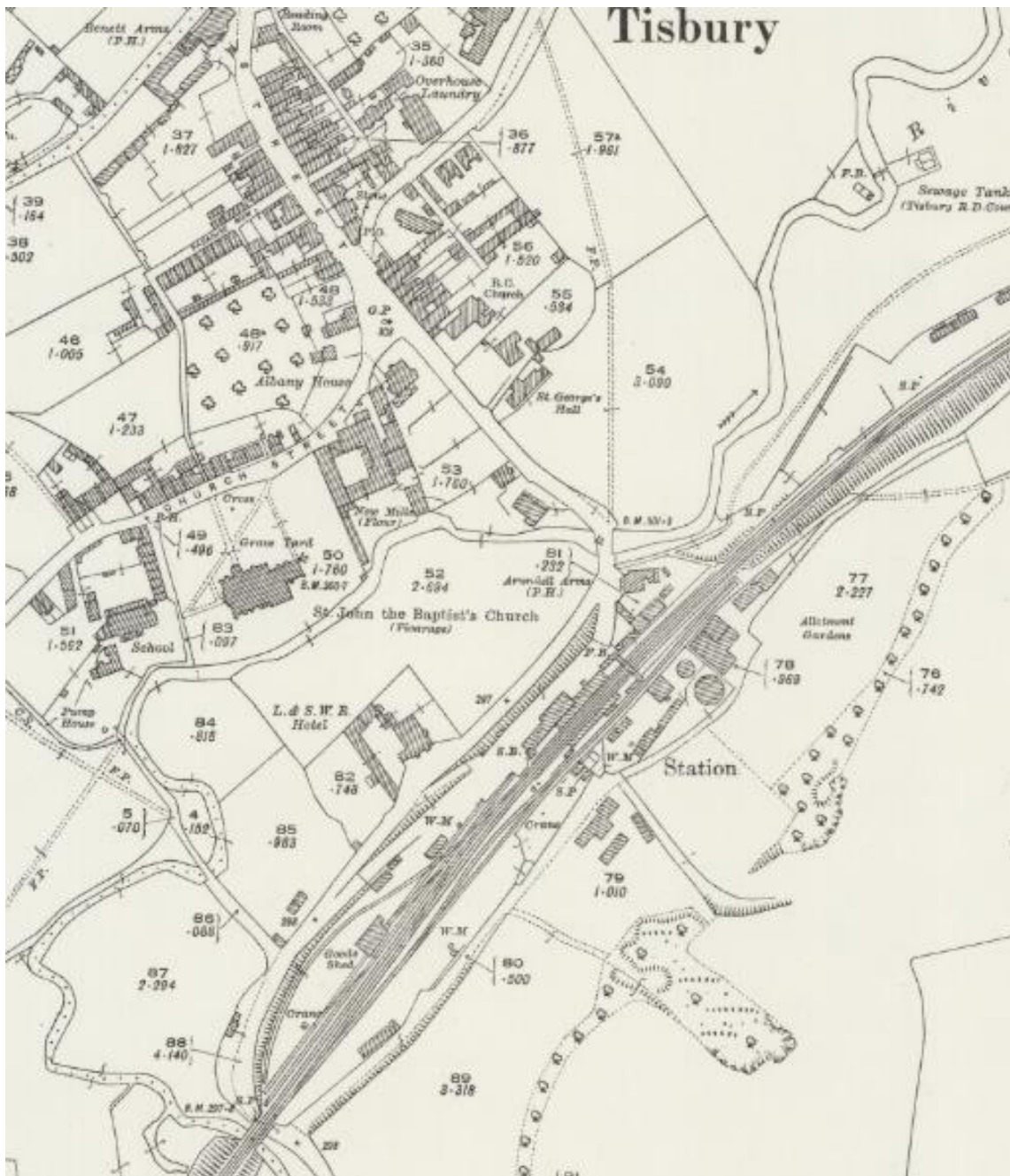


Figure 5: 1925 Ordnance Survey 25 inch (approximate site location in red)

Appendix C: Historic images

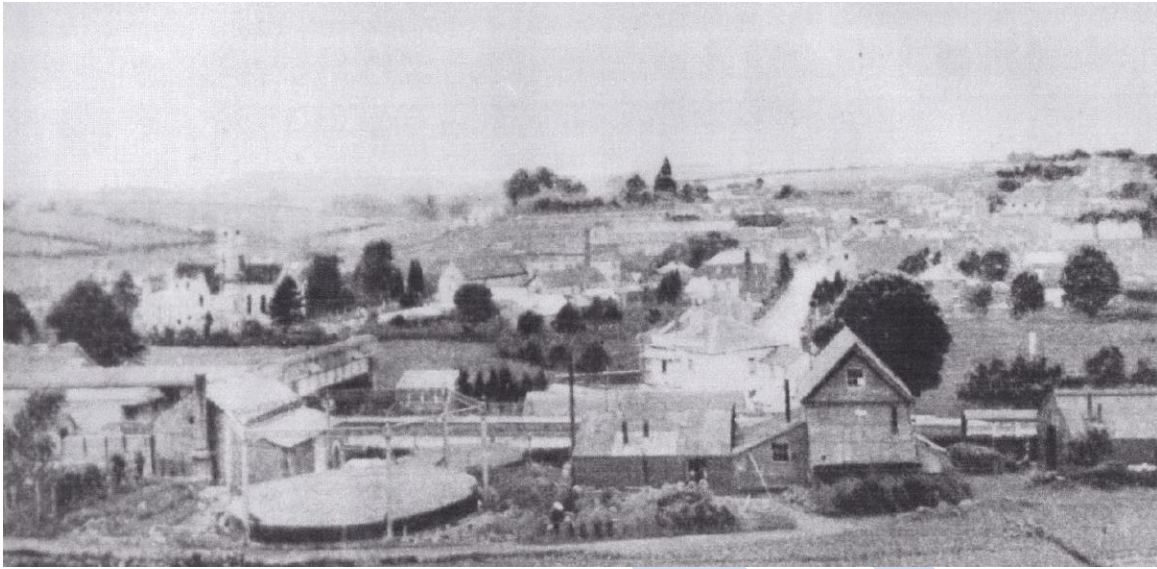


Figure HP1: View of Tisbury from the site c1900 (the town gas works in the foreground)

