01 August 2024

Dear Sir/Madam,

Application No: **PL/2023/08748 & PL/2023/08747**
Appeal Ref: **APP/Y3940/D/24/3343806**
Appeal by: **Russell Malem**
Site Address: **40 Marlborough Road, Wootton Bassett. SN4 7SA**
Proposal: **Remove garage and erect a dwelling**

Please find enclosed the following documents to accompany the LPA's response to the above appeal which is set out in this letter:

Appendix A – Decision Notice
Appendix B – Decision Notice
Appendix C – Delegated Officer's Report
Appendix D – Suggested Conditions
Appendix E – Suggested Conditions
Appendix F– Housing Land Supply Statement
Appendix G – Appeal Decision APP/Y3940/W/20/3259035
Appendix H – Appeal Decision APP/Y3940/W/23/3329064

This document provides the statement of case of Wiltshire Council, the Local Planning Authority, in defence of the appeal against the refusal of planning permission for (A) a residential dwelling and (B) annex for the enjoyment of friends and family at 40 Marlborough Road, Wootton Bassett, Wiltshire.

The appeal applications were considered by Wiltshire Council and the permission was refused on 21st March 2024 and 13th February 2024 respectively under delegated powers for the following reasons:

Application A:

1. The proposed development by reason of its location outside any defined limits of development and having regard to all the submissions and relevant policies, including the policies of the National Planning Policy Framework taken as a whole, the application is considered to be an inappropriate, form of development which would significantly and demonstrably outweigh the benefit of providing one additional dwelling in an open countryside location. As such the proposal, in the absence of suitable justification, is not considered to represent sustainable development being contrary to Core Policies 1, 2 and 31 of the Wiltshire Core Strategy and the policies of the National Planning Policy Framework taken as a whole.

2. The proposed new dwelling, by reason of its position in proximity to the doner property along the west side boundary, size, height, massing, and scale would represent a cramped form of development and will appear overly dominant in the context of the locality and detriment to the character and appearance of the open countryside, and the immediate and wider street scene. The proposals would therefore conflict with the requirements of the Wiltshire Core Policy 57 Ensuring High Quality Design and with

Central Government policy contained within the revised National Planning Policy Framework (NPPF) 2023.

Application B:

1. The proposed double garage with room over forming an annexe, by reason of its position, size, height, massing, and scale would not be sufficiently subservient to the host dwelling and will appear overly dominant in the context of the locality and detriment to the character and appearance of the open countryside, and the immediate and wider street scene. The proposals would therefore conflict with the requirements of the Wiltshire Core Policy 57 Ensuring High Quality Design and with Central Government policy contained within the revised National Planning Policy Framework (NPPF) 2023.

The decision notices are supplied at APPENDIX A and APPENDIX B of this statement. The officer's delegated report is supplied at APPENDIX C APPENDIX D of this statement. The appeal site is described in the first section of the report under the heading Site Description, the planning history of the site is set out in under the heading Planning History and a full assessment of the development against the relevant policies of the Development Plan is set out in the main body of the report.

The Development Plan, for the purposes of this appeal, consists of the Wiltshire Core Strategy (adopted in January 2015) (WCS); the subsequent Wiltshire Housing Site Allocations Plan (Adopted February 2020); Saved policies of the North Wiltshire Local Plan (NWLP) 2011 (adopted June 2006).

1 Summary of Case

1.1 Officers have considered the appellants statement of case most of which has been addressed in the Officer's Delegated Report (Appendix B). will be addressed in this response under the following sections.

- Revised National Planning Policy Framework and Housing Land Supply
- Character and appearance

2 **<u>Revised National Planning Policy Framework and Housing Land Supply</u>**

2.1 In December 2023 the government issued its revised National Planning Policy Framework (NPPF). Relevant to the appeal, relating to housing supply and delivery, the revised NPPF contains two important amended/new paragraphs, as follows –

76. Local planning authorities are not required to identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing for decision making purposes if the following criteria are met:

a. *their adopted plan is less than five years old; and*
b. *that adopted plan identified at least a five year supply of specific, deliverable sites at the time that its examination concluded.*

77. In all other circumstances, local planning authorities should identify and update annually a supply of specific deliverable sites sufficient to provide either a minimum of five years' worth of housing, or a minimum of four years' worth of housing if the provisions in paragraph 226 apply. The supply should be demonstrated against either the housing requirement set out in adopted strategic policies, or against the local housing need where the strategic policies are more than five years old. Where there has been significant under delivery of housing over the previous three years, the supply of specific deliverable sites should in addition include a buffer of 20% (moved forward from later in the plan period). National planning guidance provides further information on calculating the housing land supply, including the circumstances in which past shortfalls or over-supply can be addressed.

2.2 Paragraph 226 referred to in paragraph 77 states the following –

226. From the date of publication of this revision of the Framework, for decision-making purposes only, certain local planning authorities will only be required to identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of four years' worth of housing (with a buffer, if applicable, as set out in paragraph 77) against the housing requirement set out in adopted strategic policies, or against local housing need where the strategic policies are more than five years old, instead of a minimum of five years as set out in paragraph 77 of this Framework. This policy applies to those authorities which have an emerging local plan that has either been submitted for examination or has reached Regulation 18 or Regulation 19 (Town and Country Planning (Local Planning) (England) Regulations 2012) stage, including both a policies map and proposed allocations towards meeting housing need. This provision does not apply to authorities who are not required to demonstrate a housing land supply, as set out in paragraph 76. These arrangements will apply for a period of two years from the publication date of this revision of the Framework.

2.3 For the purposes of the revised NPPF Wiltshire Council is a 'paragraph 77 authority'; and, because Wiltshire Council has an emerging local plan that has now passed the Regulation 19 stage of the plan-making process – with both a policies map and proposed allocations towards meeting housing need – it is now only required to identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of four years' worth of housing.

https://www.wiltshire.gov.uk/article/8048/Regulation-19-consultation-autumn-2023

Current housing land supply position and consequences for the 'planning balance'

2.4 In terms of the number of years supply, the Council's most recent Housing Land Supply Statement (published May 2023; base date April 2022) (Appendix D of this Statement) sets out the number of years supply against local housing need as 4.60 years. The circumstances under which a buffer should be applied to the five-year housing requirement has been altered in the revised NPPF. Where the Housing Delivery Test result exceeds 85% Councils are no longer required to add a buffer to their five-year housing requirement. The Council's latest Housing Delivery Test result is 106%, so a buffer is no longer required. Based on this change in the revised NPPF, the HLS arithmetic indicates:

- The five-year housing requirement (10,205 without the buffer - based on Wiltshire's delivery in the latest 2022 Housing Delivery Test results)
- The deliverable supply (9,849).
- This equates to a **4.83 year supply** (to the nearest hundredth of a year). This figure exceeds the 4 year threshold now required by Wiltshire.

2.5 Accordingly, this appeal is significantly affected by the changes set out in paragraphs 76, 77 and 226 to the revised NPPF. The Council can demonstrate a more than 4 year supply of housing land supply and is at Regulation 19 stage of its local plan review. The tilted balance set out in paragraph 11(d) of the NPPF is no longer engaged due to the shortage of a sufficient housing land supply. This position is upheld by the Inspectorate paragraph 22 of the Appeal Decision ref. APP/Y3940/W/23/3329064 (Appendix F).

2.6 WCS Core Policy 1 addresses the Settlement Strategy and identifies four tiers of settlement – 'Principal Settlements', 'Market Towns', 'Local Service Centres', and 'Large and Small Villages'. Principal Settlements, Market Towns, Local Service Centres and Large Villages have defined limits of development. Beyond these limits is countryside. The appeal site lies beyond the limits of development; therefore it is within the countryside.

2.7 WCS Core Policy 2 addresses the Delivery Strategy. It sets out a presumption in favour of new residential development within the Limits of Development of the settlements and further states that housing should not be permitted outside the limits except in the few circumstances explained in the policy.

2.8 Therefore, as the site lies outside of the Limits of Development (and so is in the countryside), and as none of the exception policies apply, the proposal does not accord with Core Policies 1 and 2. Proposed development which does not accord with Core Policies 1 and 2 is considered to be unsustainable in the overarching context of the Wiltshire Core Strategy and the NPPF.

2.9 In the appellants statement they reference planning permission ref. 19/03202/FUL for change of use of land to provide an extension to existing Gypsy / Traveller pitch comprising 2 no. additional mobile homes, and associated works including hardstanding, replacement of existing mobile home and replacement of existing stables with shared dayroom, which was granted in the open countryside.

2.10 The site referenced by the applicant had previously been granted permission for gypsy needs prior to the application reference and as it is to the rear of Carlotta therefore the appeal site is in a different context of that application. This is not considered to be a relevant precedent. In addition, the applicant provided justification for 19/03202/FUL of need for the extension to their site had arisen from the requirements of family members who have an unmet need. The appellant has submitted no justification as to why any special circumstances contained in para 55 of the NPPF or Core Policy 48 applies to their proposals.

2.11 It is considered that there are no new matters raised in the Appellant's Statement that are not considered and covered within this letter are in the original case officer report. The appellant's statement rests on their belief that the site qualifies as in-fill as per the definitions within The Wiltshire Core Strategy. The Council's position remains that this part of Marlborough Road remains a settlement not listed within the settlement hierarchy and, therefore, is not qualified as a "small village" within the bounds of policy to qualify for in-fill.

2.12 The appellant's statement does not raise any new matters in relation to the annexe outbuilding and its impact on the open countryside. The Council contends that if permission is granted for a new dwelling and for the proposed annexe building both of

them could be implemented and their cumulative impact on the open countryside would be exponential. The Council further contend that the previously identified weight that was attached to the conflict with the development plan (CP 1 and 2) should now be afforded very significant weight as a direct consequence of paragraphs 76, 77 and 226 of the revised NPPF.

3 Character and Appearance

3.1 The application site is an attractive open piece of land, with a relatively modest garage, which adds to the rural character of the area. Any development of this part of site will the cause harm to its open character. This would be harmful to the rural character and would not accord with Core Policy 51 and 57 or paragraph of the NPPF.

4 Conclusion

4.1 This appeal is significantly affected by the changes set out in paragraphs 76, 77 and 226 to the revised NPPF. The Council can demonstrate a more than 4 year supply of housing land supply and is at Regulation 19 stage of its local plan review. The tilted balance set out in paragraph 11(d) of the NPPF is no longer engaged due to the shortage of a sufficient housing land supply.

4.2 In conclusion, it is considered that the conflict with the development plan and the strategy set out therein arising from the proposal's related conflicts with the policies of the plan and provisions of the framework would significantly and demonstrably outweigh the limited benefits of development, and the proposal would not constitute sustainable development and is in conflict with the development plan and the provisions of the NPPF. The proposals are therefore in conflict with Core Policies 1, 2 and 57of the Wiltshire Core Strategy (2015); Saved Policy H4 North Wiltshire Local Plan (2011); and the National Planning Policy Framework.

4.3 The appeal proposal is therefore considered to be contrary to local and national policy. The LPA therefore respectfully requests that the Inspector considers the appeal proposals in the context of the WCS, the National Planning Policy Framework and the other material considerations outlined in this statement and the Officer's report and dismiss the appeal. Without prejudice to the appeal decision, in the event of the appeal being allowed, the LPA would suggest conditions as set out in Appendix E and Appendix F.

Yours faithfully.

Peter Korankye-Gyabong
Planning Officer

Development Management
Wiltshire Council

WITHOUT PREJUDICE CONDITIONs (APPENDIX D)

The Inspector is respectfully requested to consider the following conditions, in the event of the appeal being allowed:

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

REASON: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

2.The development hereby permitted shall be carried out in accordance with the following approved plans listed in schedule:

Proposed Location & Block & Proposed Plans DWG: 01 Received 10th October 2023
Access Visibility Splays DWG: 02 Received 10th October 2023

REASON: For the avoidance of doubt and in the interests of proper planning.

3. No development shall commence on site above slab level until the exact details and samples of the materials to be used for the external walls and roofs have been submitted to and approved in writing by the Local Planning Authority.

REASON: The application contained insufficient information to enable this matter to be considered prior to granting planning permission and the matter is required to be agreed with the Local Planning Authority before development commences in order that the development is undertaken in an acceptable manner, in the interests of visual amenity and the character and appearance of the area.

4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking or re- enacting or amending that Order with or without modification), there shall be no additions to, or extensions or enlargements of any building forming part of the development hereby permitted.

REASON: In the interests of the amenity of the area and to enable the Local Planning Authority to consider individually whether planning permission should be granted for additions, extensions or enlargements.

5 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking or re- enacting or amending that Order with or without modification), no buildings or structures, or gate, wall, fence or other means of enclosure, other than those shown on the approved plans, shall be erected or placed anywhere on the site on the approved plans.

REASON: To safeguard the character and appearance of the area.

6. The dwelling hereby approved shall not be occupied until drawing showing the access with radii curves (3m) which will accommodate the turning and passing of vehicles and a drawing showing a visibility splay cleared of obstruction at and above 900mm from a point at the center of the access, 2m from the edge of kerb to a point

approximately 50m of nearside carriageway edge to clear the bend in the road has been submitted to and approved in writing by the Local Planning Authority.

REASON: In the interests of highway safety.

7. No development shall commence on site until a scheme for the discharge of surface water from the site (including surface water from the access/driveway), incorporating sustainable drainage details, has been submitted to and approved in writing by the Local Planning Authority. The development shall not be first brought into use until surface water drainage has been constructed in accordance with the approved scheme.

REASON: To ensure that the development can be adequately drained without leading to increased flood risks elsewhere.

8. The development hereby approved shall be designed to ensure it does not exceed 110 litres per person per day water consumption levels (which includes external water usage) and a water efficiency assessment should be submitted. Before the development is brought into use, a water efficiency report certifying that this standard has been achieved shall be submitted to the local planning authority for its written approval.

REASON: To ensure compliance with the prevailing mitigation strategy for nutrient neutrality in the water catchment within which this development is located.

WITHOUT PREJUDICE CONDITIONS (APPENDIX E)

The Inspector is respectfully requested to consider the following conditions, in the event of the appeal being allowed:

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

REASON: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

2.The development hereby permitted shall be carried out in accordance with the following approved plans listed in schedule:

Proposed Location & Block & Proposed Plans DWG: 02 Dated 7th August 2023, Received 10th October 2023

REASON: For the avoidance of doubt and in the interests of proper planning.

3. The materials to be used in the construction of the external surfaces of the development hereby permitted shall be as stated on the approved plans and application form.

REASON: In the interests of visual amenity and the character and appearance of the area.

4. The accommodation to be provided within the annexe hereby approved shall remain as permanently ancillary accommodation to the principal dwelling ("40 Marlborough Road") and shall be occupied only by persons of the same household. There shall be no subdivision of this single residential planning unit.

REASON: The site is unsuitable to accommodate an additional residential unit.

Wiltshire Council

The Town and Country Planning Act 1990

Refusal of Full Planning Permission

Application Reference Number: PL/2023/08748

Decision Date: 21 March 2024

Applicant:	Mr Russell Malem 40, Marlborough Road, Royal Wootton Bassett, SN4 7SA
Particulars of Development:	Remove garage and erect a dwelling.
At:	40 MARLBOROUGH ROAD, ROYAL WOOTTON BASSETT, SWINDON, SN4 7SA

In accordance with paragraph 38 of the National Planning Policy Framework (NPPF), this planning application has been processed in a proactive way. However, due to technical objections or the proposal's failure to comply with the development plan and/or the NPPF as a matter of principle, the local planning authority has had no alternative other than to refuse planning permission.

In pursuance of their powers under the above Act, the Council hereby REFUSE TO GRANT PERMISSION for the development referred to in the above application and plans submitted by you, for the following reason(s):

Refusal Reason(s): (2)

1 The proposed development by reason of its location outside any defined limits of development and having regard to all the submissions and relevant policies, including the policies of the National Planning Policy Framework taken as a whole, the application is considered to be an inappropriate, form of development which would significantly and demonstrably outweigh the benefit of providing one additional dwelling in an open countryside location. As such the proposal, in the absence of suitable justification, is not considered to represent sustainable development being contrary to Core Policies 1, 2 and 31 of the Wiltshire Core Strategy and the policies of the National Planning Policy Framework taken as a whole.

2 The proposed new dwelling, by reason of its position in proximity to the doner property along the west side boundary, size, height, massing, and scale would represent a cramped form of development and will appear overly dominant in the context of the locality and detriment to the character and appearance of the open

countryside, and the immediate and wider street scene. The proposals would therefore conflict with the requirements of the Wiltshire Core Policy 57 Ensuring High Quality Design and with Central Government policy contained within the revised National Planning Policy Framework (NPPF) 2023.

Parvis Khansari - **Corporate Director, Place**

NOTES

1. **Appeals.** If the applicant is aggrieved by the decision of the local planning authority to refuse permission, they may appeal to the Secretary of State for the Environment in accordance with Section 78(1) of the Town and Country Planning Act 1990 within six months of the date of this decision. (Information and forms relating to the appeals process can be found at the Planning Portal - Appeal a planning decision: Overview - GOV.UK (www.gov.uk)).

Wiltshire Council

The Town and Country Planning Act 1990

Refusal of Householder Planning Permission

Application Reference Number: PL/2023/08747

Decision Date: 13 February 2024

Applicant:	Mr Russell Malem 40, Marlborough Road, Royal Wootton Bassett, SN4 7SA
Particulars of Development:	Proposed Annex for the enjoyment of friends and family.
At:	40 MARLBOROUGH ROAD, ROYAL WOOTTON BASSETT, SWINDON, SN4 7SA

In pursuance of their powers under the above Act, the Council hereby REFUSE TO GRANT PERMISSION for the development referred to in the above application and plans submitted by you, for the following reason(s):

Refusal Reason(s): (1)

1 The proposed double garage with room over forming an annexe, by reason of its position, size, height, massing, and scale would not be sufficiently subservient to the host dwelling and will appear overly dominant in the context of the locality and detriment to the character and appearance of the open countryside, and the immediate and wider street scene. The proposals would therefore conflict with the requirements of the Wiltshire Core Policy 57 Ensuring High Quality Design and with Central Government policy contained within the revised National Planning Policy Framework (NPPF) 2023.

Parvis Khansari **- Corporate Director, Place**

NOTES

1. **Appeals.** If the applicant is aggrieved by the decision of the local planning authority to refuse permission, he may appeal to the Secretary of State for the Environment in accordance with Section 78(1) of the Town and Country Planning Act 1990 within 12 weeks of the date of this decision. (Information and forms relating to the appeals process can be found at the Planning Portal - Appeal a householder planning decision: Overview - GOV.UK (www.gov.uk)).



Housing Land Supply Statement

Base date: April 2023

Published: June 2024

Wiltshire Council

Housing Land Supply Statement

Base Date: April 2023

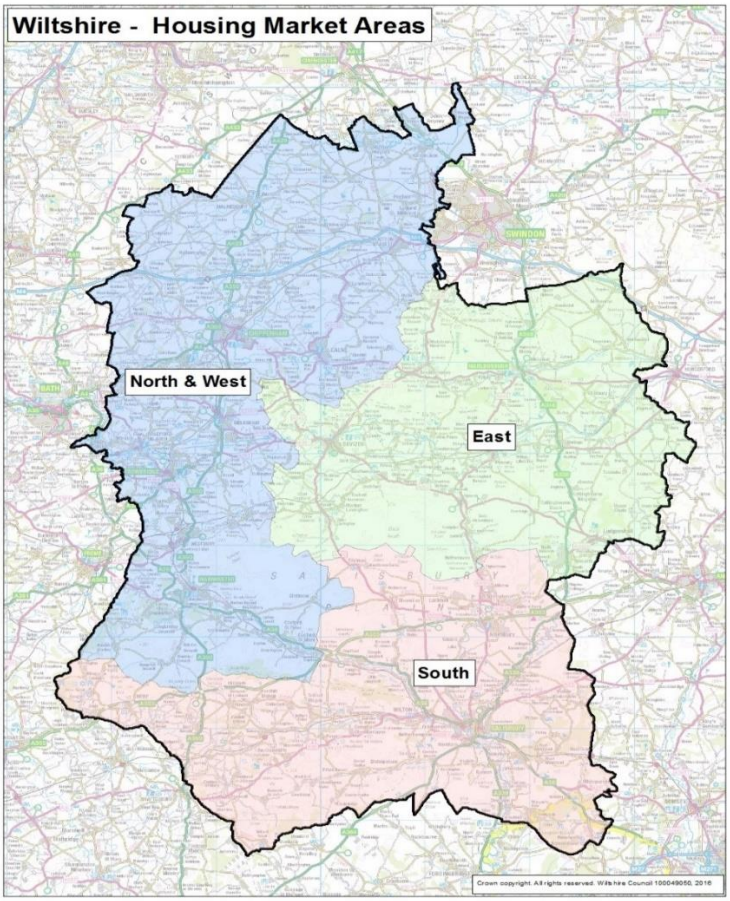
Published: June 2024

1.0 Policy Context - why is a land supply assessment required?

1.1 This Housing Land Supply Statement has been prepared using a base date of April 2023. It covers the housing land supply for the Wiltshire unitary authority area and each Housing Market Area (HMA) within Wiltshire as set out in the Wiltshire Core Strategy (adopted January 2015).

1.2 It represents a snapshot at the date of publication and is produced annually as required by the National Planning Policy Framework (NPPF). This document replaces the 1 April 2022 base date position (published May 2023). The Statement accords with the details stated in the relevant chapters of the accompanying Planning Practice Guidance (PPG).

Figure 1: The HMAs in Wiltshire[1]



[1] Any development immediately adjacent to the urban area of Swindon but within Wiltshire's administrative boundaries is not considered to contribute to the housing requirements of the North and West HMA. See paragraph 4.34 of the Wiltshire Core Strategy for clarification.

1.3 Within the latest NPPF (DLUHC, December 2023), the Government has reaffirmed its approach to the delivery of sustainable development. With regard to housing provision, paragraphs 76, 77 and 226 state:

76. Local planning authorities are not required to identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing for decision making purposes if the following criteria are met[40]:

a) their adopted plan is less than five years old; and

b) that adopted plan identified at least a five year supply of specific, deliverable sites at the time that its examination concluded.

77. In all other circumstances, local planning authorities should identify and update annually a supply of specific deliverable sites sufficient to provide either a minimum of five years' worth of housing[41], ***or a minimum of four years' worth of housing if the provisions in paragraph 226 apply****. The supply should be demonstrated against either the housing requirement set out in adopted strategic policies, or against the local housing need where the strategic policies are more than five years old[42]. Where there has been significant under delivery of housing over the previous three years[43], the supply of specific deliverable sites should in addition include a buffer of 20% (moved forward from later in the plan period). National planning guidance provides further information on calculating the housing land supply, including the circumstances in which past shortfalls or over-supply can be addressed.* [emphasis added]

226. From the date of publication of this revision of the Framework, for decision-making purposes only, certain local planning authorities will ***only be required to identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of four years' worth of housing*** *(with a buffer, if applicable, as set out in paragraph 77) against the housing requirement set out in adopted strategic policies,* ***or against local housing need where the strategic policies are more than five years old****[80], instead of a minimum of five years as set out in paragraph 77 of this Framework.* ***This policy applies to those authorities which have an emerging local plan that has either been submitted for examination or has reached Regulation 18 or Regulation 19 (Town and Country Planning (Local Planning) (England) Regulations 2012) stage, including both a policies map and proposed allocations towards meeting***

***housing need**. This provision does not apply to authorities who are not required to demonstrate a housing land supply, as set out in paragraph 76. These arrangements will apply for a period of two years from the publication date of this revision of the Framework.* [emphasis added]

The footnotes referenced in these paragraphs are:

[40] *Transitional provisions relating to the application of this paragraph are set out in footnote 79.* [this refers to matters related to paragraph 76 only.]

