

North Wiltshire, Kennet and West Wiltshire District
Councils together with Wiltshire County Council
JOINT STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENT



ROGER TYM & PARTNERS
Planners and Development Economists

Final Report

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ROGER TYM & PARTNERS

11 - 15 Dix's Field,
Exeter EX1 1QA

t 01392 210868
f 01392 210869
e exeter@tymconsult.com
w www.tymconsult.com

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CONTENTS

1	PURPOSE OF THE STUDY AND STRUCTURE OF OUR REPORT	1
	Purpose of the Study	1
	Structure of Our Report.....	1
2	NATIONAL AND REGIONAL POLICY CONTEXT	3
	National Policy Context.....	3
	Regional Policy Context.....	6
	Summary	9
3	LOCAL POLICY CONTEXT	11
	Wiltshire and Swindon Structure Plan 2016.....	11
	Adopted Local Plans and Emerging LDFs	12
	Review of Previous Urban Capacity Studies.....	14
	Transforming Trowbridge.....	15
	Summary	15
4	SELECTION OF STUDY AREA SETTLEMENTS FOR CONDUCTING THE SEARCH FOR SITES	17
	Introduction	17
	Criteria Used to Define the Final List of Settlements.....	18
	Summary and Final Filtering.....	20
5	STUDY PARAMETERS, DATA SOURCES, AND THE SITES DATABASE	23
	Parameters	23
	Sources of Potential Housing Sites.....	24
	The Sites Database	25
	Sites for Which We Did Not Estimate Potential Housing Yield.....	31
6	HOUSING COMMITMENTS AND ALLOCATIONS	33
	Introduction.....	33
	Planning Permissions	33
	Summary of Commitments	35
7	HOUSING YIELD ASSESSMENT	37
	Approach to Identified Sites	37
	Site Yield by Priority.....	40
	Small Site Allowance	42
8	TOTAL HOUSING YIELD AND SITE PRIORITISATION	45
	Introduction.....	45
	Adequacy of Housing Provision	45
9	SUMMARY OF MAIN FINDINGS	55
	Introduction.....	55
	Key Strategic Policy Issues.....	55
	Study Parameters and Technical Issues.....	55
	Housing Yield Assessment and Site Prioritisation	56
	Broad Locations.....	58

APPENDICES

App 1	Final List of 63 Settlements (for Undertaking the Search for Potential Housing Sites)
App 2	Past and Current Density Trends
App 3	Site Assessment Factors & Criteria Used for Part 3 of the Access Sites Database
App 4	RTP Call for Sites Pro-forma

GLOSSARY

- AONB - Area of Outstanding Natural Beauty
- BAOR - British Army of the Rhine
- CFS - Call for Sites
- CLG - Communities and Local Government
- DPD - Development Plan Document
- DPH - Dwellings Per Hectare
- EIP - Examination in Public
- GIS - Geographical Information System
- HMA - Housing Market Area
- LDD - Local Development Document
- LDF - Local Development Framework
- LPA - Local Planning Authority
- LSH - Lambert Smith Hampton
- MOD - Ministry of Defence
- NLUD - National Land Use Database
- PDL - Previously Developed Land
- PPG - Planning Policy Guidance
- PPS - Planning Policy Statement
- PUA - Principal Urban Area
- RFS - Rural Facilities Survey
- RPG - Regional Planning Guidance
- RSS - Regional Spatial Strategy
- RTP - Roger Tym & Partners
- SFRA - Strategic Flood Risk Assessment
- SHLAA - Strategic Housing Land Availability Assessment
- SSCT - Strategically Significant Cities and Towns
- SSSI - Site of Special Scientific Interest
- SWRA - South West Regional Assembly
- TTWA - Travel to Work Area
- UCS - Urban Capacity Study
- UDF - Urban Design Framework
- WCC - Wiltshire County Council

1 PURPOSE OF THE STUDY AND STRUCTURE OF OUR REPORT

Purpose of the Study

- 1.1 Roger Tym & Partners was commissioned in May 2007 by North Wiltshire, Kennet and West Wiltshire District Councils, together with Wiltshire County Council (WCC), to undertake a joint Strategic Housing Land Availability Assessment (SHLAA) across the three Districts. The purpose of the study is to establish whether there are sufficient, suitable sites that are currently available (or likely to become available in the foreseeable future), which could meet each District Council's dwelling requirements as prescribed by the emerging South West Regional Spatial Strategy (RSS).
- 1.2 We assessed sites in terms of their 'suitability', 'availability' and 'achievability' for housing development, in accordance with the CLG's SHLAA Practice Guidance of July 2007. Page 17 of the Guidance requires that in assessing the achievability of sites, consideration be given to issues such as site preparation costs, physical constraints, phasing and build-out rates. Accordingly, the Bristol office of Lambert Smith Hampton (LSH) was engaged as a sub-consultant to advise on these considerations. Early in the study, LSH produced an independent review of the local housing market, to provide a context for its assessment of sites' achievability later in the study. LSH's report is available as a stand alone document.
- 1.3 The outputs from the SHLAA will provide each District Council with information on a range of potential housing sites - covering both greenfield and previously developed land - and an indication of how their respective dwelling requirements could potentially be met. This evidence can then be used to inform the Councils' Local Development Framework (LDF) Core Strategy and Site Allocation Development Plan Documents, although it is important to emphasise that the SHLAA does not in itself determine whether a site should be allocated for housing development.
- 1.4 The Practice Guidance recommends that stakeholders should be engaged in the SHLAA process from the outset. Accordingly, we held two stakeholder events. At the first event, which was held on Friday 25 May 2007 at WCC's offices in Trowbridge, we discussed study parameters and technical issues with officers from North Wiltshire, Kennet and West Wiltshire District Councils as well as officers from the County Council and a range of external stakeholders including landowners, developers, housebuilders, planning consultants and agents. At the second stakeholder event on Monday 10 December 2007 - which was also held at WCC's offices and was attended by a similar range of interests - we presented our emerging study findings. The useful feedback from both meetings has helped to shape our report.
- 1.5 As well as the two stakeholder events we have been in regular liaison with the client steering group - which consists of officers from the three District Councils, as well as officers from WCC - and we undertook a 'call for sites' exercise, as detailed later in our report.

Structure of Our Report

- 1.6 Following this introduction, the remainder of our report is structured as follows:
 - Sections 2 and 3 contain a review of the national, regional and local planning policy contexts, and the Practice Guidance which dictates how SHLAAs should be undertaken.
 - Section 4 provides details of the method and criteria that we employed to identify the settlements in the study area for conducting a 'search for sites'.

- Section 5 describes the study parameters and the sources of data used to identify potential housing sites. This section also provides details of our sites database, which contains comprehensive details for each site that we assessed in the study.
 - Section 6 sets out details of housing 'commitments' for each district - that is, sites within the study area that already benefit from planning permission for residential use.
 - Section 7 contains details of how we prioritised the assessment sites, and then sets out - for each district, its main town and remainder of the district - the number of sites in each priority category and their potential combined yield.
 - Section 8 then sets out - again, for each district, its main town and remainder of the district - the potential that could contribute to housing supply over the next 20 years, from planning permissions, a small site allowance and sites identified in the SHLAA as potentially suitable for housing.
 - Section 9 then summarises the main findings from the SHLAA.
- 1.7 A series of Appendices to the report contain a list of the 63 study area settlements where we conducted our 'search for sites'; data on past and current density trends; the factors and criteria that we assessed sites against; and our 'call for sites' pro-forma.

2 NATIONAL AND REGIONAL POLICY CONTEXT

National Policy Context

Planning Policy Statement 1 (2004): Delivering Sustainable Development

- 2.1 Planning Policy Statement 1 (PPS1) sets out overarching strategic planning policies, including the contribution that the planning system can make to the delivery of sustainable development, which is the core principle underpinning planning.
- 2.2 A key objective of PPS1 is to ensure that development supports existing communities and contributes to the creation of safe, sustainable, liveable and mixed communities. Paragraph 27 sets out the general approach to delivering sustainable development; planning authorities should seek to:
- bring forward sufficient land of a suitable quality in appropriate locations to meet the expected needs for housing;
 - reduce the need to travel and encourage accessible public transport provision to secure more sustainable patterns of transport development; and
 - promote the use of suitably located vacant and underused previously developed land (PDL) in order to achieve Government targets.

Planning Policy Statement 3 (2006): Housing

- 2.3 Planning Policy Statement 3 (PPS3) replaced the previous Planning Policy Guidance 3 (PPG3) as the statement of the national planning policy framework for delivering the Government's housing objectives. PPS3 establishes the requirement for Local Planning Authorities (LPAs) to undertake Strategic Housing Land Availability Assessments (SHLAA), which replace the Housing Capacity Studies required under PPG3. It specifies in Annex C that an SHLAA should:
- *'Assess the likely level of housing that could be provided if unimplemented planning permissions were brought into development.*
 - *Assess land availability by identifying buildings or areas of land (including previously developed and greenfield land) that have development potential for housing, including within mixed use developments.*
 - *Assess the potential level of housing that can be provided on identified land.*
 - *Where appropriate, evaluate past trends in windfall land coming forward for development and estimate the likely future implementation rate.*
 - *Identify constraints that might make a particular site unavailable and/or unviable for development.*
 - *Identify sustainability issues and physical constraints that might make a site unsuitable for development.*
 - *Identify what action could be taken to overcome constraints on particular sites.'*
- 2.4 PPS3 states that LPAs should set out in Local Development Documents (LDDs) their policies and strategies for delivering the level of housing provision, including identifying broad locations and specific sites that will enable continuous delivery of housing for at least 15 years from the date of adoption, taking account of the level of housing provision set out in the Regional Spatial Strategy.
- 2.5 One of the key differences between PPG3 and PPS3 is that windfall allowances should no longer be included in the first 10 years of land supply in Local Development Frameworks (LDFs), unless there are very special local circumstances. This places greater emphasis on the need to identify sites which can be confidently allocated for housing in LDFs. In practice, we consider it inevitable that windfalls will arise and be

implemented in any local authority area, irrespective of how comprehensive and thorough the SHLAA is.

- 2.6 PPS3 reiterates the previous PPG3 policy that the priority for development should be PDL - in particular vacant and derelict sites and buildings - and requires LPAs to ensure that sufficient, suitable land is available to achieve their PDL delivery objectives. However, unlike Housing Capacity Studies under PPG3, SHLAAs are required to consider the potential of greenfield sites to deliver housing as well as PDL.
- 2.7 PPS3 states that LDDs should include a local PDL target and trajectory, and strategies for bringing PDL into housing use. Where appropriate, the trajectory could be divided up to reflect the contribution expected from different categories of PDL - for example, vacant and derelict sites - in order to deliver the spatial vision for the area in the most sustainable way. In developing their PDL strategies, LPAs are advised (in paragraph 44) that they:
- 'should consider a range of incentives or interventions that could help to ensure that previously developed land is developed in line with the trajectory/ies. This should include:*
- *planning to address obstacles to the development of vacant and derelict sites and buildings, for example, use of compulsory purchase powers where that would help resolve land ownership or assembly issues.*
 - *considering whether sites that are currently allocated for industrial or commercial use could be more appropriately re-allocated for housing development.*
 - *encouraging innovative housing schemes that make effective use of public sector previously-developed land.'*
- 2.8 The content of PPS3, as summarised above, has clear implications for the information to be included and assessed in an SHLAA.

SHLAA Practice Guidance

- 2.9 Practice Guidance entitled 'Strategic Housing Land Availability Assessments' was published by Communities and Local Government (CLG) in July 2007¹. It supersedes the advice in the previous guidance entitled 'Tapping the Potential', which related to housing capacity studies (the precursor to SHLAAs).
- 2.10 In paragraph 1, the Guidance states that SHLAAs are '*a key component of the evidence base to support the delivery of sufficient land for housing to meet the community's need for more homes*'; SHLAAs are also a requirement of PPS3. It is noted in the Guidance that a SHLAA is significantly different from a housing capacity study, and if a recent capacity study has been carried out, further work will be needed to fulfill the requirements of the SHLAA.
- 2.11 The Guidance states that the primary role of the SHLAA is to:
- identify sites with potential for housing;
 - assess their housing potential; and
 - assess when they are likely to be developed.
- 2.12 An SHLAA should aim to identify as many sites with housing potential in and around as many settlements as possible in the study area. The study area should preferably be a sub-regional housing market area, but may be a local planning authority area, where necessary. As a minimum, the SHLAA should aim to identify sufficient specific sites for at least the first 10 years of a plan, from the anticipated date of its adoption, and ideally

¹ Hereafter referred to simply as 'the Guidance'.

for longer than the whole 15 year plan period². Where it is not possible to identify sufficient sites, the SHLAA should provide the evidence base to support judgements around whether broad locations should be identified and/or whether there are genuine local circumstances that mean a windfall allowance may be justified in the first 10 years of the plan.

- 2.13 Paragraph 8 makes it clear that the assessment is an important evidence source to inform plan-making, but that it does not in itself determine whether a site should be allocated for housing development. The Guidance also states that the SHLAA should be regularly kept up to date as part of the Annual Monitoring Report exercise, so as to support the updating of the housing trajectory and the five-year supply of specific deliverable sites.
- 2.14 The Guidance provides details on the methodology for a SHLAA which has eight main stages, and two further optional stages covering broad locations and windfalls. The stages are as follows:
- Stage 1: Planning the Assessment;
 - Stage 2: Determining which sources of sites will be included in the Assessment;
 - Stage 3: Desktop review of existing information;
 - Stage 4: Determining which sites and areas will be surveyed;
 - Stage 5: Carrying out the survey;
 - Stage 6: Estimating the housing potential of each site;
 - Stage 7: Assessing when and whether sites are likely to be developed;
 - Stage 8: Review of the Assessment;
 - Stage 9: Identifying and assessing the housing potential of broad locations (when necessary); and
 - Stage 10: Determining the housing potential of windfalls (where justified).
- 2.15 Stage 2 lists the sources of sites with potential for housing, which consist of sites currently in the planning process as well as those that are not in the planning process, namely:
- allocated employment or other land uses which are no longer required for those uses;
 - existing housing allocations, which have not yet been implemented;
 - unimplemented/outstanding planning permissions for housing; and
 - planning permissions for housing that are under construction.
- 2.16 Stage 7 assesses when and whether sites are likely to be developed. Central to this is the consideration of whether sites are suitable, deliverable and developable for housing. Suitability embraces policy restrictions, physical problems/limitations (for instance access, infrastructure, flood risk, ground conditions and contamination), potential impacts (upon the landscape and conservation) and the environmental conditions which would be experienced by prospective residents.
- 2.17 Availability considers, '*on best information available*' (paragraph 39 of the Guidance), whether there are any legal or ownership problems, such as multiple ownerships, ransom strips, tenancies or operational requirements of landowners. Achievability is essentially a judgment about the economic viability of a site. It will be affected by market factors, cost factors (including site preparation costs relating to any physical

² The CLG consultation document 'Streamlining Local Development Frameworks' (November 2007) suggests extending the lifespan of LDF Core Strategies from 10 to 15 years. This will increase compatibility with the requirements of PPS3, which directs LPAs to identify broad locations and specific sites on which to deliver housing for at least 15 years.

constraints) and delivery factors (including phasing and build-out rates, which mostly concerns larger sites).

- 2.18 Stage 10 relates to determining the housing potential of windfall sites, where an allowance can be justified. Where this is the case, this should be based on an estimate of the amount of housing that could be delivered in the area on land that has not been identified in the list of deliverable/developable sites, or as part of broad locations for housing development. One method to estimate potential from each source is by calculating the average annual completion rate from the source, taking care to avoid double counting sites which are already included in the assessment, and coming to an informed view as to:
- whether the annual rate is likely to increase or decrease;
 - whether the pattern of redevelopment is likely to remain the same, grow or decline; and
 - whether current market conditions are likely to stay the same, worsen or improve in the future.
- 2.19 We cover the SHLAA methodology in greater detail in subsequent sections of our report.

Regional Policy Context

Emerging South West Regional Spatial Strategy

- 2.20 The South West Regional Assembly (SWRA) submitted the draft RSS for the South West to the Secretary of State in June 2006. The Panel Report of findings and recommendations was published on 10 January 2008³ following an Examination in Public (EiP) held between April and July 2007, and Proposed Changes are expected to be published later in 2008. Following consideration of the responses to the consultation on Proposed Changes, it is anticipated that the final version of the RSS will be published in Autumn 2008, when it will replace Regional Planning Guidance for the South West (RPG10) and the county Structure Plans.
- 2.21 Policy SD4 - one of four high level sustainable development policies underpinning the draft RSS - seeks to link the provision of homes, jobs and services, so that cities, towns and villages have the potential to become more self contained, thereby reducing the need to travel. The delivery of housing that is adequate and affordable for all residents is seen as a key priority. To this end, the EiP Panel recommends in its Report that Policy H1 of the draft RSS should be revised to provide at least 10,000 affordable homes per annum (previously 7,500) in the period to 2026, and the Panel advocates that at least 35 per cent of all housing development annually across each local authority area should be affordable.
- 2.22 The housing figures in the draft RSS were based on a projected increase in the region's resident population of approximately 750,000 persons between 2006 and 2026, to 5.85 million. However, the EiP Panel concludes that the draft RSS did not *'adequately reflect the likely level of population growth of the region'* (paragraph 2.15), and in Recommendation 2.1 the Panel recommends that the Strategy should provide for at least 28,000 dwellings per annum at the regional level.
- 2.23 In meeting this requirement, the draft RSS and Panel Report advocate that 50 per cent of new housing development should be accommodated on previously developed land (PDL), although the Panel suggests in paragraph 3.39 that this figure *'should not be expressed as anything other than a monitoring target'*. The Panel recognises that the development of greenfield and PDL are two separate but complementary streams of

³ The front cover of the Panel Report is dated December 2007, although the SWRA's website states that the Panel Report *'was published by Government Office for the South West on Thursday 10 January 2008'*.

- supply which should not be sequentially phased, and that there will be a need for a greenfield contribution over the plan period.
- 2.24 Development Policy A of the draft RSS stipulates that Strategically Significant Cities and Towns (SSCTs) will form the primary focus for development in the South West. Within the SHLAA study area, Chippenham and Trowbridge are identified as SSCTs, and as such are seen to perform regionally and sub-regionally important functions.
- 2.25 The draft RSS provides for approximately 65 per cent of development to take place within the Policy A SSCTs, and in Policy H2 seeks a density of at least 50 dwellings per hectare (dph) in these SSCTs. However, the Panel found this approach '*unduly prescriptive*' (paragraph 6.19), and to take into account variation between SSCTs it recommends a target net density of housing development in the range of 40-50 dph. Based upon expected levels of growth across the region, the draft RSS also states that brownfield sites within SSCTs will be insufficient to accommodate the housing requirement over the 20 year period, and that there will be a need for urban extensions to be identified and phased into the development process. The Panel Report does not contain recommendations to the contrary.
- 2.26 In addition to SSCTs, Development Policy B permits '*locally significant development*' in other towns and villages. In these areas job growth and development are likely to be more restricted, and therefore the bulk of housing outside SSCTs will focus on towns which have strategically important roles in their local setting, in particular market towns. The draft RSS notes that the scale and mix of development in these settlements should increase self-containment, and develop their function as service centres.
- 2.27 In paragraph 3.32 of its Report, the EiP Panel notes that Development Policy C of the draft RSS is intended to enable the identification of settlements where locally needed development might best be accommodated. While '*fully endorsing this approach*', the Panel emphasised the importance of ensuring that the urban focus of the RSS is not undermined. Accordingly, in its Recommendation 3.2 (seventh bullet), the Panel recommended that a sentence should be added to the RSS, to state that '*the smaller towns and villages identified through Policy C should be the primary focus of development permitted in the wider countryside away from Policy A and B settlements.*' Furthermore, in its supporting text (paragraph 3.32), the EiP Panel stated that, to be regarded as sustainable local service centres, Policy C settlements should possess '*considerably more than a single shop and/or a weekly bus service*'. Our approach to identifying the most appropriate settlements to conduct the search for sites - as detailed in Section 4 of our report - is fully consistent with the Panel's advice.
- 2.28 The draft RSS sets out detailed Housing Market Area (HMA) Sub-Regional Strategies, recognising the differing policy needs across the region. These nine 'Joint Study Areas' are the West of England, Swindon, Gloucester and Cheltenham, Exeter, Taunton (including Bridgewater), South East Dorset, Plymouth (including South East Cornwall and South West Devon), Torbay (and South Devon) and Cornish Towns.
- 2.29 The Swindon HMA Sub-Regional Strategy seeks to focus strategic growth and development primarily within the urban areas of Swindon and Chippenham. The draft RSS notes that jobs in the Swindon Travel to Work Area (TTWA) - which extends into North Wiltshire and Kennet Districts - are set to increase by about 26,000 to 32,000, and that balancing the provision of jobs and homes will be critical to developing sustainable development and travel patterns in these areas.
- 2.30 The EiP Panel recommends that the role of Chippenham should be developed by measures to encourage employment growth to promote self-containment and accommodate increased demand for housing. To this end, the Panel considers there to be scope for a further 1,000 dwellings - on top of the figure suggested in the draft RSS - bringing the total for the Chippenham SSCT up to 5,500 dwellings. The draft RSS (para 4.2.30) states that the settlements of Wootton Bassett, Purton, Lyneham

and Cricklade on the eastern edge of North Wiltshire perform a largely dormitory function to Swindon and, to ensure that this is not exacerbated, they should not receive housing growth above levels appropriate to meet local needs. The same paragraph of the draft RSS further states that LDDs should ensure that the aforementioned settlements do not coalesce with Swindon.