Appendix D: Figures



Figure 1: View of access to site from Jobbers Lane



Figure 2: Typical view of buildings on site



Figure 3: The Station viewed from the site



Figure 4: Views to the tower of the church of St John the Baptist from the site



Figure 5: View of the green valley side from the site (looking south west)



Figure 6: View of village from the site; Station to foreground and church tower to north-west



Figure 7: The prominent and distinctive church tower as viewed from the site



Figure 8: View from Park Road across gardens of Grade II* listed Gaston Manor towards site



Figure 9: View from Vicarage Road between houses of church tower with site beyond (see also Appendix E)



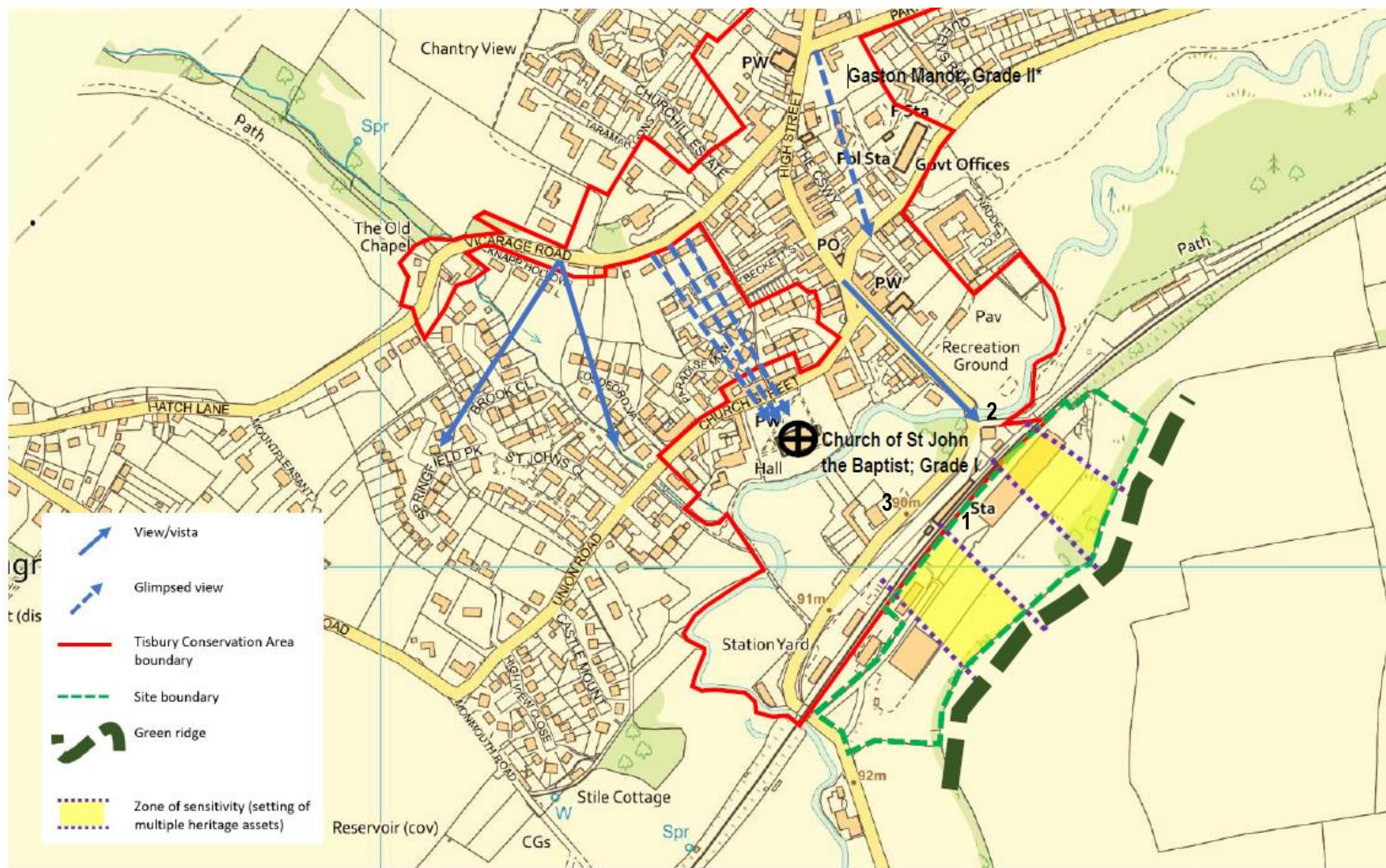
Figure 10: View from Vicarage Road between houses of church tower with site beyond (see also Appendix E)



Figure 11: View along High Street looking south toward Bridge House and site beyond

Appendix E: Heritage assets in the context of the site

draft



1. Train Station 2. Bridge House 3. Former South Western Hotel

draft

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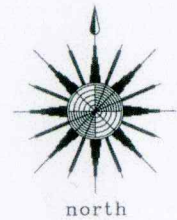
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Rev B Amendments following comments from client

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Strategic Housing and Economic Land Availability Assessment

Methodology

August 2017

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1. Introduction

- 1.1 Paragraph 159 of the National Planning Policy Framework (NPPF) requires local planning authorities (LPAs) to prepare a Strategic Housing Land Availability Assessment (SHLAA) “to establish realistic assumptions about the availability, suitability, and the likely economic viability of land to meet the identified need for housing over the plan period”. Paragraph 161 (second bullet point) identifies the advantages of carrying out land assessments for housing and economic development in tandem, to ensure that sites can be considered for the most appropriate use.
- 1.2 Wiltshire Council has therefore prepared a Strategic Housing and Economic Land Availability Assessment (SHELAA) of the suitability, availability, and achievability of land for both housing and economic development.
- 1.3 While forming an important part of the evidence base for the plan-making process the report in **itself does not determine whether a site is allocated for future development**. Consequently, those sites included in the SHELAA will have very limited weight in decision making.
- 1.4 This SHELAA updates and replaces the earlier Strategic Housing Land Availability Assessment (SHLAA) and will be expanded to also include economic uses for sites. All sites previously considered within the SHLAA reports are now considered within the SHELAA.
- 1.5 The structure of this report has been written in line with National Planning Practice Guidance first published in 2014 and most recently updated in 2015¹.