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

[42] *Unless these strategic policies have been reviewed and found not to require updating. Where local housing need is used as the basis for assessing whether a five year supply of specific deliverable sites exists, it should be calculated using the standard method set out in national planning guidance.*

[43] *This will be measured against the Housing Delivery Test, where this indicates that delivery was below 85% of the housing requirement. For clarity, authorities that are not required to continually demonstrate a 5 year housing land supply should disregard this requirement*

[80] *Unless these strategic policies have been reviewed and found not to require updating. Where local housing need is used as the basis for assessing whether a four year supply of specific deliverable sites exists, it should be calculated using the standard method set out in national planning guidance.*

1.4 For the purposes of decision taking, the following circumstances in paragraph 77 of the NPPF apply to Wiltshire Council:

(i) The council is required to demonstrate a minimum of four years' worth of housing against the local housing need as assessed against the government's standard method.

(ii) There is no requirement to include a 20% buffer, due to performance against the Housing Delivery Test.

This is explained in more detail in section 2.

1.5 The word 'deliverable' is defined within Annex 2, as follows:

"To be considered deliverable, sites for housing should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years.

In particular:

a) sites which do not involve major development and have planning permission, and all sites with detailed planning permission, should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within five years (for example because they are no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans).

b) where a site has outline planning permission for major development, has been allocated in a development plan, has a grant of permission in principle, or is identified on a brownfield register, it should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years."

1.4 The chapters in the PPG which are most relevant to this Statement are:

- '**Housing and economic needs assessment**'. This chapter was most recently updated in December 2020.

- '**Housing supply and delivery**'. This chapter was launched in July 2019, and was formulated by the compilation of the previous chapters entitled 'Housing Delivery: 5 year land supply' and 'Housing Delivery Test' into a single chapter. It was most recently updated in February 2024.

The Council calculate its housing land supply position and publish this Statement in accordance with the NPPF (December 2023) and latest chapters of the PPG.

1.5 Site references provided in this Statement differ in format depending on the planning status. Saved Local Plan allocations, strategic allocations in the Wiltshire Core Strategy, and Neighbourhood Plan allocations are given an internal reference. Allocations in the Chippenham Site Allocations Plan and Wiltshire Housing Site Allocations Plan use the reference quoted in the Plan.

The references for planning permissions are in two formats.

i) planning application numbers as currently used by the Council.

ii) a historic format used to regularise the different planning application numbers used by the former district Councils, and permissions granted by the New Forest National Park Authority. The references

quoted in this statement are based on the planning application number, and include:

- the former district area (N=North Wiltshire, W=West Wiltshire, E=Kennet, S=Salisbury District) or NF=New Forest National Park Authority
- the year the application was registered (expressed as a 2-digit year)
- the core 4 or 5 digit reference

For example, site **E15.3905**:

- is located in the former Kennet District Council area (E),
- was registered in 2015,
- has the core application reference '03905'.

As the Council now uses a common planning application processing system, the planning application number will appear more frequently in this and future Statements. Permissions using the historic format will appear less frequently as these permissions are completed and they no longer form a source of supply.

2.0 Housing requirement

2.1 The application of NPPF paragraph 76 indicates whether the Council is required to demonstrate a five-year housing land supply for decision-taking purposes. The adopted plan (the Wiltshire Core Strategy) was adopted over five years ago so this paragraph does not apply to Wiltshire. This means that for decision-taking purposes Wiltshire Council is a 'Paragraph 77' authority

2.2 The application of NPPF paragraph 77 establishes (a) whether a four or five-year housing land supply is required to be met and (b) the appropriate requirement to use in the 5-year housing land supply calculation.

2.3 With regard to (a), paragraph 226 of the NPPF clarifies that the policy related to four years applies to those authorities which have an emerging local plan that has either been submitted for examination or has reached Regulation 18 or Regulation 19 (Town and Country Planning (Local Planning) (England) Regulations 2012) stage, including both a policies map and proposed allocations towards meeting housing need. As the Council has reached the Regulation 19 stage in the preparation of its Local Plan, a **four-year** housing land supply is required for the application of paragraph 77.

2.4 With regard to (b), the Wiltshire Core Strategy contains the strategic policies for the Wiltshire development plan. Core Policy 2 sets out the strategic housing requirements for the plan and includes the quantitative housing requirement and the spatial distribution for how the overall requirement should be distributed across Wiltshire. The Wiltshire Core Strategy was adopted on 20 January 2015. As such the plan and its policies became 5 years old on **20 January 2020**.

2.5 Under the terms of NPPF paragraph 77, the strategic policies are more than five years old, and thus the housing requirements should be established by the Local Housing Need (calculated using the Government's standard methodology). This figure should now be used in the housing land supply calculation. The Council have not carried out a review of the strategic policies so the clause in footnote 42 of the NPPF does not currently apply to the Council's position. This calculation provides the quantitative amount of housing need against which the Council's housing land supply should be measured.

2.6 It should be noted that the current Local Housing Need figure (**1,952** dwellings per annum) is broadly similar to the sum of the housing requirements for the three HMAs in the Wiltshire Core Strategy (**2,055** dwellings per annum). This indicates that the Wiltshire Core Strategy housing requirement continues to effectively represent the housing need for Wiltshire.

2.7 Planning legislation[2] requires that the determination of planning applications must be made in accordance with the Development Plan, unless material considerations indicate otherwise. This indicates that the development plan has statutory priority in decision-making. To assess the Council's performance in housing delivery and provision, this Statement sets out the housing land supply position using the Local Housing Need at a unitary authority level to be applied in NPPF paragraph 77, and the position against the indicative housing requirements set out in Core Policy 2 in the Wiltshire Core Strategy.

3.0 Housing completions

3.1 Wiltshire Council monitors housing completions annually. The number of completions from 1 April 2006 to 31 March 2023 against the requirements of the Wiltshire Core Strategy is shown in Table 1 of this Statement. Cells where the Council have achieved or exceeded the annualised figure are shaded.

[2] Section 38(6) of the Planning and Compulsory Purchase Act 2004 and section 70(2) of the Town and Country Planning Act 1990.

Table 1: Housing delivery compared to the annualised requirement figure in the Wiltshire Core Strategy (WCS) (2006-2026)

Housing Requirement	Area	Annualised housing requirement	2006/07	2007/08	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	*...continues below….*
WCS 2006-2026	East Wiltshire HMA	297	335	597	402	247	438	248	182	260	267	177	
	North and West Wiltshire HMA	1,237	1,365	1,609	999	926	1,219	1,028	1,039	1,517	1,139	915	
	South Wiltshire HMA	521	371	456	484	484	398	446	456	429	547	523	
	Wiltshire[#]	2,100	2,071	2,662	1,885	1,657	2,077	1,779	1,725	2,249	2,118	1,746	

Housing Requirement	Area	Annualised housing requirement	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	**Average annual completions across plan period**	**% of annualised requirement achieved**
WCS 2006-2026	East Wiltshire HMA	297	471	415	382	262	180	274	276	318	107%
	North and West Wiltshire HMA	1,237	1,269	1,186	1,349	1,008	1,425	1,133	1,341	1,204	97%
	South Wiltshire HMA	521	794	676	845	529	321	455	808	530	102%
	Wiltshire[#]	2,100	2,690	2,428	2,699	1,799	1,926	1,862	2,425	2,106	100%

[#] Values in this row may not sum from the HMA figures due to completions on sites at the West of Swindon.

4.0 Buffer

4.1 Paragraph 79 of the NPPF can require a 20% buffer to be added to the housing requirement in the 5-year housing supply calculation. Whether this should be applied is established through a nationally-set Housing Delivery Test which measures housing delivery for each Local Planning Authority over the past 3 years against the appropriate housing requirement, as set out in the Housing Delivery Test Rulebook.

4.2 The latest Housing Delivery Test results (published December 2023) indicate that Wiltshire achieved **106%** delivery against the housing requirement in the Housing Delivery Test. This result indicates that no buffer should be added to the housing requirement in the 5-year housing land supply calculation.

5.0 Components of Supply

5.1 The supply of deliverable and developable land currently includes:

- Sites with planning permission or prior approval consent,
- Sites with resolutions to grant planning permission subject to completion of a Section 106 agreement,
- Saved District Local Plan allocations (that have been reviewed and carried forward as part of the Wiltshire Core Strategy),
- Strategic Sites within the adopted Wiltshire Core Strategy (January 2015),
- Site Allocations within the adopted Chippenham Site Allocations Plan (May 2017),
- Site Allocations within the adopted Wiltshire Housing Site Allocations Plan (February 2020),
- Housing allocations in 'made' Neighbourhood Plans,
- a windfall allowance (in accordance with paragraph 72 of the NPPF).

5.2 An annual trajectory for all sources of supply is included in **Appendix 1**.

5.3 Large sites (10 units or more) and all Neighbourhood Plan allocations are shown on a 'site-by-site' basis. Each Large site and all Neighbourhood Plan allocations have been individually assessed to determine site specific delivery trajectories.

5.4 Small permitted sites (less than 10 units) are shown as a summary total by HMA in **Appendix 1**. The individual sites which contribute to the developable supply are presented in **Appendix 2** (separate document). For Small sites (except for Neighbourhood Plan allocations) a standard development rate is applied based on historic levels of delivery across Wiltshire for such sites.

5.5 The PPG chapter 'Housing supply and delivery' indicates that student housing and accommodation for older people, including residential institutions in Use Class C2 can be included in the housing land supply. This contribution is based on the amount of accommodation released in the housing market. The PPG chapter on 'Housing for older and disabled people' indicates this calculation should be based on the average number of adults living in households, using Census data. This calculation indicates that there is a adults-to-households ratio of **1.83:1** in Wiltshire. This is the ratio used to inform how institutional accommodation for the elderly can be counted towards the housing land supply.

5.6 The strategic allocations in the Wiltshire Core Strategy, Chippenham Site Allocations Plan, and Wiltshire Housing Site Allocations Plan form the most sustainable options for delivering strategic housing developments across Wiltshire. They have been appraised using a site identification methodology and using the Sustainability Appraisal (SA). Therefore, it is necessary only to demonstrate the availability and achievability of each site to warrant its inclusion in the housing land supply.

5.7 A summary of progress on sites that the Council consider will deliver (or currently are delivering) housing in the forthcoming 5-year period is shown in **Appendix 3** for each Large site and any Neighbourhood Plan allocations.

5.8 A graphical representation of completions and anticipated delivery from future supply in the adopted plan period for Wiltshire and each HMA is shown in **Appendix 4**.

5.9 A windfall allowance is also included in the deliverable and developable supply in accordance with paragraph 72 of the NPPF. A full description of the calculation of the windfall allowance is included in **Appendix 5**.

5.10 **Appendix 6** to this statement identifies the contribution of the various sources of supply to the delivery of the housing requirements of the Wiltshire Core Strategy for the Community Areas, Principal Settlements, Market Towns and (in the South Wiltshire HMA only) the Local Service Centres.

6.0 Housing land supply position

Local Housing Need

6.1 As detailed in section 2 above the Wiltshire Core Strategy and its strategic housing policies became five years old in January 2020. As such the Local Housing Need is now used in the housing land supply calculation. This is the position used in the operation of paragraph 77 of the NPPF.

6.2 Table 2a provides a headline of the housing land supply using the Local Housing Need.

Table 2a: 4-year / 5-year Housing Land Supply position for Wiltshire (using Local Housing Need)

Area	Annual Local Housing Need (LHN)	4-year housing requirement*	5-year housing requirement	Deliverable supply 2023-2028	Number of years deliverable supply
Wiltshire	1,952	7,808	9,760	8,193	4.2

** In accordance with the PPG (68-055-20240205), this figure indicates the housing land supply needed to demonstrate a four-year housing requirement which is the requirement for Wiltshire.*

The Council's 2022 Housing Delivery Test result indicates that there is no requirement to add a buffer to the housing requirement (see section 4 above)

6.3 The PPG chapter "Housing and economic needs assessment" (December 2020) sets out the standard methodology to be used by Local Planning Authorities to calculate the Local Housing Need. The calculation for Wiltshire, using the input variables as at the base date to which it relates, is shown in Table 2b below.

Table 2b: Housing Land Supply calculation for Wiltshire

Step 1 - Setting the baseline	
2023 projection	218,324
2033 projection	232,806
Growth (10 years)	14,482
Annual household growth	**1,448.2**
Step 2 - An adjustment to take account of affordability	
Median workplace-based affordability ratio (Local affordability factor) - (release date 3 April 2023)	9.57

Adjustment factor (Local affordability factor - 4) x 0.25 + 1 4	1.348125
Minimum annual housing need Adjustment factor x Annual household growth	**1,952**
Average annual housing requirement figure set out in the Core Strategy	**2,100**
Step 3 - Capping the level of any increase	
Were the strategic policies adopted in the last five years?	No
Have the strategic policies been reviewed in the last five years?	No
* If the policies were adopted within the last 5 years or relevant strategic policies have been reviewed in the last 5 years (at the point of making the calculation), the local housing need figure is capped at 40% above the average annual housing requirement figure set out in the existing policies. * If the relevant strategic policies for housing were adopted more than 5 years ago (at the point of making the calculation), the local housing need figure is capped at 40% above whichever is the higher of: a. the projected household growth for the area over the 10 year period identified in step 1; or b. the average annual housing requirement figure set out in the most recently adopted strategic policies (if a figure exists).	
a. as identified in Step 1 the projected annual household growth = **1448.2** b. the annual housing requirement figure in the most recently adopted plan = **2,100** Thus b. the annual housing requirement figure of **2,100 is the higher**. Local Housing Need is capped at 40% above this figure = 2,100 + 40% = **2,940** As the capped figure is above the minimum annual housing need, use the minimum annual housing need figure = **1,952**	
Local Housing Need for Wiltshire	**1,952**
5-year housing requirement including buffer	
Figure over a 5 year period	**9,760**
Latest Housing Delivery Test result	106%
% buffer to be added	0%
Number of dwellings to be used in the Wiltshire LPA housing land supply calculation (9,760)	**9,760**
Deliverable supply	**8,193**
Number of years supply against Local Housing Need	**4.2**

Strategic housing policies

6.4 The Council continue to monitor delivery against the requirements set out in the adopted strategic development plan. This has been provided for context to show how the supply position varies across the three HMAs defined in the adopted plan.

6.5 Table 3 provides a summary of completions to date, the deliverable supply for the remaining three years of the plan period (2023-2026), and the number of dwellings by which delivery will either exceed or be in deficit of, the housing requirement for each HMA.

Table 3: Deliverable supply relative to the housing requirement of the adopted Wiltshire Core Strategy (WCS).

Area	Housing requirement 2006-2026	Housing completions 2006-2023	Deliverable supply (commitments and windfall) 2023-2026	Surplus (-ve) / shortfall (+ve) against WCS requirement
East Wiltshire HMA	5,940	5,413	727	-200
North and West Wiltshire HMA	24,740	20,467	3,567	706
South Wiltshire HMA	10,420	9,005	1,183	232
Swindon (within Wiltshire)*	900	896	36	-32
Wiltshire	42,000	35,781	5,512	707

** Figures at the West of Swindon do not form a housing requirement. See Wiltshire Core Strategy paragraph 4.34 and footnote 25 for explanation.*

7.0 Ongoing and Future Monitoring

7.1 The housing land supply situation and the residual requirement is monitored on an annual basis using up to date evidence from land owners, developers, Council officers, and other relevant bodies. This informs and, where necessary, triggers the provision of new sites to meet outstanding requirements. This is consistent with the requirements of the NPPF.

7.2 For an authority covering a large geographical area, the annual review of the land supply in Wiltshire is an extensive exercise that often takes a period of time after the base date to complete. This involves identifying new commitments and completions, compiling the updated housing land supply position and the Housing Land Supply Statement.

During this period permissions continue to be granted (and resolved to permit) and Neighbourhood Plans prepared. However, to ensure a consistent calculation of the annual position, only sites that have qualified for inclusion by the base date of the monitoring period should be included in the deliverable land supply.

7.3 Large sites (10 units or more) which have been granted permission or resolution to permit on or after the 1 April 2023 base date up to the time of publication are not included in the housing land supply, as they are not committed by the base date. However, such sites are detailed in Table 4 below to demonstrate how permissions are continually being granted to refresh the Council's housing land supply.

7.4 It is noted that anticipated delivery from sites on brownfield land shown in Table 4 are already accounted for within the housing land supply in the Council's windfall allowance. This allowance seeks to allow for anticipated delivery from all brownfield sites and small greenfield sites that are not committed as at the base date. The methodology for this is set out in Appendix 5 of this Statement.

Table 4: Additional housing permissions on Large sites identified on and beyond the monitoring period base date of 1 April 2023.

Site reference	Site Address	HMA	Number of units (net)	Status	Status date
PL/2022/04681	Land off the B4069 East of Barrow Farm, Langley Burrell, Chippenham (GREENFIELD)	North and West	Up to 230	Full permission	05.05.2023
PL/2021/09567	Land at Westside Close, Old Sarum, SP4 6BX (GREENFIELD)	South	46	Outline permission	10.05.2023
PL/2021/04774	Land off Coate Road, Devizes (GREENFIELD)	East	Up to 200	Full permission	24.05.2023
PL/2021/11543	Hedges House, Mill Lane, West Lavington, Devizes SN10 4HS (BROWNFIELD)	East	19	Full permission	11.07.2023
20/07469/OUT	Beaumont Business Park, Woodlands Road, Mere, Warminster, BA12 6BT (BROWNFIELD)	South	70	Outline permission	20.07.2023

Site reference	Site Address	HMA	Number of units (net)	Status	Status date
PL/2022/03315	Land off Melksham Road, Holt (GREENFIELD)	North and West	90	Outline permission	21.07.2023
PL/2022/01367	Land off St George's Road, Semington, Melksham, Wilts (GREENFIELD)	North and West	18	Full permission	16.08.2023
PL/2022/03760	Former Wiltshire College, Cocklebury Road, Chippenham, SN15 3QD (BROWNFIELD)	North and West	44 + 69 C2 units	Full permission	22.09.2023
PL/2022/04289	40 Blue Boar Row, Salisbury, SP1 1DA (BROWNFIELD)	South	11	Full permission	20.10.2023
PL/2022/08504	Land South of Western Way, Melksham (GREENFIELD)	North and West	210	Outline permission	14.11.2023
PL/2022/06612	Land at Saltersford Lane, Chippenham (GREENFIELD)	North and West	70	Outline permission	17.11.2023
20/10523/OUT	Land at Purton Road, Swindon (GREENFIELD)	North and West	79	Outline permission	23.11.2023
20/05495/FUL	Land At Ambulance Headquarters, Malmesbury Road, Chippenham SN15 5LN (BROWNFIELD)	North and West	36	Full permission	07.02.2024
PL/2021/09852	Land to the East of Waitrose, A429, Malmesbury, Wiltshire (GREENFIELD)	North and West	26	Outline permission	05.03.2024
PL/2022/06850	Seymour Court, Blackmans Lane, Burbage, SN8 3TW (BROWNFIELD)	East	17	Full permission	15.03.2024
PL/2023/07518	Avonpark Village, Winsley Hill, Winsley, BA2 7FF (BROWNFIELD)	North and West	14 (net) C2 units	Full permission	09.05.2024
PL/2023/06976	Land at Verbena Court, Melksham, SN12 7GG	North and West	71 C2 units	Resolution to grant	04.06.2024

Appendix 1: Summary breakdown of all sites in the deliverable supply

N.B. Neighbourhood Plan allocations which are Small sites (i.e. less than 10 dwellings) are shown as a site-specific record in this Appendix, rather than in the aggregated total for Small permitted sites.