- 2.31 It should be noted that in its Report, the EIP Panel proposes (paragraph 4.2.31) that 3,000 dwellings of the total housing figure for North Wiltshire should be set aside to provide for an urban extension(s) to Swindon.
- 2.32 In the Panel Report, Trowbridge is discussed in the context of the West of England HMA Sub-Regional Strategy, and is seen as a sub-regionally significant employment, administrative and service centre. The draft RSS advocates the expansion of the town centre, and notes that the town has strong functional links with the surrounding towns of Bradford-on-Avon, Frome, Melksham, Westbury and Warminster, maximised by use of the existing public transport connections. The EIP Panel notes that the Trowbridge TTWA is expected to create between 9,400 and 11,700 jobs over the plan period, and as such concludes that a further 1,000 dwellings should be provided in addition to those suggested in the draft RSS - bringing the total to 6,000 dwellings over the 20 year period.
- 2.33 Annual average net dwelling requirements are set out in Table 2.1.

Table 2.1 Dwelling Requirements: Draft RSS and Panel Report Revised Provision

LPA/SSCT	Draft RSS Provision (Table 4.1)		Panel Report Revised Provision (Appendix A (ii))	
	Total Dwellings 2006-26	Avg Dwellings/yr 2006-26	Total Dwellings 2006-26	Avg Dwellings/yr 2006-26
<i>North Wilts (UE to Swindon)</i>	<i>N/A</i>	<i>N/A</i>	<i>3,000¹</i>	<i>150¹</i>
<i>North Wilts (rest of district)</i>	<i>10,000</i>	<i>500</i>	<i>10,700¹</i>	<i>535¹</i>
North Wilts Total	10,000	500	13,700 ¹	685 ¹
Kennet	5,000	250	6,000	300
West Wilts	10,500	525	12,300	615
Total for Study Area	25,500	1,275	32,000	1,600
Chippenham (N Wilts)	4,500	225	5,500	275 ¹
Trowbridge (W Wilts)	5,000	250	6,000	300
Total Within SSCTs¹	9,500	475	11,500	575

Sources: Draft RSS 2006-2026 (June 2006), and the EIP Panel Report (January 2008)

¹ The EIP Panel proposes that 3,000 of the 13,700 dwellings in North Wiltshire should be set aside for an urban extension(s) to Swindon. After making this allowance, the average annual requirement for North Wiltshire is 535 dwellings (comprising 275 dwellings in Chippenham and 260 dwellings in the remainder of the district).

² Figures in this row are a subset of the figures in the 'Total for Study Area' row

- 2.34 The resultant 5, 10, 15 and 20-year dwelling requirements for each District and SSCT, based on the revised figures contained in the Panel Report, are set out in Table 2.2.

Table 2.2 District and SSCT 5, 10, 15 and 20-Year Dwelling Requirements (Based on EiP Panel Report Figures)

LPA/SSCT	Avg Dwellings/yr 2006-26	5-Year Dwelling Requirement	10-Year Dwelling Requirement	15-Year Dwelling Requirement	20-Year Dwelling Requirement
<i>North Wilts (JE to Swindon)</i>	150	750	1,500	2,250	3,000
<i>North Wilts (rest of district)</i>	535	2,675	5,350	8,025	10,700
North Wilts Total	685	3,425	6,850	10,275	13,700
Kennet	300	1,500	3,000	4,500	6,000
West Wilts	615	3,075	6,150	9,225	12,300
Total for Study Area	1,600	8,000	16,000	24,000	32,000
Chippenham (N Wilts)	275	1,375	2,750	4,125	5,500
Trowbridge (W Wilts)	300	1,500	3,000	4,500	6,000
Total Within SSCTs¹	575	2,875	5,750	8,625	11,500

Source: EiP Panel Report (January 2008)

¹ Figures in this row are a subset of the figures in the 'Total for Study Area' row

Summary

- 2.35 Sustainable development is the core principle underpinning planning, and national planning policy guidance/statements emphasise the Government's objective of ensuring the delivery of more sustainable patterns of development. To this end, LPAs are required to identify in their LDDs sufficient, suitable land in appropriate locations to enable the continuous delivery of housing for at least 15 years from the date of adoption, and are charged with promoting the use of vacant and underused PDL.
- 2.36 SHLAA studies an important evidence source to inform plan-making, by identifying whether there are sufficient specific sites (both greenfield and PDL) that are capable of meet the LPA's housing requirements. However, the Practice Guidance makes clear that the SHLAA will not in itself determine whether a site should be allocated for housing development.
- 2.37 The Government's core objective of ensuring more sustainable patterns of development is reflected in regional planning policy, which seeks to increase self-containment of the main settlements, improve the vitality of town centres, and enhance the functional relationships between the strategically important settlements and the network of surrounding towns. Accordingly, the need to focus new housing development within and adjacent to existing urban areas - particularly Chippenham and Trowbridge - is seen as a high priority.
- 2.38 The dwelling requirements set out in the EiP Penal Report represent a significant increase on the requirements specified in the submission draft RSS, for each District and SSCT in the SHLAA study area. This has clear implications for the amount of land that will need to be identified for housing in the Councils' respective LDDs.

3 LOCAL POLICY CONTEXT

Wiltshire and Swindon Structure Plan 2016

- 3.1 The Structure Plan was adopted in April 2006 and covers the period to 2016. The Plan - which covers the administrative areas of Wiltshire County and Swindon Borough - will be superseded by the Regional Spatial Strategy when it is approved. The aim of the Plan, as set out in paragraph 2.23, is: *'To support a sustainable pattern of development in Wiltshire, meeting the needs of the County's current and future population'* with a specific aim to provide good housing and community facilities. The key strategic objectives, as set out in paragraph 3.4, are to:
- concentrate development on Swindon and the strategic centres of Chippenham, Salisbury and Trowbridge (as specified in Policy DP3);
 - reduce the need to travel - increased self-containment and emphasis on sustainable/public transport;
 - provide for local housing needs in smaller towns where there is scope for economic growth and regeneration; and
 - in particular, regenerate the economies of towns in the western part of Wiltshire.
- 3.2 Policy DP3 specifies that development should primarily be focused on the Swindon principal urban area (PUA) and that Local Development Documents (LDDs) should identify Chippenham and Trowbridge as Strategic Service Centres for smaller growth. In Chippenham and Trowbridge, development must sustain their strategic service centre role and the balance of land uses without encouraging car-borne commuting. In particular, emphasis should be placed on the provision of employment land.
- 3.3 Elsewhere, housing development should be limited to settlements with employment opportunities, thereby satisfying local needs and reducing the need to travel. The Structure Plan listed the Plan Area's 'main towns and settlements', which are listed again in paragraph 4.16 of the Structure Plan 2016 as examples of the type of settlements that may be eligible for additional development:
- **North Wiltshire** - Chippenham, Calne, Corsham, Cricklade, Malmesbury and Wootton Bassett.
 - **Kennet** - Devizes, Ludgershall, Marlborough, Pewsey and Tidworth.
 - **West Wiltshire** - Trowbridge, Bradford-on-Avon, Melksham, Warminster and Westbury.
- 3.4 The Structure Plan highlights Chippenham and Trowbridge as important employment and service centres with potential for economic development. Economic development and growth has the potential to increase self-containment, reducing the need to commute to nearby PUAs such as Bristol, Bath and Swindon. Trowbridge is identified as having significant potential for town centre renewal.
- 3.5 Housing proposals cover a 20 year period from 1996 to 2016. The dwelling requirements identified by Policy DP4 are as follows:
- Kennet - 5,250 dwellings (262.5 per annum).
 - North Wiltshire - Chippenham 3,000 dwellings (150 per annum), rest of district 6,000 (300 per annum).
 - West Wiltshire - Trowbridge 5,000 (250 per annum), rest of district 6,750 (337.5 per annum).
- 3.6 The housing requirements set out in the Structure Plan are lower than those specified in the draft RSS, and as we have already noted, the EiP Panel recommends that the draft RSS housing figures should be increased further.

- 3.7 Policy DP13 seeks to maintain the rural buffer which protects the separate identities of settlements close to Swindon and prevents their coalescence with Swindon. Rural Buffer settlements within the SHLAA study area are Cricklade, Lydiard Millicent, Purton and Wootton Bassett (all of which are in North Wiltshire district).

Adopted Local Plans and Emerging LDFs

- 3.8 The current period is one of transition between two plan making systems. The three local planning authorities within the SHLAA study area are developing their respective LDFs, which will eventually replace the Local Plans. The adopted Local Plans have therefore been saved under the provisions of the Planning and Compulsory Purchase Act (2004), pending completion of each respective LDF. The table below indicates the various stages in the preparation of the three Councils' LDFs.

Local Development Plan Status - January 2008

LPA	Local Plan	LDF - Core Strategy
North Wiltshire	Local Plan 2011 (adopted June 2006)	Second Issues and Options Paper May 2007
Kennet	Local Plan 2011 (adopted 2004) - Application to SoS to save key policies until adoption of Core Strategy	Issues and Options Paper March 2007
West Wiltshire	Local Plan 2011 1 st Alteration (Adopted June 2004)	West Wiltshire Issues and Options Paper December 2007

Source: North Wiltshire, Kennet and West Wiltshire District Councils' website information.

Adopted Local Plans

North Wiltshire Local Plan 2011

- 3.9 The North Wiltshire Local Plan was adopted in April 2006. North Wiltshire is primarily a rural district with four medium sized settlements and two market towns surrounded by the key PUAs of Bristol, Bath and Swindon. The larger settlements in the District are affected by issues similar to those in Kennet and West Wiltshire:
- high levels of out-commuting due to poor opportunities to live and work in the district;
 - insufficient affordable housing and community infrastructure;
 - a need to recycle PDL to increase sustainable development; and
 - pressure on the retail centres from larger urban areas and internal out-of-town retail uses.
- 3.10 The Local Plan seeks to focus employment and housing on PDL in the six main towns of Chippenham, Calne, Corsham, Malmesbury, Wootton Bassett and Cricklade, although the Plan also encourages diversification of the rural economy as a means of generating local employment opportunities, which will thereby reduce the need for car-borne journeys.

Kennet Local Plan 2011

- 3.11 The strategic housing policy in the Kennet Local Plan (adopted in April 2004) is to concentrate development on the three main towns of Devizes, Marlborough and Tidworth, with modest levels of growth in Pewsey, Ludgershall and Market Lavington. Elsewhere, development will be limited to those villages which have a range of facilities.
- 3.12 Whilst Policies HC3 and HC4 afford priority to previously developed sites and redevelopment of vacant buildings for residential use, the Plan states that additional

housing development will be possible in villages with a range of facilities (identified in the Plan) through infilling and replacement/redevelopment of existing buildings.

- 3.13 The District Council's 2006 Annual Monitoring Report identifies that Kennet is meeting (and is likely to exceed) the Structure Plan target of 5,250 homes built by 2016 although the Local Plan target of 125 affordable homes per year is not being met.

West Wiltshire Local Plan - 1st Alteration

- 3.14 The First Alteration West Wiltshire District Local Plan, adopted in June 2004, guides development within the District up to 2011. The focus for strategic development is on towns within the A350 corridor, particularly Trowbridge, Melksham and Westbury. In Bradford-on-Avon, Warminster, the villages and rural areas, the District Councils seeks to achieve a sustainable balance between the demands of development and environmental protection. The District Council aims to meet the regional target of 50 per cent for housing provision on PDL, and seeks up to 30 per cent affordable housing on allocated and windfall sites in the urban areas and 50 per cent in villages.

Local Development Frameworks

- 3.15 The three District Councils within the SHLAA study area have each released Issues and Options Papers, and are therefore at an early stage in preparing their Core Strategies. The Issues and Options Papers are intended to identify, in broad terms, the direction and type of development that could take place over the LDF period, and also to initiate consultation with all those who have an interest in the District. The Papers are summarised below.

North Wiltshire Core Strategy Second Issues and Options Paper - May 2007

- 3.16 The second Core Strategy Issues and Options Paper draws together the representations arising from the initial Issues and Options consultation which took place in January 2006, and sets out the main issues and a suggested spatial strategy for the District.
- 3.17 Concern is expressed over the delivery of affordable housing in the context of historically low building rates and high demand. The paper advocates a number of Strategic Objectives, promoting increased self-containment of settlements, the provision of sufficient housing, and the maintenance of Chippenham's role as a regionally significant town. Strategic Objectives 7 and 8 (paragraph 6.1) encourage the location of the 'residual strategic housing requirement' within the main towns, while allowing for limited development in small towns and villages where there is an identified need to support the viability of local services and facilities.
- 3.18 To support these objectives, the paper sets out a proposed three tier settlement hierarchy that will inform the scale and location of development. This model advocates that the first tier 'Strategically Significant Towns' of Swindon and Chippenham should be the primary focus of development, while smaller scale development will be appropriate in the market towns (second tier) and small towns and villages (third tier).

Kennet Core Strategy Housing Issues Paper - March 2007

- 3.19 The Housing Issues Paper discusses a number of key areas of concern with regard to housing provision in Kennet. The paper considers recent trends in housing distribution, the efficient use of land, and housing need and affordability.
- 3.20 The paper draws attention to the fact that since 2001, 'the Devizes urban area has received 46 per cent of the total residential development within the District'. In addition, the paper points out that affordable housing completions have been decreasing since 2001/2002, and that there is a need to address the relationship between housing building rates and the delivery of affordable dwellings.
- 3.21 Between 1991 and 2006, 66 per cent of residential completions were accommodated on PDL, above the Government target of 60 per cent - although there has been a

steady increase in rural completions over the past five years. The paper goes on to express the Council's concern that housing densities being achieved at a significant number of sites is relatively low. This is explained, however, by the predominantly rural and sporadic nature of the District, where higher densities are not appropriate.

- 3.22 The paper also highlights the increasing pressure which redevelopment is placing on employment sites.

West Wiltshire Issues and Options Paper - December 2007

- 3.23 In April 2007, the District Council published initial issues papers for five community areas within West Wiltshire, namely Trowbridge, Melksham, Warminster, Westbury and Bradford-on-Avon. The results of this consultation culminated in the preparation of an Issues and Options Paper, published in December 2007, which identifies the main spatial issues for West Wiltshire and proposes a number of potential options for future development in the District.
- 3.24 The Issues and Options Paper develops an overarching spatial vision for West Wiltshire and, on page 27, sets out a number of key spatial objectives that include the delivery of 'sufficient market and affordable new homes of the size and type that are needed to meet the needs of the population'. This objective permeates through the paper, and is reflected in the individual spatial vision statements for each of the five settlements. Trowbridge is seen as the primary focus for growth in West Wiltshire, and the Council would like to see it 'fulfil its sub-regional role as the County Town' (Pg 10).

Review of Previous Urban Capacity Studies

North Wiltshire Review of Urban Capacity Study and Housing Policies 2003

- 3.25 In 2003, Nathaniel Lichfield and Partners (NLP) undertook a review of the previous Urban Capacity Study (UCS), which was carried out in 2002. The UCS Review was used to inform housing policies for the Local Plan 2011 Revised Deposit Draft (2004) which was adopted in 2006 as the Local Plan 2011.
- 3.26 In the Review, NLP revisited sites identified in the 2002 UCS to assess whether assumptions made about housing capacity were reasonable. Using revised site yields, NLP identified capacity for between 3,154 and 3,800 dwellings in the 2001-2011 plan period, based on the sources used in the original UCS. In addition, NLP recommended the inclusion of a number of additional sites which could make a further contribution of between 565 and 764 dwelling units.
- 3.27 Through analysis of past trends, NLP identified an estimated windfall allowance for the rest of the District (outside the ten main settlements) of between 688 and 800 dwellings.

Kennet Urban Housing Capacity Study 2002

- 3.28 The UHCS 2002 was undertaken by Kennet District Council to establish the potential for re-using PDL within urban areas, bringing empty homes back into use and converting existing buildings. The study closely followed the methodology detailed within 'Tapping the Potential', which as noted above was the national guidance pertaining to UCSs.
- 3.29 The UHCS identified potential for 1,543 additional dwellings in the district over the period 2001 to 2011. The majority of housing opportunities were within the main settlements of Devizes, Marlborough, Pewsey, Ludgershall and Tidworth, with limited capacity in the more rural settlements. The study indicated that Kennet District had sufficient land available to accommodate the targets for residential development set out in the now superseded Structure Plan 2011.
- 3.30 The Council was able to identify a potential capacity for development on windfall sites of 1,442 dwellings. This was partly attributable to an anticipated 250 houses brought

back into use as part of the Council's 'Homes for Empty Properties' campaign, and through a review of allocations in the Local Plan which underestimated the potential housing capacity by 212 units.

West Wiltshire Urban Capacity Study 2001

- 3.31 The last UCS in West Wiltshire was undertaken in 2001, by Baker Associates. The purpose of the UCS was to estimate potential future housing yield for the five main settlements - Trowbridge, Melksham, Warminster, Bradford-on-Avon and Westbury - as well as 31 villages with village policy limits. The outputs from the UCS were fed into the District Plan 1st Alteration process - notably, through the identification, assessment and allocation of urban PDL housing and urban mixed-use sites.
- 3.32 The study identified all sites capable of accommodating ten or more dwellings, which were assessed against sustainability criteria, constraints to development, local market conditions and estimated yield. An estimate of small sites capable of accommodating up to ten dwellings, and yields from unidentified sources, was derived from past rates of completions.
- 3.33 A discounting rate of 20 per cent was applied to the overall identified dwelling yield on the basis that, in reality, not all identified sites will come forward. Having applied the discounting rate, the UCS identified a total potential of 2,168 dwellings together with an estimate for a further 1,095 dwellings from unidentified sources, resulting in a total study output of 3,263 dwellings. The study findings increased the previous housing land assumptions in the Local Plan 1st Alteration by 832 dwellings. Accordingly, Baker Associates recommended that the current allocation of sites on undeveloped land could be reduced.