¹ Housing and economic land availability assessment guidance (Updated 27/03/2015)
<http://planningguidance.communities.gov.uk/blog/guidance/housing-and-economic-land-availability-assessment/>

2. Context

- 2.1 The Government published the Planning Practice Guidance (PPG) in March 2014 which postdates the previous SHLAA methodology. Included within the PPG is a broad steer and methodology which should be used in producing the SHELAA report and is the approach adopted for this document. The core outputs of this process are:
- a. A list of all sites or broad locations considered, cross-referenced to their locations on maps
 - b. An assessment of each site or broad location, in terms of its suitability for development, availability, and achievability (including whether the site/broad location can be considered viable) to determine whether a site is realistically expected to be developed and when;
 - c. Contain more detail for those sites which are considered to be realistic candidates for development, where others have been discounted for clearly evidenced and justified reasons;
 - d. The potential type and quality of development that could be delivered on each site/broad location, including a reasonable estimate of build out rates, setting out how any barriers to delivery could be overcome and when;
 - e. An indicative trajectory of anticipated development and consideration of associated risks
- 2.2 The Government requires Local Authorities to identify and update annually a specific supply of deliverable sites²; these sites are assessed and presented separately in the council's Housing Land Supply Statement³.
- 2.3 This report will focus on providing outputs **a**, **b**, and **c**. It will also provide an assessment of whether sites are developable in the short (1-5 years), medium (6-10 years), or long (10+ years) terms. Information on outputs **d** and **e**, for sites that are likely to be delivered in the short or medium term, can be found in the Housing Land Supply Statements.
- 2.4 Local Authorities are also required to demonstrate how economic needs of their areas can be met and ensure there is a sufficient supply of sites to support jobs and businesses and in doing so secure economic prosperity. More detail for suitability of land for employment uses will be carried out as part of the Employment Land Review process.

² Deliverable sites are those that are available now, offer a suitable location for development now, and are achievable with a realistic prospect that housing will be delivered on the site within five years and in particular that the development of the site is viable as described in footnote 11 of the NPPF

³ Housing Land Supply Statement 2016 <http://www.wiltshire.gov.uk/housingland-supply-statement-march--update.pdf>

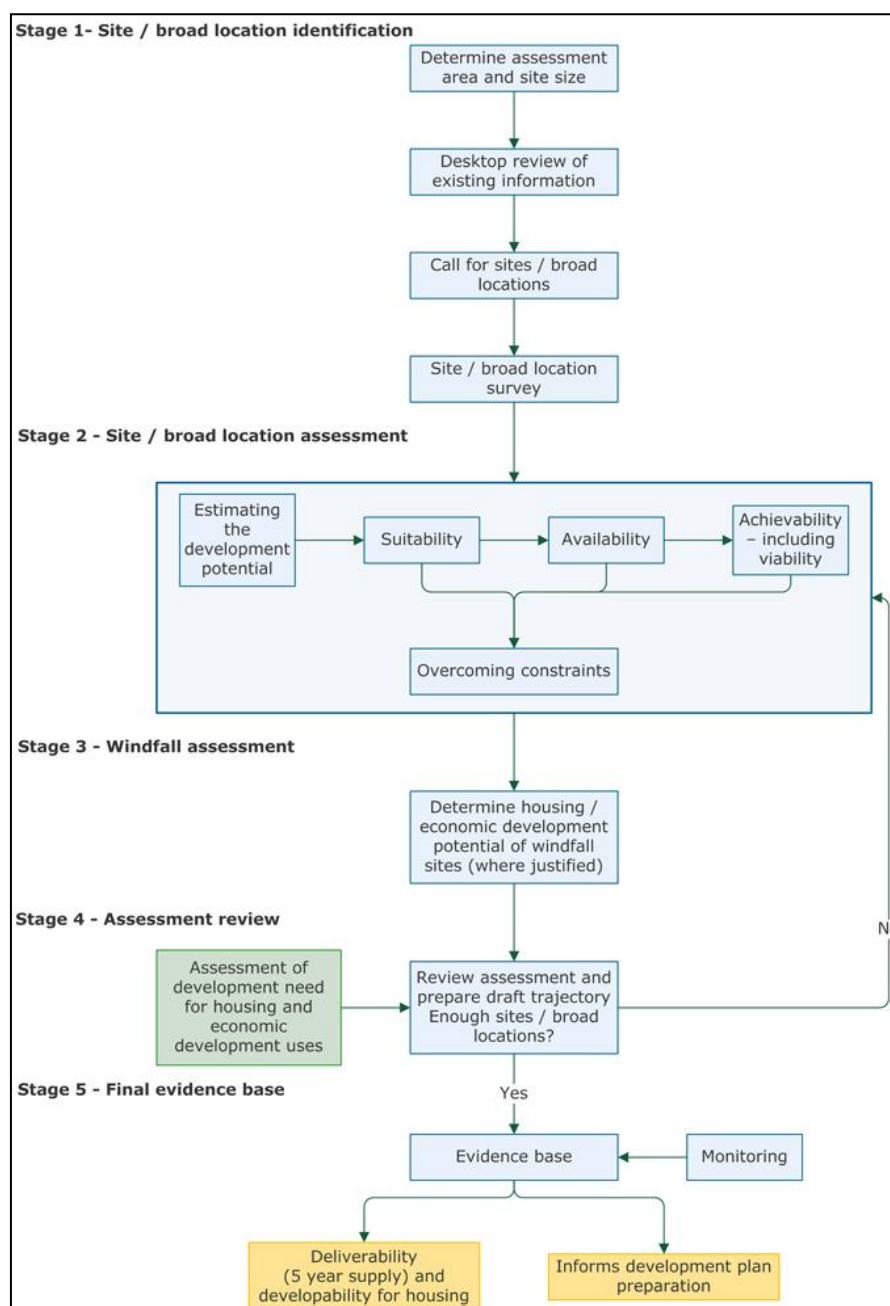
- 2.5 It is important to note that whilst the SHELAA identifies potential sites, it does not allocate them for development or add weight to the site for the purpose of decision making on a planning application. The allocation of future sites for development will only take place through the Local Plan process which will undergo full consultation and an examination in public.