Site Address	Site reference	Committed dwellings outstanding at April 2023	Units under construction	Completions to date	Losses to date		2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	Settlement / CA Remainder
East Wiltshire HMA														
Grand Total		**1,760**	**211**	**127**	**7**		**218**	**252**	**191**	**201**	**197**	**281**	**263**	
Total Small permitted sites (see Appendix 2)		**246**	**74**	**3**	**7**		**81**	**74**	**35**	**13**	**6**	**3**	**2**	
Drummond Park, Ludgershall SP11 9RT	21/02122/REM	378	71	34	0		65	65	65	65	65	53	0	Tidworth / Ludgershall
Hales Farm, The Green, Urchfont, SN10 4QU	19/11986/FUL	13	13	0	0		6	7	0	0	0	0	0	Devizes CA Remainder
Home Farm Tidworth Wiltshire	E16.5090	2	2	12	0		2	0	0	0	0	0	0	Tidworth / Ludgershall
Land adjacent to Empress Way Ludgershall	E13.0234	29	0	0	0		0	0	0	0	0	0	0	Ludgershall
Land Adjacent to Empress Way Ludgershall Wiltshire	18/04346/REM	20	14	60	0		14	6	0	0	0	0	0	Tidworth / Ludgershall
Land At Empress Way, Ludgershall	20/06554/FUL	190	0	0	0		0	0	0	0	0	10	55	Tidworth / Ludgershall
Land at Marshall Road, Devizes	PL/2021/07203	170	0	0	0		0	0	20	55	55	40	0	Devizes
Land at Sandleaze Farm, Worton, Wiltshire	20/07932/OUT	26	0	0	0		0	12	12	0	0	0	0	Devizes CA Remainder

Site Address	Site reference	Committed dwellings outstanding at April 2023	Units under construction	Completions to date	Losses to date		2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	Settlement / CA Remainder
Land east of Reed Place, Rowde, SN10 2GX	PL/2021/07576	10	0	0	0		0	10	0	0	0	0	0	Devizes CA Remainder
Land north of Quakers Road, Devizes, Wiltshire SN10 2FH	21/02477/OUT	57	0	0	0		0	0	0	0	0	17	40	Devizes
Land off Lavington Lane, Devizes, West Lavington	PL/2021/11899	50	0	0	0		20	20	10	0	0	0	0	Devizes CA Remainder
Land off Rabley Wood View Marlborough Wiltshire	19/05549/REM	22	22	17	0		15	7	0	0	0	0	0	Marlborough
Land to the north of Marshall Road, Devizes, Wiltshire	E16.12285	50	0	0	0		0	0	0	0	0	20	30	Devizes
Parnham Coaches 31 Andover Road Ludgershall Andover	E15.4689	24	0	0	0		0	0	0	12	12	0	0	Tidworth / Ludgershall
ST PETERS JUNIOR SCHOOL, THE PARADE, MARLBOROUGH	PL/2021/03930	15	15	0	0		0	15	0	0	0	0	0	Marlborough
Wiltshire Police, George Lane, Marlborough, Wiltshire, SN8 4DB	20/07915/OUT	24	0	0	0		0	0	0	0	0	12	12	Marlborough
Total Large permitted and 'subject to S106' sites		**1,080**	**137**	**123**	**0**		**122**	**142**	**107**	**132**	**132**	**152**	**137**	
Drummond Park	WCS/E2	0	0	0	0		0	0	0	0	0	0	0	Tidworth / Ludgershall
Total adopted Strategic Sites and Local Plan allocations		**0**	**0**	**0**	**0**		**0**	**0**	**0**	**0**	**0**	**0**	**0**	
Empress Way	H1.1	0	0	0	0		0	0	0	0	0	0	0	Tidworth / Ludgershall

Site Address	Site reference	Committed dwellings outstanding at April 2023	Units under construction	Completions to date	Losses to date		2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	Settlement / CA Remainder
Total adopted Site Allocations Plan allocations		**0**	**0**	**0**	**0**		**0**	**0**	**0**	**0**	**0**	**0**	**0**	
Blackberry Lane - Site A6	NP/E18	5	0	0	0		0	0	0	0	0	0	0	Devizes CA Remainder
Former Cross Manufacturing Premises	NP/E12	13	0	0	0		0	0	0	0	0	0	0	Devizes
Garage and Old Dairy,New Park St	NP/E09	5	0	0	0		0	0	0	0	0	0	0	Devizes
Grafton Road	NP/E22	30	0	0	0		0	0	0	0	0	0	0	Pewsey CA
Land at Alcudia, The Ham	NP/E25	1	0	0	0		0	0	0	0	0	0	0	Devizes CA Remainder
Land at Barton Dene	NP/E36	40	0	0	0		0	0	0	0	0	0	20	Marlborough
Land at Kelham Gardens	NP/E38	10	0	0	0		0	0	0	0	0	9	0	Marlborough
Land at the Spring	NP/E33	20	0	0	0		0	0	0	0	0	7	7	Devizes CA Remainder
Land off Cherry Orchard	NP/E37	15	0	0	0		0	0	0	0	0	15	0	Marlborough
Land off Firs Hill Way - Site A3	NP/E19	5	0	0	0		0	0	0	0	0	0	0	Devizes CA Remainder
Land off Hillworth Road	NP/E05	47	0	0	0		0	0	0	0	0	19	20	Devizes
Land opposite Sawmills	NP/E31	1	0	0	0		0	0	0	0	0	0	0	Devizes CA Remainder
Land to the east of Lavington School	NP/E35	14	0	0	0		0	0	0	0	0	0	0	Devizes CA Remainder
Lottage Farm	NP/E39	32	0	0	0		0	0	0	0	0	16	16	Marlborough CA Remainder

Site Address	Site reference	Committed dwellings outstanding at April 2023	Units under construction	Completions to date	Losses to date		2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	Settlement / CA Remainder
Magistrates Court, Elcombe Gardens	NP/E11	6	0	1	0		0	0	0	0	0	0	0	Devizes
Marlborough Road Site	NP/E01	49	0	0	0		0	0	0	0	0	0	0	Pewsey CA
Railway Cuttings, Hillworth Road	NP/E07	9	0	0	0		0	0	0	0	0	0	0	Devizes
Ryeleaze Field - Site A5	NP/E21	4	0	0	0		0	0	0	0	0	0	0	Devizes CA Remainder
South of the "Meadows", Hartmoor Road.	NP/E10	18	0	0	0		0	0	0	0	0	0	0	Devizes
Southcliffe	NP/E34	23	0	0	0		0	0	0	0	0	0	0	Devizes CA Remainder
Stonebridge House, Nursteed Rd	NP/E03	14	0	0	0		0	0	0	0	0	0	0	Devizes
Wadworth Warehouse, Northgate St	NP/E16	30	0	0	0		0	0	0	0	0	0	0	Devizes
Whole of Garden Trading Est	NP/E13	38	0	0	0		0	0	0	0	0	0	0	Devizes
Wildmans Garage	NP/E30	5	0	0	0		0	0	0	0	0	0	0	Devizes CA Remainder
Total adopted and emerging Neighbourhood Plan allocations		**434**	**0**	**1**	**0**		**0**	**0**	**0**	**0**	**0**	**66**	**63**	
Windfall - brownfield small sites							**8**	**22**	**30**	**35**	**37**	**37**	**37**	
Windfall - brownfield large sites							**0**	**2**	**4**	**5**	**6**	**6**	**7**	
Windfall - greenfield small sites							**7**	**12**	**15**	**16**	**16**	**17**	**17**	

Site Address	Site reference	Committed dwellings outstanding at April 2023	Units under construction	Completions to date	Losses to date		2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	Settlement / CA Remainder
North and West Wiltshire HMA														
Grand Total		**11,636**	**1,353**	**1,832**	**72**		**1,451**	**1,064**	**1,077**	**1,061**	**768**	**1,258**	**1,470**	
Total Small permitted sites (see Appendix 2)		**797**	**254**	**27**	**25**		**269**	**220**	**120**	**44**	**19**	**10**	**5**	
1-4 Avon Heights, Monkton Hill, Chippenham, SN15 1ER	21/00286/PNCOU	25	0	0	0		0	25	0	0	0	0	0	Chippenham
17 Station Hill, Chippenham, SN15 1EQ	20/06500/FUL	13	0	0	0		0	0	13	0	0	0	0	Chippenham
26 Fore Street, Trowbridge	21/01148/FUL	24	0	0	0		0	0	0	24	0	0	0	Trowbridge
3 Lowbourne, Melksham, Wilts, SN12 7DZ	PL/2022/01197	17	0	0	0		0	0	0	9	0	0	0	Melksham
7, 8 and 9 Back Street	W07.3403	22	0	0	0		0	0	0	0	0	0	0	Trowbridge
Agricutural land, Park Farm, Seend Cleeve, Melksham, SN12 6PX	20/02213/FUL	11	11	0	0		11	0	0	0	0	0	0	Melksham CA Remainder
Ashton Street Centre, Ashton Street	PL/2021/09909	48	0	0	0		0	0	0	0	0	24	24	Trowbridge
Bugley Barton Farm, Land South of Victoria Road, Warminster	17/01463/FUL	227	0	0	0		0	0	0	0	0	60	60	Warminster
Church Farm, Church Street, Hilperton, Trowbridge, Wiltshire	20/09998/FUL	14	14	0	0		11	3	0	0	0	0	0	Trowbridge CA Remainder

Site Address	Site reference	Committed dwellings outstanding at April 2023	Units under construction	Completions to date	Losses to date		2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	Settlement / CA Remainder
Clarks Mill and Mill House Stallard Street Trowbridge Wiltshire BA14 8HH	PL/2022/00462	20	20	0	0		20	0	0	0	0	0	0	Trowbridge
Cotswold Community, Ashton Keynes, SN6 6QU	21/02520/REM	48	0	0	0		0	10	19	19	0	0	0	Malmesbury CA Remainder
Courtfield House, Polebarn Road, Trowbridge, BA14 7EG	18/04656/FUL	20	0	0	0		8	8	4	0	0	0	0	Trowbridge
Elwood House, Former A429, Stanton St Quintin	20/11517/FUL	12	12	0	0		12	0	0	0	0	0	0	Chippenham CA Remainder
Former AB Carter Haulage Contractors, 14 Happy Lane, Ashton Keynes, Wiltshire, SN6 6PN	20/09696/FUL	10	7	0	0		7	3	0	0	0	0	0	Malmesbury CA Remainder
Former Commercial Nursery, Barters Farm, High Street, Chapmanslade, Wiltshire, BA13 4AL	18/06223/FUL	10	10	33	0		10	0	0	0	0	0	0	Warminster CA Remainder
Former MOD Rudloe No. 2 Westwells Road Hawthorn Rudloe	N14.11354	14	0	0	0		0	0	0	0	0	0	0	Corsham CA Remainder
Former MOD Rudloe No.2, Westwells Road, SN13 9RA	19/07339/REM	166	0	0	0		0	0	0	0	0	26	40	Corsham CA Remainder

Site Address	Site reference	Committed dwellings outstanding at April 2023	Units under construction	Completions to date	Losses to date		2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	Settlement / CA Remainder
Former Sydenhams Yard, Bradley Lane, Maiden Bradley, BA12 7JR	PL/2021/08100	10	10	0	0		0	5	5	0	0	0	0	Warminster CA Remainder
Gable House, 46 High Street, Malmesbury, SN16 9AT	20/06887/FUL	14	0	0	0		0	0	14	0	0	0	0	Malmesbury
Ground and First Floor Block C, The Pavilions, Windsor Road, Trowbridge, Wiltshire	PL/2021/04070	34	0	0	0		0	0	34	0	0	0	0	Trowbridge
Ground Floor and 1st Floor Block B, The Pavilions, Windsor Road, Trowbridge	20/05942/PNCOU	34	34	0	0		34	0	0	0	0	0	0	Trowbridge
Heywood House, Park Lane	W07.1377	27	0	0	0		0	0	0	0	0	0	0	Westbury CA Remainder
Land at Backbridge Farm, Malmesbury, Wiltshire	16/06401/FUL	169	0	32	0		55	55	55	4	0	0	0	Malmesbury
Land At Broadfield Farm, Great Somerford, SN15 5EL	21/01950/FUL	21	0	0	0		0	10	11	0	0	0	0	Malmesbury CA Remainder
Land at Burton Hill Burton Hill Malmesbury Wiltshire	16/11603/OUT	2	0	0	0		0	0	0	0	0	0	0	Malmesbury
Land at Burton Hill, Malmesbury	19/07095/REM	27	16	0	0		17	10	0	0	0	0	0	Malmesbury
Land at Elizabeth Way, Hilperton, Trowbridge	20/09701/FUL	187	0	0	0		0	0	35	60	60	32	0	Trowbridge

Site Address	Site reference	Committed dwellings outstanding at April 2023	Units under construction	Completions to date	Losses to date		2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	Settlement / CA Remainder
Land at Elm Grove, Drynham Lane, Trowbridge, Wiltshire, BA14 0PL	19/11459/OUT	261	0	0	0		0	0	0	0	0	31	50	Trowbridge
Land at Filands/Jenner Lane, Malmesbury	21/01363/OUT	70	0	0	0		0	0	15	30	21	0	0	Malmesbury
Land at Green Farm, Chippenham Road, Lyneham SN15 4PA	19/03199/OUT	200	0	0	0		0	0	0	0	0	0	0	Royal Wootton Bassett & Cricklade CA Remainder
Land at Grove Farm Bincknoll Lane Royal Wootton Bassett	N18.6442	10	10	0	0		10	0	0	0	0	0	0	Royal Wootton Bassett
Land at Hunters Moon Chippenham (phase 1)	N16.12493	38	0	102	0		25	13	0	0	0	0	0	Chippenham
Land at Hunters Moon Chippenham (phase 2)	N18.0401	2	0	70	0		0	2	0	0	0	0	0	Chippenham
Land at Hunters Moon Chippenham Wiltshire	20/06824/REM	60	60	0	0		34	26	0	0	0	0	0	Chippenham
Land at Mcdonogh Court Polebarn Road Trowbridge Wiltshire	PL/2022/01448	18	18	0	11		12	6	0	0	0	0	0	Trowbridge

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Land at North Chippenham Hill Corner Road & West of A350 Chippenham	20/02250/REM	19	19	0	0		19	0	0	0	0	0	0	Chippenham
Land at North Chippenham, Hill Corner Road, West of A350, Chippenham	20/11468/REM	37	37	0	0		29	8	0	0	0	0	0	Chippenham
Land at Patterdown Road, Chippenham	19/00098/REM	38	0	34	0		8	0	18	12	0	0	0	Chippenham
Land at Phase 2, Star Ground, Station Road, Holt, Wiltshire.	PL/2021/09777	10	10	0	0		0	10	0	0	0	0	0	Bradford on Avon CA Remainder
Land at Pound Farm, South View, Lyneham	PL/2021/09817	50	29	0	0		30	20	0	0	0	0	0	Royal Wootton Bassett & Cricklade CA Remainder
Land at Rawlings Farm, Cocklebury Lane, Chippenham, Wiltshire, SN15 3LR	15/12351/OUT	650	0	0	0		0	0	0	0	0	20	50	Chippenham
Land at Regents Park, Calne	20/07659/OUT	17	0	0	0		0	0	0	0	0	4	13	Calne

Site Address	Site reference	Committed dwellings outstanding at April 2023	Units under construction	Completions to date	Losses to date		2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	Settlement / CA Remainder
Land at Restrop Road, Purton, Swindon, Wiltshire, SN5 4BP	21/01155/OUT	47	0	0	0		0	0	25	22	0	0	0	Royal Wootton Bassett & Cricklade CA Remainder
Land at Semington Road, Melksham, Wilts	20/01938/OUT	144	0	0	0		25	37	38	36	8	0	0	Melksham
Land at Showell Nurseries, Showell, Chippenham, Wiltshire, SN15 2NU	20/11654/REM	120	0	0	0		0	0	0	20	50	50	0	Chippenham
Land at Silver Street Calne Wiltshire	N16.4124	33	32	121	0		25	8	0	0	0	0	0	Calne
Land at St George's Road Semington Wiltshire	19/07938/REM	7	7	17	0		7	0	0	0	0	0	0	Melksham CA Remainder
Land at Sutton Lane Sutton Benger SN15 4RR	20/03487/FUL	21	0	0	0		0	0	10	11	0	0	0	Chippenham CA Remainder

Site Address	Site reference	Committed dwellings outstanding at April 2023	Units under construction	Completions to date	Losses to date		2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	Settlement / CA Remainder
Land at the proposed West Warminster Urban Extension North of Victoria Road &to the West of Bath Road Comprising approx. 84 hectares Warminster Wilt	15/01800/OUT	855	0	0	0		0	15	90	90	90	90	90	Warminster
Land at The Street, Hullavington	20/10972/OUT	71	0	0	0		0	0	0	0	0	21	50	Chippenham CA Remainder
Land at Westbury Sailing Lake, Station Road, Westbury, Wiltshire,	W17.12194	66	62	234	0		40	26	0	0	0	0	0	Westbury
Land East of Damask Way and East of Upper Marsh Road and North of Smallbrook Lane, Warminster BA12 9PP	17/12348/OUT	28	0	0	0		0	0	0	0	0	0	0	Warminster
Land East of Spa Road Melksham Wiltshire	N14.10461	3	0	0	0		0	0	0	0	0	0	0	Melksham
Land East of Spa Road, Melksham, Wiltshire	18/04644/REM	101	101	271	0		80	21	0	0	0	0	0	Melksham
Land East of Spa Road, Melksham, Wiltshire	21/01111/REM	31	28	19	0		28	3	0	0	0	0	0	Melksham

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Land East of Spa Road, Melksham, Wiltshire	20/11601/REM	11	11	14	0		11	0	0	0	0	0	0	Melksham
Land north of Bitham Park Westbury	W17.1643	8	8	292	0		8	0	0	0	0	0	0	Westbury
Land North of Folly Farm Warminster	19/09428/FUL	33	29	13	0		33	0	0	0	0	0	0	Warminster
Land north of Grovelands Way Warminster BA12 8TB (C2)	19/07198/VAR	73	0	0	0		0	0	0	0	0	21	25	Warminster
Land north of Grovelands Way Warminster BA12 8TB (C3)	19/07198/VAR	45	0	0	0		0	0	0	0	0	15	30	Warminster
Land North of Hill Corner Road Land Parcel B3 & B5 Chippenham Wiltshire	19/08039/VAR	31	31	91	0		31	0	0	0	0	0	0	Chippenham
Land north of St George's Road, Semington	19/02147/OUT	26	0	0	0		0	0	0	0	0	10	16	Melksham CA Remainder
Land North of Victoria Road & to the West of Bath Road, Phase 1, Land North of Victoria Road, Warminster	PL/2022/04343	145	69	0	0		70	75	0	0	0	0	0	Warminster
Land North of Webbs Court, Lyneham	PL/2021/11175	56	0	0	0		0	0	0	0	0	16	40	Royal Wootton Bassett & Cricklade CA Remainder

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Land north of Westbury Road and west of Court Orchard, Bratton	PL/2021/05259	35	0	0	0		0	0	10	25	0	0	0	Westbury CA Remainder
Land North West Of Boreham Mill Bishopstrow Road Warminster	W13.6782	1	0	0	0		0	0	0	0	0	0	0	Warminster
Land North West of Boreham Mill, Bishopstrow Road	19/07647/REM	34	30	0	0		25	9	0	0	0	0	0	Warminster
Land off Frome Road, Upper Studley	20/09659/FUL	50	0	0	0		0	0	0	35	15	0	0	Trowbridge
Land off of Elizabeth Way, Hilperton, Wiltshire, BA14 7	PL/2021/08554	151	0	0	0		5	50	50	46	0	0	0	Trowbridge
Land off Park Road, Malmesbury, SN16 0QW	19/05898/OUT	50	0	0	0		0	0	10	25	15	0	0	Malmesbury
Land off St George's Road, Semington	PL/2022/01367	18	0	0	0		0	0	18	0	0	0	0	Melksham CA Remainder
Land off Station Road Westbury Wiltshire	17/07548/FUL	80	67	7	0		35	35	10	0	0	0	0	Westbury
Land south east of Trowbridge	15/04736/OUT	2500	0	0	0		0	0	0	0	0	60	120	Trowbridge

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Land South of Broad Town Primary School, Broad Town Road, Broad Town, SN4 7RE	19/03874/OUT	10	0	0	0		0	0	0	0	0	10	0	Royal Wootton Bassett & Cricklade CA Remainder
Land south of Filands Malmesbury	19/11569/OUT	71	0	0	0		0	0	15	30	21	0	0	Malmesbury
Land South of Low Lane Calne Wiltshire SN11 8EQ	19/11601/OUT	26	0	0	0		0	0	13	13	0	0	0	Calne
Land South of Sandhole Lane Westbury	20/11515/OUT	67	0	0	0		0	0	7	30	30	0	0	Westbury
Land South of Western Way Bowerhill Melksham Wiltshire	W16.1123	22	0	0	0		0	0	0	0	0	0	0	Melksham
Land south of Westwells Road, Neston, Corsham	18/09884/OUT	81	0	0	0		0	0	0	0	0	0	0	Corsham CA Remainder
Land South West of Park Road, Malmesbury, Wiltshire	20/08341/OUT	26	0	0	0		0	0	0	10	13	0	0	Malmesbury
Land to East of Oxford Road, Calne, Wiltshire	N16.7209	31	21	168	0		31	0	0	0	0	0	0	Calne
Land to North West of Folly Farm, Warminster	PL/2021/11051	54	13	0	0		7	40	7	0	0	0	0	Warminster
Land to rear of 8 - 13 High Street, Calne, Wiltshire	PL/2022/00405	39	39	0	0		39	0	0	0	0	0	0	Calne

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Land to the east of Church View Sutton Benger, Chippenham SN15 4FD	20/03876/OUT	24	0	0	0		0	0	0	0	0	0	12	Chippenham CA Remainder
Land to the east of Storey Mews, Malmesbury, SN16 0FH	PL/2021/04960	29	29	0	0		19	10	0	0	0	0	0	Malmesbury
Land to the north of Whychurch Farm and to the south of Filands, Malmesbury	PL/2021/08453	71	0	0	0		0	0	0	21	50	0	0	Malmesbury
Land to the south of Chilvester Hill, Calne, Wiltshire SN11 0LR	20/06684/OUT	28	0	0	0		0	0	20	8	0	0	0	Calne
Land to the south of Church Lane, Upper Studley	18/10035/OUT	55	0	0	0		0	0	0	0	0	25	30	Trowbridge
Land West of Dartmoor Road, Dartmoor Road, South of A3098, Westbury	20/06808/FUL	6	6	20	0		6	0	0	0	0	0	0	Westbury
Land West of Elizabeth Way (Land SW of Hilperton Marsh) (HILPERTON GAP) Trowbridge Wiltshire	16/00672/OUT	14	0	0	0		0	0	0	0	0	0	0	Trowbridge
Land west of Semington Road, Melksham	20/07334/OUT	50	0	0	0		0	30	20	0	0	0	0	Melksham
Langley Park	N16.3515	329	0	0	0		0	0	30	50	53	59	55	Chippenham

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Lillybrook Residential Home Estate, Lyneham, Chippenham, SN15 4AA	PL/2021/07384	9	9	5	0		9	0	0	0	0	0	0	Royal Wootton Bassett & Cricklade CA Remainder
Limpley Mill, Lower Stoke, Limpley Stoke, Bath	19/07765/PNCOU	15	0	0	0		0	0	0	0	0	15	0	Bradford on Avon CA Remainder
Manor Farm, The Street, Grittleton, SN14 6AN	21/01331/VAR	14	13	0	0		13	0	0	0	0	0	0	Chippenham CA Remainder
Phase 4A, Land at Hunters Moon, Chippenham	21/01465/REM	4	4	0	0		4	0	0	0	0	0	0	Chippenham
Phase 5, Land at Hunters Moon, Chippenham	21/01463/FUL	95	62	0	0		51	44	0	0	0	0	0	Chippenham
RAF Yatesbury Jugglers Lane Yatesbury Wiltshire	N14.0153	41	0	0	0		0	0	0	0	0	0	0	Calne CA Remainder
Rowden Park - Crest Nicholson South West Phase 2 Patterdown Road Chippenham Wiltshire	19/11461/REM	64	0	0	0		64	0	0	0	0	0	0	Chippenham
Rowden Park Patterdown Road Chippenham	N17.8786	28	22	74	0		28	0	0	0	0	0	0	Chippenham

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Rowden Park Patterdown Road Chippenham Wiltshire	N14.12118	687	0	0	0		11	45	45	50	95	113	113	Chippenham
Rowden Park, Patterdown Road, Chippenham	20/02667/VAR	135	0	0	0		0	40	60	35	0	0	0	Chippenham
Rowden Park, Patterdown Road, Chippenham, Wiltshire	PL/2021/06001	6	6	6	0		6	0	0	0	0	0	0	Chippenham
Royal Arthur Park, Westwells Road	N10.4093	45	0	176	0		0	0	0	45	0	0	0	Corsham
The United Church & Community Buildings Church Street Trowbridge Wiltshire BA14 8DZ	18/03338/FUL	20	20	5	3		7	13	0	0	0	0	0	Trowbridge
Timber Yard, Real World Studios, Mill Lane, Box, Corsham, Wiltshire, SN13 8PD	20/08387/VAR	20	0	0	0		0	0	10	10	0	0	0	Corsham CA Remainder
Woodlands Social Club Woodland Park Calne SN11 0JX	PL/2021/07305	18	18	0	0		18	0	0	0	0	0	0	Calne