Transforming Trowbridge

- 3.34 The Transforming Trowbridge project is a vision to revitalise Wiltshire's county town, led by West Wiltshire District Council with the South West Regional Development Agency, Wiltshire County Council and Trowbridge Town Council. The project seeks to develop a strong commercial centre and refocus economic development on sustainable options for the town.
- 3.35 An Urban Design Framework (UDF) for Trowbridge was adopted as Supplementary Planning Guidance in 2004, and set out the type of development needed. The key elements of the regeneration programme encompass redevelopment of Castle Place Shopping Centre with a new multi-storey shopping centre, demolition of the old Tesco store at St Stephen's Place to make way for a leisure/retail development, and plans to revitalise the waterside as a location for a new library, improved leisure facilities and public open space.
- 3.36 Roger Tym & Partners undertook an economic impact study in 2004 to assess the UDF project. The project is likely to provide 4,000 jobs, half of which will be in the retail sector (equating to a likely net gain of around 1,100 jobs) and 800 in the office and workshop sectors. Most of the new floorspace will be devoted to comparison shopping, the aim being to enhance the centre's higher order role.

Summary

- 3.37 The Structure Plan will be superseded by the RSS when the latter is approved later in 2008, although the three District Councils' Local Plans will remain 'saved' until their LDFs are in place. Policy objectives common to the adopted Structure Plan and Local Plans, and each District's emerging Core Strategy, include the need to focus strategic development in the main settlements, respect the predominantly rural nature of the SHLAA study area, and make best use of PDL. The need to deliver sufficient affordable housing is also a particularly pertinent issue in the South West and in each of the study area districts.

4 SELECTION OF STUDY AREA SETTLEMENTS FOR CONDUCTING THE SEARCH FOR SITES

Introduction

- 4.1 The SHLAA study covers the entire area within the administrative boundaries of North Wiltshire, Kennet and West Wiltshire Districts. Unimplemented/outstanding residential planning permissions will be considered as a potential source of supply, irrespective of where the sites are located in the three districts. Details of these 'commitments' are provided later in our report. Existing/unimplemented housing allocations anywhere in the districts will be reviewed and may also be considered as a potential source of supply.
- 4.2 In order to identify 'new' sites, over and above unimplemented permissions and allocations, we need to identify the settlements within the three districts which offer the most realistic potential for housing in sustainable locations. An initial stakeholder event was held on Friday 25 May 2007 at Wiltshire County Council's offices⁴, where we (*inter alia*) explained the objectives of the SHLAA, set out our approach to the study, and invited comment on a draft list of settlements for conducting a 'search for sites', which we emphasised was very much a 'starter for ten'. At that early stage, the broad criteria that we used to define the draft list of settlements were: settlement hierarchies in adopted Local Plans, the Structure Plan, RSS etc; resident population levels; proximity to the main rail and road networks; and proximity to other key settlements.
- 4.3 Our first draft list contained 28 settlements across the three districts. These included the two RSS-defined Strategically Significant Cities and Towns (SSCTs), i.e. Chippenham and Trowbridge; 15 other settlements targeted for growth in the adopted Local Plans and/or emerging LDF documents and/or identified by the adopted Structure Plan (paragraph 4.16); and a further 11 villages.
- 4.4 Some stakeholder attendees agreed with an approach that focused on the larger/more sustainable settlements, i.e. along the lines described above. Other attendees favoured the inclusion of a broader range of rural settlements.
- 4.5 We agreed to re-run the exercise using additional sustainability criteria to those employed to derive our first draft list, emphasising the need to base the search on locations deemed as sustainable, rather than an 'all-inclusive' approach given that many of the smaller settlements are below a minimum viable size and offer no realistic prospects for significant, sustainable residential development.
- 4.6 In the remainder of this section we set out the method and criteria that we employed to define the final list of settlements for the 'search for sites'. Before we turn to this it is necessary to explain why the urban extension of Swindon was not included in our analysis. Because, at the time our assessment was being carried out, sites on the western side of Swindon were the subject of a joint study between North Wiltshire District Council and Swindon Borough Council the purpose of which was to identify potential location(s) for 1,000 dwellings. Accordingly, those sites were not considered in detail as part of the SHLAA study. Furthermore, none of the sites are within 100m of any of the settlements in North Wiltshire district where we conducted our search for sites (100m being the buffer that we applied, as detailed in Section 5).

⁴ The event was attended by the consultant team; officers from North Wiltshire, Kennet and West Wiltshire District Councils as well as officers from the County Council and neighbouring Swindon Borough Council; and a range of external stakeholders including landowners, developers, housebuilders, planning consultants and agents.

Criteria Used to Define the Final List of Settlements

Strategically Significant Towns Cities and Towns (Emerging RSS)

- 4.7 As mentioned above, the emerging RSS defines Chippenham and Trowbridge as SSCTs, which have a higher order function and development potential. Accordingly, the draft RSS advocates the concentration of employment and housing growth in these towns in order for maximum economic and regeneration benefits to be realised. It is thus entirely appropriate to conduct a search for potential housing sites in Chippenham and Trowbridge.

Structure Plan and Local Plan/Emerging LDF Foci for Growth

- 4.8 Development Strategy Policy DP3 of the Wiltshire and Swindon Structure Plan 2016 (adopted in April 2006) seeks to focus development in the Swindon Principal Urban Area, and identifies the SSCTs of Salisbury, Chippenham and Trowbridge for '*smaller scale growth to serve the needs of the rural area beyond the hinterland of the principal urban areas*'.
- 4.9 Elsewhere, in order to promote sustainable development, the Structure Plan states (paragraph 4.20) that housing development should be restricted to '*towns and villages that have access to: employment opportunities; public transport; and services and facilities*'. The Structure Plan stops short of identifying the settlements that would satisfy these criteria. We return to this issue below.
- 4.10 The Structure Plan does refer to the 'main towns and settlements' as defined in the Wiltshire Structure Plan 2011; those within the SHLAA study area are as follows:
- **North Wiltshire District** - Chippenham, Calne, Corsham, Cricklade, Malmesbury and Wootton Bassett.
 - **Kennet District** - Devizes, Ludgershall, Marlborough, Pewsey and Tidworth.
 - **West Wiltshire District** - Trowbridge, Bradford-on-Avon, Melksham, Warminster and Westbury.
- 4.11 Most of the settlements listed above have a resident population of around 10,000 or above (the exceptions being Malmesbury and Cricklade in North Wiltshire; and Pewsey and Ludgershall in Kennet). Furthermore, each of the settlements is identified as a focus for growth in the relevant adopted Local Plan. The Kennet Local Plan also identifies Market Lavington as having similar development potential to Pewsey and Ludgershall.
- 4.12 Against this strategic policy background, we consider it appropriate to include in the SHLAA study the medium-sized settlements listed above. Because of the need to avoid coalescence with other settlements and various environmental considerations, some of these settlements offer less growth potential than others.

Other Settlements

- 4.13 Whilst the North Wiltshire Local Plan directs growth to the six main towns of Chippenham, Calne, Corsham, Malmesbury, Wootton Bassett and Cricklade, it does not rule out residential development in villages. However the Plan notes that in these locations applications '*must be small scale or of limited development*'. The Kennet Local Plan also states that in villages with a range of facilities, additional housing development will be possible through infilling and replacement/redevelopment of existing buildings. Similarly, the West Wiltshire Local Plan does not rule out housing development in appropriate villages.
- 4.14 As we mentioned above, Policy DP3 of the Structure Plan includes a general policy strategy of concentrating house building at settlements with a good range of services, facilities and employment. Paragraph 4.20 continues:

*'Small towns and villages where limited additional housing development may be appropriate, as a minimum, should possess or have good access to a range of services and facilities, including **most** of the following:*

- *primary school, church, hall where community facilities can take place,*
- *food shop, post office, pub, and*
- *recreation field.'* [bold type: our emphasis]

- 4.15 The reasoned justification to Policy DP7 (paragraph 4.59) confirms that: *'The Structure Plan also proposes limited development of smaller towns and villages... accessibility to local facilities, services and public transport links to towns will...be desirable.'*
- 4.16 We used the 'Rural Facilities Survey 2005' (RFS, Wiltshire County Council, October 2006) in order to identify which of the smaller settlements within the three study area districts have the broadest range of facilities and services. The RFS is a comparative database of some 350 villages and small towns across Wiltshire County and Swindon Borough, including 58 in North Wiltshire District, 62 in Kennet District and 45 in West Wiltshire District (i.e. a total of 165 in the three SHLAA study districts).
- 4.17 For each settlement, the County Council (assisted by Parish Clerks) collected information on a range of 'basic facilities', 'community facilities' and 'other facilities'. It is the 'community facilities' that are of most interest for present purposes:
- 'These 'community facilities' are specified within the current adopted Structure Plan (paragraph 4.20). Settlements with most of these facilities may be considered for additional housing development. These 'community' facilities include the 'basic' facilities.'* [RFS report, para 2.5]
- 4.18 The eight 'community facilities' are defined in paragraph 4.1 of the RFS report; they include the four 'basic facilities' plus various other facilities, as follows:
- journey to work public transport ('basic facility');
 - primary school ('basic facility');
 - church;
 - hall where community facilities can take place;
 - food shop - general or specialist ('basic facility');
 - Post Office ('basic facility');
 - pub; and
 - recreation field.
- 4.19 In relation to the community facilities, the Glossary (page 47) confirms that: *'Most of these need to be in place for a settlement to be eligible for limited additional housing.'*
- 4.20 In the Summary and Conclusions section, the RFS report states: *'Throughout these surveys there has been a strong link between the size of settlement and the number of facilities it provides.'* This indicates that the smaller settlements are unlikely to represent the most sustainable location for significant residential development.
- 4.21 Neither the RFS report nor the Structure Plan specifies what constitutes 'most' of the community facilities. For present purposes we have used seven as the minimum threshold. This is because the majority of the 19 settlements in North Wiltshire, Kennet and West Wiltshire Districts that contain six of the eight 'community facilities' are missing at least one, and in some cases two, of the 'basic facilities'. However, the vast majority of the settlements in North Wiltshire, Kennet and West Wiltshire Districts that have at least seven of the eight 'community facilities' also have at least three of the four 'basic facilities'. This is summarised in the following bullets:

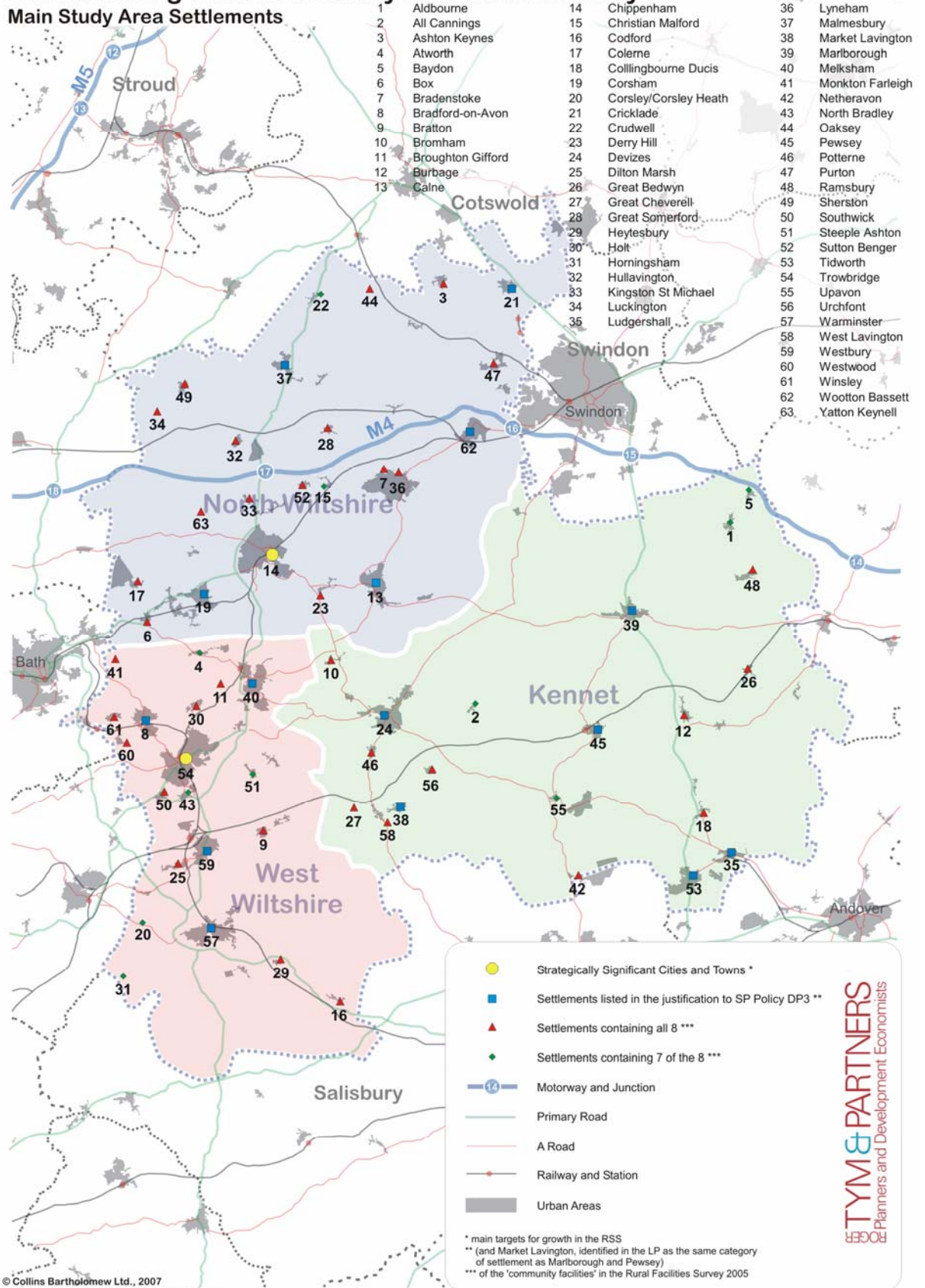
- Of the 19 settlements in North Wiltshire, Kennet and West Wiltshire Districts that have at least six of the eight 'community facilities', 16 do not have a food shop, 11 do not have a Post Office, and four do not have a primary school. Furthermore, 12 of the 19 settlements only contain two of the four 'basic facilities'.
 - Of the 18 settlements in the study area Districts that have seven of the eight 'community facilities', only six do not have a food shop, one does not have a Post Office, and two do not have a primary school. All 18 of these settlements contain at least three of the four 'basic facilities'.
- 4.22 In summary, there are 18 settlements across North Wiltshire, Kennet and West Wiltshire Districts that have seven of the eight 'community facilities' from the RFS 2005, and a further 35 that contain all eight of the 'community facilities'. Thus, some 53 villages and small towns across the three study area districts have either seven or eight 'community facilities'.

Summary and Final Filtering

- 4.23 Based on the criteria described above, we identified an updated list of 70 settlements. The updated list contained settlements ranging in size from small villages with a population of between 251 and 500 persons (x11), larger villages with populations up to around 2,000 persons (x43); small and medium towns with populations up to around 20,000 persons (x14); and the two largest settlements of Chippenham and Trowbridge, each of which has a resident population in excess of 34,000 persons.
- 4.24 We suggested that it might be prudent to exclude some of the settlements in the list by applying further key sustainability criteria, including:
- **Primary schools:** Primary schools is perhaps the most important of the eight 'community facilities' in the RFS, and so we suggested that settlements without a primary school could be omitted from the list.
 - **Remoteness from the Primary Road Network:** Villages are less likely to lose their bus service or have it reduced if they are on a recognised transport corridor. On that basis we suggested that any villages which are more than 3 km from a classified (A or B) road could be stripped out.
- 4.25 The effect of applying the criteria described above would have been to reduce the list of settlements from 70 to 57. We then sent both lists - i.e. the 'long' list of 70 settlements, and the shorter list of 57 settlements using the further filtering criteria set out above - to our client for a steer on which list it would like to proceed with for the 'search for sites' exercise.
- 4.26 Our client advised us (in July 2007) that the list of 70 settlements should be reduced, to include all villages with a population above 500 that satisfy the Structure Plan criteria (i.e. containing seven of the eight 'community facilities'). Knowledge of local circumstances was also used to include/exclude settlements. On that basis, the 'long' list was reduced to 63 settlements with the following settlements removed: Seend, Avebury/Trusloe. Erlestoke, Lacock, Studley, Lea and Hilmarton.
- 4.27 The final list of settlements that we used for the purposes of identifying 'new' sites (i.e. over and above planning permission sites and unimplemented allocations) is contained in Appendix 1. The location of the settlements is depicted graphically, below. The list of settlements is quite extensive (x63) and includes a significant number of relatively small settlements. This was to ensure that no areas of potential housing were omitted from the study. However, the inclusion of a settlement in this study does not imply that it will necessarily be identified as an appropriate location for housing in policy documents.

Joint Housing Land Availability Assessment Study

Main Study Area Settlements



5 STUDY PARAMETERS, DATA SOURCES, AND THE SITES DATABASE

Parameters

Study Area

- 5.1 In the previous section we confirmed that the study covers the whole of North Wiltshire, Kennet and West Wiltshire districts, and provided details of the 63 settlements where we conducted our search for sites. Our approach is therefore extensive, which is necessary in order to fully assess the potential to achieve the district housing requirements set out in the emerging South West RSS (as revised upwards by the EiP Panel Report). Another reason for taking an extensive approach is so as not to pre-empt the identification of appropriate settlements for accommodating growth, which will be undertaken through the LDF preparation process.

Time Horizon

- 5.2 LPAs are required, by paragraph 53 of PPS3, to set out in LDDs their policies and strategies for delivering the level of housing provision set out in the approved RSS, or the emerging RSS if the approved RSS is being reviewed. LPAs are required to *'identify broad locations and specific sites that will enable continuous delivery of housing for at least 15 years from the date of adoption.'*
- 5.3 Paragraph 54 of PPS3 states that LPAs *'should identify sufficient specific deliverable sites to deliver housing in the first five years'* from adoption of the relevant LDD. Paragraph 55 further states that LPAs should also *'Identify a further supply of specific, developable sites for years 6-10 and, where possible, for years 11-15. Where it is not possible to identify specific sites for years 11-15, broad locations for future growth should be indicated.'*
- 5.4 The requirements of paragraphs 53 to 55 of PPS3 are carried through into the Practice Guidance, paragraph 5 of which requires LPAs to *'identify specific, deliverable sites for the first five years of a plan that are ready for development'*. Paragraph 7 of the Guidance further states that an SHLAA should *'As a minimum...aim to identify sufficient specific sites for at least the first 10 years of a plan, from the anticipated date of its adoption.'*
- 5.5 Thus, both PPS3 and the Guidance require LPAs to identify sites from the date of adoption of the relevant DPD. However, adoption of the three Districts' allocation DPDs will be some years off. We have therefore necessarily used the study base date of 1 April 2007 as the starting point in assessing the 5 year land supply, rather than the DPD adoption date.
- 5.6 In accordance with the Guidance, the SHLAA should be regularly kept up to date as part of the Annual Monitoring Report exercise, so as to support the updating of the housing trajectory and the rolling five-year supply of specific deliverable sites.

Minimum Site Size Threshold

- 5.7 Analysis of National Land Use Database (NLUD) returns made prior to 2003 demonstrated that a 0.25ha size threshold would reduce the total number of sites by 50-60 per cent, while only reducing the total PDL land area by 3-4 per cent. Accordingly, a 0.25ha threshold was introduced to NLUD in 2003 (this applies across all of England except London, where a threshold of 0.1ha applies). English Partnerships' 0.25ha threshold had the desired effect; the number of sites returned by local authorities post-2003 decreased considerably but this had only a minimal effect on the total land area.

- 5.8 For the reasons set out above, we normally suggest a site size threshold of 0.25ha in SHLAA studies, with sites above this size typically being able to accommodate 10 or more dwellings. For this study, we were asked to consider an alternative approach of identifying sites with potential for five or more dwellings. We know from analysis of outstanding planning permissions elsewhere that the number of sites above the threshold increases by around 40 per cent when the threshold decreases from 0.25ha to 0.15ha, or from 10 dwellings and above to 5 dwellings and above (at 30 dwellings per ha, 0.15ha equates to 4.5 dwellings). This is the case both in both urban and rural locations.
- 5.9 Nevertheless, bringing smaller sites within the purview of the study (by reducing the minimum site size threshold) may help to give more confidence in the assessment of potential land availability in terms of balance between smaller and larger sites and broadly between types of locations. Accordingly, for the purposes of identifying sites in this study, we adopted a minimum size threshold of 0.15ha (it was agreed with our client that we must use an area threshold rather than a number of dwellings, because the latter will depend on the assumed density).