3. Methodology

3.1 This section sets out the approach for preparing a SHELAA in line with the Planning Practice Guidance (PPG). The PPG states that an assessment should meet the following aims:

- a. Identify sites and broad locations with potential for development;
- b. Assess their development potential and suitability; and
- c. Assess the likelihood of development coming forward (the availability and achievability)

3.2 The flow chart below sets out the Council's approach and is consistent with the PPG. Detailed information on the current housing land supply is available within the Housing Land Supply Statement.



Call for Sites

- 3.3 The Council carries out an open 'Call for Sites' to be submitted for an assessment of their development potential. This process helps to ensure that a variety of options can be considered when preparing a Local Plan. The assessment process will be reviewed annually to account for:
- a. New sites submitted for consideration
 - b. New planning permissions and/or sites which have been completed
 - c. Change of circumstances on existing sites such as changes in ownership or constraints which may alter the outcome of assessments
 - d. Withdrawal of sites that are no longer available for development
- 3.4 While the 'Call for Sites' is ongoing the Council will publish a review date on its website each year to allow for that year's review of the SHELAA report to take place. For this report the review date of 1 January 2017 was chosen – as such all sites that were submitted to the council prior to this date are assessed in this report.

Joint Working

- 3.5 The PPG recommends that the assessment area should preferably cover the housing market area and functional economic market area, but may cover a local planning authority area where appropriate.
- 3.6 It also recommends that where possible the SHELAA should be undertaken jointly with other authorities within the Housing Market Area. Wiltshire is working in partnership with Swindon Borough Council towards a shared review of the Functional Economic Market Areas (FEMA) and Housing Market Areas (HMA) which may lead to opportunities for further partnership work on the SHELAA.
- 3.7 The Council will continue to work with neighbouring authorities as part of the Local Plan preparation process in line with the Duty to Cooperate.
- 3.8 A review of SHELAA reports produced by other local authorities was conducted as part of a peer review exercise to ensure that this report was similarly useable and accessible.

4. Stage 1 – Identification of sites and broad locations

Determining the Assessment Area

- 4.1 Wiltshire is composed of three Housing Market Areas (HMA) as shown in Figure 4.1 below:

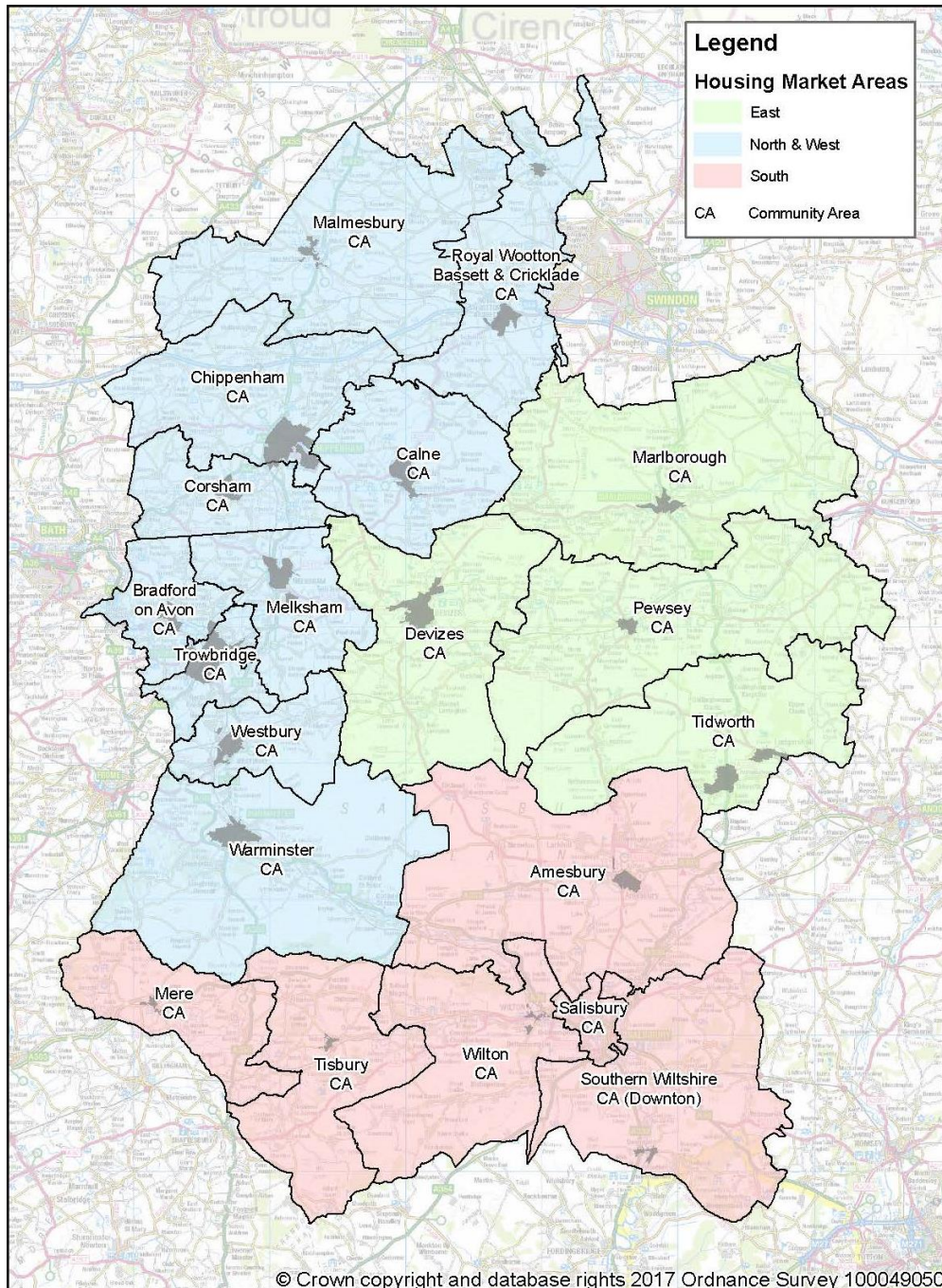


Figure 4.1: Housing Market Areas and Community Areas in Wiltshire

- 4.2 This SHELAA review covers the Wiltshire Council administrative area and the three HMAs contained therein. The Council will be proactive in its approach of working with landowners and stakeholders to identify additional land with development potential.