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Woodmead Residential Home, 35 Portway, Warminster, BA12 8QR	20/06550/FUL	45	45	0	33		45	0	0	0	0	0	0	Warminster
Total Large permitted and 'subject to S106' sites		**9,859**	**1,099**	**1,804**	**47**		**1,133**	**715**	**736**	**754**	**511**	**808**	**913**	
AB Carter Haulage Contractors, 14 Happy Land	2/LPA/11	1	0	0	0		0	0	0	0	0	0	0	Malmesbury CA Remainder
Land at West Street	5/LPA/55	11	0	0	0		0	0	0	0	0	0	0	Warminster
Land off Oldfield Road	5/LPA/49	30	0	0	0		0	0	0	0	0	0	0	Westbury
Quemerford House & Mill	2/LPA/14	20	0	0	0		0	0	0	0	0	0	0	Calne
Rear of Westbury Road	5/LPA/58	3	0	0	0		0	0	0	0	0	0	0	Warminster
South East Trowbridge	WCS/NW6	100	0	0	0		0	0	0	0	0	0	0	Trowbridge
Total Adopted Strategic Sites and Local Plan allocations		**165**	**0**	**0**	0		**0**	**0**	**0**	**0**	**0**	**0**	**0**	
Bore Hill Farm	H2.8	84	0	0	0		0	0	0	0	0	35	35	Warminster
Church Lane	H2.4	45	0	0	0		0	0	0	0	0	15	30	Trowbridge
Elizabeth Way	H2.3	68	0	0	0		0	0	30	38	0	0	0	Trowbridge
Land off the A363 at White Horse Business Park	H2.2	175	0	0	0		0	0	0	0	0	40	80	Trowbridge
Patterdown and Rowden - Small Extension Sites (South West Chippenham)	CH1	41	0	0	0		0	0	0	0	0	11	30	Chippenham
Southwick Court	H2.6	180	0	0	0		0	0	0	0	0	40	40	Trowbridge

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Total adopted Site Allocations Plan allocations		**593**	**0**	**0**	**0**		**0**	**0**	**30**	**38**	**0**	**141**	**215**	
54 Woodmarsh	NP/NW32	25	0	0	0		0	0	0	0	0	13	12	Trowbridge CA Remainder
AB Carter Haulage Contractors, 14 Happy Land	NP/NW06	1	0	0	0		0	0	0	0	0	0	0	Malmesbury CA Remainder
Derelict Cottage Farm	NP/NW26	15	0	0	0		0	0	0	0	0	0	0	Royal Wootton Bassett & Cricklade CA Remainder
Dogridge Garage Site (1)	NP/NW22	4	0	0	0		0	0	0	0	0	0	0	Royal Wootton Bassett & Cricklade CA Remainder
Former Youth Centre	NP/NW29	5	0	0	0		0	0	0	0	0	0	0	Royal Wootton Bassett & Cricklade CA Remainder
Heli-Beds	NP/NW38	4	0	0	0		0	0	0	0	0	0	0	Trowbridge CA Remainder

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Hooks Hill	NP/NW25	11	0	0	0		0	0	0	0	0	0	0	Royal Wootton Bassett & Cricklade CA Remainder
Land at Northcote	NP/NW27	15	0	0	0		0	0	0	0	0	0	0	Royal Wootton Bassett & Cricklade CA Remainder
Land off Wesley Lane	NP/NW39	27	0	0	0		0	0	0	0	0	14	13	Trowbridge CA Remainder
Land to the East of Malford Farmhouse Site HS5	NP/NW12	4	0	0	0		0	0	0	0	0	2	2	Chippenham CA Remainder
Land to the West of The Bakehouse Site HS6	NP/NW13	4	0	0	0		0	0	0	0	0	0	0	Chippenham CA Remainder
Middle Farm, Corsham Road, Whitley	NP/NW40	18	0	0	0		0	0	0	0	0	0	18	Melksham CA Remainder
Redundant Farmyard Site Adjacent to Fordlands Site HS3	NP/NW10	4	0	0	0		0	0	0	0	0	0	0	Chippenham CA Remainder
Redundant Farmyard Site at Mermaid Farm Site HS4	NP/NW11	3	0	1	0		0	0	0	0	0	0	0	Chippenham CA Remainder
Sopworth Lane	NP/NW33	45	0	0	0		0	0	0	0	0	20	25	Malmesbury CA Remainder

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The Elms	NP/NW35	4	0	0	0		0	0	0	0	0	2	2	Malmesbury CA Remainder
The Vicarage	NP/NW34	3	0	0	0		0	0	0	0	0	0	0	Malmesbury CA Remainder
Thickwood field, north of Thickwood Estate	NP/NW37	5	0	0	0		0	0	0	0	0	0	0	Corsham CA Remainder
Tuner's Lane	NP/NW31	25	0	0	0		0	0	0	0	0	0	15	Malmesbury CA Remainder
Total emerging and adopted Neighbourhood Plan allocations		**222**	**0**	**1**	**0**		**0**	**0**	**0**	**0**	**0**	**51**	**87**	
Windfall - brownfield small sites							**23**	**65**	**90**	**104**	**109**	**110**	**111**	
Windfall - brownfield large sites							**2**	**19**	**46**	**62**	**68**	**76**	**77**	
Windfall - greenfield small sites							**24**	**45**	**55**	**59**	**61**	**62**	**62**	

Site Address	Site reference	Committed dwellings outstanding at April 2023	Units under construction	Completions to date	Losses to date		2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	Settlement / CA Remainder
South Wiltshire HMA														
Grand Total		**2,787**	**547**	**958**	**57**		**524**	**370**	**288**	**203**	**121**	**375**	**373**	
Total Small permitted sites (see Appendix 2)		**328**	**100**	**17**	**17**		**121**	**87**	**46**	**16**	**8**	**4**	**2**	
Building Known as Finch House The Old Manor Hospital Wilton Road Salisbury Wiltshire	19/11110/FUL	11	11	0	0		11	0	0	0	0	0	0	Salisbury
Castle View Rest Home, 8 Old Castle Road, Salisbury	PL/2022/06171	16	16	0	14		0	16	0	0	0	0	0	Salisbury
E V Naish Ltd Crow Lane Wilton Salisbury Wiltshire	S/2003/1016	61	0	0	0		0	0	0	0	0	11	25	Wilton
Erskine Barracks	S11.0517	52	0	0	0		0	0	0	0	0	26	26	Wilton
Kings Gate Phase 4, West of Archers Gate Development, Amesbury, Wiltshire	19/07304/REM	144	144	155	0		70	70	4	0	0	0	0	Amesbury
Land Adjacent Quarryfield Industrial Estate Castle Street Mere BA12 6LA	20/11079/FUL	38	38	0	0		0	0	38	0	0	0	0	Mere
Land at Hillbrush Company Ltd Woodlands Road Mere	S17.0085	32	32	42	0		25	7	0	0	0	0	0	Mere
Land at The Hill Brush Co Ltd Woodlands Road Mere Warminster	S14.6780	1	0	0	0		0	0	0	0	0	0	0	Mere

Site Address	Site reference	Committed dwellings outstanding at April 2023	Units under construction	Completions to date	Losses to date		2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	Settlement / CA Remainder
Land north of Hilltop Way, Salisbury, Wilts, SP1 3QX	PL/2021/09660	10	10	0	0		10	0	0	0	0	0	0	Salisbury
Land North of Netherhampton Road, Salisbury, Wiltshire	PL/2021/06594	106	0	0	0		40	40	26	0	0	0	0	Salisbury
Land previously occupied by Alderbury Football Club , Alderbury	PL/2021/04201	20	20	30	0		20	0	0	0	0	0	0	Southern Wiltshire CA Remainder
Land south of Netherhampton Road Salisbury	19/05824/OUT	406	0	0	0		0	0	0	0	0	80	80	Salisbury
Land South of Netherhampton Road, Salisbury	PL/2021/08735	234	0	0	0		30	80	80	44	0	0	0	Salisbury
Land to the East of A345 and West of Old Sarum Longhedge Salisbury	S15.7253	35	35	610	0		35	0	0	0	0	0	0	Salisbury
Land to the East of A345 and West of Old Sarum Salisbury, Wiltshire SP4 6BW	20/08160/REM	47	47	18	0		47	0	0	0	0	0	0	Salisbury
Land to the north west of Fuggleston Red and Bemerton Heath	S12.0814	404	0	0	0		0	0	0	0	0	110	100	Salisbury
Land to the North West of Fugglestone Red and Bemerton Heath Salisbury Wiltshire	20/08976/REM	80	80	86	0		80	0	0	0	0	0	0	Salisbury

Site Address	Site reference	Committed dwellings outstanding at April 2023	Units under construction	Completions to date	Losses to date		2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	Settlement / CA Remainder
South of Rowbarrow	20/00337/FUL	86	0	0	0		0	0	14	50	22	0	0	Salisbury
Stratford Court, Stratford Road, Salisbury, SP1 3JH	PL/2022/05365	16	0	0	26		0	16	0	0	0	0	0	Salisbury
Tisbury Sports Centre, Weaveland Road	PL/2022/00855	13	0	0	0		0	0	6	7	0	0	0	Tisbury
Yard and Buildings to the rear of Neal Close and Gibbs Close Salisbury	PL/2021/09292	14	14	0	0		14	0	0	0	0	0	0	Salisbury
Total Large permitted and 'subject to S106' sites		**1,826**	**447**	**941**	**40**		**382**	**229**	**168**	**101**	**22**	**227**	**231**	
Bulbridge	3/LPA/36	45	0	0	0		0	0	0	0	0	0	0	Wilton
Central Car Park	WCS/S5	200	0	0	0		0	0	0	0	0	0	0	Salisbury
Churchfields & Engine Sheds	WCS/S4	200	0	0	0		0	0	0	0	0	0	0	Salisbury
Total adopted Strategic Sites and Local Plan allocations		**445**	**0**	**0**	**0**		**0**	**0**	**0**	**0**	**0**	**0**	**0**	
Clover Lane	H3.6	45	0	0	0		0	0	0	0	0	20	25	Amesbury
Land at Rowbarrow	H3.4	14	0	0	0		0	0	0	0	0	0	0	Salisbury
Larkhill Road	H3.7	15	0	0	0		0	0	0	0	0	15	0	Amesbury
Total adopted Site Allocations Plan allocations		**74**	**0**	**0**	**0**		**0**	**0**	**0**	**0**	**0**	**35**	**25**	
Knighton Road (Site 4)	NP/S15	6	0	0	0		0	0	0	0	0	3	3	Wilton CA Remainder
Land at Hillcrest Paddock	NP/S19	5	0	0	0		0	0	0	0	0	0	0	Tisbury CA Remainder

Site Address	Site reference	Committed dwellings outstanding at April 2023	Units under construction	Completions to date	Losses to date		2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	Settlement / CA Remainder
Land at Red House Farm	NP/S20	1	0	0	0		0	0	0	0	0	0	0	Tisbury CA Remainder
Land between Glebe Hall and Primary School	NP/S12	13	0	0	0		0	0	0	0	0	0	6	Southern Wiltshire CA Remainder
Land off Chicklade Road	NP/S18	25	0	0	0		0	0	0	0	0	12	13	Tisbury CA Remainder
Land on The Portway	NP/S13	1	0	0	0		0	0	0	0	0	0	0	Southern Wiltshire CA Remainder
Manor Farm Road (Site 5)	NP/S16	3	0	0	0		0	0	0	0	0	2	1	Wilton CA Remainder
Station Works	NP/S11	60	0	0	0		0	0	0	0	0	0	0	Tisbury
Total emerging and adopted Neighbourhood Plan allocations		**114**	**0**	**0**	**0**		**0**	**0**	**0**	**0**	**0**	**17**	**23**	
Windfall - brownfield small sites							**11**	**32**	**43**	**50**	**53**	**53**	**53**	
Windfall - brownfield large sites							**0**	**4**	**9**	**12**	**13**	**14**	**14**	
Windfall - greenfield small sites							**10**	**18**	**22**	**24**	**25**	**25**	**25**	

Site Address	Site reference	Committed dwellings outstanding at April 2023	Units under construction	Completions to date	Losses to date		2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	Settlement / CA Remainder
Swindon (within Wiltshire)														
Total		**36**	**36**	**0**	**0**		**36**	**0**	**0**	**0**	**0**	**0**	**0**	
Land off the Buffer, Ridgeway Farm Development, Purton Road, Swindon, SN5 4JT	PL/2021/11324	36	36	0	0		36	0	0	0	0	0	0	Swindon
Total Large permitted sites		**36**	**36**	**0**	**0**		**36**	**0**	**0**	**0**	**0**	**0**	**0**	

Appendix 2: Small sites contributing to the deliverable supply

See accompanying document.

Appendix 3: Deliverability summary for sites considered to be deliverable in the forthcoming 5-year period

Site Address	Site reference	Planning status (at 31 March 2023)	Settlement / CA Remainder	5-year deliverability summary
East Wiltshire HMA				
Drummond Park Ludgershall SP11 9RT	21/02122/REM	Full permission	Tidworth/ Ludgershall	Building of site in progress, with first phase of dwellings already complete.
Hales Farm, The Green, Urchfont, SN10 4QU	19/11986/FUL	Full permission	Devizes CA Remainder	Full application approved on 16/08/2021. Pre -commencement conditions discharged, construction has started on site with completions seen as of April 24.
Home Farm Tidworth Wiltshire	E16.5090	Full permission	Tidworth / Ludgershall	Site nearing completion.
Land Adjacent to Empress Way Ludgershall Wiltshire	18/04346/REM	Full permission	Tidworth/ Ludgershall	Site visit in January 2024 indicated that site is three quarters built with remaining units being built out.
Land At Empress Way, Ludgershall	20/06554/FUL	S106	Tidworth/ Ludgershall	Wiltshire Housing Site Allocations Plan allocation. First phase of 80 dwellings nearing completion, this application covers second phase of development. Resolution to grant at committee on 10/08/2022 subject to agreement of S106. Revised plans to cover ecology, open space provision and biodiversity net gain received April 2024.

Site Address	Site reference	Planning status (at 31 March 2023)	Settlement / CA Remainder	5-year deliverability summary
Land at Marshall Road, Devizes	PL/2021/07203	Outline permission	Devizes	Outline permission granted 20/03/2023 under reference PL/2021/07203. PL/2023/05128 granted 18/07/2023 for non-material amendment to PL/2021/07203 in relation to wording of conditions 9, 12, 13, 14 and 15 to allow for S278 approval to be obtained and work on access to be undertaken before they are discharged. Reserved matters (PL/2023/05033) validated on 05/07/2023 and approved on 19/03/2024 under application PL/2023/06814 discharged conditions 9, 12, 13, 14 and 15 of PL/2021/07203 granted 11/03/2024. PL/2024/00637 discharged conditions 18 and 19 of PL/2021/07203 granted on 29/02/2024 and PL/2023/06303 discharged condition No 7,8,10,11,16 of PL/2021/07203 granted on 07/12/2023. Application PL/2024/03441 to discharge condition 25 of PL/2021/07203 was validated on 28/04/2024.
Land at Sandleaze Farm, Worton, Wiltshire	20/07932/OUT	Outline permission	Devizes CA Remainder	REM application PL/2022/08551 approved for 24 dwellings. Validated on 03/11/2022 and approved 12/06/2023. Developer survey response on 08/02/2024 confirmed they were about to start on site.
Land east of Reed Place, Rowde, SN10 2GX	PL/2021/07576	Full permission	Devizes CA Remainder	Commencement Notice dated 08/01/2024, with same start date. Trajectories reflect developer survey return from November 2023.
Land off Lavington Lane,Devizes, West Lavington	PL/2021/11899	Full permission	Devizes CA Remainder	Reserved matters application PL/2021/11899 for 50 dwellings approved on 30/05/2022. Pre-commencement conditions discharged, construction has started on site with completions seen as of April 24.

Site Address	Site reference	Planning status (at 31 March 2023)	Settlement / CA Remainder	5-year deliverability summary
Land off Rabley Wood View Marlborough Wiltshire	19/05549/REM	Full permission	Marlborough	Outline application 15/01052/OUT allowed at appeal on 20/07/2016. Reserved matters application 19/05549/REM submitted by Greensquare Homes for 39 dwellings, approved on 31/07/2020. Application to discharge conditions 4 and 5 approved on 18/02/2021 under reference 21/00528/DOC. Application to discharge condition 12 approved 28/04/2021 under reference PL/2021/03111. Non-material application made under reference PL/2021/03861 in relation to conditions 3 and 4 approved on 24/05/2021. All conditions in relation to 19/05549/REM have been discharged.
Parnham Coaches 31 Andover Road Ludgershall Andover	E15.4689	Outline permission	Tidworth / Ludgershall	Application 20/10588/REM for 24 houses submitted to keep the outline application live whilst the full application 20/02272/FUL is being consulted on. There was a committee resolution to approve the full application on 22/02/2024 and S106 is nearing completion which accounts for a Nitrogen mitigation contribution. An Appropriate Assessment has been undertaken and has been signed off by Natural England.
ST PETERS JUNIOR SCHOOL, THE PARADE, MARLBOROUGH, SN8 1LQ	PL/2021/03930	Full permission	Marlborough	Full application (PL/2021/03930) approved for 15 dwellings and are currently under construction according to the application PL/2024/00191 which proposes an additional 5 units at the site (not forecast for as part of this applcication). Google Street View imagery from September 2023 shows significant progress at the site.
North & West Wiltshire HMA				
1-4 Avon Heights, Monkton Hill, Chippenham, SN15 1ER	21/00286/PNCOU	PNCOU	Chippenham	Prior approval granted on 17/02/2021. Building work observed to have taken place from September 2023.
17 Station Hill, Chippenham, SN15 1EQ	20/06500/FUL	Full permission	Chippenham	Conditions 8, 9, 10, 11, & 15 discharged.
26 Fore Street, Trowbridge	21/01148/FUL	Full permission	Trowbridge	Application 21/01148/FUL for 24 units approved 17/02/2022. Condition 5 approved under reference PL/2023/02468 on 06/04/2023.

Site Address	Site reference	Planning status (at 31 March 2023)	Settlement / CA Remainder	5-year deliverability summary
3 Lowbourne, Melksham, Wilts, SN12 7DZ	PL/2022/01197	Full permission	Melksham	Application PL/2022/01197 comprised the variation of condition 19 of 13/07076/FUL and was approved for 17 dwellings on 06/03/2023. Amended plans submitted under PL/2023/05617 granted in September 2023 for 9 homes on the site with larger footprint (validated on 12/07/2023).
Agricutural land, Park Farm, Seend Cleeve, Melksham, SN12 6PX	20/02213/FUL	Full permission	Melksham CA Remainder	Will complete in 2023/24; 1 self-build and 10 White Horse Affordable Passiv Houses, commenced in September 2023.
Church Farm, Church Street, Hilperton, Trowbridge, Wiltshire	20/09998/FUL	Full permission	Trowbridge CA Remainder	Application approved on 18/03/2022. Discharge of condition 4 approved on 08/04/2022 under reference PL/2022/02325. Discharge of conditions 3, 5, 6 and 7 approved on 08/04/2022 under reference PL/2022/02312. Discharge of conditions 8, 10, 11, 14, 15, 16, 17 approved on 29/11/2022 under reference PL/2022/05202. Commencement of development notice submitted on 30/03/2022 with commencement date of 31/05/2022.
Clarks Mill and Mill House Stallard Street Trowbridge Wiltshire BA14 8HH	PL/2022/00462	Full permission	Trowbridge	Listed building consent granted on 14/09/2020 under reference 19/09392/LBC, along with full application 17/00200/FUL granted on 16/04/2019. Listed building consent PL/2022/00462 for amendments to 19/09392/LBC was approved on 13/09/2022. Site to complete in 2023/24.
Cotswold Community, Ashton Keynes, SN6 6QU	21/02520/REM	Full permission	Malmesbury CA Remainder	Commencement of development notice issued on 23/08/2023 with a commencement date of 12/08/2023.
Courtfield House, Polebarn Road, Trowbridge, BA14 7EG	18/04656/FUL	Full permission	Trowbridge	Conversion of building to 4 no. dwellings and erection of 16 no. dwellings granted permission under references 18/05278/LBC and 18/04656/FUL dated 17/10/2022. Conditions 12, 14, 17, 18 and 21 discharged under reference PL/2022/08171 dated 07/12/2022. Conditions 6 and 15 discharged under reference PL/2024/00146 dated 14/03/2024. Commencement of development notice submitted on 06/02/2023 with commencement date of 06/03/2023.

Site Address	Site reference	Planning status (at 31 March 2023)	Settlement / CA Remainder	5-year deliverability summary
Elizabeth Way	H2.3	DPD allocation	Trowbridge	Three Statements of Common Ground (SOCG) signed March and April 2019 as part of Wiltshire Housing Site Allocations Plan examination by developers for three parcels of the site. For reference, site is referred to as parcel 1, 2 & 3. Parcel 1: See permission record PL/2021/08554 - granted planning permission on 16/09/2022 Parcel 2: See permission record 20/09701/FUL - granted planning permission on 30/06/2022. Parcel 3: 20/07751/FUL - Full application validated on 09/09/2020 for 71 dwellings by Persimmon Homes. Revised plans were received in November 2022 and further revised plans received in March 2023 to address outstanding concerns. As part of these revisions, the number of dwellings has been reduced to 68. Site granted planning permission on 06/03/2024. Persimmon more than capable of achieving forecast yields.
Elwood House, Former A429, Stanton St Quintin	20/11517/FUL	Full permission	Chippenham CA Remainder	Google Earth satellite imagery shows that dwellings were under construction as of June 2023.
Former AB Carter Haulage Contractors, 14 Happy Lane, Ashton Keynes, Wiltshire, SN6 6PN	20/09696/FUL	Full permission	Malmesbury CA Remainder	Full application 20/09696/FUL for 10 dwellings approved on 07/09/2022. Conditions 5,11,12,13,15,16,18 discharged. Council CIL records show that the site has commenced.
Former Commercial Nursery, Barters Farm, High Street, Chapmanslade, Wiltshire, BA13 4AL	18/06223/FUL	Full permission	Warminster CA Remainder	Site to complete in 2023/24.
Former Sydenhams Yard, Bradley Lane, Maiden Bradley, BA12 7JR	PL/2021/08100	Full permission	Warminster CA Remainder	Site under construction as shown by September 2023 Google Street View imagery.
Gable House, 46 High Street, Malmesbury, SN16 9AT	20/06887/FUL	Full permission	Malmesbury	Application approved on 15/03/2023.

Site Address	Site reference	Planning status (at 31 March 2023)	Settlement / CA Remainder	5-year deliverability summary
Ground and First Floor Block C, The Pavilions, Windsor Road, Trowbridge, Wiltshire	PL/2021/04070	PNCOU	Trowbridge	Phone conversation on 03/05/2024 with sales agent confirming that work has commenced on Block C.
Ground Floor and 1st Floor Block B, The Pavilions, Windsor Road, Trowbridge	20/05942/PNCOU	PNCOU	Trowbridge	Site to complete in 2023/24.
Land at Backbridge Farm, Malmesbury, Wiltshire	16/06401/FUL	Full permission	Malmesbury	Developer survey response from December 2023 suggests a build rate of approx 60 units pa.
Land At Broadfield Farm, Great Somerford, SN15 5EL	21/01950/FUL	Full permission	Malmesbury CA Remainder	NMA application PL/2023/07373 approved - 08/01/24 and further NMA application PL/2024/01563 approved 19/02/24. Conditions 3, 4, 5, 6, 8, 9, 10, 11, 13 and 15 discharged. Only compliance conditions remain. Commencement notice sent on 18/12/23 with start date of 13/11/23. The trajectories reflect the developer survey return completed in February 2024.
Land at Burton Hill, Malmesbury	19/07095/REM	Full permission	Malmesbury	Site under construction. Commencement of development notice submitted on 04/06/2021 with commencement date of 06/06/2021.
Land at Elizabeth Way, Hilperton, Trowbridge	20/09701/FUL	Full permission	Trowbridge	Application 20/09701/FUL approved 30/06/2022. Trajectories reflect the build out rates by the same developer on sites in Wiltshire in recent years.