Sources of Potential Housing Sites

- 5.10 PPS3 sets a clear expectation that the supply of land for housing should be based upon specific sites and, where necessary, broad locations. The main tool used in the assessment was therefore a MapInfo GIS database of sites with a recognisable opportunity for residential development.
- 5.11 Figure 4 of the Guidance provides a list of possible sources for identifying potential housing sites. The list includes sites that are already in the planning process as well as sites that are not currently in the planning process. In the early stages of the study we compiled an initial list of potential housing sites, drawing upon the sources listed in Figure 4, but broadening it slightly to include other sources. The sources that we used to identify the initial list of sites are as follows:
- sites allocated for housing in each Council's adopted Local Plan, but which remained either partly or/fully unimplemented at the study base date;
 - each Council's latest NLUD return;
 - previous urban capacity studies;
 - inspection of OS base mapping and aerial photographs;
 - officer knowledge;
 - sites identified from previous consultation exercises undertaken by the District Councils to inform their respective LDFs;
 - a 'call for sites' (CFS) exercise that we undertook during summer 2007⁵; and
 - other sites which we identified when driving around the study area.
- 5.12 Whilst Figure 4 of the Guidance includes sites with extant planning permission as a source, we did not include these sites in our initial list of sites, because the contribution to the housing supply of these sites is assessed through separate analysis (as detailed in subsequent sections of our report).
- 5.13 Our initial list of potential housing sites - compiled from the sources listed above - was extensive, containing approximately 800 sites. We then removed sites which officers from the three District Councils considered to have no realistic prospects for housing; a small number of RTP CFS submissions that were slightly below the minimum threshold

⁵ We requested information on potential housing sites from an extensive list of consultees, which included: landowners, housebuilders, developers, planning consultants, architects, agents and housing associations. The CFS pro-forma is reproduced in Appendix 4.

of 0.15ha; and CFS submissions which (despite the instructions in our cover letter) were not within or adjacent to any of the 63 specified study area settlements.

- 5.14 What constitutes '*adjacent to an existing settlement area boundary*' is clearly quite subjective. For the purposes of this study, it was agreed that we would apply a 100m buffer around existing settlement boundaries so as to capture any sites within a reasonable distance. If a site touches on these buffers then it is considered to be 'adjacent'⁶. We were also asked to assess a small number of sites in North Wiltshire which fall just outside of the 100m buffer, but which form parts of potential expansion areas.

The Sites Database

- 5.15 After applying the various filters described above, the initial list of approximately 800 potential housing sites was reduced to 471. We visited each of these 471 sites and assessed their potential housing yield, with a few exceptions as detailed at the end of this section.
- 5.16 Each of the 471 sites is represented as a 'polygon' (i.e. an area with boundaries) on an OS base map in our MapInfo GIS. For each site a unique identifier was created and a series of associated GIS layers contain geographical information relevant to the assessment. Detailed information on the 471 sites is contained in the associated Microsoft Access sites database, which is split into three sections as detailed below.

Database Reference Fields

- 5.17 Basic reference details and other background information for each site is visible whether the viewer is currently in parts 1, 2 or 3 of the database. The reference fields are specified in Table 5.1 below.

Table 5.1 Reference Fields

Data Field	Form of Data/Possible Responses
RTP unique ref	Sequential numbering system starting at 1
Source ref (if available)	Taken direct from Council or other sources. Can be multi-coded.
Survey date	Date when the site was visited
Source type (can be multi-coded)	NLUD 06; Urban Capacity Study; Local Plan Housing Allocation; Council Call for Sites exercise; RTP Call for Sites exercise; Aerial Photos; RTP Field Visits; Other
Grid reference	Easting and northing generated from GIS
Site name & address	Generated from GIS or entered manually if a CFS submission
General Information /Other Comments	Free-text box which contains any other relevant information, and LSH's observations/assessment findings

Database Part 1 - Basic Information and Overall Prioritisation Category

- 5.18 The first part of the sites database contains a range of factual information (Local Plan allocation, gross site area, and so on) - much of which was collected as a desk-based exercise - and the findings/observations from our site visits, which were undertaken in October and November 2007. Photographs were taken of each site and we recorded details of any physical constraints which might affect the site's potential for housing development, as well as details of anything that might affect availability.
- 5.19 The full list of information contained within the first part of the database is shown in Table 5.2 below. This part of the database also contains our 'Overall Site Prioritisation'

⁶ We ran the filtering exercise on the basis of 10m, 50m, 75m and 100m buffers. However, there was very little difference between assessing sites within 10m or applying the 100m buffer (the difference being about 20 sites across the entire study area).

rating for each site (1, 2 or 3). Details of how we prioritised sites are provided in Section 7 of our report.

Table 5.2 Information Contained in Part 1 of the Access Sites Database

Topic	Data Field	Form of Data/Possible Responses
Planning Status	Allocation in adopted Local Plan	Options are residential; business & industrial; mixed use; other; and not allocated
	Planning permission status	Detailed planning permission for housing; outline planning permission for housing; planning permission for housing subject to legal e.g. S.106; no extant planning permission; planning permission for non-residential use.
	Proposed use (sites with pp)	Options are: agriculture & related incl. forestry; community services; minerals; open space; industry & business; other; recreation & leisure; residential; retail; transport); utilities & infrastructure
	Within existing settlement boundaries?	Yes or no; generated automatically using GIS
Site Details	Site area in hectares (gross)	Automatically created using GIS by measuring the area of land within the site polygon
	Land type	Greenfield or previously developed land
	Current land use	Options are: agriculture & related incl. forestry; community services; minerals; open space; industry & business; other; recreation & leisure; residential; retail; transport); utilities & infrastructure
	Surrounding land use	Agriculture & related incl. forestry; community services; minerals; open space; industry & business; other; recreation & leisure; residential; retail; transport); or utilities & infrastructure
	Character of surrounding area	As assessed on site
	Other relevant site details	As assessed on site
Suitability	Access infrastructure	On-site assessment of whether extensive new access infrastructure would be required to facilitate housing development
	Drainage infrastructure	On-site assessment of whether extensive new drainage infrastructure would be required to facilitate housing development
	Ground condition constraints	On-site assessment of whether extensive ground treatment is likely to be required to facilitate housing development
	Bad neighbour constraints	As assessed on site. Possible responses are 'none'; 'mitigation potential'; or 'major constraints'.
	Mixed-use potential	Assessment of whether is suitable for housing only, or housing as part of a mix of uses
	Permanent features	Record of any permanent features which would be likely to affect the site's development potential. Options are: pylons; steep slope; substation; water body; and other. The associated box records the percentage useable after an allowance for the feature.
Availability	Availability	Record of anything obvious which might affect availability, as assessed on site
Prioritisation	Overall site prioritisation	Our overall assessment of whether the site should be treated as 'priority 1', 'priority 2', or 'priority 3'.

Database Part 2 - Yield Assessment

5.20 In order to estimate the potential housing yield on each identified site, we applied a series of factors as detailed below. The differing percentages for each factor have been derived using our experience of previous developments in similar areas, and were agreed in advance with our client.

(i) Gross site area

5.21 The gross site area is the area within the digitised site polygon, measured using GIS. Where two or more sites overlap, the common area of land is only counted once.

(ii) Site constraint factor

5.22 A site constraint factor was then applied to represent the percentage of the gross site area likely to be available for housing after account has been taken of any special site specific capacity constraints relating (for example) to site shape, topography, obstructions to development (e.g. substations) or water bodies. Site constraints, and the appropriate percentage reduction, were assessed on a site by site basis.

(iii) Gross to net factor

5.23 A gross to net factor was applied to the residual site area following application of the site constraint factor. The gross to net factor takes account of any requirements to provide supporting facilities on the site. We have adopted the most up-to-date advice on net density, namely that contained in Annex B of PPS3 which states that net dwelling density is calculated by:

'...including only those site areas which will be developed for housing and directly associated uses, including access roads within the site, private garden space, car parking areas, incidental open space and landscaping and children's play areas, where these are provided.'

5.24 We have assumed that small sites (up to 0.4ha) could be developed entirely for housing. This is because most of these small sites will not require any more supporting infrastructure than is listed in PPS3, and so do not require a reduction from the gross figure. For the largest sites (above 10ha), the net to gross factor that we applied was 50 per cent, to allow for significant additional infrastructure such as schools, community facilities, and so on. We applied a less severe ratio for sites between 0.4ha and 10ha. For the small number of PDL sites in the Green Belt that we assessed, we applied a bespoke gross to net ratio equivalent to the proportion of the site that is covered by built footprint (in accordance with advice in PPG2).

5.25 It should be noted that, in reality, each site would be considered individually as and when it is taken forward for allocation or proposed for development. Nevertheless, the gross to net ratios that we applied for the purposes of our yield assessment are as set out in Table 5.3.

Table 5.3 Gross to Net Ratios

Gross Site Area (ha)	Percentage Net
Up to 0.4ha	100%
0.4ha to 2ha	90%
2ha to 10ha	75%
Over 10ha	50%
PDL sites in the Green Belt	Percentage equivalent to built footprint

(iv) Mixed use factor

5.26 A mixed use factor was applied to sites most likely to be developed for mixed uses, to indicate the notional proportion of the net site's total capacity which is assumed to generate residential use, regardless of whether the mix of uses is horizontal or vertical. We assumed that in town centre locations, residential development will tend to be a small supplementary use in mixed use developments, whereas elsewhere it will be the

majority use. Categories of site assumed to be developed for mixed uses and their mixed use factors as adopted in the assessment are set out in Table 5.4.

Table 5.4 Mixed Use Ratios

Type of Site	Residential Percentage of Net Site Area (notional)
Town centre mixed use policy sites	25%
Employment allocations	75%
Previous employment use	75%
Sites with high public transport accessibility	75%

5.27 Reflecting concern about the potential loss of employment land, we endeavoured to suggest employment land for mixed use only if the site is put forward as surplus to requirements or not suitable for employment in an employment land study. Again, each site would need to be considered in more detail on a case-by-case basis as and when it came forward for development. In any event, most of the sites in the database do not fall within any of the four categories listed above, and have been treated as pure housing sites.

(v) Density assumptions

- 5.28 Paragraph 47 of PPS3 states that while LPAs may wish to set out a range of densities across the plan area, 30 dwellings per hectare (dph) net should be taken as a national indicative minimum to guide policy development and decision-making, until local density policies are in place.
- 5.29 Policy H2 of the draft RSS states: *'Housing developments should exceed 30 dwellings per hectare (dph) in all parts of the region and averages across housing market areas will be in excess of 40dph over the plan period. Density of development of housing at the SSCTs should be at least 50dph and considerably higher in well-planned mixed-use developments within the existing urban area. Planned urban extensions of SSCTs and adjacent new communities should achieve 50dph or more overall.'*
- 5.30 Draft RSS Development Policy F ('Master Planning', page 43) advocates that, for major development areas such as urban extensions to the SSCTs, housing development should be: *'high density...of at least 50/dph, and higher wherever possible'*. Policy F also states: *'Within urban areas or urban extensions, and where sites are close to public transport nodes, consideration should be given to increasing dwelling density to in excess of 50dph.'*
- 5.31 As we noted in Section 2, however, the EiP Panel found this approach to be *'unduly restrictive'*, and to reflect variations between SSCTs it recommends a net density for housing development in the range 40-50dph.
- 5.32 The March 2007 version of the DTZ draft protocol for HLAAs ('Housing Land Availability Assessment: Towards a Common Protocol for the South West') suggests the following density banding:
- Metropolitan/city centre: 101dph and over
 - Town centre: 51 to 100dph
 - Suburban: 30 to 50dph
 - Rural/semi rural: under 30dph
- 5.33 In order to identify appropriate density bands to apply to sites in the SHLAA study area, we undertook analysis of past and current trends in densities for each district. The first table in Appendix 2 sets out for each district the average housing densities achieved on sites greater than 0.15ha (referred to below as 'large sites') where dwellings were completed during the period 2001 to 2006 (the numbers of dwellings shown are those completed during that period). The second table in Appendix 2 sets out for each district the average housing densities on sites greater than 0.15ha which had planning

permission (or were approved in principle subject to Section 106 agreements) at April 2007 (the numbers of dwellings shown are those not yet completed at that date). Both tables show the densities across the district and for individual settlements (excluding completions in rural parts of the relevant parishes).

North Wiltshire

- 5.34 The average housing density achieved in large site completions between 2001 and 2006 in North Wiltshire was 27dph, as shown by the first table in Appendix 2. All of the main settlements except Cricklade (21dph) achieved average densities above the indicative minimum of 30dph sought by PPS3. Overall, 65 per cent of dwellings completed on large sites were at densities above this minimum level, with around 16 per cent over 50dph. The percentage of dwellings above 50dph was predictably highest in the largest settlement, Chippenham (37 per cent).
- 5.35 The second table in Appendix 2 shows how the density levels have not changed significantly in current developments, the average housing density on these committed large sites being 28dph. However, although the average density of commitments has increased to above 50dph in Chippenham, in three of the settlements it is below the PPS3 indicative minimum. Overall, the percentage of dwellings on large sites at densities above the PPS3 minimum level is reduced to 67 per cent, although the percentage with over 50dph has increased to 27 per cent. Chippenham has eight of the nine permissions in the district with densities above 60dph but only two over 90dph.

Kennet

- 5.36 The average housing density achieved in large site completions in Kennet between 2001 and 2006 was 22dph, as shown by the first table in Appendix 2. Only two settlements - Marlborough (34dph) and Ludgershall (33dph) - achieved average densities above the indicative minimum of 30dph sought by PPS3. Overall, over 60 per cent of dwellings completed on large sites were at densities below this minimum level. Of those completions at densities above this level, however, one third (13 per cent of the total) were substantially higher at over 50dph.
- 5.37 The second table in Appendix 2 shows how the density levels are gradually being pushed up in current developments. The average housing density on these committed large sites was 25dph. The average density of permissions in all of the main settlements listed in the table, except Market Lavington (12dph), is above the indicative PPS3 minimum of 30dph, and in three settlements densities are above 40dph. Overall, over 75 per cent of dwellings permitted on large sites at April 2007 were at densities above the PPS3 minimum level, with around 20 per cent over 50dph. Only seven permissions in the district were at densities above 60dph and none of these is on a site greater than 0.4ha.

West Wiltshire

- 5.38 The average housing density achieved in large site completions in West Wiltshire between 2001 and 2006 was 28dph, as shown by the table in Appendix 2. All but two of the main settlements, Westbury (27dph) and Warminster (22dph), achieved average densities above the indicative PPS3 minimum of 30dph. Overall, however, 53 per cent of dwellings completed on large sites were at densities above this minimum level, with around 12 per cent over 50dph. The percentage of dwellings above 50dph was fairly consistent across all settlements, being no higher than average in the largest, Trowbridge.
- 5.39 The average housing density on currently committed large sites has increased to 32dph, as shown by the second table in Appendix 2, and in all of the settlements it is above the PPS3 indicative minimum. Overall, the percentage of dwellings permitted on large sites at densities above the PPS3 minimum level has increased to 73 per cent, although the percentage with over 50dph has increased only slightly to 14 per

cent (and decreased to 5 per cent in Trowbridge). Seven permissions in the district, scattered among the main settlements, are at densities above 60dph but only two are over 90dph.

Assumptions for all Three Districts

- 5.40 Our analysis indicates that the achievable density range in all three districts is generally of the order of 30 to 50dph (although as we have demonstrated, there are some exceptions where densities below 30dph are being achieved). The aspiration should therefore be to meet the PPS3 and RSS minimum (30dph) in all parts of the study area, although we do consider that in practice achieving densities above 30dph in the more rural and peripheral small towns and villages is likely to prove challenging. Apart from centrally located sites in Chippenham and Trowbridge, relatively few sites are likely to offer the potential for densities much above 60dph because of the limited extent of town centres.
- 5.41 In order to promote sustainable development, the key determinant of housing densities should be accessibility by public transport to the main centres of employment and services, i.e. town centres. The most suitable indicator of accessibility by public transport is proximity to public transport corridors, such as high frequency bus routes and railway stations. However, we were unable to obtain electronic GIS data on high frequency bus routes, and so we based our assessment of accessibility on sites' proximity to bus stops and the distance of the bus stops from the nearest main centre⁷ or railway station. It is considered to be a reasonable assumption that bus services more than one mile from a town centre are likely to be less frequent than those in close proximity to a town centre, where differing routes intersect and continue on to similar town centre destinations. Therefore, those sites on routes within one mile of a town centre are assumed to have higher levels of accessibility, and so the aim should be to accommodate higher densities on such sites wherever possible.
- 5.42 The density assumptions that we used in assessing housing potential - which we agreed in consultation with our client - are set out in the following table:

Table 5.5 Net Density Rates used for the Wilts SHLAA (dwellings per hectare)

Site Location Characteristics	Chippenham & Trowbridge	Other Urban Area	Other Rural Area
Within 400m of a town centre ⁸	70	60	n.a.
Within 400m of a bus stop, and bus stop is less than 1 mile from a town centre or railway station	60	50	30
More than 400m from a bus stop, and bus stop is more than 1 mile from a centre or railway station	50	40	30
More than 400m from a bus stop, and bus stop is less than 1 mile from a town centre or railway station	50	40	30
More than 400m from a bus stop, and bus stop is more than 1 mile from a town centre or a railway station	40	30	30

- 5.43 In practice, the relevant LPA will have to undertake more detailed work on the densities that are achievable at any given site, as and when it is brought forward for development. Furthermore, our guideline capacities for very large sites must be treated with caution as we can not foresee the mix of uses that these broad locations might be called on to accommodate. Nevertheless we consider that the consistent framework shown in the table above is appropriate for the purposes of this strategic assessment.

⁷ Chippenham, Calne, Wootton Bassett, Corsham, Malmesbury, Cricklade, Marlborough, Devizes, Ludgershall, Market Lavington, Pewsey, Tidworth, Trowbridge, Melksham, Westbury, Bradford on Avon and Warminster.

⁸ The term 'town centre' includes the four defined 'service centres' in Kennet District (Ludgershall, Market Lavington, Pewsey and Tidworth).

5.44 The housing capacity of any identified site is then calculated by:

$$\frac{\text{Gross site area} \times \text{physical constraints factor} \times \text{gross to net factor} \times \text{mixed use factor}}{\text{density}}$$

5.45 At the bottom of the second part of the Access sites database are two fields entitled 'new site area' and 'yield'; these figures are the residual area and theoretical housing yield after the factors described above have been applied.

Database Part 3 - GIS-Based Information

5.46 Part 3 of the Access database contains scores for each site against a total of 12 assessment factors and criteria - consistent with the factors and criteria referred to on pages 16 and 17 of the Guidance - under the headings 'suitability', 'availability' and 'achievability'. The specific assessment factors and criteria, and the potential scores that could be assigned under each, are contained in full at Appendix 3.

5.47 The criteria are a combination of those for which a score can be generated automatically using GIS (such as whether the site is within the Green Belt or an AONB) and those for which we had to apply our professional judgement (for instance, in relation to the extent of physical constraints affecting the site). A score of between 0 and 5 was possible under each assessment criterion. Thus, the maximum score that a site could achieve is 60 (i.e. 12 criteria x 5).

5.48 It is therefore possible to compare individual sites' performance relative to other sites in terms of their overall 'score' out of 60. However, we caution against prioritising sites using a simple scoring approach. A site located within a nature conservation area would score '0' under that criterion, but could score '5' under each of the other criteria, and therefore achieve a high overall score of 55. A different site, located outside of a nature conservation area, might achieve a lower overall score; however, if the second site was not within a nature conservation area then it might actually be a preferable location for housing development vis-à-vis the first site.