Desktop Review of Existing Information

- 4.3 The PPG advises that plan makers should be proactive during the Desktop Review stage in identifying a wide range of possible sites and broad locations for development including existing sites that could be improved, intensified, or changed.
- 4.4 The PPG states that sites included in the assessment should be drawn from the Call for Sites as well as a number of sources, including:
- a. Existing housing and economic development allocations and site development briefs not yet with planning permission
 - b. Planning permissions for housing and economic development that are unimplemented or under construction
 - c. Planning applications that have been refused or withdrawn
 - d. Land in the local authority's ownership
 - e. Surplus and likely to become surplus public sector land
 - f. Vacant and derelict land and buildings (including empty homes, redundant and disused agricultural buildings, potential permitted development changes e.g. offices to residential)
 - g. Additional opportunities in established uses (e.g. making productive use or under-utilised facilities such as garage blocks)
 - h. Business requirements and aspirations
 - i. Sites in rural locations
 - j. Large scale redevelopment and redesign of existing residential or economic areas
 - k. Sites in and adjoining villages or rural settlements and rural exception sites
 - l. Potential urban extensions and free standing settlements
- 4.5 This SHELAA has identified sites from **a**, **b** and **c**, which in turn may include sites from sources **d**, **e**, **f**, **g**, **h**, **i**, **j**, and **k**.
- 4.6 Unimplemented and under construction permissions (**b**) are monitored through existing housing and employment processes and further information on housing permissions is available in the HLSS.
- 4.7 Refused and withdrawn applications (**c**) have been assessed through a desktop review and are included in the Appendix 5 output reports.
- 4.8 In this SHELAA no sites have been sourced as potential urban extensions and free standing settlements (**l**).
- 4.9 Sites in this SHELAA are drawn from the existing SHLAA evidence base as well as new sites that have been submitted to the Council through the Call for Sites. This SHELAA will consider all sites of 0.25ha or above.

5. Stage 2 – Site and broad location assessment

- 5.1 There are three components to the assessment of sites and broad locations:
- a. Suitability
 - b. Availability
 - c. Achievability
- 5.2 The assessment will use a joint desktop and site survey approach to ensure that sites are approached systematically and comprehensively.
- 5.3 The PPG states that site surveys should be proportionate to the detail needed for a robust appraisal and sites that are considered to be more realistic for potential development should be surveyed in greater detail. Sites that are identified as being unsuitable through the desktop survey will not be visited.
- 5.4 Once the desktop review of sites is complete, sites requiring a survey are identified and a survey will be conducted of the site and its surroundings as appropriate. For this SHELAA report site surveys will only be carried out on sites that have not previously been surveyed through previous SHLAA assessments. Sites with current or extant planning permissions will be surveyed as part of the annual HLSS process.
- 5.5 The purpose of a site visit is to ratify the desktop assessment exercise to establish what type and scale of development may be appropriate, what barriers may affect the availability of the site, and how they could be overcome or mitigated. Also, if the site is already being developed then what stage of development is it at.

Suitability

- 5.6 The desktop review is the first part of the process that facilitates an initial judgement as to whether a site is suitable. The Council has access to a considerable amount of information in the form of existing maps, databases, and studies. This information will help to inform the assessment of the deliverability and developability of sites, including any site constraints.
- 5.7 Constraint information from a range of sources and key stakeholders has been identified through the Desktop Review in addition to the constraints held by the Council as a statutory undertaker. These are available in Appendix 1.
- 5.8 The PPG advises that the assessment of the suitability of sites and broad locations should be guided by existing and emerging policy at the local and national level in addition to the market or industry

requirements in the corresponding Housing Market or Functional Economic Market Area.

- 5.9 Each site and broad location will be spatially assessed against existing and emerging local and national policies. It is not possible through this process to definitively determine suitability, only unsuitability, and as such only 'Unsuitable'⁴ site area will be identified at this stage.
- 5.10 Appendix 2 provides the exclusionary criteria used in the determination of whether a site, or any area of a site, is 'Unsuitable'. Further details for each site identified as such will be provided in its site profile.
- 5.11 If a site is identified during the desktop review stage as 'Unsuitable' then it will not be taken forward for further assessment as part of this year's SHELAA report. It should be noted that the exclusion of a site from the SHELAA report does not exclude it from being reconsidered during the annual review prior that precedes each annual SHELAA report.

Availability

- 5.12 The PPG advises that a site can be considered available for development when there is confidence that there are no legal or ownership problems.
- 5.13 Suitable sites identified from previous SHLAA assessments may be accompanied by detailed information that allows for a confident determination of availability. Suitable sites identified from other sources may not be accompanied by a similar level of information and subsequently may not allow for a confident determination of availability.
- 5.14 At this time full legal surveys of all submitted sites is not possible and, as such, the council has made use of the best available information, (including parcel geometries available through the Land Registry INSPIRE View Service⁵), in the assessment of all suitable sites only.
- 5.15 This process presently does not allow for a confident determination of availability but does provide an indication of availability. This is a result of some individual parcels of land possibly having multiple owners, or conversely multiple parcels of land having a common owner.

Achievability

- 5.16 This is essentially an assessment of the economic viability of the site and whether it can be feasibly and reasonably achieved at a particular

⁴ An Unsuitable site is one where the developable area of the site is less than 0.25ha after all exclusionary criteria have been applied to the site.

⁵ Land Registry INSPIRE View Service and Metadata

<https://data.gov.uk/dataset/land-registry-inspire-view-service-and-metadata>

point in time. As such, the Council will only carry out achievability / viability testing on sites that have been found to be suitable.