Site Address	Site reference	Planning status (at 31 March 2023)	Settlement / CA Remainder	5-year deliverability summary
Land at Filands/Jenner Lane, Malmesbury	21/01363/OUT	Outline permission	Malmesbury	19/11569/OUT (71 dwellings – northern parcel) and 21/01363/OUT (70 dwellings – southern parcel) forecast together. 19/11569/OUT granted permission at appeal to help with the housing land supply shortfall. Reserved matters application PL/2021/05209 for 70 dwellings was refused planning permission in Aug 2022 for not achieving the highest quality design and failing to comprehensively masterplan with the adjoining site to the south (21/01363/OUT); this was subsequently appealed. 21/01363/OUT granted permission at appeal to help with the housing land supply shortfall. Reserved matters application PL/2022/02062for 69 dwellings was appealed for non-determination. Both reserved matters appeals were refused in October 2023 with the inspector concluding that 'the northern and southern parcels have been conceived without an appropriate degree of design vision for an acceptable level of quality, conflicting with the principles in the CS, NDG and NPPF'. Bloor Homes also submitted a full application for 132 dwellings (PL/2023/00958) which covered both the northern and southern parcels in February 2023 (pre-base date); this was subsequently approved on 14 December 2023. The principle of development on both 19/11569/OUT & 21 /01363/OUT has been established by virtue of the outline approvals and in accordance with the PPG, we are looking at developable sites, not developable permissions. As such, a forecast for the approved 132 dwellings from PL/2023/00958 has been used. For reference, Bloor Homes achieved 60 dwellings pa on 15/05015/REM - Land south of Filands, Malmesbury (to the west of 19/11569/OUT & 21/01363/OUT)
Land at Grove Farm Bincknoll Lane Royal Wootton Bassett	N18.6442	Full permission	Royal Wootton Bassett	August 2023 Google Street View imagery shows that the site is nearing completion.
Land at Hunters Moon Chippenham (phase 1)	N16.12493	Full permission	Chippenham	Site well under construction

Site Address	Site reference	Planning status (at 31 March 2023)	Settlement / CA Remainder	5-year deliverability summary
Land at Hunters Moon Chippenham (phase 2)	N18.0401	Full permission	Chippenham	Site well under construction
Land at Hunters Moon Chippenham Wiltshire	20/06824/REM	Full permission	Chippenham	Site well under construction
Land at Mcdonogh Court Polebarn Road Trowbridge Wiltshire	PL/2022/01448	Full permission	Trowbridge	Full planning permission 20/08222/FUL for 18 dwellings approved 17/12/2020. PL/2022/01448 variation of conditions 2, 13 and 14 approved 08/06/2022. PL/2022/05595 to discharge conditions 4, 5, 6, 17 and 18 approved 01/12/2022. Google Street View imagery (May 2023) shows the site under construction.
Land at North Chippenham Hill Corner Road & West of A350 Chippenham	20/02250/REM	Full permission	Chippenham	Site to complete in 2023/24.
Land at North Chippenham, Hill Corner Road, West of A350, Chippenham	20/11468/REM	Full permission	Chippenham	Google Earth satellite imagery (June 2023) shows that dwellings were under construction.
Land at Patterdown Road, Chippenham	19/00098/REM	Full permission	Chippenham	Site well under construction
Land at Phase 2, Star Ground, Station Road, Holt, Wiltshire.	PL/2021/09777	Full permission	Bradford on Avon CA Remainder	Full application PL/2021/09777 approved on 06/10/22. Conditions 4,5,6,10 and 11 have been discharged. November 2023 developer survey return states that all units are due to be complete by June 2024.
Land at Pound Farm, South View, Lyneham	PL/2021/09817	Full permission	Royal Wootton Bassett & Cricklade CA Remainder	Reserved matters application PL/2021/09817 approved on 08/03/2022. Non-material amendment application PL/2023/09893 approved for the above application on 06/12/2023. Trajectories reflect evidence from February 2024 developer survey return and June 2023 Google Street View imagery.
Land at Restrop Road, Purton, Swindon, Wiltshire, SN5 4BP	21/01155/OUT	Outline permission	Royal Wootton Bassett & Cricklade CA Remainder	Application approved on 20/07/2022. REM application PL/2023/02576 validated on 17/04/2023 and approved on 19/01/2024 for 47 dwellings. Commencement of Development notice completed on 01/02/2024 with commencement date of 31/01/2024

Site Address	Site reference	Planning status (at 31 March 2023)	Settlement / CA Remainder	5-year deliverability summary
Land at Semington Road, Melksham, Wilts	20/01938/OUT	Outline permission	Melksham	Reserved matters application PL/2022/02749 for 144 dwellings validated on 13/04/2022 and approved on 12 /05/2023. Pre-commencement conditions discharged. Trajectories reflect developer survey response in December 2023. Commencement of development notice submitted on 10/08/2023 with commencement date of 21/08/2023.
Land at Showell Nurseries, Showell, Chippenham, Wiltshire, SN15 2NU	20/11654/REM	Full permission	Chippenham	Reserved matters secured in March 2022. Due to delays in implementing scheme, a duplicate application submitted in August 2023 to retain permission. Revised plans currently under consultation.
Land at Silver Street Calne Wiltshire	N16.4124	Full permission	Calne	133 units complete. Final units under construction.
Land at St George's Road Semington Wiltshire	19/07938/REM	Full permission	Melksham CA Remainder	Google Street View imagery (May 2023) shows many of the dwellings at the site are now complete.

Site Address	Site reference	Planning status (at 31 March 2023)	Settlement / CA Remainder	5-year deliverability summary
Land at the proposed West Warminster Urban Extension North of Victoria Road & to the West of Bath Road Comprising approx. 84 hectares Warminster Wilt	15/01800/OUT	Outline permission	Warminster	Strategic site allocation from the Wiltshire Core Strategy, being built out by Persimmon Homes. Phase 1 (145 dwellings) - see permission record PL/2021/07207. Phase 2 - reserved matters application PL/2022/08898 for 168 dwellings validated 16/11/2022 . Natural England have ratified the ecology team's HRA AA with no objection subject to securing the mitigation proposed by Persimmon which provides a comprehensive approach to ensuring the floating wetland achieves the nutrient reductions required to meet phosphorus neutrality requirements; Wiltshire Council as the competent authority, have signed off the HRA and subsequently approved the application on 21/05/2024. Reserved matters for phase 3 of the site for 193 dwellings was validated on 07/05/24 and had an accompanying Nutrient Neutrality Assessment and Mitigation Strategy which follows the approach approved at phase 2. Forecasts broadly in line with developer survey. Persimmon capable of achieving yields - on the Castlemead site in Trowbridge (650 dwellings, same HMA), they averaged 116 completions per annum (not including start-up and wind-down years).
Land at Westbury Sailing Lake, Station Road, Westbury, Wiltshire,	W17.12194	Full permission	Westbury	Developer's average delivery rate at the site over the last 3 years (with the start up and wind down years removed) is 72 units. However, the latest developer survey return in February 2024 stated that the site would be fully built out by year 2024/25, with 26 units being completed in that year. Therefore, trajectories have reflected this latest position from the developer.
Land East of Spa Road, Melksham, Wiltshire	18/04644/REM	Full permission	Melksham	Google Street View / arial imagery shows remaining dwellings under construction as of May 2023. Expect remaining dwellings to be complete by 2024/25.
Land East of Spa Road, Melksham, Wiltshire	21/01111/REM	Full permission	Melksham	Google Street View (May 2023) imagery shows dwellings nearing completion on site.
Land East of Spa Road, Melksham, Wiltshire	20/11601/REM	Full permission	Melksham	Site to complete in 2023/24.
Land north of Bitham Park Westbury	W17.1643	Full permission	Westbury	Remaining dwellings complete in 2023/24.
Land North of Folly Farm Warminster	19/09428/FUL	Full permission	Warminster	Site to complete in 2023/24.

Site Address	Site reference	Planning status (at 31 March 2023)	Settlement / CA Remainder	5-year deliverability summary
Land North of Hill Corner Road Land Parcel B3 & B5 Chippenham Wiltshire	19/08039/VAR	Full permission	Chippenham	Google Street View imagery (May 2023) shows that remaining dwellings were nearing completion.
Land North of Victoria Road & to the West of Bath Road, Phase 1, Land North of Victoria Road, Warminster	PL/2022/04343	Full permission	Warminster	Google Street View imagery, shows site is under construction and is well progressed to complete in 2024/25.
Land north of Westbury Road and west of Court Orchard, Bratton	PL/2021/05259	Outline permission	Westbury CA Remainder	Wiltshire Housing Site Allocations Plan allocation. Outline application PL/2021/05259 approved on 17/10/2022. Reserved matters application PL/2023/07170 validated on 29/08/2023 and approved on 23/01/2024. Commencement notice received during January 2024.
Land North West of Boreham Mill, Bishopstrow Road	19/07647/REM	Full permission	Warminster	Google Street View imagery (May 2023) shows completion of some dwellings on site. Developer survey return from planning agent (November 2023) confirms that site should be complete by the end of 2024.
Land off Frome Road, Upper Studley	20/09659/FUL	S106	Trowbridge	Originally approved at strategic committee on 22/02/2023 subject to S106 agreement being signed. Recalled to committee on 06/03/2024 where it was continued to resolve to grant permission subject to S106 completion. S106 signed and decision notice issued on 12/03/2024.
Land off of Elizabeth Way, Hilperton, Wiltshire, BA14	PL/2021/08554	Full permission	Trowbridge	Construction started on site in July 2023.
Land off Park Road, Malmesbury, SN16 0QW	19/05898/OUT	Outline permission	Malmesbury	Outline permission granted on appeal against the backdrop of a shortfall in housing land supply. Reduced implementation timescales imposed by condition to ensure prompt delivery. Reserved matters PL/2023/07797 validated on 02/10/2023.
Land off St George's Road, Semington	PL/2022/01367	S106	Melksham CA Remainder	Full application validated on 03/03/2022 and approved 16/08/23. Commencement of development notice sent on 02/04/2024 and with proposed start date of 08/04/2024.
Land off Station Road Westbury Wiltshire	17/07548/FUL	Full permission	Westbury	Google Street View imagery (May 2023) shows that the site is under construction.

Site Address	Site reference	Planning status (at 31 March 2023)	Settlement / CA Remainder	5-year deliverability summary
Land south of Filands Malmesbury	19/11569/OUT	Outline permission	Malmesbury	19/11569/OUT (71 dwellings – northern parcel) and 21/01363/OUT (70 dwellings – southern parcel) forecast together. 19/11569/OUT granted permission at appeal to help with the housing land supply shortfall. Reserved matters application PL/2021/05209 for 70 dwellings was refused planning permission in Aug 2022 for not achieving the highest quality design and failing to comprehensively masterplan with the adjoining site to the south (21/01363/OUT); this was subsequently appealed. 21/01363/OUT granted permission at appeal to help with the housing land supply shortfall. Reserved matters application PL/2022/02062for 69 dwellings was appealed for non-determination. Both reserved matters appeals were refused in October 2023 with the inspector concluding that 'the northern and southern parcels have been conceived without an appropriate degree of design vision for an acceptable level of quality, conflicting with the principles in the CS, NDG and NPPF'. Bloor Homes also submitted a full application for 132 dwellings (PL/2023/00958) which covered both the northern and southern parcels in February 2023 (pre-base date); this was subsequently approved on 14 December 2023. The principle of development on both 19/11569/OUT & 21 /01363/OUT has been established by virtue of the outline approvals and in accordance with the PPG, we are looking at developable sites, not developable permissions. As such, a forecast for the approved 132 dwellings from PL/2023/00958 has been used. For reference, Bloor Homes achieved 60 dwellings pa on 15/05015/REM - Land south of Filands, Malmesbury (to the west of 19/11569/OUT & 21/01363/OUT)
Land South of Low Lane Calne Wiltshire SN11 8EQ	19/11601/OUT	Outline permission	Calne	PL/2022/09034/REM validated on 3/11/2022 and approved on 15/09/2023
Land South of Sandhole Lane, Westbury	20/11515/OUT	Outline permission	Westbury	Reserved matters application PL/2022/09817 approved on 09/02/2024. Conditions 5,6,7,9,10, 12, 13, 14 ,15, 16, 17, 18,19, 21 discharged for outline application 20/11515/OUT in April 2024. The trajectories reflect the average build out rate of major Wain Homes projects in Wiltshire.

Site Address	Site reference	Planning status (at 31 March 2023)	Settlement / CA Remainder	5-year deliverability summary
Land South West of Park Road, Malmesbury, Wiltshire	20/08341/OUT	Outline permission	Malmesbury	Outline application was approved at appeal to help with housing land supply shortfall. Reserved matters PL/2023/05471 validated on 12/07/23, however submitted plans were drawn up around the base date.
Land to East of Oxford Road, Calne, Wiltshire	N16.7209	Full permission	Calne	Remaining dwellings to complete in 2023/24.
Land to North West of Folly Farm, Warminster	PL/2021/11051	Full permission	Warminster	Site under construction as shown by June 2023 Google Earth satellite imagery. Selwood website forecasting Autumn 2023/1st quarter 2024 delivery of the affordable 16 units.
Land to rear of 8 - 13 High Street, Calne, Wiltshire	PL/2022/00405	Full permission	Calne	Site to complete in 2023/24.
Land to the east of Storey Mews, Malmesbury, SN16 0FH	PL/2021/04960	Full permission	Malmesbury	Site under construction as shown by June 2023 Google Earth satellite imagery.
Land to the south of Chilvester Hill, Calne, Wiltshire SN11 0LR	20/06684/OUT	Outline permission	Calne	Outline application 20/06684/OUT granted at appeal on 22/11/2021 for 28 dwellings. Reserved matters application PL/2022/05993 granted on 15/02/2023. Conditions 6, 7, 9, 10, 11, 12, 13, 14, 17 discharged for the outline application and 6 & 7 of the reserved matters application.
Land West of Dartmoor Road, Dartmoor Road, South of A3098, Westbury	20/06808/FUL	Full permission	Westbury	Site to complete in 2023/24.
Land west of Semington Road, Melksham	20/07334/OUT	Outline permission	Melksham	Reserved matters application (PL/2023/00808) approved on 11/05/2023. Conditions 3, 4, 5, 7, 8, 9, 10, 11, 14, 15 & 17 discharged for outline application with application to discharge condition no. 6 under consultation. Additionally, housing land supply shortfall given significant weight at appeal for the outline application.
Langley Park	N16.3515	Outline permission	Chippenham	Reserved matters application 19/12100/REM for 329 dwellings validated on 23/12/2019 and approved on 03/07/2023. CIL commencement notice completed on 14/08/2023 and states commencement date of 01/09/2023.
Lillybrook Residential Home Estate, Lyneham, Chippenham, SN15 4AA	PL/2021/07384	Full permission	Royal Wootton Bassett & Cricklade CA Remainder	Site to complete in 2023/24.

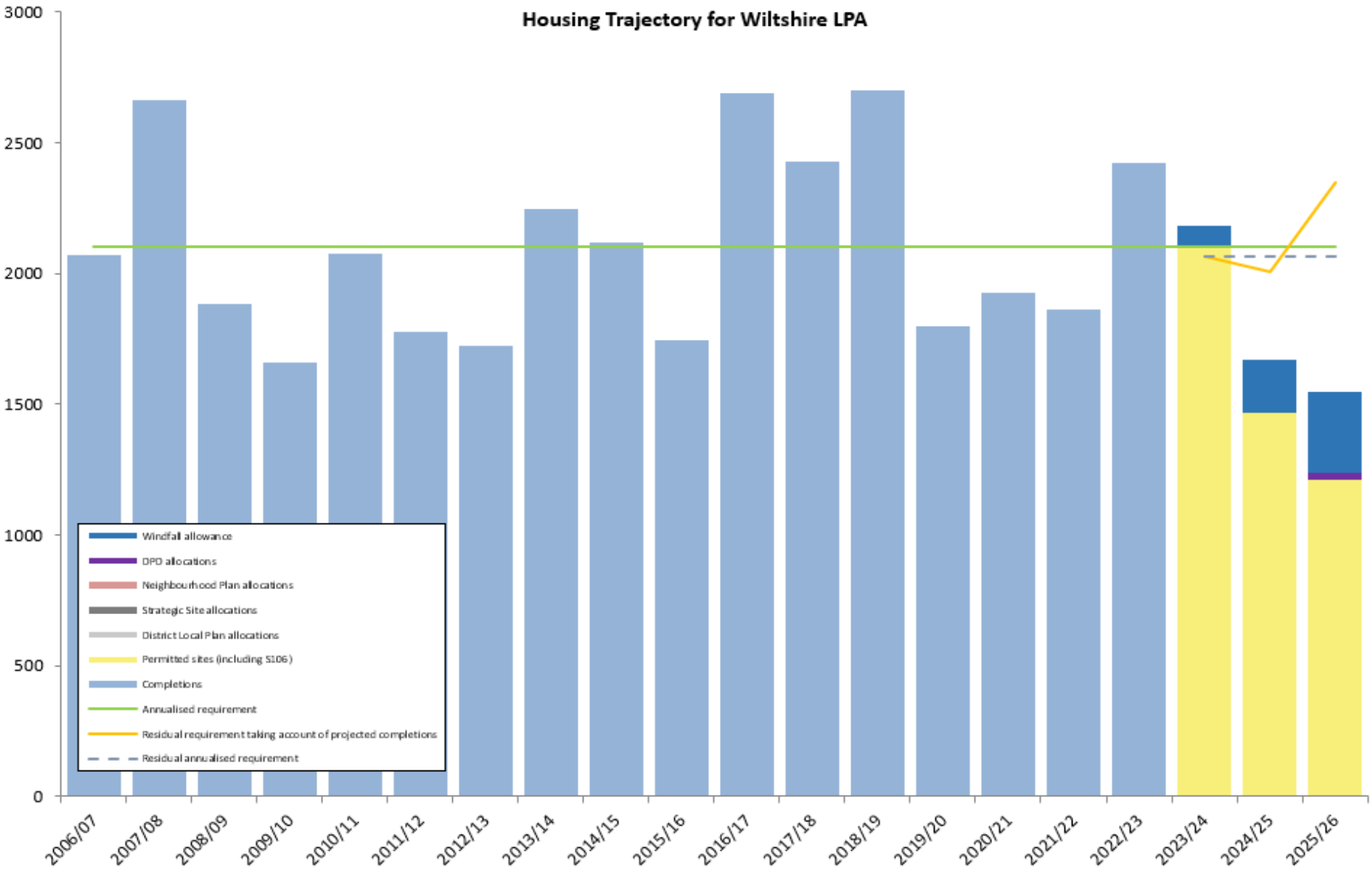
Site Address	Site reference	Planning status (at 31 March 2023)	Settlement / CA Remainder	5-year deliverability summary
Manor Farm, The Street, Grittleton, SN14 6AN	21/01331/VAR	Full permission	Chippenham CA Remainder	Stonewood Homes Development site fully built out in 2023/24.
Rowden Park Patterdown Road Chippenham Wiltshire	N14.12118	Outline permission	Chippenham	Strategic site allocated in the Chippenham Site Allocations Plan. Being developed jointly by Redcliffe Homes and Crest Nicholson, both of which had reserved matter applications approved at base date (also see N17.8786, PL/2021/06001, 19/11461/REM & 20/02667/VAR). As of the base date, between Crest and Redcliffe there were 8 further applications validated and awaiting determination, totalling 636 dwellings and a 60 bed care home (20/02326/REM, 20/02334/REM, 20/02335/REM, 20/02381/REM, 20/02382/REM, 20/02383/REM & 20/02384/REM, PL/2023/01773). Since the base date, 283 dwellings have been approved. Other applications approved including infrastructure works and discharge of conditions. The same agent is working on behalf of both Crest and Redcliffe, so progression of applications is being prioritised based on keeping both outlets with a continuing supply. Trajectory figures are based on both outlets and are in line with developer survey.
The United Church & Community Buildings Church Street Trowbridge Wiltshire BA14 8DZ	18/03338/FUL	Full permission	Trowbridge	Construction well progressed and 2nd phase being advertised for sale.
Timber Yard, Real World Studios, Mill Lane, Box, Corsham, Wiltshire, SN13 8PD	20/08387/VAR	Full permission	Corsham CA Remainder	Development commencement notice submitted on 12/05/2023 which confirmed development had already commenced on 20/02/2023.
Woodlands Social Club Woodland Park Calne SN11 0JX	PL/2021/07305	Full permission	Calne	Application 18/04202/FUL granted on 09/10/2019. Conditions 3, 7, 8, 9, 16, 18 and 19 granted on 10/12/2021, with condition 18 partially discharged under reference PL/2021/05248. PL/2021/07305 approved on 14/01/2022 to vary condition 2 (approved plans). Application 21/02386/DOC to discharge conditions 21 and 22 approved on 07/05/2021. Commencement of development notice submitted on 21/01/2022 with commencement date of 21/01/2022.