5.49 In short, we do not consider that a simple 'scoring' approach can properly handle the trade-offs between the relative advantages and disadvantages of different sites. Furthermore, whilst paragraph 83 of the draft version of the SHLAA Guidance suggested that the SHLAA could '*develop an indicative rank of sites*', this was not carried through into the final version of the Guidance.

5.50 Thus, the scores in part 3 of the database are provided for information purposes only, so that the District Councils can see how sites perform against individual criteria, and in order to provide a very indicative relative comparison of sites. Nevertheless, the information contained in part 3 of the database is important, and has informed our site prioritisation exercise (full details of which are contained in Section 7 of our report).

Sites for Which We Did Not Estimate Potential Housing Yield

5.51 Our Access database contains various sites for which we did not undertake an assessment of potential housing yield, the reasons being set out below.

Sites Owned by the MoD

5.52 We understand that there is a Ministry of Defence (MoD) drive to retain troops in one area for 10 years or so. Accordingly, there are plans for the refurbishment and renewal of barracks (known as Project Allenby/Connaught) at Tidworth (Kennet) and Warminster (West Wiltshire). The plans relate to the ongoing presence of the MoD in the Salisbury Plain Training Area and the planned relocation of British Army of the Rhine (BAOR) troops to the area. These proposals may result in an additional 8,000 troops, some of whom may be encouraged to buy houses in the private sector. Furthermore, in North Wiltshire, the future of Lyneham is uncertain, and there is also a current planning application for large-scale entrenchment at MoD barracks west of Corsham, which would release large areas of land for development.

- 5.53 Early in the study, we made contact with Defence Estates⁹ to obtain a briefing on its development/disposal strategy. However, the Head of UK Disposals advised that the MoD is currently not in a position to advise the number, size or location of sites that might become available for open market housing development within the SHLAA study area. In the absence of any official MoD disposal information it was therefore agreed that the study should proceed without us making any assumptions for additional housing land from this source.

Planning Permission Sites

- 5.54 We were asked to include a small number of sites with planning permission in our Access sites database. We therefore visited these sites to collect information, although to avoid double-counting we did not undertake a separate yield assessment because the yield for these sites is considered through a separate exercise (based on the number of dwellings in the extant permission).

Sites with a Nature Conservation Designation

- 5.55 The third category of sites in the Access database for which we did not undertake an assessment of potential housing yield is those sites with a nature conservation designation (SSSI and national or local nature reserve).

⁹ Defence Estates (DE) is an organisation of the Ministry of Defence, and is responsible for the strategic management of the MOD's defence estate as a corporate whole. DE advises on rationalisation options, planning, procurement, maintenance and disposal of the defence estate.

6 HOUSING COMMITMENTS AND ALLOCATIONS

Introduction

- 6.1 Residential 'commitments' comprise dwellings with full or outline planning permission. Wiltshire County Council (WCC) supplied us with a schedule of commitments for each district at the base date for assessing housing land availability in the present study (1 April 2007). The commitments schedule included those permissions which WCC advised are unlikely to be implemented. It is reasonable to assume that, unless specific circumstances have been identified that may prevent a site being completed, all of the remaining commitments - i.e. those not highlighted by WCC as unlikely to be implemented - will be completed by 2012 (five years from the study base date), with any failure to be taken up dealt with through routine monitoring and supply management.
- 6.2 There are a few outline planning permissions for large numbers of dwellings (over 100) where no dwellings were completed or under construction at the base date; implementation of these permissions may potentially extend beyond five years. These include two sites in North Wiltshire (total 421 dwellings); one in Kennet (230 dwellings); and five in West Wiltshire (total 2,066 dwellings). Housing production on these sites will need to be carefully monitored and sufficient appropriate allocations should be included in the relevant LDFs to allow for the possibility that they may not generate their full supply within the first five years.
- 6.3 Because the latest comprehensive data on residential commitments supplied by WCC relate to a base date of 1 April 2007, it should be noted that some of the residential planning permissions at the study's base date are now partly completed (i.e. development is proceeding), and some permissions might now be fully completed.
- 6.4 The data supplied by WCC do not include information on outstanding Local Plan housing allocations. We have not treated outstanding housing allocations as commitments for the purposes of our assessment. Instead, we visited all outstanding housing allocations and assessed them using the same criteria that we considered other potential housing sites against. Our Access database contains 36 such sites. It is worth noting that we have given a Priority 2 or a Priority 3 rating to some of these sites. We do not consider the absence of a Priority 1 rating for currently allocated housing sites to be a particular issue, since we have assessed all sites afresh using criteria which in some cases might differ from the criteria utilised when the sites were originally allocated.

Planning Permissions

- 6.5 Table 6.1 sets out details of outstanding planning permissions for dwellings on sites above 0.15ha in each district and main settlement at the study base date, by brownfield/greenfield and type of permission. Permissions on sites below 0.15ha have been excluded in order to avoid double counting with the small site allowance (discussed later in our report). For information, at the base date there were 477 dwellings in outstanding planning permissions on sites below 0.15ha in North Wiltshire, 199 in Kennet, and 429 in West Wiltshire, taking into account existing dwellings to be demolished on these sites. During the first few years, these dwellings will contribute to the realisation of the small site allowances discussed in Section 8. Those permissions which WCC advised are unlikely to be implemented have also been excluded from Table 6.1¹⁰.

¹⁰ We have not undertaken a fresh assessment of these sites because in all cases they are either not within or adjacent to one of the 63 study area settlements where we conducted the search for sites, or are below the minimum site size threshold of 0.15ha, or both.

- 6.6 The position for each District is summarised below. Any references to 'full permission' include sites with reserved matters approval and those awaiting finalisation of a Section 106 agreement. For all planning permission sites, we assume that the number of dwellings built will be as given in the latest permission, although it is possible that these will be superseded by further approvals on the same sites.

Table 6.1 Residential Planning Commitments at the Study Base Date (1 April 2007)

District	Settlement	Brownfield (PDL)						Greenfield						TOTAL Dwellings Outstanding (PDL + GF)
		No. of Sites	Dwellings outstanding					No. of Sites	Dwellings outstanding					
			Full	Outline	RM	s106 (i)	Total		Full	Outline	RM	s106 (i)	Total	
N Wilts	Chippenham	15	423	5	90	0	518	1	137	0	0	0	137	655
	Calne	9	39	37	24	115	215	4	21	0	151	0	172	387
	Corsham	6	5	7	40	0	52	4	0	0	43	0	43	95
	Wootton Bassett	3	8	40	0	306	354	0	0	0	0	0	0	354
	Malmesbury	11	77	90	197	0	364	0	0	0	0	0	0	364
	Cricklade	2	8	11	0	0	19	0	0	0	0	0	0	19
	Remainder of district	87	189	78	37	38	342	6	74	0	15	0	89	431
Total	133	749	268	388	459	1864	15	232	0	209	0	441	2305	
Kennet	Devizes	10	110	0	146	62	318	3	1	230	158	0	389	707
	Tidworth	1	18	0	0	0	18	0	0	0	0	0	0	18
	Marlborough	7	14	11	0	219	244	1	6	0	0	0	6	250
	Pewsey	4	120	6	0	0	126	1	9	0	0	0	9	135
	Ludgershall	5	74	0	0	0	74	1	10	0	0	0	10	84
	Market Lavington	1	4	0	0	0	4	1	6	0	0	0	6	10
	Remainder of district	59	166	29	12	25	232	11	51	12	1	0	64	296
Total	87	506	46	158	306	1016	18	83	242	159	0	484	1500	
W Wilts	Trowbridge	11	133	5	0	14	152	4	214	300	0	550	1064	1216
	Warminster	7	55	3	1	0	59	1	0	0	0	190	190	249
	Melksham	4	24	11	83	0	118	2	0	0	0	790	790	908
	Westbury	7	81	0	100	0	181	4	0	0	14	156	170	351
	Bradford-on-Avon	3	38	0	0	0	38	1	5	0	0	0	5	43
	Remainder of district	24	102	0	20	0	122	13	40	90	106	115	351	473
Total	56	433	19	204	14	670	25	259	390	120	1801	2570	3240	

(i) Finalisation of S106 agreement

Note: The table excludes sites below 0.15ha in order to avoid double counting with small sites allowance. Also excluded from the table are those permissions which WCC advised are unlikely to be implemented.

Source: Wiltshire County Council data

North Wiltshire

Full Permissions

- 6.7 A total of 2,037 dwellings with full planning permission in North Wiltshire were outstanding at the study base date. Of these outstanding dwellings, 1,596 were on PDL with the remaining 441 on greenfield sites.

Outline Permissions

- 6.8 At the study base date, some 268 dwellings in North Wiltshire with outline permission were outstanding. All of these dwellings were on PDL.

Summary of All Permissions (Full and Outline)

- 6.9 At the base date, there were some 1,864 outstanding dwellings with planning permission on PDL sites in North Wiltshire, and 441 outstanding dwellings on greenfield sites. Thus, a total of 2,305 permitted dwellings remained outstanding at the study base date, which equates to just over two thirds (67.3 per cent) of the 5-year district housing requirement (as increased by the EiP Panel Report) of 3,425 dwellings.

Kennet

Full Permissions

- 6.10 At the study base date, there were 1,212 outstanding dwellings with full planning permission in Kennet, of which 970 were on PDL with the remaining 242 dwellings on greenfield sites.

Outline Permissions

- 6.11 At the study base date, some 288 dwellings in Kennet with outline permission were outstanding, of which 46 were on PDL and 242 were on greenfield sites.

Summary of All Permissions (Full and Outline)

- 6.12 There was a total of 1,016 outstanding dwellings with planning permission on PDL sites in Kennet at the base date, and a further 484 outstanding dwellings on greenfield sites. Thus, a total of 1,500 permitted dwellings remained outstanding at the study base date, which mirrors the 5-year district housing requirement (as increased by the EiP Panel Report).

West Wiltshire

Full Permissions

- 6.13 A total of 2,831 dwellings with full planning permission in West Wiltshire were outstanding at the study base date. Of these outstanding dwellings, 651 were on PDL with the majority (2,180) on greenfield sites.

Outline Permissions

- 6.14 At the study base date, there were 409 outstanding dwellings in West Wiltshire with outline permission. As with the full permissions, a minority of these dwellings (19) were on PDL with the majority (390) on greenfield land.

Summary of All Permissions (Full and Outline)

- 6.15 At the base date, there were some 670 outstanding dwellings with planning permission on PDL sites in West Wiltshire, and 2,570 outstanding dwellings on greenfield sites. Thus, a total of 3,240 permitted dwellings remained outstanding at the study base date, which is slightly greater than the 5-year district housing requirement (as increased by the EiP Panel Report) of 3,075 dwellings.

Summary of Commitments

- 6.16 Table 6.2 summarises the supply position at 1 April 2007 for each district as a whole. A negative figure in the 'Difference' column represents a shortfall vis-à-vis the RSS 5-year dwelling requirement (as revised by the EiP Panel Report), whereas a positive figure means that outstanding permissions are sufficient to meet the RSS housing requirement.

Table 6.2 Summary of Outstanding Planning Permissions for Residential Use at the SHLAA Study Base Date (1 April 2007)

District	PP Dwellings Outstanding			Position Versus RSS Housing Reqt	
	Full	Outline	Total	Panel Report 5-yr Dwelling Reqt	Difference ¹
N Wilts	2,037	268	2,305	3,425	-1,119
Kennet	1,212	288	1,500	1,500	0
W Wilts	2,831	409	3,240	3,075	+165

Source: Wiltshire County Council data

Note: The table excludes sites below 0.15ha in order to avoid double counting with the small site allowance. Also excluded from the table are those permissions which WCC advised are unlikely to be implemented.

7 HOUSING YIELD ASSESSMENT

Approach to Identified Sites

- 7.1 The assessment of housing potential from the sites identified in the database combines the calculation of dwelling yields for individual sites with the prioritisation of those sites in terms of their likelihood of coming forward for development.
- 7.2 The database has been carefully checked to ensure it does not include any site duplication or sites with planning permission, which are dealt with separately in the assessment (see Section 6 of our report for details).
- 7.3 As we have already mentioned, because of the variety of sources from which possible housing development sites have been drawn, the database includes a number of sites which would not normally be considered to offer development potential. These comprise:
- sites that are covered by a nature conservation designation¹¹; and
 - sites owned by the Ministry of Defence (for which a disposal strategy is awaited).
- 7.4 All of the remaining sites in the database are theoretically suitable for residential development. However, some of them are nevertheless subject to significant constraints which might restrict their likelihood of being brought forward as application sites, the likelihood of them being approved and the likelihood of them achieving their fully assessed capacity if they were to be approved. These factors will also affect whether it would be appropriate to allocate them in LDFs.
- 7.5 Our approach is to order the various constraints and consider which are most easily overcome and which are more likely to prevent a site from coming forward. In the case of the latter, this is not to say that the constraint could not be overcome, rather that it is likely to delay the site coming forward until such time as it is possible to or worthwhile to overcome the constraint.
- 7.6 The various suitability, availability and achievability factors and criteria that we assessed sites against are listed in Appendix 3. For each criterion, a site could achieve a score of between 0 and 5. Some of the assessment criteria are essentially 'constraints'. For instance, under factor 1b ('physical problems and limitations') we assessed the degree of access, infrastructure and drainage constraints. Under factor 1c ('potential impacts') we assessed the extent of bad neighbour constraints, and under factor 2 ('legal/ownership') we considered the degree of availability constraints. If a site was assessed to have a 'minor' degree of constraint under any of these factors, it was assigned a maximum score of 5. A 'significant' constraint resulted in a score of 3 being assigned, and a 'very severe' performance in relation to a particular constraint warranted a score of 0.
- 7.7 The application of these categorisations to site prioritisation is set out in Figure 7.1. Each site is placed initially into the constraint category of the most severe constraint affecting it. If there are no other constraints affecting it, then sites with no or minor constraints are placed in Priority 1, those with significant constraints into Priority 2, and those with very severe constraints into Priority 3. However, if a site is affected by additional constraints of the types listed in Figure 7.1, these will tend to downgrade its priority category as indicated. The overall prioritisation of a site therefore depends on the particular combination of constraints affecting it.
- 7.8 Sites with 'major bad neighbour constraints' and Green Belt sites are automatically considered to be third priority sites, even if they are not subject to any other

¹¹ We used 50 per cent as the cut off (i.e. for a site to be deemed to be 'covered by a nature conservation designation' at least 50 per cent of the site's gross area needs to be covered by the designation in question) A yield assessment was not undertaken for any sites that fell into this category.

constraints. In the case of the Green Belt, even though this is a policy constraint rather than a physical constraint - and therefore is theoretically easier to address - it is nevertheless a nationally important policy designation. Green Belt should only be deleted where there is very strong justification and the minimum amount of land possible should be lost. In many respects, the rationale for Areas of Outstanding Natural Beauty (AONB) is the same, and in addition LPAs have a statutory duty to protect AONB. Therefore, if there is sufficient housing supply to come forward from other sources, then there would be limited (or no) realistic prospect of sites subject to either of these designations coming forward¹².

- 7.9 Regarding flood risk, there is a clear sequential approach in PPS25 which we have reflected in our prioritising. Flood Risk Zones 1 and 2 are both acceptable locations for housing¹³ but under the sequential approach, Zone 1 is preferable to Zone 2. Accordingly, we have categorised Zone 1 sites as first priority and Zone 2 sites as second priority. From the supplied data we are unable to distinguish between flood Zone 3a (where development can be acceptable, provided a PPS25 'Exception Test' is passed) and Zone 3b ('functional floodplain', which is not suitable for housing). Thus, any sites located within Zone 3 have been classified as Priority 3. A joint Strategic Flood Risk Assessment (SFRA) for North Wiltshire, Kennet and West Wiltshire District Councils in partnership with WCC is due to be published shortly. The SFRA will provide a finer grade assessment of flood risk in accordance with PPS25 advice, although the SFRA study outputs were not available when we undertook our analysis for the SHLAA study.
- 7.10 PPS3 gives clear priority to housing on PDL rather than on greenfield sites¹⁴. However, as the RSS EiP Panel makes clear in its Report¹⁵, greenfield and brownfield development can be regarded as complementary and the contribution of both will be required in order to meet projected demand. We have therefore not made PDL/greenfield status a criterion for categorising sites into priority grades, but have separated our yield figures into these two categories to allow us to examine their respective roles in meeting overall housing requirements.

¹² The exception being PDL sites in the Green Belt, where PPG2 permits the redevelopment of an area equivalent to the built footprint.

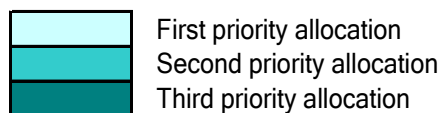
¹³ See Table D.3 of PPS25.

¹⁴ See Para 36 of PPS3.

¹⁵ See paragraphs 0.37 and 3.39 of the Panel Report, for instance.

Figure 7.1 Site Prioritisation Criteria

1st constraint: Assessment against suitability, availability and achievability factors ¹	2nd constraint									
	No constraint	Bad neighbour constraints with potential for mitigation	Site adjacent to nature conservation designation ²	Flood risk Zone 2	Swindon 'dormitory' settlements (N Wilts) ³	Site inside settlement boundary and within an AONB	Site located within the Green Belt	Major bad neighbour constraints	Site outside settlement boundary and within an AONB	Flood risk Zone 3 ⁴
Sites with no (or minor) constraints										
Sites with more significant constraints (post 5-year supply)										
Sites with 'very severe' constraints										



¹ 'Suitability' was assessed in terms of physical constraints (access, drainage and ground treatment); 'availability' was assessed (in broad terms) using our understanding of likely ownerships; and 'achievability' was assessed using LSH's consideration of market/cost/delivery factors.

² I.e. sites adjacent to SSSI/sites with a national or local nature conservation designation.

³ The Draft RSS (para 4.2.30) states that the settlements of Wootton Bassett, Purton, Lyneham and Cricklade within North Wiltshire perform a largely dormitory function to Swindon and, to ensure that this is not exacerbated, they should not receive housing growth above levels appropriate to meet local needs. Draft RSS para 4.2.30 further states that settlements surrounding Swindon should not coalesce with Swindon. Note that, for the purposes of our prioritisation exercise, the 'Swindon dormitory settlement criterion' applies to sites outside the settlement boundaries of the four aforementioned settlements only.

⁴ We only have access to Zone 2 and 3 data, and cannot distinguish Zone 3a and Zone 3b sites. Hence all Zone 3 sites have been given third priority status, although we accept that some of these sites might fall within Zone 3b, i.e. 'the Functional Floodplain', where housing development is effectively ruled out by PPS25.

- 7.11 Prioritisation of a site into Priorities 1, 2 and 3 is intended to give a useful indication of the deliverability and potential timing of a site and, hence, its suitability for inclusion as an allocation in an LDF. Sites in Priority 1, which have minimal constraints, are considered available for delivery within the first five years. These sites are clear candidates for allocation. Sites in Priority 2 have a limited level of constraint such that they are likely to be available for delivery after the first five years. These sites may be suitable for allocation, depending on their individual circumstances and on specific measures being proposed to overcome their constraints. Sites in Priority 3 have severe constraints such that they are unlikely to be considered appropriate for development in the first ten years or for allocation.
- 7.12 However, the inclusion of a site in a higher Priority category should not be taken to represent a recommendation that it should be allocated in the LDF, as prioritisation does not take account of all the policy considerations that are relevant in selecting sites for allocation. Equally, it should not be concluded that a lower priority site cannot come forward, or that it cannot be allocated for development. Rather, it would need to be demonstrated that its constraints could be overcome in order to secure its deliverability.