- 5.17 Core Policy 57 does not provide a specific density figure for residential development. As a result, and in line with best practice, the development potential of each suitable site is identified through an assessment of existing development schemes.
- 5.18 Through assessment of existing development a range of development sizes, typical densities, and mix of dwelling types have been established for each HMA. Suitable sites within each HMA are assessed using these typical densities and mix of dwelling types to determine their viability. Full details on the site size classes, typical dwelling mix and typical density can be found in Appendix 3.
- 5.19 Housing viability testing is carried out for each HMA, at each site size class, using the HCA district wide viability testing model. Appendix 4 contains details of the values used in this viability model.

Deliverability

- 5.20 As per NPPF Footnote 11 a site can only be considered deliverable if it is available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years and in particular that development of the site is viable. Sites with planning permission should be considered deliverable until permission expires, unless there is clear evidence that schemes will not be implemented within five years.
- 5.21 Those sites that are considered deliverable are presented separately in the HLSS.

6. Stage 5 – Final evidence base

- 6.1 The SHELAA output reports, available separately as Appendix 5, contain three of the core outputs identified in the PPG:
- a. A list of all sites or broad locations considered, cross-referenced to their locations on maps
 - b. An assessment of each site or broad location, in terms of its suitability for development, availability, and achievability (including whether the site/broad location is viable) to determine whether a site is realistically expected to be developed and when;
 - c. Contain more detail for those sites which are considered to be realistic candidates for development, where others have been discounted for clearly evidenced and justified reasons;
- 6.2 Due to the quantity of sites within Wiltshire it is necessary to split Appendix 5 into manageable output reports to improve its usability. Output reports have been created for sites within each Community Area.
- 6.3 Each output report is presented by Community Area, then Settlement, then Reference. Each site has a single A4 profile containing a map of the site and the surrounding area as well as a short table detailing site characteristics pertinent to the assessment, description, and brief notes on its suitability, availability, and achievability; as well as whether the site is deliverable, and an indication of the timescale in which it may possibly be developed.

7. Appendix 1 – Constraints applied in assessment

Source	Document	Name (Abbreviation)	Policy
Environment Agency		Flood Zone 2 (FZ2)	CP67
		Flood Zone 3 (FZ3)	CP67
		Source Protection Zones (SPZ)	CP68
Health and Safety Executive		Consultation Zone (HSE)	
Historic England		World Heritage Site (WHS)	CP59
		Scheduled Ancient Monument (SAMS)	CP58
		Historic Parks and Gardens (HPaG)	CP58
		Registered Battlefield (RB)	CP58
National Grid		High Voltage Lines (HVL)	
		High Pressure Pipelines (HPP)	
Linewatch		Oil Pipelines (OP)	
Natural England		National Parks (NatPrk)	CP51
		Area of Outstanding Natural Beauty (AONB)	CP51
		Site of Special Scientific Interest (SSSI)	CP50
		Special Area of Conservation (SAC)	CP50
		Special Protection Area (SPA)	CP50
		Ancient Woodland (AW)	CP50
		RAMSAR Sites (RAMSAR)	CP50
		National Nature Reserve (NNR)	CP50
		Grade 1 Agricultural Land (AGLCG1)	
		Local Nature Reserve (LNR)	CP50
Wiltshire and Swindon Biological Records Centre		County Wildlife Sites (CWS)	CP50
Wiltshire Council	Core Strategy	Settlement Framework Boundary (SFB)	CP1
		Small Villages	CP1
		Strategic Allocations (Allocation)	CP2
		Chippenham Masterplan (CP9)	CP9
		Melksham Canal Link (CP16)	CP16
		Salisbury Central Area (CP22)	CP22
		Trowbridge Masterplan (CP28)	CP28
		Trowbridge Low Carbon Renewable Energy Network (CP30)	CP30
		Affordable Housing Zones	CP43
		Historic Canal Route (CP53)	CP53
		Cotswold Water Park (CP54)	CP54
		Air Quality Management Areas (CP55)	CP55
		Listed Buildings (CP58)	CP58
		Conservation Area (CP58)	CP58
		Housing Market Areas (HMA)	CP2
		Planning Permissions – Internal Monitoring (PP)	
		Saved Policy Strategic Allocations (Allocation)	CP2

Source	Document	Name (Abbreviation)	Policy
		Green Belt (GB)	CP51
	Minerals Policy	Minerals Site Allocations (Allocation)	
		Minerals Resource Zones (MRZ)	
		Minerals Safeguarding Areas (MSA)	
	Waste Policy	Waste Site Allocations (Allocation)	

8. Appendix 2 – Exclusionary constraints applied in assessment

Constraint	Abbreviation	Interaction with Site
Extant planning permission	PP	Area intersected by constraint
Core Strategy allocation	Allocation	Area intersected by constraint
Special Protection Area	SPA	Area intersected by constraint
Special Area of Conservation	SAC	Area intersected by constraint
Site of Special Scientific Interest	SSSI	Area intersected by constraint
RAMSAR	RAMSAR	Area intersected by constraint
National Nature Reserve	NNR	Area intersected by constraint
Green Belt	GB	Area intersected by constraint
Flood Zone 3	FZ3	Area intersected by constraint
Flood Zone 2	FZ2	Area intersected by constraint
Health and Safety Executive Consultation Zones	HSE	Area intersected by constraint
Settlement Framework Boundary	SFB	Site >100m from Settlement Framework Boundary, or; Site >100m from a Site <100m from Settlement Framework Boundary

9. Appendix 3 – Dwelling Mix and Density by Size Class and Housing Market Area

**South HMA Dwelling Mix and Density by Site Size Class based on Completed / Commenced Permissions
2009/10-2014/15**

South HMA Site Size Classes	Flat					House				Grand Total	Density
	1	2	3	4+	Total	-2	3	4+	Total		
Class 1: 0-31	13%	17%	1%	0%	32%	18%	26%	24%	68%	100%	42.98
Class 2: 32-100	9%	12%	0%	0%	21%	16%	34%	29%	79%	100%	35.44
Class 3: 101-170	6%	4%	0%	0%	10%	22%	35%	32%	90%	100%	35.67
Class 4: 171+	8%	7%	0%	0%	15%	19%	41%	25%	85%	100%	30.53