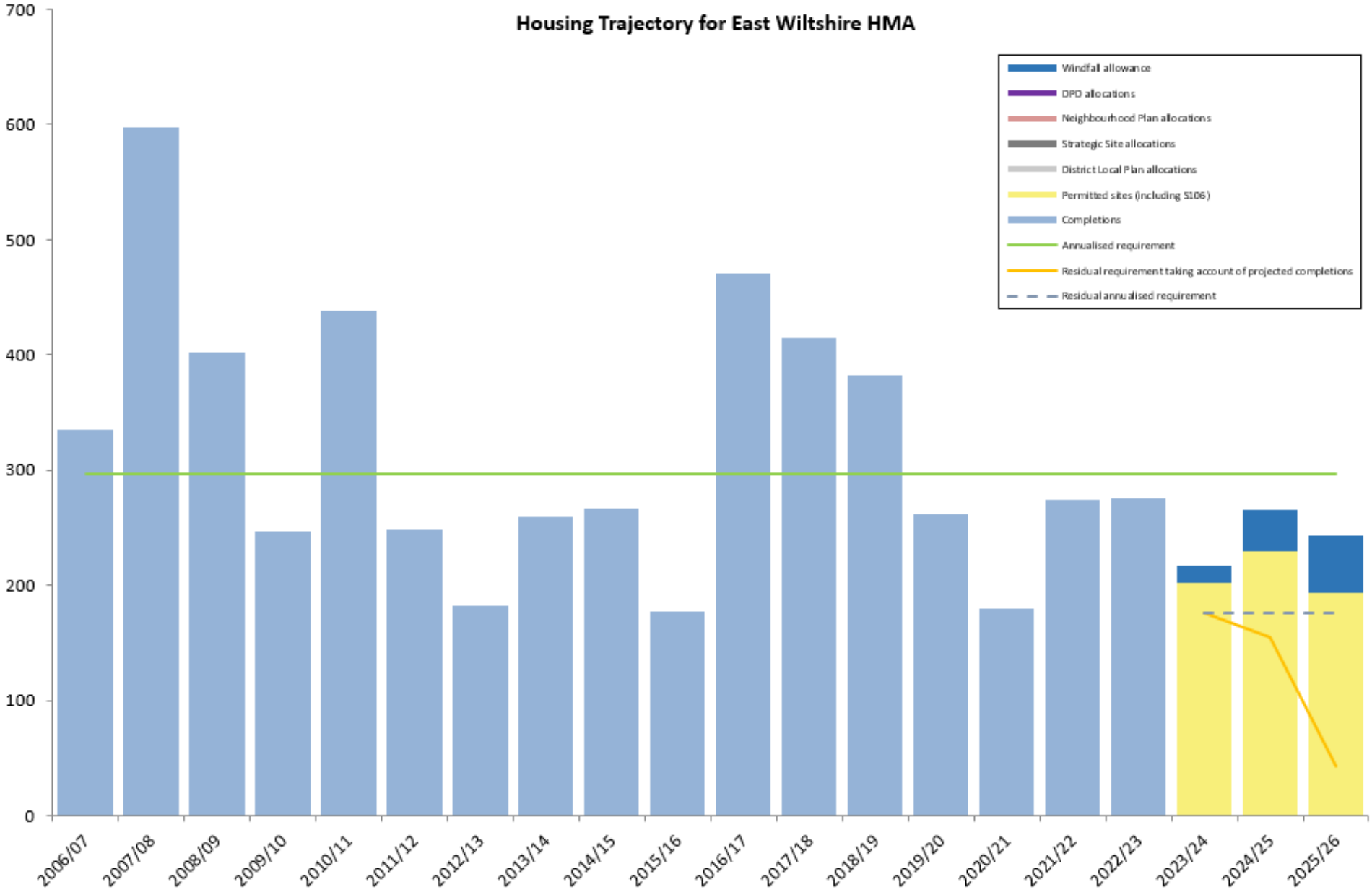
Site Address	Site reference	Planning status (at 31 March 2023)	Settlement / CA Remainder	5-year deliverability summary
Woodmead Residential Home, 35 Portway, Warminster, BA12 8QR	20/06550/FUL	Full permission	Warminster	Site to complete in 2023/24.
South Wiltshire HMA				
Building Known As Finch House The Old Manor Hospital Wilton Road Salisbury Wiltshire	19/11110/FUL	Full permission	Salisbury	Google Street View imagery (June 2023) shows that the site is near completion.
Castle View Rest Home, 8 Old Castle Road, Salisbury, Wilts, SP1 3SF	PL/2022/06171	Full permission	Salisbury	Figures shown in the trajectories are based on a bed spaces-to-dwellings ratio of 1.83 in accordance with the 2011 Census figures. Google Street View imagery (June 2023) shows the care home under construction. Application comprises a variation of condition 2 of 19/08150/FUL for addition/removal of splay bays to north elevation.
Kings Gate Phase 4, West of Archers Gate Development, Amesbury, Wiltshire	19/07304/REM	Full permission	Amesbury	Application 19/07304/REM approved on 06/02/2020 for 299 dwellings, following outline permission 15/02530/OUT. Discharge of conditions 2 and 4 (both pre-commencement conditions) approved on 23/09/2020 under reference 20/06239/DOC. Non-material amendment under reference PL/2022/06956 approved on 07/10/2022 for two additional garages and the changing of single garages to twin garages on plots 648 and 649. Site is in final phase of development.
Land Adjacent Quarryfield Industrial Estate, Castle Street Mere BA12 6LA	20/11079/FUL	Full permission	Mere	Figures shown in the trajectories are based on a bed spaces-to-dwellings ratio of 1.83 in accordance with the 2011 Census figures. Commencement notice completed in February 2024 by agent confirming that works would start imminently.
Land at Hillbrush Company Ltd Woodlands Road Mere	S17.0085	Full permission	Mere	Google Street View imagery (August 2023) shows that the remaining dwellings were under construction.

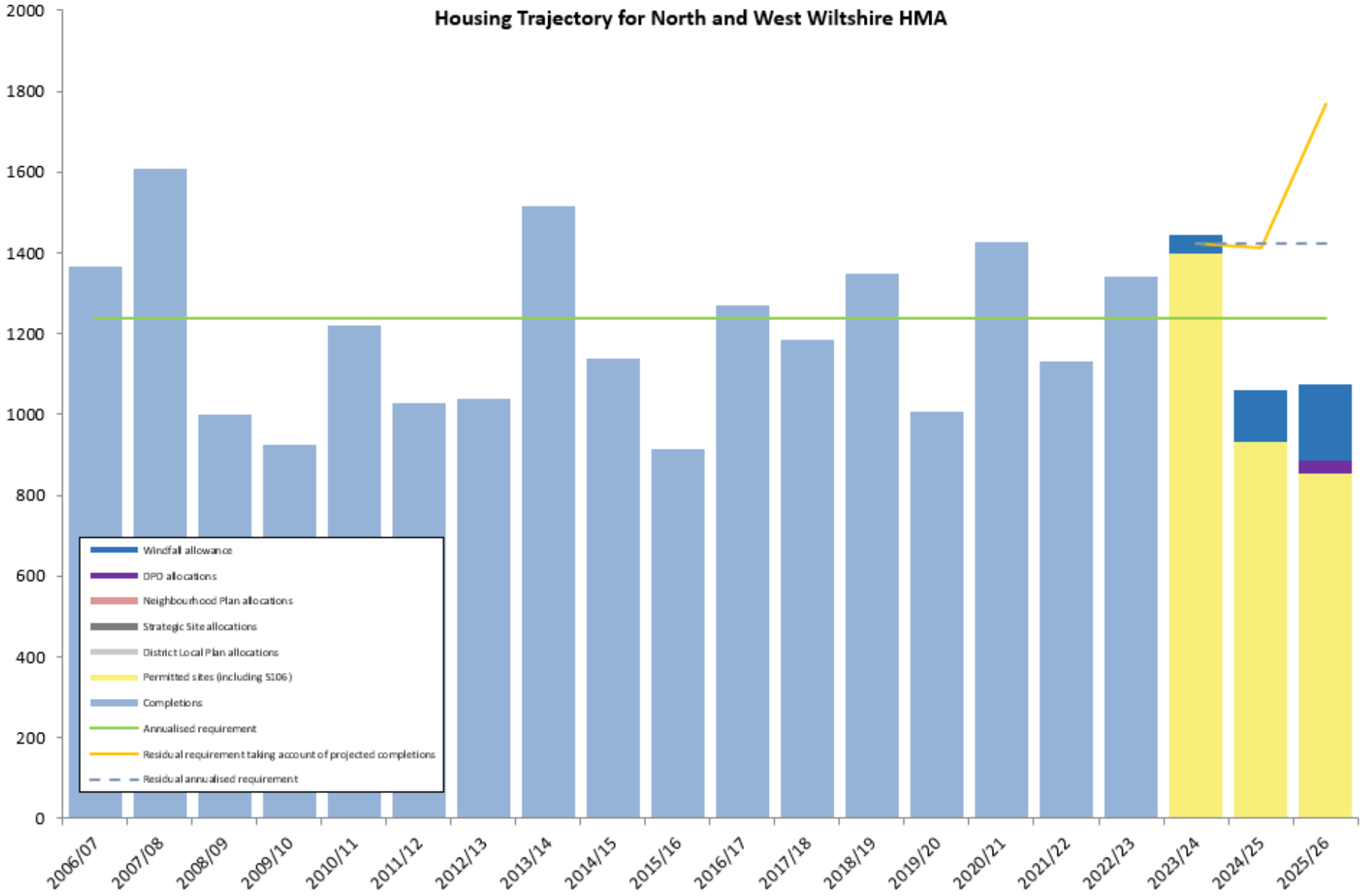
Site Address	Site reference	Planning status (at 31 March 2023)	Settlement / CA Remainder	5-year deliverability summary
Land north of Hilltop Way, Salisbury, Wilts, SP1 3QX	PL/2021/09660	Full permission	Salisbury	Google Street View imagery (June 2023) shows that the site is near completion.
Land North of Netherhampton Road, Salisbury, Wiltshire	PL/2021/06594	Full permission	Salisbury	Site allocated as part of Wiltshire Housing Site Allocations Plan examination. Full planning application (PL/2021/06594) for 106 dwellings submitted by Vistry Homes on 29/06/2021 and approved on 13/12/2022. Formal start on site on 23/02/2023, with the associated CIL liability notice issued and part payment received.
Land previously occupied by Alderbury Football Club , Alderbury	PL/2021/04201	Full permission	Southern Wiltshire CA Remainder	Commencement notice sent on 03/03/2022 with commencement date of 14/03/2022. Site now nearing completion.
Land South of Netherhampton Road, Salisbury	PL/2021/08735	Full permission	Salisbury	Google Street View imagery (June 2023) shows that groundworks were being undertaken. Case officer site visit in April 2024 confirms that there are completions on site. Developer survey return forecasts 50 dwellings complete in year 1 and 100 dwellings per annum complete in the years following. However, trajectories are relatively conservative to reflect competition of other sites in Salisbury operating simultaneously.
Land to the East of A345 and West of Old Sarum Longhedge Salisbury Wiltshire SP4 6BW	S15.7253	Full permission	Salisbury	Site nearing completion as shown by Google Street View imagery (June 2023).
Land to the East of A345 and West of Old Sarum Salisbury, Wiltshire SP4 6BW	20/08160/REM	Full permission	Salisbury	Also see S15.7253 & 19/02482/FUL
Land to the North West of Fugglestone Red and Bemerton Heath Salisbury Wiltshire	20/08976/REM	Full permission	Salisbury	Site well under construction

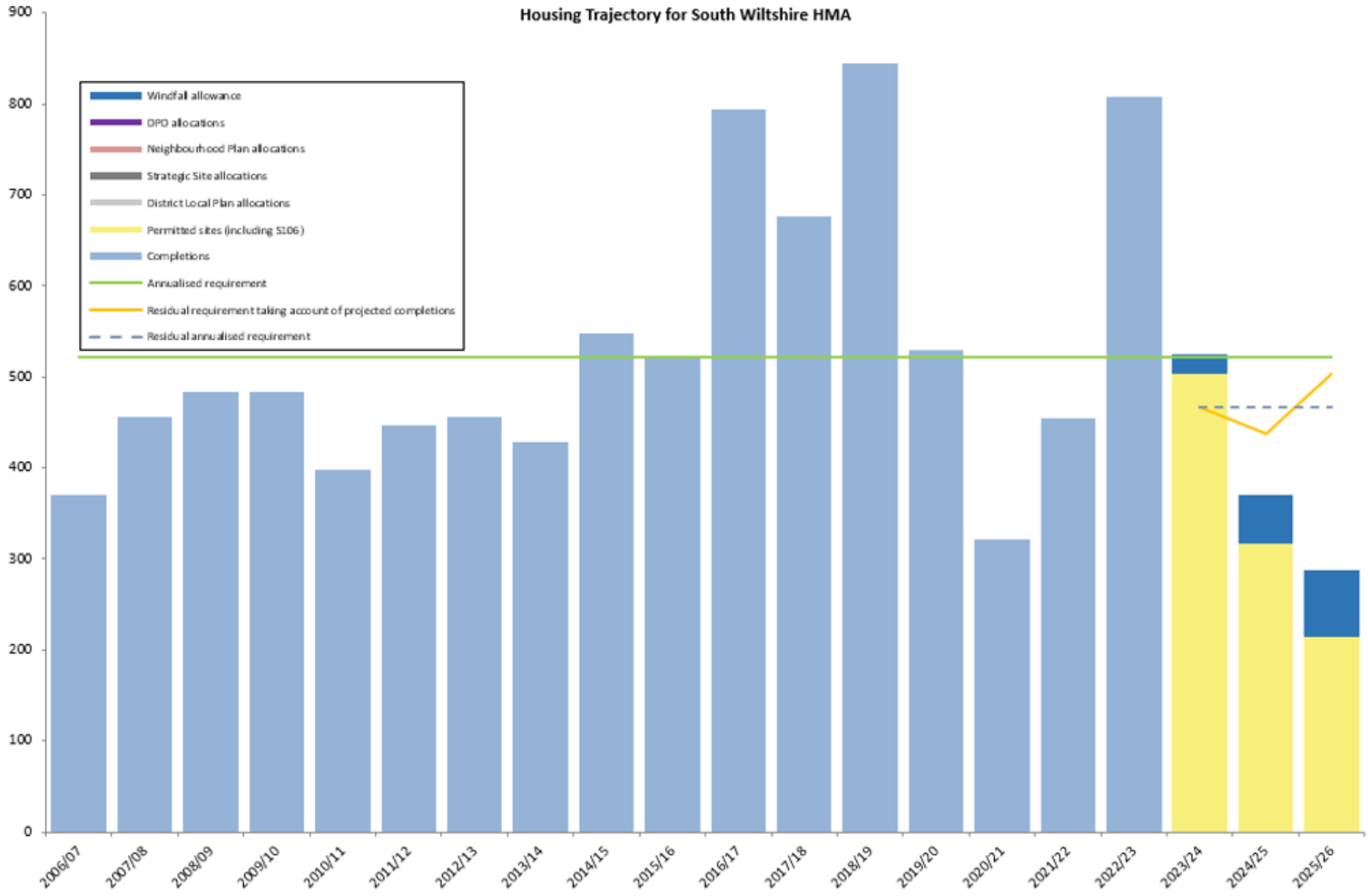
Site Address	Site reference	Planning status (at 31 March 2023)	Settlement / CA Remainder	5-year deliverability summary
South of Rowbarrow	20/00337/FUL	S106	Salisbury	Application validated on 09/07/2021. Resolution to grant permission at committee subject to S106 agreement originally given in April 2022. With the changes to the NPPF in Dec 2023, application was taken back to committee on 16 May 2024 and again gained resolution to grant permission subject to S106 agreement. Developer confirmed in survey response in November 2023 that the s106 was nearing conclusion although this was before the NPPF; more recent confirmation from case officer that S106 agreement is progressing towards a conclusion in the coming months. Developer (Bellway) forecast that first completions will take place in 2025/26.
Stratford Court, Stratford Road, Salisbury, SP1 3JH	PL/2022/05365	Full permission	Salisbury	Figures shown in the trajectories are based on a bed spaces-to-dwellings ratio of 1.83 in accordance with the 2011 Census figures. Full application PL/2022/05365 approved on 05/10/2022. Google Street View imagery as of June 2023 shows the care home under construction.
Tisbury Sports Centre, Weaveland Road	PL/2022/00855	S106	Tisbury	Resolution to grant full planning application (PL/2022/00855) subject to agreement of S106 at committee on 08/12/2022. Subsequently approved with decision notice on 04/12/2023.
Yard and Buildings to the rear of Neal Close and Gibbs Close Hampton Park Salisbury	PL/2021/09292	Full permission	Salisbury	Developer survey response confirms that as of February 2024, all units are complete.
West of Swindon				
Land off the Buffer, Ridgeway Farm Development, Purton Road, Swindon, SN5 4JT	PL/2021/11324	Full permission	Swindon	Figures shown in the trajectories are based on a bed spaces-to-dwellings ratio of 1.83 in accordance with the 2011 Census figures. C2 use comprising 66 additional bed spaces. Discharge of conditions of 3, 6 and 7 approved 17/05/2022 under reference PL/2022/03123. Site to complete in 2023/24.

Appendix 4: Trajectory graphs for Wiltshire LPA and Wiltshire Core Strategy Housing Market Areas




Housing Trajectory for East Wiltshire HMA
Windfall allowance
DPD allocations
Neighbourhood Plan allocations
Strategic Site allocations
District Local Plan allocations
Permitted sites (including S106)
Completions
Annualised requirement
Residual requirement taking account of projected completions
Residual annualised requirement
700
600
500
400
300
200
100
0
2006/07
2007/08
2008/09
2009/10
2010/11
2011/12
2012/13
2013/14
2014/15
2015/16
2016/17
2017/18
2018/19
2019/20
2020/21
2021/22
2022/23
2023/24
2024/25
2025/26


Housing Trajectory for North and West Wiltshire HMA
2000
1800
1600
1400
1200
1000
800
600
400
200
0
2006/07
2007/08
2008/09
2009/10
2010/11
2011/12
2012/13
2013/14
2014/15
2015/16
2016/17
2017/18
2018/19
2019/20
2020/21
2021/22
2022/23
2023/24
2024/25
2025/26
Windfall allowance
DPD allocations
Neighbourhood Plan allocations
Strategic Site allocations
District Local Plan allocations
Permitted sites (including S106)
Completions
Annualised requirement
Residual requirement taking account of projected completions
Residual annualised requirement


Housing Trajectory for South Wiltshire HMA
Windfall allowance
DPD allocations
Neighbourhood Plan allocations
Strategic Site allocations
District Local Plan allocations
Permitted sites (including S106)
Completions
Annualised requirement
Residual requirement taking account of projected completions
Residual annualised requirement
900
800
700
600
500
400
300
200
100
0
2006/07
2007/08
2008/09
2009/10
2010/11
2011/12
2012/13
2013/14
2014/15
2015/16
2016/17
2017/18
2018/19
2019/20
2020/21
2021/22
2022/23
2023/24
2024/25
2025/26

Appendix 5 - Windfall allowance for land supply calculations

A1. The NPPF (paragraph 72) identifies that an allowance for windfall may be made where appropriate. It states:

"*Where an allowance is to be made for windfall sites as part of anticipated supply, there should be compelling evidence that they will provide a reliable source of supply. Any allowance should be realistic having regard to the strategic housing land availability assessment, historic windfall delivery rates and expected future trends. Plans should consider the case for setting out policies to resist inappropriate development of residential gardens, for example where development would cause harm to the local area.*"

A2. In Annex 2, the NPPF defines windfall sites as:

"*Sites not specifically identified in the development plan."*

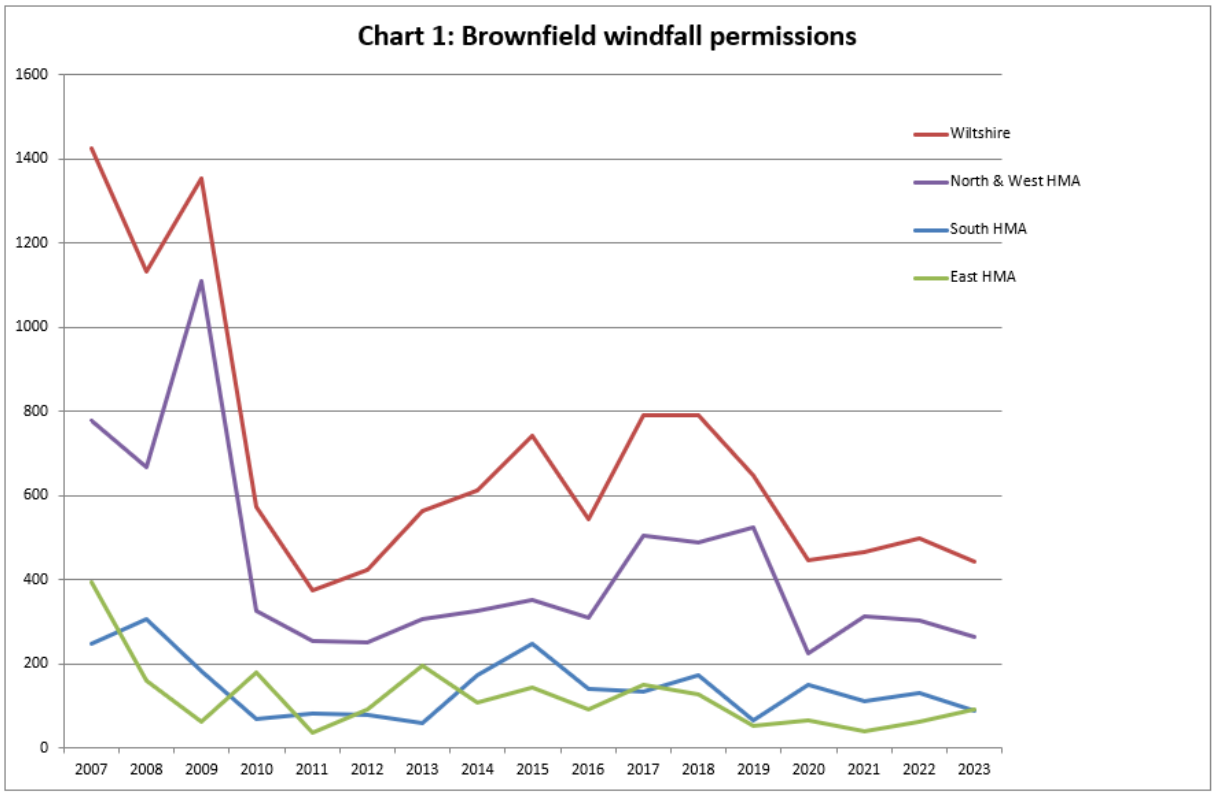
A3. For the purposes of this assessment, windfall is defined as unallocated development. The 2019 NPPF (and subsequent versions of the NPPF) no longer define windfall sites as "normally" previously-developed land, and this indicates that an allowance for greenfield sites can be made subject to the criteria set out in paragraph 72 of the NPPF.

A4. This Appendix determines an appropriate windfall allowance for each of the Housing Market Areas within Wiltshire. It firstly analyses the trend of windfall permissions over the recent past in order to determine whether there has been consistent delivery from this source of supply. It also has regard to the Strategic Housing and Economic Land Availability Assessment (SHELAA) and potential supply from windfall sites in future years.

A5. In order to accord with the NPPF requirements for windfall allowance, the Council analyse prospects for windfall delivery each year as part of the annual review of its housing land supply.

Historic windfall delivery – brownfield sites

A6. The number of new brownfield windfall permissions granted during the Wiltshire Core Strategy period to date (2006 to 2023) is presented in Chart 1.



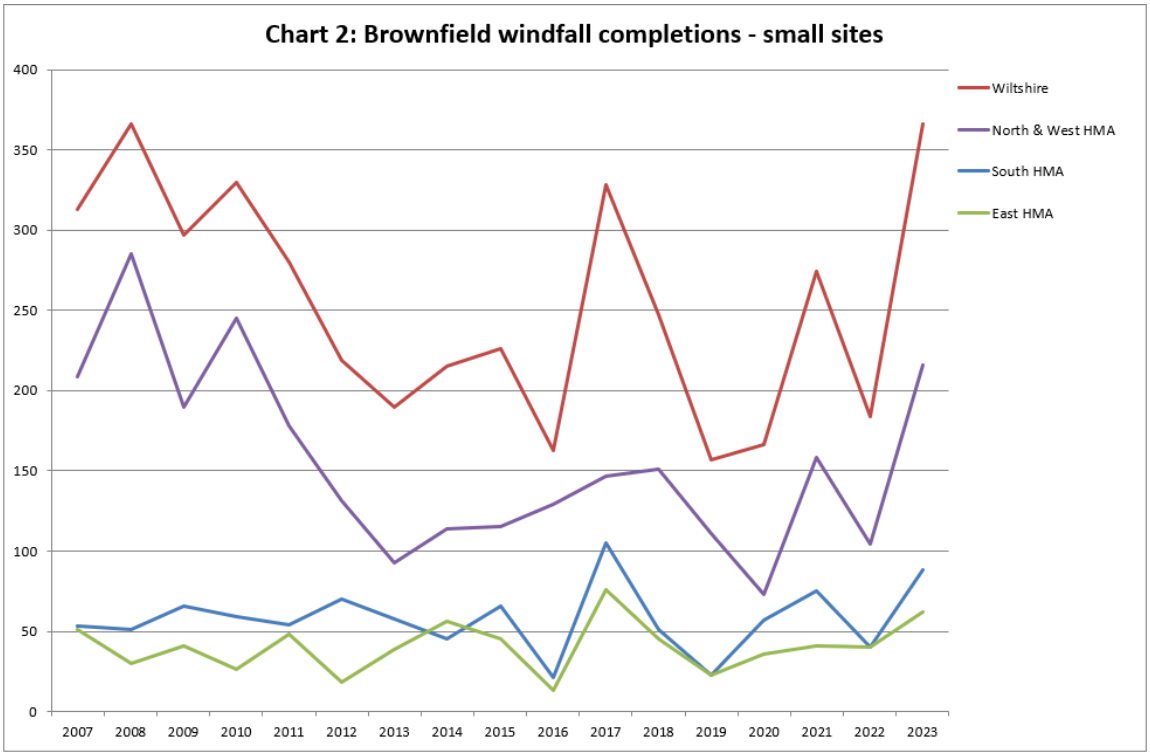
A7. The early years of the plan period saw a peak of permissions and corresponding delivery. There was a notable drop-off in permissions during the economic downturn following the financial crash in 2008 and given the limited availability of finance for development schemes and house purchases during this period, this is to be expected. However, periods of recovery since 2010 have shown peaks where developers are seeking consent on development opportunities. In recent years (since 2020) consents have been more limited, but this is likely to have been affected by the COVID-19 pandemic, and even during that period permissions have stayed relatively stable.