Site Yield by Priority

- 7.13 The tables below set out - for each district, its main town and remainder of the district - the number of sites in each priority category and their potential combined yield. It will be noted that within each priority category, sites have been further classified according to their gross site area into those below and those above 50ha. This is because the database includes some very large sites where a decision to allocate or approve development would have to be based on wider policy considerations than is the case with smaller sites. These considerations are likely to include: broad sustainability of the total development pattern, and strategic transport and other infrastructure capacity. Before such very large sites could be proposed for allocation they would also require careful attention to their size, capacity and boundaries, which would be beyond the remit of this study. These large sites are best considered as 'broad locations' in the terminology of the Guidance¹⁶.
- 7.14 Tables 7.1, 7.2 and 7.3 summarise the position with respect to North Wiltshire district. Priority 1 sites offer a potential yield of around 3,500 dwellings, of which less than 30 per cent are in Chippenham. Less than 20 per cent of the Priority 1 yield is on PDL, both in Chippenham and in the remainder of the district. Priority 2 sites offer a much higher yield of around 10,300 dwellings yield, about 70 per cent of which is in Chippenham. Only 15 per cent of the yield (1,100 dwellings) in Chippenham is on PDL, which comprises 30 per cent of the yield (900 dwellings) in the remainder of the district. Four 'broad locations' have been identified in the district, all in the Chippenham area and all on greenfield land. None are in Priority 1 but three, offering a combined yield of 11,500 dwellings, are in Priority 2.

¹⁶ 'Broad locations' are defined in the Guidance as "*areas where housing development is considered feasible and will be encouraged, but where specific sites cannot yet be identified*". Two types of broad location are given as examples in the Guidance: (a) those within and adjoining settlements - for example, areas where housing development is or could be encouraged, and small extensions to settlements; and (b) those outside settlements - for example, major urban extensions, growth points, growth areas, new free-standing settlements and eco-towns.

Table 7.1 Yield of Prioritised Sites, North Wiltshire District

Priority	Site area	Total		PDL		GF	
		Dw	Sites	Dw	Sites	Dw	Sites
1a	< 50 ha	3525	28	583	11	2942	17
1b	> 50 ha	0	0				
2a	< 50 ha	11366	75	2350	39	9016	36
2b	> 50 ha	11626	3			11626	3
3a	< 50 ha	3155	38	632	17	2523	21
3b	> 50 ha	1588	1			1588	1

Table 7.2 Yield of Prioritised Sites, Chippenham, North Wiltshire District

Priority	Site area	Total		PDL		GF	
		Dw	Sites	Dw	Sites	Dw	Sites
1a	< 50 ha	967	7	128	2	839	5
1b	> 50 ha	0	0				
2a	< 50 ha	7284	16	1124	5	6160	11
2b	> 50 ha	11626	3			11626	3
3a	< 50 ha	400	2			400	2
3b	> 50 ha	1588	1			1588	1

Table 7.3 Yield of Prioritised Sites, Rest of North Wiltshire District

Priority	Site area	Total		PDL		GF	
		Dw	Sites	Dw	Sites	Dw	Sites
1a	< 50 ha	2558	21	455	9	2103	12
1b	> 50 ha	0	0	0	0	0	0
2a	< 50 ha	4082	59	1226	34	2856	25
2b	> 50 ha	0	0	0	0	0	0
3a	< 50 ha	2755	36	632	17	2123	19
3b	> 50 ha	0	0	0	0	0	0

7.15 Tables 7.4, 7.5 and 7.6 summarise the position with respect to Kennet district. Priority 1 sites offer a potential yield of more than 3,000 dwellings, of which two thirds are in Devizes. However, only 25 per cent of the Priority 1 yield is on PDL, both in Devizes and in the remainder of the district. A further 2,200 dwellings yield is in Priority 2, about 60 per cent of which is in Devizes. Again this comprises largely greenfield sites, with only 10 per cent from PDL in Devizes and 20 per cent in the remainder of the district. No 'broad locations' have been identified in any Priority grade.

Table 7.4 Yield of Prioritised Sites, Kennet District

Priority	Site area	Total		PDL		GF	
		Dw	Sites	Dw	Sites	Dw	Sites
1a	< 50 ha	3188	55	461	31	2727	24
1b	> 50 ha	0	0	0	0	0	0
2a	< 50 ha	2240	37	421	21	1819	16
2b	> 50 ha	0	0	0	0	0	0
3a	< 50 ha	2248	45	458	18	1790	27
3b	> 50 ha	0	0	0	0	0	0

Table 7.5 Yield of Prioritised Sites, Devizes, Kennet District

Priority	Site area	Total		PDL		GF	
		Dw	Sites	Dw	Sites	Dw	Sites
1a	< 50 ha	2140	19	201	9	1939	10
1b	> 50 ha	0	0	0	0	0	0
2a	< 50 ha	1318	14	154	8	1164	6
2b	> 50 ha	0	0	0	0	0	0
3a	< 50 ha	26	1	26	1	0	0
3b	> 50 ha	0	0	0	0	0	0

Table 7.6 Yield of Prioritised Sites, Rest of Kennet District

Priority	Site area	Total		PDL		GF	
		Dw	Sites	Dw	Sites	Dw	Sites
1a	< 50 ha	1048	36	260	22	788	14
1b	> 50 ha	0	0	0	0	0	0
2a	< 50 ha	922	23	267	13	655	10
2b	> 50 ha	0	0	0	0	0	0
3a	< 50 ha	2222	44	432	17	1790	27
3b	> 50 ha	0	0	0	0	0	0

7.16 Tables 7.7, 7.8 and 7.9 summarise the position with respect to West Wiltshire District. Priority 1 sites offer a potential yield of around 3,300 dwellings, of which 35 per cent are in Trowbridge. In Trowbridge 25 per cent of the Priority 1 yield is on PDL, but in the remainder of the district the PDL percentage is less than 15 per cent. Priority 2 sites, excluding broad locations, offer a slightly higher yield of around 4,000 dwellings, about 45 per cent of which is in Trowbridge. Nearly 40 per cent of this Priority 2 yield (nearly 700 dwellings) in Trowbridge is on PDL, which again comprises less than 15 per cent of the yield (300 dwellings) in the remainder of the district. One broad location has been identified in the district, in the Trowbridge area. This is a greenfield site in Priority 2, offering a yield of 2,400 dwellings.

Table 7.7 Yield of Prioritised Sites, West Wiltshire District

Priority	Site area	Total		PDL		GF	
		Dw	Sites	Dw	Sites	Dw	Sites
1a	< 50 ha	3346	60	552	24	2794	36
1b	> 50 ha	0	0	0	0	0	0
2a	< 50 ha	3995	43	983	17	3012	26
2b	> 50 ha	2649	2	212	1	2437	1
3a	< 50 ha	1632	19	191	8	1441	11
3b	> 50 ha	0	0	0	0	0	0

Table 7.8 Yield of Prioritised Sites, Trowbridge, West Wiltshire District

Priority	Site area	Total		PDL		GF	
		Dw	Sites	Dw	Sites	Dw	Sites
1a	< 50 ha	1197	21	288	12	909	9
1b	> 50 ha	0	0	0	0	0	0
2a	< 50 ha	1810	13	682	6	1128	7
2b	> 50 ha	2437	1	0	0	2437	1
3a	< 50 ha	644	5	44	2	600	3
3b	> 50 ha	0	0	0	0	0	0

Table 7.9 Yield of Prioritised Sites, Rest of West Wiltshire District

Priority	Site area	Total		PDL		GF	
		Dw	Sites	Dw	Sites	Dw	Sites
1a	< 50 ha	2149	39	264	12	1885	0
1b	> 50 ha	0	0	0	0	0	0
2a	< 50 ha	2185	30	301	11	1884	0
2b	> 50 ha	212	1	212	1	0	27
3a	< 50 ha	988	14	147	6	841	0
3b	> 50 ha	0	0	0	0	0	19

Small Site Allowance

7.17 Paragraph 59 of PPS3 states that windfalls ‘*should not be included in the first 10 years of land supply unless Local Planning Authorities can provide robust evidence of genuine local circumstances that prevent specific sites being identified. In these circumstances, an allowance should be included but should be realistic having regard to the Strategic Housing Land Availability Assessment, historic windfall delivery rates and expected future trends.*’

- 7.18 It is rarely practical to make residential allocations comprising small sites where housing would be generated by infill or redevelopment of single or small numbers of existing houses, particularly where this would involve the need for the amalgamation of adjacent parts of the gardens of existing houses. The numerous small sites suitable for such development cannot in any case be sensibly sorted into those likely and those unlikely to come forward, particularly given the complexities of ownership and uncertainties about property owners' intentions. Additional dwelling units can also be generated by subdivision of existing dwellings, a source which falls outside identified sites.
- 7.19 Where there is evidence of a high and consistent proportion of new dwellings generated on small sites, there is a very strong case for adopting a small site windfall allowance as an element of the total housing requirement for the district. Such a small site allowance should exclude greenfield developments. This is not to imply that greenfield developments will not be permitted on small sites, but they should not be assumed in assessing the capacity to meet housing provision numbers.
- 7.20 It is reasonable to assess the level of production on PDL sites below the study's small site threshold of 0.15ha by reference to recent trends and how these may vary in future. The completions record that we used to assess appropriate annual small site allowances for projection into the future for this study covers the five-year period April 2002 to March 2007. This is long enough not to be unduly affected by unusual circumstances in particular years, but does not stretch back into the period before the current planning and housing density provisions were introduced in PPG3 in 2000.
- 7.21 Table 7.10 sets out the total and annual average completions on small PDL sites over the period 2002 to 2006 in each district, main town and remainder of district.

Table 7.10 Five-Year Completions on PDL Sites Less Than 0.15 ha, April 2002 to March 2007

District		Five-Year Total	Completions p.a.
North Wilts	Whole district	524	105
	Chippenham	30	6
	Rest of North Wilts	494	99
Kennet	Whole district	364	73
	Devizes	45	9
	Rest of Kennet	319	64
West Wilts	Whole district	473	95
	Trowbridge	153	31
	Rest of West Wilts	320	64

- 7.22 Table 7.11 sets out the total completions on small PDL sites over the period 2002 to 2006 in each district, by source. The table shows that residential subdivisions and new build on small sites represent nearly 50 per cent of small site net additional completions in all three districts. Large houses offer the greatest potential for subdivision and back garden developments, and these are particularly plentiful in the three districts. In 2001, according to the Census, 20 per cent of the total occupied dwellings in North Wiltshire, 20 per cent of those in Kennet, and 15 per cent of those in West Wiltshire had eight or more rooms, significantly higher than the average percentage for the South West region (13 per cent).

Table 7.11 Five-Year Completions on PDL Sites Less Than 0.15ha, April 2002 to March 2007, by source

Source	North Wilts		Kennet		West Wilts	
	No.	% of total	No.	% of total	No.	% of total
Residential conversion	58	11%	47	13%	64	14%
Change of use from non-residential	129	25%	103	28%	173	37%
Redevelopment of residential	84	16%	46	13%	46	10%
Redevelopment of non-residential	74	14%	51	14%	22	5%
New build, mainly infill	179	34%	116	32%	168	36%
Total	524	100%	363	100%	473	102%

7.23 The five year annual completion rates in Table 7.10 are adopted here as the small site allowance over the RSS period. It may be noted that part of the small site supply in the early years is already committed in outstanding planning permissions. There were 477 dwellings in outstanding planning permissions on sites below 0.15ha in North Wiltshire, 199 in Kennet, and 429 in West Wiltshire in April 2007, taking into account existing dwellings to be demolished on these sites. These represent a supply of 4.5 years, 2.7 years and 4.5 years, respectively, at the small site allowance rates shown in Table 7.10.

8 TOTAL HOUSING YIELD AND SITE PRIORITISATION

Introduction

- 8.1 Tables 8.1 to 8.3 summarise for each district, its main town, and the remainder of the district, the identified potential that could contribute to housing supply over the next 20 years. The elements of potential comprise:
- i) sites with planning permission;
 - ii) a small site allowance; and
 - iii) sites identified in this assessment as potentially suitable for housing.
- 8.2 Of the identified sites in (iii) above, those in Priority 3 should be considered to represent real potential only in exceptional circumstances, because of the severity of the constraints that need to be overcome to make them deliverable.

Adequacy of Housing Provision

Approach

- 8.3 The sections following Tables 8.1 to 8.3 assess for each district the adequacy of the identified potential for meeting the RSS annual housing figures as modified by the EiP Panel, over five-year periods from April 2007. The accompanying tables are built up from the information in Tables 8.1 to 8.3, with components of potential in each table referenced as follows:
- PP = dwellings still to be completed at April 2007 on large sites (0.15ha and above) with outstanding planning permissions at that date¹⁷;
 - SS = Small site allowance for five years from Table 7.10, numbered SS1 for first five years, SS2 for first ten years, and so on; and
 - P1, P2, P3 = potential in sites in Priority Grades 1, 2 and 3 respectively, suffixed 'a' for identified sites and 'b' for broad locations (i.e. over 50ha).
- 8.4 Tables 8.4, 8.5 and 8.6 set out the build-up of the housing potential for North Wiltshire, Kennet and West Wiltshire districts, both as a whole and for their main towns, over the four five-year periods. Within each period, the yield from a combination of components is compared with the five-year requirement from the RSS (in the case of Kennet, there is no separate RSS target for the main town, Devizes). Where a combination is sufficient to meet the RSS requirement, the yield and the number of additional identified sites which make up the yield is highlighted in green. Otherwise the yield and number of sites are left without colour. It is therefore immediately apparent to what extent the potential housing supply for a period is sufficient to meet the target.
- 8.5 The approach described above is adopted for both the total yield and the yield on PDL. It should be noted, however, that the yields for the latter include dwellings from planning permissions on greenfield as well as PDL sites, as greenfield sites will also contribute to the RSS target even if all future development happened to be on greenfield sites.
- 8.6 In treating PDL separately from greenfield yield, the RSS total target is taken to relate also to PDL only, as maximising the use of PDL is a key policy aim of PPS3. It is thus also immediately apparent from the table whether and to what extent it is likely to be necessary to call on additional greenfield land to meet the RSS requirement.

¹⁷ The tables exclude sites below 0.15ha in order to avoid double counting with the small site allowance. Also excluded from the tables are those permissions which WCC advised are unlikely to be implemented.

- 8.7 As we made clear in Section 7, our site prioritisation does not take account of all the policy considerations that are relevant in selecting sites for allocation, which are likely to include the broad sustainability of the total development pattern, and strategic transport and other infrastructure capacity. Thus, we have not undertaken any analysis to consider whether the Priority 1 supply indicated in Tables 8.4, 8.5 and 8.6 is in the right place to meet strategic policy objectives. Similarly, we have not considered whether it would be better to remove the obstacles for Priority 2 PDL and bring these sites forward in advance of Priority 1 greenfield sites in order to limit encroachment into open countryside. These issues are beyond the scope of an SHLAA and will need to be considered through the LDF preparation process.

Table 8.1 Summary of Housing Potential, North Wilts District

		North Wilts District						Chippenham						Rest of North Wilts					
		Total		PDL		GF		Total		PDL		GF		Total		PDL		GF	
		yield	sites	yield	sites	yield	sites	yield	sites	yield	sites	yield	sites	yield	sites	yield	sites	yield	sites
Reference	RSS p.a.	535		535				275		275			260		260				
	completions 2006-7	849																	
Yield component	Planning Permission	2305		1864		441		655		518		137	1650		318		389		
	Small sites (< 0.15 ha) 5 yr	525		525		0		30		30			495		495				
	P1a (<50 ha)	3525	28	583	11	2942	17	967	7	128	2	839	5	2558	21	455	9	2103	12
	P1b (>50 ha)	0	0					0	0				0	0	0	0	0	0	0
	P2a (<50 ha)	11366	75	2350	39	9016	36	7284	16	1124	5	6160	11	4082	59	1226	34	2856	25
	P2b (>50 ha)	11626	3			11626	3	11626	3			11626	3	0	0	0	0	0	0
	P3a (<50 ha)	3155	38	632	17	2523	21	400	2			400	2	2755	36	632	17	2123	19
P3b (>50 ha)	1588	1			1588	1	1588	1			1588	1	0	0	0	0	0	0	

Note: The RSS dwelling figure for the district excludes 150 dw per annum proposed in the EIP Panel Report for a sustainable urban extension(s) to Swindon.

Table 8.2 Summary of Housing Potential, Kennet District

		Kennet District						Devizes						Rest of Kennet					
		Total		PDL		GF		Total		PDL		GF		Total		PDL		GF	
		yield	sites	yield	sites	yield	sites	yield	sites	yield	sites	yield	sites	yield	sites	yield	sites	yield	sites
Reference	RSS p.a.	300		300															
	completions 2006-7	337																	
Yield component	Planning Permission	1500		1016		484		707		318		389	793		318		389		
	Small sites (< 0.15 ha) 5 yr	365		365				45		45			320		45				
	P1a (<50 ha)	3188	55	461	31	2727	24	2140	19	201	9	1939	10	1048	36	260	22	788	14
	P1b (>50 ha)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	P2a (<50 ha)	2240	37	421	21	1819	16	1318	14	154	8	1164	6	922	23	267	13	655	10
	P2b (>50 ha)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	P3a (<50 ha)	2248	45	458	18	1790	27	26	1	26	1	0	0	2222	44	432	17	1790	27
P3b (>50 ha)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	

Table 8.3 Summary of Housing Potential, West Wilts District

		West Wilts District						Trowbridge						Rest of West Wilts					
		Total		PDL		GF		Total		PDL		GF		Total		PDL		GF	
		yield	sites	yield	sites	yield	sites	yield	sites	yield	sites	yield	sites	yield	sites	yield	sites	yield	sites
Reference	RSS p.a.	615		615				275		275				340		340			
	completions 2006-7	512						218						294					
Yield component	Planning Permission	3240		670		2570		1216		152		1064		7646	0	2983	0	0	0
	Small sites (< 0.15 ha) 5 yr	475		475		0		153		153				8634	0	3130	0	0	0
	P1a (<50 ha)	3346	60	552	24	2794	36	1197	21	288	12	909	9	2149	39	264	12	1885	0
	P1b (>50 ha)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	P2a (<50 ha)	3995	43	983	17	3012	26	1810	13	682	6	1128	7	2185	30	301	11	1884	0
	P2b (>50 ha)	2649	2	212	1	2437	1	2437	1	0	0	2437	1	212	1	212	1	0	0
	P3a (<50 ha)	1632	19	191	8	1441	11	644	5	44	2	600	3	988	14	147	6	841	0
	P3b (>50 ha)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

North Wiltshire

Whole District

- 8.8 It should be noted that in paragraph 4.2.31 of its Report, the EIP Panel proposes that, of the total housing figure for North Wiltshire (i.e. 13,700 dwellings by 2026), some 3,000 dwellings should be set aside to provide for an urban extension(s) to Swindon. We did not assess any sites on the edge of Swindon, because they are not within 100m of any of the settlements in the district where we conducted our search for sites (100m being the buffer that we applied, as detailed in Section 5), and also because at the time our assessment was being carried out, sites on the western side of Swindon were the subject of a joint study between North Wiltshire District Council and Swindon Borough Council the purpose of which was to identify potential location(s) for 1,000 dwellings. The RSS target included in Table 8.4 below is therefore the residual figure for the rest of the district. The table indicates that the number of dwellings with outstanding planning permission in North Wiltshire, together with the small site allowance for this period, is sufficient to meet the RSS requirement for the first five years.