**East HMA Dwelling Mix and Density by Site Size Class based on Completed / Commenced Permissions
2009/10-2014/15**

East HMA Site Size Classes	Flat					House				Grand Total	Density
	1	2	3	4	Total	-2	3	4+	Total		
Class 1: 0-19	12%	9%	0%	0%	21%	21%	26%	29%	79%	100%	37.02
Class 2: 20-67	8%	34%	1%	0%	44%	13%	24%	18%	56%	100%	62.85
Class 3: 68-160	8%	17%	0%	0%	25%	16%	25%	34%	75%	100%	36.46
Class 4: 161+	2%	9%	0%	0%	11%	27%	41%	20%	89%	100%	32.32

**North and West HMA Dwelling Mix and Density by Site Size Class based on Completed / Commenced
Permissions 2009/10-2014/15**

North and West HMA Site Size Classes	Flat					House				Grand Total	Density
	1	2	3	4	Total	-2	3	4+	Total		
Class 1: 0-19	14%	12%	1%	0%	27%	27%	26%	18%	73%	100%	47.83
Class 2: 20-62	7%	20%	0%	0%	27%	16%	28%	26%	73%	100%	47.67
Class 3: 63-129	7%	13%	0%	0%	20%	14%	36%	30%	80%	100%	37.53
Class 4: 130+	10%	19%	0%	0%	29%	11%	34%	26%	71%	100%	39.51

Prior to 2009/10 completions were simply recorded as dwellings. From 2009/10 detail around bedroom number and dwelling type were also collected.

Site Size Classes were determined using Natural Breaks (Jenks) utilising completion and commencement data within ArcGIS software.

10. Appendix 4 – Key Values and Assumptions for Viability Modelling

Costs			
Build costs	per sq m	£950.00	
Additional costs	per sq m	£95.00	
S106 payments	per unit	£10,000.00	
CIL Charges	per sq m	East	£55.00
		North and West	£55.00
		South	£85.00
Developer return	% GDV	Private	20.00%
		Affordable	20.00%
Fees	% of build cost		12.00%
Marking costs	% of sale value		3.00%
Legal fees	% of land value		0.50%
Site acquisition costs	% of land value		1.75%
Development Finance	% of build and land cost		7.50%
Land values	per hectare	Greenfield	£21,000.00
		Brownfield	£482,000.00
Existing use value premium	% of land value	Greenfield	20.00%
		Brownfield	20.00%

Wiltshire Council operates two CIL charging zones, one lower zone at £55.00 per sq m and one higher zone at £85.00 per sq m. These charging zones also determine the level of affordable housing required at 30% and 40% respectively. For the HMA wide viability assessment the both values have been used, however the table above represents the zone which contained the greatest proportion of suitable sites.

Land values were retrieved from Tables 2 and 3 from the 2015 DCLG guidance document: 'Land value estimates for policy appraisal'⁶

Dwelling Sizes			
Flat	sq m	1-bed	46
		2-bed	59
		3-bed	90
		4-bed	110
House	sq m	2-bed	69
		3-bed	92
		4-bed	117

Dwelling sizes were retrieved from Gross Internal Area (GIA) column of Table 3.2 from the Dwelling size survey produced for CABE by Scott Wilson⁷

⁶ DCLG (2015) Land value estimates for policy appraisal
https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/407155/February_2015_Land_value_publication_FINAL.pdf

⁷ Scott Wilson (2010) Dwelling size survey

Sales			
Sale value	per sq m	East	£2,978.00
		North and West	£2,283.00
		South	£3,070.00
Ground rents	per annum		£400.00

Sale values were determined using the median values for Land Registry Price Paid⁸ data for each HMA divided by the sq m of a 3-bed house.

Affordable Housing			
Requirement	% of units	East	30.00%
		North and West	30.00%
		South	40.00%
Return per unit		Social rent	NBHB
Flat	1-bed	£39,188.00	£56,000.00
	2-bed	£47,322.00	£79,000.00
	3-bed	£56,786.00	£120,000.00
	4-bed	£68,144.00	£160,000.00
House	2-bed	£55,507.00	£79,000.00
	3-bed	£60,982.00	£107,000.00
	4-bed	£67,167.00	£140,000.00
Affordable mix	% of affordable units	15.00%	85.00%

<http://webarchive.nationalarchives.gov.uk/20110118095356/http://www.cabe.org.uk/files/dwelli ng-size-survey.pdf>

⁸ Land Registry Price Paid Data <https://www.gov.uk/government/statistical-data-sets/price-paid-data-downloads>

Information about Wiltshire Council services can be made available on request in other languages including BSL and formats such as large print and audio.

Please contact the council by telephone 0300 456 0100,
by textphone 01225 712500,
or email customerservices@wiltshire.gov.uk

如果有需要我們可以使用其他形式（例如：大字體版本或者錄音帶）或其他語言版本向您提供有關威爾特郡政務會各項服務的資訊，敬請與政務會聯繫，電話：0300 456 0100，文本電話：(01225) 712500，或者發電子郵件至：customerservices@wiltshire.gov.uk

Na życzenie udostępniamy informacje na temat usług oferowanych przez władze samorządowe hrabstwa Wiltshire (Wiltshire Council) w innych formatach (takich jak dużym drukiem lub w wersji audio) i w innych językach. Prosimy skontaktować się z władzami samorządowymi pod numerem telefonu 0300 456 0100 lub telefonu tekstowego (01225) 712500 bądź za pośrednictwem poczty elektronicznej na adres: customerservices@wiltshire.gov.uk

ولشائر کونسل (Wiltshire Council) کی سروسز کے بارے میں معلومات دوسری طرزوں میں فراہم کی جاسکتی ہیں (جیسے کہ بڑی چھپائی یا آڈیو ہے) اور درخواست کرنے پر دوسری زبانوں میں فراہم کی جاسکتی ہیں۔ براہ کرم کونسل سے 0300 456 0100 پر رابطہ کریں، ٹیکسٹ فون سے (01225) 712500 پر رابطہ کریں یا customerservices@wiltshire.gov.uk پر ای میل بھیجیں۔

يمكن، عند الطلب، الحصول على معلومات حول خدمات مجلس بلدية ويلتشير وذلك بأشكال (معلومات بخط عريض أو سماعية) ولغات مختلفة. الرجاء الاتصال بمجلس البلدية على الرقم ٠٣٠٠٤٥٦٠١٠٠ أو من خلال الاتصال النصي (تيكست فون) على الرقم ٧١٢٥٠٠ (٠١٢٢٥) أو بالبريد الإلكتروني على العنوان التالي: customerservices@wiltshire.gov.uk

Adopted Local Plan - Appendix IV

Standards for the Provision of Public Open Space in Association with New Residential Development.