A8. In addition, during this period the Government have relaxed permitted development rights for changes of use to residential uses through the prior approval process. These have a lower requirement to show suitability than for equivalent detailed planning permission and removing the requirement for contributions, thus reducing the cost burden for developers. This has had a positive impact on applications for residential development, particularly on small sites.

A9. Taking these factors into account, it is appropriate to base a future windfall allowance on trends over a longer period of time to reflect such variations in economic conditions.

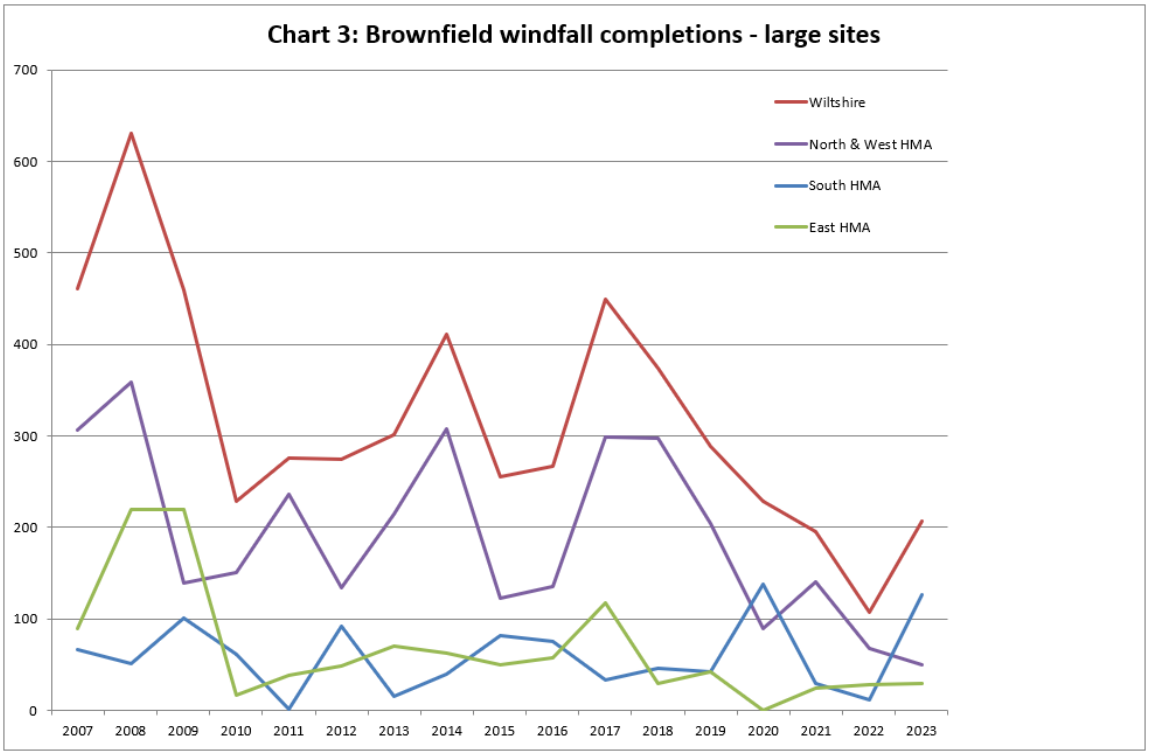
A10. Brownfield windfall development has historically contributed to supply in Wiltshire, accounting for some 27% of housing delivery during the Wiltshire Core Strategy period to date from 2006 to 2023. During this period, there has been a contribution from a range of sites of varying sizes. To better understand the propensity for different sized sites to contribute to delivery, the council have analysed delivery separately for small sites (<10 dwellings) and large sites (10 or more dwellings).

A11. The rate at which brownfield windfall development on small sites has come forward is presented in Chart 2.



A12. As with the volume of permissions, brownfield completions on small sites are lower than in the very early years of the plan period. Since the early stages of the economic recovery in 2012 completions on small sites have remained relatively stable (allowing for inevitable peaks and troughs over this period.) Increased availability of credit following the 2008 economic crash is likely to have made potential schemes more viable, and thus more likely to be implemented. The relatively consistent delivery from small sites reflects the number of opportunities and propensity for sites to become available. To reflect this, the allowance for small sites is based on the volume of such permissions since April 2009.

A13. The rate at which brownfield windfall development on large sites has come forward is presented in Chart 3.



A14. Delivery from large sites on brownfield land may be more limited, due to fewer sites being delivered at any one time. However, the quantum of development will deliver more significant levels of housing when brought forward. The pattern of delivery from large sites has broadly followed that from small sites as shown in Chart 2 for the majority of the plan period.

A15. However, in recent years, rather than following a steady trajectory across the longer time period, delivery has shown a noticeable decrease. This may be due to existing sites being used up, but without a stock of opportunities being refreshed by the recycling of sites where the existing use has ceased.

A16. Although this may not be a long-term trend, the council have responded by amending its windfall allowance to reflect this trend on large sites. As such, the allowance for large sites is now based on the volume of permissions since April 2019 as this broadly reflects the time at which an ongoing downward trend in delivery began.

Historic windfall delivery – greenfield sites

A17. The council have not previously assessed the potential capacity from a windfall allowance on small greenfield sites due to national policy. Under the original Planning Policy Statement 3: Housing (DCLG, 2006) windfall development had been restricted to previously-developed land only. In response to concerns regarding over-development of neighbourhoods and targets to deliver a proportion of housing requirement on brownfield land, the Government issued a written statement in June 2010, to remove residential gardens from the definition of previously-developed land. Planning Policy Statement 3 was subsequently re-issued, with the definition of previously-developed land revised to excluding residential gardens.

A18. Under the 2012 NPPF the Annex 2 definition of windfall indicated that such sites "normally comprised previously developed land", thus providing some flexibility in the types of land that could be assessed as windfall. However, the windfall policy requirement (then paragraph 48) continued the approach set out in the (now superseded) PPS3 that such an allowance should not include development on residential gardens.

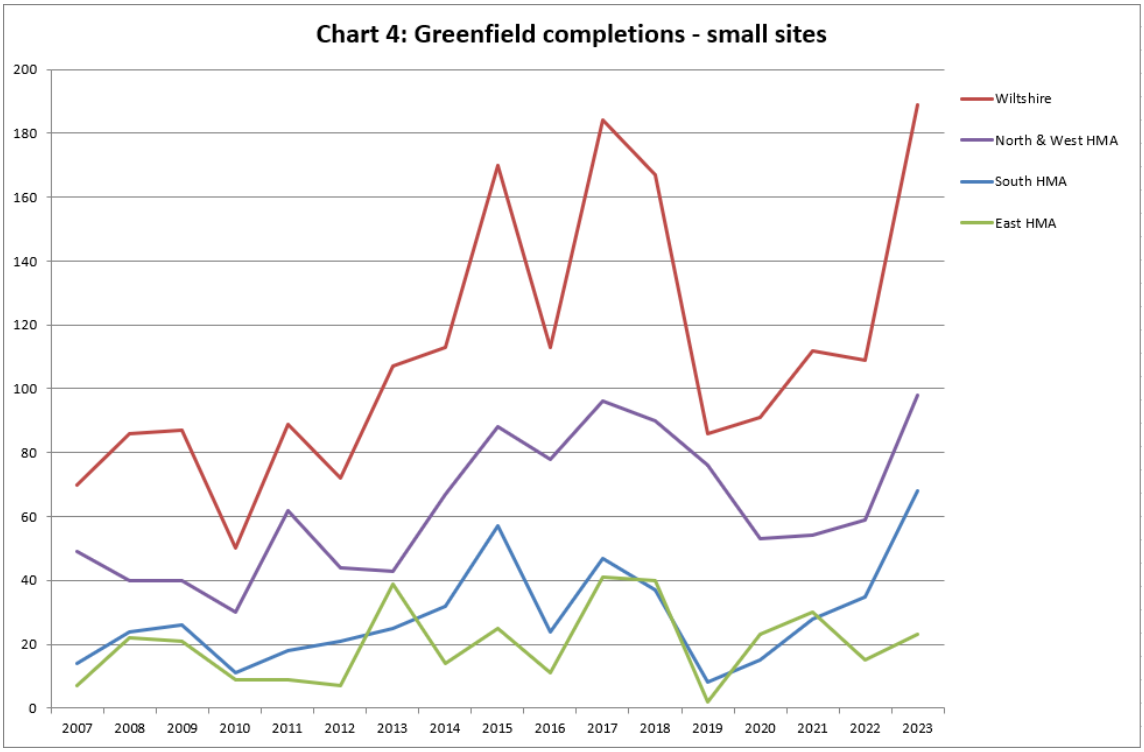
A19. Although it was recognised that not all small greenfield sites were residential gardens, analysis indicated that this formed a significant proportion of such sites. As detailed above, national policy that was in effect at this time limited the potential to identify windfall from greenfield sources and, as such, the council restricted its windfall allowance to brownfield land only.

A20. The publication of the 2018 NPPF both amended the Annex 2 definition to remove the text referring to previously developed land, and amended the policy requirement (then paragraph 70) from a blanket exclusion on residential gardens to setting out policies in plan-making to restrict this where appropriate. These changes to national policy provided greater potential to consider delivery from un-allocated greenfield sites.

A21. The council recognise that policies in the development plan make provision for opportunities on small sites, both on previously-developed and greenfield land. There is a presumption in favour of development within existing settlement boundaries, which could include greenfield opportunities. At Small Villages, the delivery strategy makes provision for in-fill development which can include areas of undeveloped or vacant land within the built form. Core Policy 44 also makes provision for small rural exception housing sites where there is an identified local need. In addition, changes to legislation such as permitted development changes have encouraged the re-use of agricultural buildings to residential dwellings.

A22. As such the council have assessed delivery from small greenfield sites across the Wiltshire Core Strategy plan period to establish whether there is a case for including delivery from this source in the windfall allowance.

The rate at which greenfield development on small sites has come forward is presented in Chart 4.



A23. Unlike delivery from brownfield sites, delivery from small greenfield sites has shown a gradual increase across the plan period, even accounting for peaks in delivery. Although delivery from this source is more limited than from brownfield sites, this demonstrates that this represents a continuous source of supply.

A24. The council recognises that until 2018, national policy restricted the use of greenfield delivery in its windfall allowance. However, given the changes to the NPPF at that date (which prevail in the current version) and that analysis shown in Chart 4 indicate this is a reliable source of supply, the council has included an allowance for small sites on greenfield land, based on permissions granted since April 2009. This is consistent with the approach taken for small brownfield sites.

Strategic Housing and Economic Land Availability Assessment (SHELAA)

A25. As noted in paragraph A1 above, the NPPF requires that, among other matters to be taken into consideration, a windfall allowance should be realistic having regard to the Strategic Housing Land Availability Assessment (now referred to as Strategic Housing and Economic Land Availability Assessment, or SHELAA).

A26. Up to the 2014 Housing Land Supply Statement, the Council based the windfall allowance for large sites using by assessing sites in the

SHELAA which met the NPPF definition of windfall and were 'assumed deliverable' based on the following criteria:

- previously developed land within settlement boundaries (and therefore suitable in principle),
- confirmed to be in single ownership (and therefore with no availability constraint),
- viable based on the model used in the SHELAA methodology (and therefore achievable).

A27. Following the publication of the 2012 SHLAA the Council carried out a proactive 'Call for Sites' as part of the emerging Wiltshire Housing Site Allocations Plan in 2014. As a result, there were a large number of new sites submitted that were considered in the Plan and were included in the most recent SHELAA (August 2017). More recently, the Council have carried out a Regulation 18 consultation for its emerging Local Plan in January 2021: this also generated a significant number of responses including sites where there are aspirations for development. The majority of these are on greenfield land outside settlement boundaries.

A28. However as acknowledged in previous Housing Land Supply Statements the Council does not rely on specific SHELAA sites within the 5-year supply as sites that have not been submitted to the SHELAA more regularly come forward. To demonstrate this, the Council has carried out analysis of the contribution of SHELAA sites to brownfield windfall delivery during the Wiltshire Core Strategy period to date, compared to overall windfall delivery.

During the Wiltshire Core Strategy period (up to 31 March 2023), **1,301** windfall units have been delivered on sites which were originally identified in the SHELAA (including sites identified prior to the concept of a SHELAA within a predecessor Urban Capacity Study or the National Land Use Database), compared with **9,761** brownfield windfall completions overall. Delivery of such sites thus represents just **13%** of total windfall in Wiltshire. This demonstrates that SHELAA sites have historically made a very low contribution to windfall development.

Given the relatively low proportion of SHELAA sites submitted on brownfield land, this contribution is unlikely to change over time, whilst the overall numbers of windfall completions looks likely to maintain current delivery levels, supplied by the consistent numbers of windfall permissions being granted as shown in recent years.

In summary, although it is recognised that sites in the SHELAA do come forward, it can be shown that they form a low proportion of overall windfall delivery.

Permitted development legislation changes

A29. A number of changes to the General Permitted Development Order have been introduced since May 2013 which have reduced the need to seek planning applications for certain changes of use. These concern the change of use from a number of use classes to residential under a prior approval process.

A30. The consolidated General Permitted Development Order 2015 (and subsequent amendments) detailed this, and includes the change of use from offices, light industrial, storage and distribution units, shops, professional services, pay-day loan and betting shops, agricultural uses, casinos, and amusement arcades.

A31. With regards to greenfield delivery, the Government's expansion of permitted development rights has included Class MB (now Class Q following changes to the Use Class Order) which allows conversion of agricultural buildings to residential uses subject to criteria on floorspace and a maximum number of dwellings permitted under the extended rights. This has been subsequently further expanded in May 2024 to increase the amount of floorspace and number of dwellings permissible under such changes of use. In a rural authority such as Wiltshire there are plentiful supply of such opportunities, and these have developed in popularity since their introduction.

A32. More recently in 2020 and 2021, further changes have continued to allow provision for residential dwellings on previously developed land. These have allowed:

- upwards extensions of existing residential and commercial buildings (Class AA, AB, AC and AD),

- demolition and redevelopment of redundant buildings formerly in commercial or mixed use to residential use (Class ZA), and

- change of use of commercial and business uses to residential uses (Class MA). This right was extended further in March 2024 to increase the amount of floorspace permissible under such a change of use, and no longer requires the building to have been vacant for 3 months prior to the change.

Since the first change-of-use prior-approvals amendments came into effect (May 2013) until the end of the current monitoring period (March 2023) prior approval has been granted (or not required) for a total of **540** residential units on brownfield land in Wiltshire.

In addition, over the same time period, prior approval has been granted (or not required) for a total of **219** dwellings for agricultural-to-residential changes of use in Wiltshire.

Policy and legislative incentives

A33. In addition to the continuous trend in windfall permissions and delivery from small sites and the effect of relaxing permitted development rights, the Government proposed initiatives to increase housing supply, implemented through the Housing and Planning Act 2016. As part of the legislation Local Planning Authorities now have to maintain statutory registers of previously-developed land in the Brownfield Land Register and can grant 'permission-in-principle' for sites on the Register.

The concept of 'permission-in-principle' has more recently been extended to allow applicants to apply for permission-in-principle for Small sites, with details of the proposal submitted later through Technical Details Consent. Plan-making authorities can also grant permission-in-principle on site allocations in the development plan.

A34. The 2019 NPPF (and retained in subsequent versions of the NPPF) includes a chapter entitled 'Making effective use of land' which promotes policies to meet the need for homes and other uses. It requires policies and decisions to give substantial weight to the value of suitable brownfield land within settlements. As the emerging Wiltshire Local Plan progresses, future development strategies would need to demonstrate how they have regard to this national policy. This has the potential to unlock brownfield sites and increase the supply of windfall development within Wiltshire in the future.

A35. To encourage opportunities for first-time buyers the 2018 NPPF also introduced the concept of entry-level exception sites. These set out criteria for development of such uses on non-allocated and smaller sites[3] thus potentially unlocking sites that may not previously have garnered policy support.

A36. The introduction of legislation and policy specifically for self-build and custom-build housing also has the potential to increase sources. This form of development also includes an exemption from CIL payments, thus reducing the cost burden for developers.

A37. At a local level, the Council has commissioned studies to identify existing provision and potential need for non-residential land uses, to inform the emerging Local Plan review. The Wiltshire Retail and Town Centres Study 2020 (Avison Young, November 2020) identifies approaches to diversify uses within town centres in certain locations. In response, the town centre policy (Policy 68) in the emerging Local Plan provides a criteria-based approach for circumstances in which provision of residential development may be acceptable.

[3] Footnote 37 of the current (December 2023) NPPF indicates such exception sites should not be larger than one hectare in size or exceed 5% of the size of the existing settlement.

Expected future supply

A38. Chart 1 above shows brownfield windfall permissions in the 16 years of the Wiltshire Core Strategy. Permissions decreased from the start of the plan period in 2006 following the financial crisis and subsequent economic recession from 2009 to 2012.

A39. Chart 2 shows brownfield windfall completions from small sites in the 16 years of the Wiltshire Core Strategy. It also reflects the economic conditions over that period, with relative consistent delivery since recovery from the 2008 economic crash began. These trends indicate that development opportunities are consistently being implemented and, in terms of future delivery, that supply is continually being replenished with new sites where the current land use has changed.

A40. The change in the approach for brownfield windfall from large sites (Chart 3) reflects the downward trend from this source, however this is not to indicate this will continue indefinitely. This, as well as all sources of windfall, will be monitored as part of the annual review of the housing land supply.

Method for identifying an allowance for future windfall delivery

A41. Up to the 2014 Housing Land Supply Statement the Council calculated a windfall allowance based on two separate components:

- For **small** sites (5 or fewer dwellings): historic permissions of such sites from 2009 to 2012 with a delivery rate applied,

- For **large** sites (more than 5 dwellings): capacity of previously developed sites within settlement boundaries (therefore assumed to be suitable) and in single ownership (therefore assumed to be available) within the 2012 SHELAA.

A42. Paragraph 31 of the NPPF requires Local Planning Authorities to ensure their local plan is based on relevant and up-to-date evidence. This should include the update of the authority's Housing Land Supply position, and therefore the windfall allowance that forms a source of housing supply. The previous allowance for small windfall sites used permissions from April 2009 to March 2012, thus reflecting applications during a period which is now over 7 years old. In addition, as discussed in A12 above, using the capacity of 'assumed deliverable' SHELAA sites to establish a large site allowance significantly under-estimates the potential future supply when compared against actual historic permissions, and has also found to be difficult to understand.

A43. Following the publication of the July 2014 Housing Land Supply Statement the Wiltshire Core Strategy Inspector produced his Final Report confirming that the development plan passed the tests of soundness set out in the NPPF. The housing land supply was discussed

in paragraphs 88-97 of the Final Report and included a discussion on the use of a windfall allowance at paragraph 97. It states

"*...the Council promulgates three methods of calculating windfall allowances all of which have some credibility and which produce a county wide five year range of housing delivery between 940 and 2713 homes. The Council has elected to take a conservative estimate of likely windfalls yet the evidence is sufficiently compelling to suggest that the likely rate of housing delivery on such sites, both large and small, will be greater.*"[4]

The Wiltshire Core Strategy was subsequently adopted by the Council in January 2015.

A44. Given the national and local policy context the Council has adopted its current windfall allowance to reflect the Inspector's conclusions. The method is a model based on historic delivery as used in Method 3 set out in the July 2014 Housing Land Supply Statement and referenced in the Wiltshire Core Strategy Inspector's Final Report. This was referred to as Method A from the 2015 Housing Land Supply Statement onwards up to the present Statement.

A45. Method A uses the number of permissions across a period achieved to date to produce an annualised average to which a delivery rate is then applied. The delivery rate reflects more recent economic conditions - specifically build out of permissions granted from 2008 to 2014 - rather than an earlier period (from 2001 to 2008) used in the windfall allowance calculation until 2017.

As discussed in the section on 'Historic windfall delivery', for small sites it is considered that permission figures derived from the 2009 – 2023 period represent an accurate estimate of future delivery, as it covers the low number of permissions granted during the recessionary period following the economic crisis, a relatively steady position up to the present day, with some reduction across the years affected by the COVID pandemic (as shown in Chart 1 above). For large brownfield sites, it is appropriate to base the calculation on permissions in more recent years 2019 – 2023 to reflect the recent downward trend in delivery from this source.

A46. To demonstrate the realistic nature of this method, a number of alternative methods and the allowance generated by each are set out in Table A6.

[4] It is acknowledged that Methods 1 and 2 referenced in the July 2014 Statement use the capacity of Large sites in the SHLAA to calculate the large part of the allowance (as discussed in A14 above). Method 3 (which produced the largest allowance quoted in the Wiltshire Core Strategy Inspector's Final Report paragraph 97 above) is based exclusively on permissions during the period 2006-2012.

Windfall allowance calculation

A47. As identified above, the number of windfall sites achieving permission since 2009 has varied with differing longer term trends depending on the size and brownfield or greenfield nature of the site.

A48. Although future economic conditions are by their nature uncertain it is considered that basing the allowance on a longer period results in a more representative picture of the economic cycle and future development activity.

A49. For **small brownfield** and **small greenfield sites** the average number of permissions across the period 2009-2023 will be assumed to be permitted each year for the following five years.

A50. For **large brownfield sites** the average number of permissions across the period 2019-2023 will be assumed to be permitted each year for the following five years.

A51. The average number of new windfall permissions across this period for each category of windfall is presented in Table A2.

Table A2: windfall permissions and assumed delivery over five years

Area	Average number of brownfield windfall permissions on small sites (per annum)	Average number of brownfield windfall permissions on large sites (per annum)	Average number of greenfield windfall permissions on small sites (per annum)
East Wiltshire HMA	55	10	20
North and West Wiltshire HMA	162	114	72
South Wiltshire HMA	78	22	29
Wiltshire	**295**	**146**	**121**

Delivery rate

A52. In order to estimate how many windfall sites will actually be delivered within five years, a delivery rate is applied to allow for non-implementation of permissions. The delivery rate has been calculated using the completion date of all brownfield windfall permissions granted from 2009 to 2015[5] over an eight-year period. This is appropriate for two reasons.