Table 8.4 Adequacy of Cumulative Housing Potential in North Wiltshire and Chippenham, 2006 to 2026

Period	Components	North Wiltshire				Chippenham			
		Total		PDL		Total		PDL	
		yield	addit sites (i)	yield (ii)	addit sites (i)	yield	addit sites (i)	yield (ii)	addit sites (i)
First 5 yr	PP	2305	0	2305	0		0	655	0
	PP+SS	2830	0	2830	0	685	0	685	0
	PP+SS+P1a	6355	28	3413	11	1652	7	813	2
	RSS target	2675		2675		1375		1375	
First 10 yr	PP+SS2	3355	0	3355	0	715	0	715	0
	PP+SS2+P1	6880	28	3938	11	1682	7	843	2
	PP+SS2+P1+P2a	18246	103	6288	50	8966	23	1967	7
	RSS target	5350		5350		2750		2750	
First 15 yr	PP+SS3+P1	7405	28	4463	11	1712	7	873	2
	PP+SS3+P1+P2a	18771	103	6813	50	8996	23	1997	7
	PP+SS3+P1+P2a+P3a	21926	141	7445	67	9396	25	1997	7
	RSS target	8025		8025		4125		4125	
First 20 yr	PP+P1+SS4	7930	28	4988	11	1742	7	903	2
	PP+P1+SS4+P2a	19296	103	7338	50	9026	23	2027	7
	PP+P1+SS4+P2a+P3a	22451	141	7970	67	9426	25	2027	7
	RSS target	10700		10700		5500		5500	

Note (i) addit = sites additional to those with planning permission
(i): PDL yield includes dwellings from planning permissions on greenfield as well as PDL sites, as greenfield sites will also contribute to the RSS target even if all future development were to be on greenfield sites.

- 8.9 Allocations for around 2,000 dwellings need to be made in the LDF to cover the second five-year period. The target can be reached with the use of some of the 28 Priority 1 sites, both PDL (capacity 600 dwellings) and greenfield (2,900 dwellings). Alternatively, Priority 2 sites would be deliverable during this period and the target could be met using PDL sites only, both Priority 1 (11 sites) and some of the 39 Priority 2 PDL sites (2,350 dwellings).

- 8.10 Allocations in the LDF need to be increased by a further 2,150 dwellings to cover the third five-year period. There is still ample capacity in Priority 1 and 2 sites, but at least half of the additional land to meet the target would need to be greenfield.
- 8.11 For the fourth five-year period, the capacity in PDL and greenfield Priority 1 and 2 sites is still easily sufficient to meet the target, but greenfield sites would again contribute most of the additional dwellings.

Chippenham

- 8.12 Chippenham has its own RSS housing target so a similar analysis can be undertaken for this town. Table 8.4 indicates that the number of dwellings with outstanding planning permissions in Chippenham, together with the small site allowance for this period, is not sufficient to meet the RSS requirement for the first five years, leaving a shortfall of about 700 dwellings, needing to be covered by allocations in the LDF. The two Priority 1 sites on PDL could contribute only 130 dwellings towards making up this shortfall, but there is a further reservoir of over 800 potential dwellings on five Priority 1 greenfield sites.
- 8.13 For the second five-year period, allocations for a further 1,350 dwellings need to be made in the LDF. The target cannot be reached even with the use of all Priority 1 sites, both PDL and greenfield. Priority 2 sites would be deliverable during this period and would need to contribute some 1,000 dwellings, almost all of which could potentially be on five PDL sites.
- 8.14 Allocations in the LDF need to be increased by a further 1,350 dwellings to cover the third five-year period. There is still ample capacity in Priority 1 and 2 sites, but the vast majority of additional sites to meet the target would need to be greenfield.
- 8.15 For the fourth five-year period, the capacity in PDL and greenfield Priority 1 and 2 sites is still easily sufficient to meet the target, but greenfield sites would again be likely to contribute almost all of the additional dwellings.
- 8.16 Three broad locations in Priority 2 have been identified in the district, all in the Chippenham area and all on greenfield land, offering a combined yield of 11,600 dwellings. However, these should only need to be considered for development if they can contribute to a more sustainable overall pattern of development. This is a policy issue which is beyond the scope of a SHLAA.

Kennet

Whole District

- 8.17 Table 8.5 indicates that the number of dwellings with outstanding planning permissions is just sufficient to meet the RSS requirement for the first five years, of 1,500 additional dwellings. When the small site allowance for this period is added in, the combined potential is more than sufficient. There is, in addition, a large potential supply of 55 identified sites in Priority 1 which are deliverable within this period, including 31 sites on PDL offering 460 dwellings.
- 8.18 For the second five-year period, outstanding planning permissions and the small site allowance are insufficient to meet the ten year target of 3,000 additional dwellings, by about 800 dwellings. Allocations of around this level should be made in the LDF to cover the shortfall. The Priority 1 sites on PDL which have no deliverability constraints would not be sufficient, but there is a further reservoir of over 2,700 potential dwellings on 24 Priority 1 greenfield sites.

Table 8.5 Adequacy of Cumulative Housing Potential in Kennet and Devizes, 2006 to 2026

Period	Components	Kennet District				Devizes			
		Total		PDL		Total		PDL	
		yield	addit sites (i)	yield (ii)	addit sites (i)	yield	addit sites (i)	yield (ii)	addit sites (i)
First 5 yr	PP	1500	0	1500	0	707	0	707	0
	PP+SS	1865	0	1865	0	752	0	752	0
	PP+SS+P1a	5053	55	2326	31	2892	19	953	9
	RSS target	1500		1500					
First 10 yr	PP+SS2	2230	0	2230	0	797	0	797	0
	PP+SS2+P1	5418	55	2691	31	2937	19	998	9
	PP+SS2+P1+P2a	7658	92	3112	52	4255	33	1152	17
	RSS target	3000		3000					
First 15 yr	PP+SS3+P1	5783	55	3056	31	2982	19	1043	9
	PP+SS3+P1+P2a	8023	92	3477	52	4300	33	1197	17
	PP+SS3+P1+P2a+P3a	10271	137	3935	70	4326	34	1223	18
	RSS target	4500		4500					
First 20 yr	PP+P1+SS4	6148	55	3421	31	3027	19	1088	9
	PP+P1+SS4+P2a	8388	92	3842	52	4345	33	1242	17
	PP+P1+SS4+P2a+P3a	10636	137	4300	70	4371	34	1268	18
	RSS target	6000		6000					

Note (i) addit = sites additional to those with planning permission
(ii): PDL yield includes dwellings from planning permissions on greenfield as well as PDL sites, as greenfield sites will also contribute to the RSS target even if all future development were to be on greenfield sites.

- 8.19 For the third five-year period, the Priority 1 sites on PDL, which have no deliverability constraints - together with outstanding planning permissions and the small site allowance - would leave a shortfall of around 1,500 dwellings against the RSS target. It would therefore be necessary to draw on some of the reservoir of over 2,700 potential dwellings on the 24 Priority 1 greenfield sites, to make up total LDF allocations for some 1,900 dwellings for the 15 year period.
- 8.20 For the fourth five-year period, the Priority 1 sites on both PDL and greenfield, together with outstanding planning permissions and the small site allowance, would still be sufficient to meet the RSS target, without the need to draw on any Priority 2 sites.
- 8.21 No 'broad locations' have been identified in Kennet.
- Devizes*
- 8.22 There is no RSS housing target for Devizes so the parallel analysis cannot be undertaken for the town. However, Table 8.5 indicates that the contribution the town could make to the district target is substantial. In the first five years, without bringing forward additional identified sites, Devizes could meet 50 per cent of the district target.
- 8.23 However, there is limited PDL potential in the town and recourse would need to be had to Priority 1 greenfield potential to ensure that the town continues to contribute a reasonable share of the district's dwelling requirement.

West Wiltshire

Whole District

- 8.24 Table 8.6 indicates that the number of dwellings with outstanding planning permissions is sufficient to meet the RSS requirement for the first five years, of 3,075 additional dwellings. When the small site allowance for this period is added in, the combined potential is more than sufficient. There is, in addition, a large potential supply of 60 identified sites in Priority 1 which are deliverable within this period, including 24 sites on PDL offering 550 dwellings.

Table 8.6 Adequacy of Cumulative Housing Potential in West Wiltshire and Trowbridge, 2006 to 2026

Period	Components	West Wiltshire				Trowbridge			
		Total		PDL		Total		PDL	
		yield	addit sites (i)	yield (ii)	addit sites (i)	yield	addit sites (i)	yield (ii)	addit sites
First 5 yr	PP	3240	0	3240	0	1216	0	1216	0
	PP+SS	3715	0	3715	0	1369	0	1369	0
	PP+SS+P1a	7061	60	4267	24	2566	21	1657	12
	RSS target	3075		3075		1375		1375	
First 10 yr	PP+SS2	4190	0	4190	0	1522	0	1522	0
	PP+SS2+P1	7536	60	4742	24	2719	21	1810	12
	PP+SS2+P1+P2a	11531	103	5725	41	4529	34	2492	18
	RSS target	6150		6150		2750		2750	
First 15 yr	PP+SS3+P1	8011	60	5217	24	2872	21	1963	12
	PP+SS3+P1+P2a	12006	103	6200	41	4682	34	2645	18
	PP+SS3+P1+P2a+P3a	13638	122	6391	49	5326	39	2689	20
	RSS target	9225		9225		4125		4125	
First 20 yr	PP+P1+SS4	8486	60	5692	24	3025	21	2116	12
	PP+P1+SS4+P2a	12481	103	6675	41	4835	34	2798	18
	PP+P1+SS4+P2a+P3a	14113	122	6866	49	5479	39	2842	20
	RSS target	12300		12300		5500		5500	

Note (i) addit = sites additional to those with planning permission
(ii): PDL yield includes dwellings from planning permissions on greenfield as well as PDL sites, as greenfield sites will also contribute to the RSS target even if all future development were to be on greenfield sites.

- 8.25 Allocations for around 1,960 dwellings need to be made in the LDF to cover the district's housing requirement for the second five-year period. The target can be reached with the use of all 60 Priority 1 sites, both PDL and greenfield. Alternatively, Priority 2 sites would be deliverable during this period and much of the target could be met using only PDL sites with Priority 1 (24 sites) and Priority 2 (17 sites), with recourse to Priority 1 greenfield sites only for some 450 dwellings (less than 10 per cent of the RSS target for the five years).
- 8.26 Allocations in the LDF need to be increased by a further 2,600 dwellings to cover the third five-year period. There is still ample capacity in Priority 1 and 2 sites, but the vast majority of additional sites to meet the target would need to be greenfield.
- 8.27 For the fourth five-year period, the capacity in PDL and greenfield Priority 1 and 2 sites, is still easily sufficient to meet the target, but greenfield sites would again contribute most of the additional dwellings.
- 8.28 It should also be noted that there are seven sites in Priority 3 because they are in the Green Belt, but which would otherwise be in Priority 1. One of these, with a small yield

of 13 dwellings, is on PDL and the other six, with a combined yield of 656 dwellings, are greenfield sites. Two of the latter, with a combined dwelling yield of 430 dwellings, are in the Trowbridge area. The delivery of housing on any of these sites would depend on their being released from the Green Belt under a review of the latter.

Trowbridge

- 8.29 Trowbridge has its own RSS housing target. Table 8.6 indicates that the number of dwellings with outstanding planning permissions, together with the small site allowance for this period, is almost sufficient to meet the RSS requirement for the first five years. Furthermore, there are 21 Priority 1 sites on PDL which are deliverable within this period.
- 8.30 Allocations for around 1,230 dwellings need to be made in the LDF to cover the second five-year period. The target can almost be reached with the use of all 21 Priority 1 sites, both PDL and greenfield. Alternatively, Priority 2 sites would be deliverable during this period and the target could be met using only PDL sites with Priority 1 (12 sites) and Priority 2 (6 sites), with recourse to Priority 1 greenfield sites only for some 250 dwellings (less than 10 per cent of the RSS target for the five years).
- 8.31 Allocations in the LDF need to be increased by a further 1,220 dwellings to cover the third five-year period. There is still ample capacity in Priority 1 and 2 sites, but the vast majority of additional sites to meet the target would need to be greenfield.
- 8.32 For the fourth five-year period, the capacity in PDL and greenfield Priority 1 and 2 sites is still easily sufficient to meet the target, but greenfield sites would again be likely to contribute almost all of the additional dwellings.
- 8.33 One broad location in Priority 2 has been identified in the district, in the Trowbridge area and on greenfield land, offering a yield of 2,400 dwellings. However, this should only need to be considered for development if it can contribute to a more sustainable overall pattern of development. This is a policy issue which is beyond the scope of a SHLAA.
- 8.34 Similarly, as mentioned above, it should also be noted that there are two greenfield sites with a combined yield of 430 dwellings in Priority 3 because they are in the Green Belt, but which would otherwise be in Priority 1. The delivery of housing on either of these sites would depend on their being released from the Green Belt under a review of the latter.

9 SUMMARY OF MAIN FINDINGS

Introduction

- 9.1 We have undertaken a joint SHLAA study across the three districts of North Wiltshire, Kennet and West Wiltshire. The purpose of the study is to establish whether there are sufficient, suitable sites that are currently available (or likely to become available in the foreseeable future), which could meet each District Council's dwelling requirements as prescribed by the emerging South West RSS.
- 9.2 The findings from the study can then be used by the three District Councils to allocate land for housing in their respective Local Development Frameworks (LDFs). The outputs can also assist in annual monitoring at district level, and may assist the South West Regional Assembly (SWRA) in apportioning housing across the region.
- 9.3 Below, we summarise the methodology that we employed in undertaking the SHLAA - which is consistent with the approach set out in the CLG's Practice Guidance - and then we pull together the headline findings from the study.

Key Strategic Policy Issues

- 9.4 Within the SHLAA study area, Chippenham and Trowbridge are identified as Strategically Significant Cities and Towns (SSCTs), which the emerging RSS stipulates will form the primary focus for development. Accordingly, of the 13,700 dwellings which the EiP Panel recommends should be directed to North Wiltshire in the 2006-26 period, some 5,500 (40 per cent) are to be provided in Chippenham. The EiP Panel also proposes that a further 3,000 dwellings of the total housing figure for North Wiltshire should be set aside for an urban extension to Swindon. Thus, the 20-year requirement for the rest of North Wiltshire outside of the SSCTs is 5,200 dwellings.
- 9.5 In West Wiltshire, just under half of the 20-year district housing requirement is to be provided in Trowbridge (i.e. 6,000 dwellings from a total requirement of 12,300). The 20-year dwelling requirement for Kennet - which does not contain a SSCT - is 6,000.
- 9.6 The housing requirements recommended by the EiP Panel, as set out above, represent a significant increase on the figures contained in the draft RSS which was submitted to the Secretary of State in June 2006.
- 9.7 The emerging RSS requires that between 40 and 50 per cent of new housing will need to be accommodated on PDL, and the EiP Panel recommended that target net density should be between 40 and 50dph to be achieved on all housing sites. However, reflecting the predominantly rural nature of the SHLAA study area, it is recognised that higher densities may only be achieved within the SSCTs. Our analysis of actual developments indicates that in practice achieving densities above 30dph in the more rural and peripheral small towns and villages is likely to prove challenging. Apart from centrally located sites in Chippenham and Trowbridge, relatively few sites are likely to offer the potential for densities much above 60dph because of the limited extent of town centres.

Study Parameters and Technical Issues

- 9.8 There are more than 200 settlements within the SHLAA study area, many of which are below a minimum viable size and offer no realistic prospects for significant, sustainable residential development. Settlements with a resident population below 500 and which contain fewer than seven of the eight 'community facilities' specified in the County Council's 'Rural Facilities Survey 2005' were excluded, and knowledge of local circumstances was also used to define the final list of 63 settlements where we conducted our search for potential housing sites.

- 9.9 We applied a 100m buffer around existing settlement boundaries and treated any sites within the buffer as 'adjacent' to the settlement boundaries. A small number of sites in North Wiltshire which fall just outside of the 100m buffer, but which form parts of potential expansion areas, were also assessed. The base date for the study is 1 April 2007, and for the purposes of identifying sites we adopted a minimum size threshold of 0.15ha. After applying various filters, we identified some 471 potential housing sites within and adjacent to the 63 study area settlements, over and above sites with extant permission for housing. We visited each of these sites - apart from those which are owned by the MoD and any sites with a nature conservation designation - and recorded details of any physical constraints which might affect the site's potential for housing development, as well as details of anything that might affect availability.
- 9.10 In order to estimate the potential housing yield on each identified site, we applied a series of ratios as described in Section 5 of our report, and then applied pre-agreed density rates to each site, reflecting its location and accessibility by public transport.

Housing Yield Assessment and Site Prioritisation

- 9.11 We ordered the various constraints and considered which are most easily overcome and which are more likely to prevent a site from coming forward, categorising the various types of constraints as 'minor', 'significant' and 'very severe'. Each site was placed initially into the constraint category of the most severe constraint affecting it. If there are no other constraints affecting it, then sites with no or minor constraints were placed in Priority 1, those with significant constraints into Priority 2, and those with very severe constraints into Priority 3. If a site is affected by additional constraints, these will tend to downgrade its priority category; the overall prioritisation of a site therefore depends on the particular combination of constraints affecting it. Sites with 'major bad neighbour constraints' and Green Belt sites were automatically considered to be Priority 3, even if they are not subject to any other constraints.
- 9.12 Sites in Priority 1, which have minimal constraints, are considered available for delivery within the first five years, and are clear candidates for allocation. Sites in Priority 2 have a limited level of constraint and so, as per the advice in the Guidance, they are not currently 'available'. However, the Priority 2 sites do not have 'very severe' constraints and so it is likely that they could be made available for delivery after the first five years. Priority 2 sites may therefore be suitable for allocation, depending on their individual circumstances and on specific measures being proposed to overcome their constraints. Sites in Priority 3 have severe constraints such that they are unlikely to be considered appropriate for development in the first ten years, and so they are unlikely to be primary candidates for allocation in that period.
- 9.13 The headline findings from our site prioritisation exercise are set out below.

North Wiltshire

Whole District

- 9.14 The number of dwellings with outstanding planning permission in North Wiltshire, together with a small site allowance, is sufficient to meet the RSS requirement for the first five years.
- 9.15 Allocations for around 2,000 dwellings need to be made in the LDF to cover the second five-year period. The target can be reached with the use of some of the 28 Priority 1 sites, both PDL and greenfield. Allocations in the LDF need to be increased by a further 2,150 dwellings to cover the third five-year period. There is still ample capacity in Priority 1 and 2 sites, but at least half of the additional land to meet the target would need to be greenfield. The dwelling requirements for the fourth five-year period can also be met from Priority 1 and Priority 2 sites, although again greenfield land would contribute most of the dwellings.

Chippenham

- 9.16 Outstanding planning permissions in Chippenham, together with the small site allowance, is not sufficient to meet the RSS requirement for the first five years, leaving a shortfall of about 700 dwellings, which would need to be covered by LDF allocations. The two Priority 1 sites on PDL would be sufficient to contribute only 130 dwellings towards making up this shortfall, although there is ample potential from Priority 1 greenfield sites to cover the deficit.
- 9.17 For the second five-year period, allocations for a further 1,350 dwellings need to be made in the LDF. The target cannot be reached even with the use of all Priority 1 sites, both PDL and greenfield. Priority 2 sites would be deliverable during this period and would need to contribute some 1,000 dwellings, most of which could potentially be on five PDL sites.
- 9.18 As with the position for the District as a whole, there is still ample capacity in Priority 1 and 2 sites for the third and fourth five-year periods, but the vast majority of additional sites to meet the target would need to be greenfield.

Kennet

- 9.19 Outstanding planning permissions are just sufficient to meet the RSS requirement for the first five years in Kennet, of 1,500 additional dwellings. For the second five-year period, outstanding planning permissions and the small site allowance are insufficient to meet the ten year target of 3,000 additional dwellings, by about 800 dwellings. This shortfall would need to be covered by LDF allocations through a combination of PDL and greenfield Priority sites.
- 9.20 For the third five-year period, the Priority 1 sites on PDL - together with outstanding planning permissions and the small site allowance - would leave a shortfall of around 1,500 dwellings against the RSS target. It would therefore be necessary to draw on some of the reservoir of over 2,700 potential dwellings on the 24 Priority 1 greenfield sites. For the fourth five-year period, the Priority 1 sites on both PDL and greenfield, together with outstanding planning permissions and the small site allowance, would still be sufficient to meet the RSS target, without the need to draw on any Priority 2 sites.
- 9.21 Devizes could make a substantial contribution to the district housing target. In the first five years, without bringing forward additional identified sites, Devizes could meet 50 per cent of the district target. However, there is limited PDL potential in Devizes and recourse would need to be had to Priority 1 greenfield potential to ensure that the town continues to contribute a reasonable share of the district's dwelling requirement.