1

Introduction

This appendix elaborates on policies R2 and R3 of the Local Plan.

2

Provision of Public Open Space

Policy R2 requires recreation open space at a standard of 2.43 hectares per 1000 population to be provided in connection with any residential development. The Council has adopted the recreation standard promoted by the National Playing Fields Association (NPFA) which comprises:

Youth and Adult Use:	1.6-1.8 hectares per 1000 population
Children's Use:	0.2 - 0.3 hectares per 1000 population of equipped children's playgrounds, adventure playgrounds and other specific opportunity play facilities; and 0.4 - 0.5 hectares per 1000 population of casual or informal play space within housing areas

3

Youth and adult sport and recreation space includes facilities such as pitches, courts and other miscellaneous items which, as a matter of policy and practice, are available for public use.

4

Within new developments children's play areas should be provided within a safe walking distance from home, no further than 200 metres for pre-school children and 400 metres for older children, be clearly visible from a number of dwellings, and easily accessible from the development.

5

New children's play areas within developments should consist of a minimum of the following:

- a suitable safety surface which conforms to the current BSI safety recommendations;
- secure fencing with self-closing gates to prevent animals gaining access;
- a range of play activities from toddler provision through to facilities for children of 12 years of age, subject to specific circumstances of the locality, and any other considerations.

6

Standards Adopted within Salisbury District

Salisbury District is deficient in the provision of both children's and adults' facilities throughout the District, when assessed against the NPFA

minimum standards and, in addition, the existing provision is often of poor quality. The Local Planning Authority has therefore adopted the upper target figures for the provision of both children's equipped play facilities (0.3 hectares per 1000 population) and youth and adult facilities (1.8 hectares per 1000 population).

7

The population of any new residential development will be calculated on the following basis:

Number of Bedrooms	Number of Occupants per Dwelling
1	2
2	3
3	4
4	5

NB. The provision of open space for dwellings with more than 4 bedrooms will be assessed on a pro rata basis

8

In the case of outline planning applications, where the types of dwellings are unknown, the Local Planning Authority will, for guidance purposes only, assess the likely open space requirements using the average occupancy rate for the District based on the 1991 Census.

9

Developers are recommended to enter into early discussions with the Local Planning Authority regarding the provision of recreational facilities in association with new residential development. The Local Planning Authority will liaise with the Parks Manager on all proposals.

10

Open Space Provision and Sizes of Development

On sites of less than ten dwellings, it may be impracticable to provide recreation facilities on-site. In such instances, the Local Planning Authority will expect developers to make a contribution, in accordance with the scale of payments operating by the Local Planning Authority, towards the provision of new or improved facilities within the local area. The scale of payments is calculated according to the number of bedrooms in each dwelling. These will be updated annually and full details are available from the Planning Office on request.

11

Where ten or more dwellings are proposed, an equipped children's play area at least should be provided on-site, unless the Local Planning Authority is satisfied that for specific reasons, for example, the topography of the site, provision off-site would be more beneficial.

12

Where an equipped children's play area cannot be provided on-site, the developer will be expected to make a commuted payment towards a nearby facility (existing or proposed) in accordance with the scale of contributions operated by the Local Planning Authority.

13

On larger sites, where the developer wishes to make a financial contribution to the Local Planning Authority for the purchase of new equipment for children's play facilities on-site and youth and adult facilities, the Authority will operate a scale of payments according to the number of bedrooms in each dwelling.

14

Where a developer is to provide the play equipment, the formal agreement of the Local Planning Authority with regard to the type and safety of the proposed equipment must be secured before installation on-site.

15

Youth and Adult Facilities

The Local Planning Authority will expect developers to make provision for youth and adult facilities. Except on large development sites, the Local Planning Authority anticipates this provision will be off the development site, and the developer will be expected to make a commuted payment towards the provision of new or the improvement of existing facilities within the local area, in accordance with the scale of contributions operated by the Local Planning Authority.

16

Standards for Open Space in Sheltered Developments

The Local Planning Authority recognises in Policy R3 that nursing home developments generate limited demand from residents for recreational open space and it will waive this requirement in proposals of this nature. The provision of adequate amenity space on-site is important in producing a pleasant and attractive living environment within the site and the Local Planning Authority will therefore seek appropriate amenity space within the development.

17

n development proposals to provide other "retirement homes", residents are often still active and there is demand, although limited, for recreation facilities. The open space requirement may be reduced to 0.81 hectares per 1000 population. Appropriate amenity space within the development will be sought also.

18

In both instances, developers will be required to enter into a Section 106 legal agreement with the Local Planning Authority regarding the future occupancy of the dwellings.

19

The Maintenance of Open Space in New Residential Development

Developers will be expected to demonstrate to the Local Planning Authority that adequate arrangements for the ongoing maintenance of recreational and amenity space associated with the development have been made. This could involve the setting up of a residents' association or the developer committing himself to carry out the maintenance. In Salisbury, a commuted sum may be paid to the City Committee of the District Council, or elsewhere, the town or parish council may agree to carry out the work, again subject to a commuted sum being paid. The open space should be fully laid out, equipped and ready for use before either the District Council, town or parish council accepts responsibility.

20

Commuted Payments

Payments will be held by the District Council on behalf of the developer. If the contribution has not been used after five years of the commencement of the development, and an ongoing project on which the contribution is to be used, for example a new recreation ground, has not been identified, the contribution will be returned to the developer.