West Wiltshire

Whole District

- 9.22 Outstanding planning permissions are sufficient to meet the RSS requirement for the first five years in West Wiltshire, of 3,075 additional dwellings. For the second five-year period, allocations for around 1,960 dwellings will need to be made in the LDF, from the 60 Priority 1 sites, both PDL and greenfield.
- 9.23 For the third five-year period, LDF allocations need to be increased by a further 1,600 dwellings. There is still ample capacity in Priority 1 and 2 sites, but the vast majority of additional sites to meet the target would need to be greenfield. The same applies to the fourth five-year dwelling requirement.

Trowbridge

- 9.24 Outstanding planning permissions, together with the small site allowance, are almost sufficient to meet the RSS requirement for the first five years in Trowbridge, and the small shortfall could easily be made up from the 21 Priority 1 sites on PDL which are deliverable within this period.

- 9.25 For the second five-year period, allocations need to be made for around 1,230 dwellings, which can almost be reached with the use of all 21 Priority 1 sites, both PDL and greenfield. For the third five-year period, allocations need to be increased by a further 1,220 dwellings, which can be met from Priority 1 and 2 sites, although the vast majority of additional sites to meet the target would need to be greenfield. The requirement for the fourth five-year period can also be met from Priority 1 and 2 sites, with greenfield land again providing the bulk of the supply.

Summary of Requirement for Allocations to Meet RSS Dwelling Targets

- 9.26 Table 9.1 outlines the likely requirement for additional allocations in each district/SSCT, for each five-year period, after allowance for existing planning permissions and development on small sites (i.e. those under 0.15ha). For instance, it is instantly apparent from the table that the number of dwellings from outstanding planning permissions in North Wiltshire together the small sites allowance for the period is sufficient to meet the RSS requirement for the first five years. In contrast, the table shows that there will be a need to allocate land for housing in order to meet the 10-, 15- and 20-year RSS dwelling targets.

Table 9.1 Summary of Likely Requirement for Additional Allocations by District/SSCT, After Planning Permissions and Small Sites Allowance

Period	Components	N Wilts ^a	Chippenham ^b	Kennet	W Wilts	Trowbridge
First 5 Yrs	RSS Target	2675 ^a	1375 ^B	1500	3075	1375
	PP+SS1	2830	685	1864	3715	1369
	Shortfall re RSS Target	No Shortfall	690	No Shortfall	No Shortfall	6
First 10 Yrs	RSS Target	5350 ^a	2750 ^B	3000	6150	2750
	PP+SS2	3355	715	2230	4190	1522
	Shortfall re RSS Target	1995	2035	770	1960	1228
First 15 Yrs	RSS Target	8025 ^a	4125 ^B	4500	9225	4125
	PP+SS3	3880	745	2595	4665	1675
	Shortfall re RSS Target	4145	3380	1905	4560	2450
First 20 Yrs	RSS Target	10700 ^a	5500 ^B	6000	12300	5500
	PP+SS4	4405	775	2960	5140	1828
	Shortfall re RSS Target	6295	4725	3040	7160	3672

^a The EIP Panel proposes that 3,000 of the 13,700 dwellings in North Wiltshire should be set aside for an urban extension(s) to Swindon. The 'RSS Target' figures in the table for North Wilts are the residual figure for the rest of the district.

^b The RSS Target figures for Chippenham are a subset of the figures for North Wiltshire district. Similarly, the RSS Target figures for Trowbridge are a subset of the figures for West Wiltshire district.

Broad Locations

- 9.27 Our database includes some very large 'sites' where a decision to allocate land or approve development would have to be based on wider policy considerations than is the case with smaller sites. These considerations are likely to include the broad sustainability of the total development pattern, and strategic transport and other infrastructure capacity. Before such very large sites could be proposed for allocation they would also require careful attention to their size, capacity and boundaries, which is beyond the remit of this study. These large sites are best considered as 'broad locations' in the terminology of the Guidance; for the purposes of our assessment we treated any sites with a gross area above 50ha as 'broad locations'.

- 9.28 Three 'broad locations' in Priority 2 were identified in North Wiltshire district, all in the Chippenham area and all on greenfield land, offering a combined yield of 11,600 dwellings. One broad location in Priority 2 has been identified in West Wiltshire district, in the Trowbridge area and on greenfield land, offering a yield of 2,400 dwellings. However, these broad locations should only need to be considered for development if they can contribute to a more sustainable overall pattern of development. This is a policy issue which is beyond the scope of a SHLAA. No 'broad locations' have been identified in Kennet.

APPENDIX 1

Final List of 63 Settlements (for Undertaking the Search for Potential Housing Sites)

District	Identified Settlements	Approx. Populations \pm	Policy Notes	Other Relevant Information
N Wilts	Chippenham	33,000		Expanding urban area
	Calne	15,000		
	Corsham	12,000		
	Wootton Bassett	11,000	RSS (4.22.30) states that housing growth should be restricted to avoid coalescence with Swindon	
	Malmesbury	6,000		
	Cricklade	1,300	RSS (4.22.30) states that housing growth should be restricted to avoid coalescence with Swindon	
	Lyneham	1501+	RSS (4.22.30) states that housing growth should be restricted to avoid coalescence with Swindon	On main road (A3102) between Wootton Bassett & Calne. Large RAF element.
	Purton	1501+	RSS (4.22.30) states that housing growth should be restricted to avoid coalescence with Swindon	
	Ashton Keynes	1251-1500		On smaller link road (B4696). Essentially rural.
	Sherston	1251-1500		On smaller link road (B340). Essentially rural.
	Colerne	1001-1250		At least 2km to main road. Cons area, AONB, adjacent to Green Belt
	Derry Hill	751-1000		
	Sutton Benger	751-1000		
	Great Somerford	501-750		
	Kingston St Michael	501-750		
	Yatton Keynell	501-750		
	Luckington	251-500		
	Oaksey	251-500		
	Box *	1251-1500		One of a number of villages along A4 to Bath. High level of envtal/policy designations - SSSI, AONB, Green Belt
	Hullavington **	1001-1250		Essentially rural
Bradenstoke	1001-1250		Bradenstoke is only missing a school, although it is close to Lyneham	
Christian Malford	501-750			
Crudwell	501-750		On A429. Quite rural.	
W Wilts	Trowbridge	35,000		County town of Wiltshire. Important admin & service centre within the A350 corridor.
	Warminster	18,000	LP states that housing devt should be balanced, and based on local needs and environmental protection	Important military and local employment/service centre.
	Melksham	17,000		Important employment and local service centre within the A350 corridor
	Westbury	13,000		Good rail connections; within the A350 corridor.
	Bradford-on-Avon	9,500	LP states that housing devt should be balanced, and based on local needs and environmental protection	In Green Belt
	Dilton Marsh	1501+		On B3099 close to Westbury. Has a railway station. Essentially rural.
	Southwick	1501+		Close to Trowbridge, easy link by main road. Essentially rural.
	Winsley	1501+		Essentially rural
	Bratton	1251-1500		On B3098 close to Westbury. Essentially rural.
	Holt	1251-1500		On B3107 which is main link between Bradford-on-Avon and Melksham. Essentially rural.
	Broughton Gifford	751-1000		Essentially rural
	Codford	751-1000		Essentially rural
	Westwood	751-1000		Essentially rural
	Heytesbury	501-750		Essentially rural
	Monkton Farleigh	251-500		
	Atworth	1001-1250		Essentially rural
	North Bradley	1501+		Close to Trowbridge, easy link by main road. Essentially rural.
	Steeple Ashton	751-1000		Linear settlement in essentially rural location, approx 1km to nearest strategic road
	Corsley/Corsley Heath	251-500		Essentially rural
	Horningsham	251-500		
Kennet	Devizes	11,500		Largest settlement in Kennet District; widest empl base & range of services/facilities
	Tidworth	9,500		Garrison town
	Marlborough	9,000		
	Pewsey	5,000	Identified in the LP as a potential location for "modest growth" (main growth to be focused at Devizes, Marlborough & Tidworth)	
	Ludgershall	4,000	Identified in the LP as a potential location for "modest growth" (main growth to be focused at Devizes, Marlborough & Tidworth)	
	Market Lavington	3,000	Identified in the LP as a potential location for "modest growth" (main growth to be focused at Devizes, Marlborough & Tidworth)	
	Burbage	1251-1500		Contains all 8 of the 'community facilities' in the RFS 2005. Close to the A360.
	Potterne	1251-1500		Adjacent to A346/A338. Essentially rural.
	Ramsbury	1251-1500		On A360 between Devizes and Salisbury
	West Lavington/Littleton Pannell	1251-1500		In open countryside
	Bromham	1001-1250		On A360 between Devizes and Amesbury. Essentially rural.
	Great Bedwyn	1001-1250		Essentially rural, but close to the A342
	Netheravon	1001-1250		
	Collingbourne Ducis	751-1000		
	Urchfont	751-1000		Close to A4361. In open countryside.
	Great Cheverell	501-750		
	Aldbourne	1501+		On B4192. Essentially rural.
	Upavon	1251-1500		On A345/A342. Essentially rural.
	All Cannings	501-750		
	Baydon	501-750		
Key				
	<u>Type of Settlement</u>	<u>Number</u>	<u>Reason(s) for Inclusion</u>	
		2	'Strategically Significant Cities and Towns': main targets for growth in the RSS	
		15	Settlements listed in the justification to SP Policy DP3 (and Market Lavington, identified in the LP as the same category of settlement as Marlborough and Pewsey)	
		34	Settlements containing all 8 of the 'community facilities' in the Rural Facilities Survey 2005 (see Notes below)	
		12	Settlements containing 7 of the 8 'community facilities' in the Rural Facilities Survey 2005	
		63		

Notes

\pm The population 'bands' for the third and fourth tier centres are those specified in the Rural Facilities Survey 2005 (Table 2.1)

* The RFS (Appendix 5) states that Box has 7 of the 8 'community facilities' (missing a recreation field). However, the client advises that Box actually does have all 8

** The RFS (Appendix 5) states that Hullavington has 7 of the 8 'community facilities' (missing a hall). However, the client advises that the village hall has now been rebuilt

APPENDIX 2

Past and Current Density Trends

Appendix 2 Table 1 Gross Density of Completions 2001-2006

District	Settlement	Percentage of dwellings by density				
		dph	dw	< 30 dph	30 - 49 dph	> 50 dph
N Wilts	Chippenham	36	686	36%	27%	37%
	Calne	33	1353	34%	49%	17%
	Corsham	33	559	14%	68%	17%
	Wootton Bassett	36	126	16%	76%	8%
	Malmesbury	45	70	1%	81%	17%
	Cricklade	21	101	72%	28%	0%
	Remainder of district	17	838	50%	50%	0%
	Total	27	3733	35%	49%	16%
Kennet	Devizes	28	1056	57%	31%	13%
	Tidworth excl. married quarters	31	46	35%	65%	0%
	Tidworth married quarters	24	484	100%	0%	0%
	Marlborough	34	165	25%	13%	62%
	Pewsey	17	93	59%	20%	20%
	Ludgershall	33	153	25%	54%	21%
	Market Lavington	18	27	37%	63%	0%
	Remainder of district	9	245	74%	26%	0%
		Total	22	2269	63%	25%
W Wilts	Trowbridge	31	2136	39%	51%	11%
	Warminster	22	237	80%	10%	10%
	Melksham	32	519	39%	46%	15%
	Westbury	27	1112	63%	21%	16%
	Bradford-on-Avon	42	103	13%	62%	25%
	Remainder of district	23	574	47%	52%	2%
	Total	28	4681	47%	41%	12%

Note: Completions data were provided by Wiltshire County Council, and the years referred to in the table are financial years, i.e. April to March.

Appendix 2 Table 2 Gross Density of Dwellings in Outstanding Planning Permissions at April 2007

District	Parish	dph	dw	Percentage of dwellings by density		
				< 30 dph	30 - 49 dph	> 50 dph
N Wilts	Chippenham	54	938	2%	23%	75%
	Calne	33	791	12%	73%	15%
	Corsham	29	475	37%	53%	11%
	Wootton Bassett	28	354	86%	14%	0%
	Malmesbury	26	369	35%	47%	18%
	Cricklade	40	19	0%	100%	0%
	Remainder of district	13	530	76%	21%	4%
	Total	28	3476	32%	40%	27%
Kennet	Devizes	41	580	2%	78%	20%
	Tidworth	113	18	0%	0%	100%
	Marlborough	34	255	7%	76%	18%
	Pewsey	31	148	14%	80%	7%
	Ludgershall	53	93	11%	0%	89%
	Market Lavington	25	10	40%	60%	0%
	Remainder of district	12	365	81%	19%	0%
	Total	25	1469	24%	57%	19%
W Wilts	Trowbridge	32	1329	26%	69%	5%
	Warminster	33	348	4%	83%	13%
	Melksham	38	965	0%	85%	14%
	Westbury	32	683	62%	4%	34%
	Bradford-on-Avon	40	46	26%	0%	74%
	Remainder of district	27	701	42%	50%	8%
		Total	32	4072	27%	59%

APPENDIX 3

Site Assessment Factors and Criteria Used for Part 3 of the Access Sites Database

1. 'Suitability' Criteria

1a. Policy Restrictions

Impact on AONB

- Not within AONB (i.e. no impact) 5
- Within AONB (i.e. potential for impact) 0

Impact on Local Plan Zoned Public or Private Open Space

- Not within LP zoned open space (i.e. no impact) 5
- Within LP zoned open space (i.e. potential for impact) 0

Impact on Protected Allotments

- Not within land used/zoned for allotments (i.e. no impact) 5
- Within land used/zoned for allotments (i.e. potential for impact) 0

Impact on Green Belt

- Not within the Green Belt (i.e. no impact) 5
- Within the Green Belt 0

1b. Physical Problems or Limitations

It is outside the scope of a strategic study of this nature to assess physical constraints in detail. Thus, for the following criteria, focus on obvious constraints. Score on the basis of available knowledge (e.g. if a large, undeveloped field cut off from existing housing, assume that significant new drainage etc will be required; conversely if a small site in a primarily residential area, assume that it is capable of linking within existing road infrastructure and service provision)¹⁸.

Access Infrastructure Constraints

- Extensive new access infrastructure not required 5
- Extensive new access infrastructure required 0

Drainage Infrastructure Constraints

- Extensive new drainage infrastructure not required 5
- Extensive new drainage infrastructure required 0

Ground Condition Constraints

- Treatment not expected to be required (sites within primarily residential areas, where there is no obvious indication of previous contaminating uses) 5
- Treatment expected to be required (e.g. sites within employment areas, former quarry sites etc which would potentially require contamination treatment) 0

Impact on Flood Risk Areas (as defined by the Environment Agency's Flood Maps)

- Within Flood Zone 1 ('Low Probability of Flooding') 5
- Within Flood Zone 2 ('Medium Probability of Flooding') 3
- Within Flood Zone 3 ('High Probability of Flooding') 0

¹⁸ We acknowledge that, cumulatively, the development of a large number of small sites might exert significant pressure on existing infrastructure and/or require the provision of new facilities. However, this will have to be assessed by other, more specialist studies.

1c. Potential Impacts

We were informed at the inception meeting that whilst landscape character assessments have been undertaken, they are fairly strategic and do not distinguish areas with different degrees of landscape constraint on development. Accordingly, we were advised that the landscape character assessments cannot be used for this factor, which would therefore have to be omitted.

Nature Conservation¹⁹

- Not within or adjacent to SSSI/defined nature (etc) conservation area 5
- Adjacent to SSSI/defined nature conservation (etc) area 3
- Within SSSI/defined nature conservation (etc) area 0

1d. Environmental Conditions (re prospective residents)

'Bad Neighbour' Constraints (e.g. hazard/nuisance)

- None 5
- Yes, but potential for mitigation (sites within either residential or industrial areas with bad neighbours that could be screened, e.g. adjacent to a busy road or a site with industry along one boundary only) 3
- Major (i.e. sites enclosed on all or most sides by industrial/employment areas or with another known bad neighbour which is difficult to remedy, e.g. sewage works) 0

2. 'Availability' Criteria

Legal/Ownership

It is outside the scope of a strategic study of this nature to collect and assess detailed information on legal and ownership issues. Thus, score on the basis of available information as follows:

- Held by developer/willing owner/public sector 5
- No information, but thought likely to be in public ownership because of the nature of the use 3
- No information, but thought likely to be in private and/or multiple ownership because of the nature of the use 2
- Known to be in complex/multiple ownership 0

¹⁹ This category covers a whole raft of nature/ecological/geological/geomorphological/archaeological designations, rather than just 'nature' areas. The list of designations that we have used is extensive; suffice to say that it covers designations such as 'European Sites', 'National Sites', 'Local Sites', 'National Nature Reserves', 'Local Nature Reserves', 'ECOLRP', 'County Wildlife Sites' (SNCI), 'SSSI', 'RAMSAR' sites, 'Special Areas of Conservation', as well as any other nature/ecological (etc) conservation designations which we have access to.

3. 'Achievability' Criteria

Market/Cost/Delivery

Lambert Smith Hampton to score on the basis of known information (e.g. on land values, locality, market conditions, physical constraints, etc), using a sliding scale as follows:

- Excellent marketability and/or viability (no known exceptional costs) 5
- Very good marketability and/or viability 4
- Good marketability and/or viability 3
- Moderate marketability and/or viability 2
- Poor marketability and/or viability 1
- Very poor marketability and/or viability (assumed exceptional costs) 0

APPENDIX 4

RTP Call for Sites Pro-forma

Return Address:

Roger Tym & Partners
 11-15 Dix's Field
 Exeter
 EX1 1QA
 T: 01392 210 868
 E: bernard.greep@tymconsult.com

**North Wiltshire, Kennet and West Wiltshire Joint Housing Land Availability Assessment
 2007**

POTENTIAL HOUSING SITE SUBMISSION FORM

Site Owner(s) and Representatives
Name of site owner(s) Owner 1 Owner 2 Owner 3
I confirm that the owner(s) have been informed of this submission: Yes <input type="checkbox"/> No <input type="checkbox"/>
Site Promoter's contact details (owner, agent or representative):
Name:
Address:
Postcode:
Telephone: Email:
Potential Housing Site: Background Information
Name and address of the site:.....
Postcode:
Central OS Grid Reference (full 8 figure reference): Easting Northing
<i>Please note that all submissions should be accompanied by a detailed site plan at 1:2500 or 1:1250 scale identifying the site's boundaries</i>
Size of site in hectares (note that only sites of 0.15ha or greater can be considered):

<p>Approximate site dimensions (in metres):</p> <p>.....</p>
<p>How many dwellings do you think the site is capable of accommodating (please give reasons)?</p> <p>.....</p> <p>.....</p>
<p>Is the site adjacent to other potential site(s) that may also have housing potential? (if these other sites are in your control, please submit a separate pro-forma for additional site)</p> <p>Yes <input type="checkbox"/> No <input type="checkbox"/></p> <p>If yes, please give brief details of the site(s) address, location and size in hectares:</p> <p>.....</p> <p>.....</p>
<p>Why do you consider the site to be suitable for housing development?</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>
<p>Are there any constraints to development on the site that you are aware of, and what needs to be done to overcome such constraints?</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>
<p>Any other information that you feel is relevant:</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>

Please ensure that all potential housing site submissions are returned by Friday 27th July 2007 accompanied by a detailed plan identifying the site's boundaries (1:2500 or 1:1250 scale)

Return to: Roger Tym & Partners, 11 - 15 Dix's Field, Exeter EX1 1QA