Firstly, it reflects the low number of permissions in the early part of that period with a gradual increase to 2015, and thus reflects delivery throughout that economic period as permissions are implemented.

Secondly, if brownfield windfall permissions are implemented, historic delivery records indicate they are completed within eight years after permission. Using the period 2009 – 2015 for assessing implementation of permissions provides a comprehensive dataset of delivery rates (as virtually all implemented permissions granted in 2009 will be complete by 2017. Similarly at the later end of the range, virtually all implemented permissions granted in 2015 will be complete by 2023 (i.e. the present position.)

The resulting rate is presented in Table A3.

Table A3: Standard delivery rate

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8
Small	14.0%	26.3%	14.9%	8.7%	3.3%	0.1%	0.03%	0.01%
Large	0.02%	14.9%	23.2%	14.2%	5.6%	6.4%	0.01%	0%

A53. Table A3 shows that for a small brownfield permission granted in year 1, only 67.2% will reach completion in the five-year period. Indeed, only 70.0% will reach completion at all, providing an allowance for non-delivery. For a large brownfield permission grantd in year 1, only 59.7% will reach completion in the five-year period and 67% overall.

A54. This delivery rate has been applied to the assumed number of new windfall sites for small and large brownfield sites. Table A4 shows an example which is for small brownfield sites in the East Wiltshire HMA.

[5] This uses the same number of dwellings permitted as in earlier Housing Land Supply Statements, however the data used to determine the delivery rate has been refreshed to include completions up to 2015. This will result in a revised rate for each year, and thus for the overall 5-year period.

Table A4: Delivery matrix showing small brownfield sites in the East Wiltshire HMA

	Built in year 1	Built in year 2	Built in year 3	Built in year 4	Built in year 5
55 permitted in year 1	55 x 14.0% = **7.7**	55 x 26.3% = **14.5**	55 x 14.9% = **8.2**	55 x 8.7% = 4.**8**	55 x 3.3% = **1.8**
55 permitted in year 2		55 x 14.0% = **7.7**	55 x 26.3% = **14.5**	55 x 14.9% = **8.2**	55 x 8.7% = 4.**8**
55 permitted in year 3			55 x 14.0% = **7.7**	55 x 26.3% = **14.5**	55 x 14.9% = **8.2**
55 permitted in year 4				55 x 14.0% = **7.7**	55 x 26.3% = **14.5**
55 permitted in year 5					55 x 14.0% = **7.7**
Sum	**7.7**	**22.2**	**30.4**	**35.2**	**37.0**

A55. This demonstrates the effect of assessing delivery from a 'cold start' (in order not to double-count completions on permissions that have already been granted at the base date) and providing a realistic delivery rate.

A56. In the example given, of the **295** dwellings that are forecast to be permitted within 5 years on small brownfield sites in East Wiltshire, only **132** are assumed to be deliverable in the forthcoming 5 years.[6]

A57. Using the above calculation, the resulting allowance for each category of windfall in each HMA and Wiltshire overall is presented in Table A5[7].

[6] Figures from table A4 may not sum exactly due to rounding.

[7] Figures from table A5 may not sum exactly due to rounding.

Table A5: Summary of windfall allowance for each category for 2023-2028

Area	From brownfield windfall permissions on small sites	From brownfield windfall permissions on large sites	From greenfield windfall permissions on small sites	TOTAL
East Wiltshire HMA	132	17	66	**215**
North and West Wiltshire HMA	390	197	244	**831**
South Wiltshire HMA	188	37	98	**323**
Wiltshire	**710**	**251**	**408**	**1369**

A58. This allowance, as described throughout this section, is set out to be a realistic estimate based on prevailing and anticipated economic conditions. To demonstrate this Table A6 shows the proposed method described above (Method A) and two alternative calculations (Methods B and C) using permissions granted during other time periods, thus reflecting a different mix of economic conditions. Each method is described briefly in footnotes 8 and 9.

Table A6: Comparison of methods for calculating windfall allowance

Area	Method A (as above)	Method B[8]	Method C[9]
East Wiltshire HMA	**215**	258	223
North and West Wiltshire HMA	**831**	951	607
South Wiltshire HMA	**323**	321	161
Wiltshire	**1369**	1530	991

[8] **Method B:** as Method A but for brownfield sites only. It assumes that the average number of new windfall permissions over the entirety of the Wiltshire Core Strategy period to date (2006-2023) will be permitted for the next five years and will be delivered at the standard development rate. This could be perceived to be a more robust assessment of future windfall delivery as it covers a longer period of time and thus takes into account both peaks and troughs of the economic cycle. However, given the nature of the economic recession from 2008, permissions achieved in the early years of this period are considered to have been driven by an unsustainable financial model, and therefore are unlikely to be a realistic representation of future activity.

[9] **Method C**: as Method A but for brownfield sites only. It assumes that the average number of new windfall permissions during the period 2009-2012 will be permitted for the next five years and will be delivered at the standard development rate. This period of time was used for the small brownfield site windfall allowance in Housing Land Supply Statements prior to 2015. As can be seen from Chart 2 and Chart 3 in this section it represents the lowest points in the economic cycle. Since this date there have been periods of improved economic activity, with greater opportunities for delivery and for reasons explained earlier this is likely to continue. As such this method is not considered to be a realistic projection for future years.

Appendix 6 – Summary assessment of supply and remaining housing to be identified (by Community Area settlements and rural remainders)

Area	Indicative requirement 2006-2026	Completions 2006-2023	Deliverable commitments 2023-2026[10]	Indicative remaining requirement [11]
Devizes	2,010	2,047	57	-94
Devizes CA remainder	490	424	137	-70
Devizes CA	2,500	2,471	194	-165
Marlborough	680	700	53	-73
Marlborough CA remainder	240	235	21	-16
Marlborough CA	920	935	75	-90
Pewsey CA	600	604	44	-48
Tidworth and Ludgershall	1,750	1,287	301	162
Tidworth CA remainder	170	116	13	41
Tidworth CA	1,920	1,403	314	203
EAST WILTSHIRE HMA	**5,940**	**5,413**	**627**	**-99**
Bradford on Avon	595	629	13	-47
Bradford on Avon CA remainder[12]	185	200	22	-37
Bradford on Avon CA[12]	780	829	35	-84
Calne	1,440	2,041	178	-779
Calne CA remainder	165	190	16	-41
Calne CA	1,605	2,231	195	-821
Chippenham	4,510	2,673	727	1,110
Chippenham CA remainder	580	545	72	-38
Chippenham CA	5,090	3,218	800	1,072
Corsham[13]	1,220	984	13	223
Corsham CA remainder[13]	175	459	18	-302
Corsham CA	1,395	1,443	31	-79

[10] Figures in the Deliverable commitments column represent committed sites only and **do not** include a windfall allowance. The summary for each area shows the total number of units assumed to be developable based on historic delivery rates (rounded to the nearest whole unit) and information from developers, site representatives and officers for Large sites.

[11] Figures in the Indicative remaining requirement column show as a positive figure where the indicative requirement (completions and commitments) has not yet been met. It shows as zero or a negative figure where the indicative requirement has been met or exceeded.

[12] Bradford on Avon CA remainder and Bradford on Avon CA exclude any development at Staverton Marina which is classified as Trowbridge Principal Settlement.

[13] Corsham CA remainder and Corsham CA exclude any development at South West Chippenham which is classified as Chippenham Principal Settlement.

Area	Indicative requirement 2006-2026	Completions 2006-2023	Deliverable commitments 2023-2026[10]	Indicative remaining requirement [11]
Malmesbury	885	913	285	-313
Malmesbury CA remainder	510	609	120	-219
Malmesbury CA	1,395	1,522	405	-532
Melksham and Bowerhill	2,240	2,431	321	-512
Melksham CA remainder[14]	130	172	60	-102
Melksham CA[14]	2,370	2,603	381	-614
Royal Wootton Bassett	1,070	1,165	30	-125
Royal Wootton Bassett and Cricklade CA remainder[15]	385	707	128	-450
Royal Wootton Bassett and Cricklade CA[15]	1,455	1,872	157	-575
Trowbridge	6,810	3,531	392	2,887
Trowbridge CA remainder	165	335	36	-206
Trowbridge CA	6,975	3,866	428	2,681
Warminster	1,920	893	485	542
Warminster CA remainder	140	171	51	-82
Warminster CA	2,060	1,064	536	460
Westbury	1,500	1,731	195	-426
Westbury CA remainder	115	87	35	-7
Westbury CA	1,615	1,818	230	-433
NORTH AND WEST WILTSHIRE HMA	**24,740**	**20,466**	**3,198**	**1,076**
Amesbury, Bulford and Durrington	2,440	2,196	162	82
Amesbury CA remainder	345	321	28	-4
Amesbury CA	2,785	2,517	191	77
Mere	235	241	78	-84
Mere CA remainder	50	71	14	-35
Mere CA	285	312	91	-118
Salisbury	6,060	4,447	636	458
Wilton		509	10	
Wilton CA remainder	255	174	9	72
Salisbury and Wilton CAs	6,315	5,130	654	530
Downton	190	183	2	5
Southern Wiltshire CA remainder[16]	425	590	79	-244

[14] Melksham CA remainder and Melksham CA exclude any development at Land North of Green Lane as this is classified as Trowbridge Principal Settlement.

[15] Royal Wootton Bassett & Cricklade CA remainder and Royal Wootton Bassett & Cricklade CA exclude any development at the West of Swindon.

[16] Southern Wiltshire CA remainder and Southern Wiltshire CA exclude development at Old Sarum and Longhedge. These are classified as Salisbury Principal Settlement.

Area	Indicative requirement 2006-2026	Completions 2006-2023	Deliverable commitments 2023-2026[10]	Indicative remaining requirement [11]
Southern Wiltshire CA[16]	615	773	80	-238
Tisbury	200	180	8	12
Tisbury CA remainder	220	93	9	118
Tisbury CA	420	273	17	130
SOUTH WILTSHIRE HMA	**10,420**	**9,005**	**1,034**	**381**
Swindon (within Wiltshire)	**900**	**896**	**36**	**-32**
WILTSHIRE	**42,000**	**35,780**	**4,894**	**1,326**

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Planning Appeals
Wiltshire Council
Monkton Park Office
Chippenham
Wiltshire
SN5 1ER

Your Ref: 20/02410/OUT
Our Ref: APP/Y3940/W/20/3259035

05 February 2021

Dear Sir/Madam,

Town and Country Planning Act 1990
Appeal by Mr & Mrs Holland
Site Address: Land rear of Marlborough House, Broad Town, SWINDON, SN4 7RG

I enclose a copy of our Inspector's decision on the above appeal(s).

If you have queries or feedback about the decision or the way we handled the appeal(s), you should submit them using our "Feedback" webpage at https://www.gov.uk/government/organisations/planning-inspectorate/about/complaints-procedure.

If you do not have internet access please write to the Customer Quality Unit at the address above.

If you would prefer hard copies of our information on the right to challenge and our feedback procedure, please contact our Customer Service Team on 0303 444 5000.

Please note the Planning Inspectorate is not the administering body for High Court challenges. If you would like more information on the strictly enforced deadlines for challenging, or a copy of the forms for lodging a challenge, please contact the Administrative Court on 020 7947 6655.

The Planning Inspectorate cannot change or revoke the outcome in the attached decision. If you want to alter the outcome you should consider obtaining legal advice as only the High Court can quash this decision.

We are continually seeking ways to improve the quality of service we provide to our customers. As part of this commitment we are seeking feedback from those who use our service. It would be appreciated if you could take some time to complete this short survey, which should take no more than a few minutes complete:

https://www.surveymonkey.co.uk/r/Planning_inspectorate_customer_survey

Thank you in advance for taking the time to provide us with valuable feedback.

Yours sincerely,

Jenni Ball
Jenni Ball

Where applicable, you can use the internet to submit documents, to see information and to check the progress of cases through GOV.UK. The address of the search page is - https://www.gov.uk/appeal-planning-inspectorate

The Planning Inspectorate

Appeal Decision

Site visit made on 1 February 2021

by Jonathan Edwards BSc(Hons) DipTP MRTPI

an Inspector appointed by the Secretary of State

Decision date: 05 February 2021

Appeal Ref: APP/Y3940/W/20/3259035
Land To The Rear Of Marlborough House, Broad Town, Swindon SN4 7RG

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant outline planning permission.
- The appeal is made by Mr and Mrs Holland against the decision of Wiltshire Council.
- The application Ref 20/02410/OUT, dated 13 March 2020, was refused by notice dated 24 August 2020.
- The development proposed is erection of a detached self-build dwelling and associated infrastructure with some matters reserved.

Decision

1. The appeal is dismissed.

Preliminary Matter

2. The application sought outline planning permission with approval for details of access. I have assessed the submitted access details although I have treated the design, layout and scale information as being submitted for illustrative purposes.

Main Issues

3. The main issues are (i) whether the proposal would be in a suitable location having regard to development plan policies, (ii) the effect on the character and appearance of the area, (iii) the effect on the living conditions of the occupiers of neighbouring properties in respect of vehicle noise, light intrusion and privacy, and (iv) whether acceptable living conditions would be provided for the occupiers of the proposal in terms of privacy.

Reasons

Suitability of the location

4. Core policy 19 of the Wiltshire Core Strategy 2015 (CS) defines Broad Town as a small village. CS core policy 1 states that at such villages, development will be limited to that which meets the housing needs of the settlement. CS core policy 2 goes further by limiting development to infill within the existing built area. Saved policy H4 of the North Wiltshire Local Plan 2001 sets out circumstances where new dwellings in the open countryside would be permissible, none of which apply in this case.

5. There is no defined settlement boundary for Broad Town to help ascertain whether a proposal would comply with CS core policy 2. However, the proposed dwelling would adjoin back gardens on either side rather than lie in a gap

between buildings. Also, it would not be positioned amongst other dwellings but beyond the line of houses, albeit in the garden of the appeal property. As such, the proposal would not be infill within the existing built up area of the village. Therefore, I conclude it would not be in a suitable location having regard to the aforementioned development plan policies.

Character and appearance

6. The appeal site and adjoining back gardens include small sheds and domestic structures but are largely vacant of buildings, despite some nearby properties having been extended to the rear. The site is not part of any designated landscape but with the neighbouring gardens it forms a distinct buffer between the line of houses and the fields.

7. The openness of the gardens is readily appreciated from a significant length of the public footpath that runs to the side of 53a Broad Town (No 53a) into the field near to the site. While back land development exists elsewhere in the village, there is none that has any meaningful influence on the appeal property and its immediate surroundings when seen from this footpath.

8. Even if the proposed dwelling was single storey and set away from the field boundary, from the right of way it would stand out as a unusually large building in the generally open gardens. Consequently, it would be seen as an encroachment into the transition area between the houses and countryside and at odds with the established pattern of development.

9. The proposal would be largely hidden from the road by existing buildings. Also, there is a mix of houses in the village and so a bungalow would not be at odds with any distinctive uniformity. However, these factors fail to address the incongruity of the proposal in terms of its positioning in relation to the fields and the subsequent visual harm to the setting of the village.

10. The appellant suggests that permitted development rights would allow extensive construction work on the appeal site. Even if this was the case, there is little evidence to suggest it is likely that substantial new buildings would be erected if the appeal was dismissed. Also, it has not been shown that buildings erected under permitted development rights would have a similar or more harmful effect than the appeal scheme on the nature of the site and its surroundings. As such, this factor fails to influence my conclusion on this issue.

11. For these reasons, I conclude the proposal would harm the character and appearance of the area. In these regards, it would not accord with CS core policies 51 and 57 and policy 7 of the Royal Wootton Bassett Neighbourhood Development Plan 2018. These all aim, amongst other things, to ensure development respects local landscape character and its context.

Living conditions of occupiers of neighbouring properties

12. The development would generate car trips to and from the site and vehicular movements further to the rear of the property than the current situation. The amount of extra traffic would be small. Nevertheless, it would result in additional vehicular noise which could affect rooms in Oakwood and Marlborough House with windows close to the proposed access. Such noise could also affect the back gardens of these properties. There is no technical evidence to demonstrate that new boundary treatment would reduce noise

disturbance to an acceptable level. Given the close proximity of the access, it is likely additional traffic noise would affect occupiers of adjoining properties.

13. Boundary treatment to the side of the drive would stop vehicle headlights causing a nuisance to neighbouring properties. Furthermore, the proposal could be designed so no upper floor fenestration would face Marlborough House, Oakwood or No 53a. Ground floor windows in the proposed dwelling would create no new views of adjoining properties compared to the existing situation. As such, I find the proposal would not adversely affect the living conditions of occupiers of nearby dwellings in terms of light intrusion or privacy.

14. However, for the above reasons, I conclude the development would harm the living conditions of the occupiers of Marlborough House and Oakwood in respect of vehicle noise. In this regard, it would be contrary to CS core policy 57. This aims, amongst other things, to ensure development takes account of the potential impact on the amenities of occupants of property.

Living conditions of occupiers of the proposal

15. The indicative plans show that the dwelling would be positioned so as to block views onto the proposed garden area from first floor windows in Marlborough House, Oakwood and No 53a. Also, the house could be designed so windows face away from neighbouring properties. As such, I conclude acceptable living conditions would be provided for the occupiers of the development in terms of privacy. In this regard, it would accord with CS core policy 57.

Other considerations and planning balance

16. Broad Town Farmhouse, Fairview and The Laurels, as well as 47 and 48 Broad Town are all listed buildings within the vicinity of the site. The proposal would be screened from these properties by other buildings and so it would cause no harm to their settings or significance. Also, the development would be acceptable in terms of its effects on biodiversity, drainage, archaeology and highway safety. Acceptability in these regards is a neutral factor in my assessment.

17. Comments have been received that highlight the appellants' contribution to the community. Also, I have no doubt that the proposal would be of benefit to the appellants in meeting their accommodation requirements. However, the appellants' personal circumstances may change and I have limited evidence to suggest the proposal is the only option in addressing their needs. As such, I attach limited weight to these factors.

18. The proposal is described as a self-build dwelling and the appellant is on the Council's self-build register. Furthermore, no evidence has been provided to show that sufficient planning permissions have been granted to address the need for self-build units. However, there is no undertaking or agreement before me that would secure the design, construction and provision of the proposal in accordance with the legal definition of self-build as set out in the Self-Build and Custom Housebuilding Act 2015 (as amended). Also, no suggestion has been made as to how these requirements could be secured otherwise. Therefore, I attribute limited weight to the scheme's contribution to addressing the need for self-build dwellings.

19. In any case, the development would contribute towards the housing stock in a location where occupiers would be able to support local facilities. Also, the

scheme would create construction employment and would be a more efficient use of land. These benefits attract modest weight as a single unit is proposed.

20. The Council accept that it is only able to demonstrate at best a 4.62 year housing land supply, below the minimum 5 year supply as required by the National Planning Policy Framework (the Framework). As such, the 'tilted balance' as set out at paragraph 11 of the Framework is engaged and there is a need to consider the adverse effects of the proposal against its benefits.

21. The identified harm would be contrary to the Framework's aims to ensure development is sympathetic to local character and to create places with a high standard of amenity for existing users of property. The Framework states permission should be refused for development of poor design that does not improve the character and quality of an area. Therefore, the adverse impacts of the scheme attract significant weight that would demonstrably outweigh the benefits when assessed against the Framework as a whole. Consequently, the Framework's presumption in favour of sustainable development does not apply.

Conclusion

22. The proposal would conflict with the development plan and the overall benefits and other considerations do not lead me to a decision other than in accordance with its policies. Consequently, I conclude the appeal should be dismissed.

Jonathan Edwards

INSPECTOR

The Planning Inspectorate

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Your Ref:
Our Ref: APP/Y3940/W/23/3329064

Wiltshire Council
Planning Appeals
County Hall
Bythesea Road
Trowbridge
Wiltshire
BA14 8JN

09 February 2024

Dear Sir/Madam,

Town and Country Planning Act 1990
Appeal by Greystoke Land Limited
Site Address: Land South of Pound Lane, Semington, BA14 6JP

I enclose a copy of our Inspector's decision on the above appeal(s).

If you have queries or feedback about the decision or the way we handled the appeal(s), you should submit them using our "Feedback" webpage at https://www.gov.uk/government/organisations/planning-inspectorate/about/complaints-procedure.

If you do not have internet access please write to the Customer Quality Unit at the address above.

If you would prefer hard copies of our information on the right to challenge and our feedback procedure, please contact our Customer Service Team on 0303 444 5000.

Please note the Planning Inspectorate is not the administering body for High Court challenges. If you would like more information on the strictly enforced deadlines for challenging, or a copy of the forms for lodging a challenge, please contact the Administrative Court on 020 7947 6655.

The Planning Inspectorate cannot change or revoke the outcome in the attached decision. If you want to alter the outcome you should consider obtaining legal advice as only the High Court can quash this decision.

We are continually seeking ways to improve the quality of service we provide to our customers. As part of this commitment we are seeking feedback from those who use our service. It would be appreciated if you could take some time to complete this short survey, which should take no more than a few minutes complete:

https://www.surveymonkey.co.uk/r/Planning_inspectorate_customer_survey

Thank you in advance for taking the time to provide us with valuable feedback.

Yours faithfully,

Cameron Alford
Cameron Alford

https://www.gov.uk/government/publications/planning-inspectorate-privacy-notices

Where applicable, you can use the internet to submit documents, to see information and to check the progress of cases through GOV.UK. The address of the search page is - https://www.gov.uk/appeal-planning-inspectorate

The Planning Inspectorate

Appeal Decision

Site visit made on 15 January 2024

by Andrew Smith BA (Hons) MA MRTPI

an Inspector appointed by the Secretary of State

Decision date: 09 February 2024

Appeal Ref: APP/Y3940/W/23/3329064
Land South of Pound Lane, Semington

- The appeal is made under section 78 of the Town and Country Planning Act 1990 (the Act) against a refusal to grant outline planning permission.
- The appeal is made by Greystoke Land Limited against the decision of Wiltshire Council.
- The application Ref PL/2022/09397, dated 25 November 2022, was refused by notice dated 17 May 2023.
- The development proposed is residential development of up to 30 dwellings (of which 30% will be affordable) with associated car parking, access, internal roads, public open space, landscaping, drainage and other associated infrastructure.

Decision

1. The appeal is dismissed.

Preliminary Matters

2. The appeal proposal is for outline planning permission with all detailed matters reserved for future approval. Whilst not formally part of the scheme, I have treated any details submitted with the appeal application relating to matters of access, appearance, landscaping, layout and scale as a guide to how the site might be developed. Whilst access is a reserved matter, it is a requirement[1] to state the area or areas where access points to the development proposed shall be situated. It is apparent from the submitted evidence that the site would be accessed from Pound Lane in a location approximately central to the site's northern boundary. Indeed, a 'vehicular access point' and 'highway corridor flexibility zone' are depicted upon the submitted Parameter Plan[2]. I shall consider the appeal on this basis.

3. A Unilateral Undertaking pursuant to Section 106 of the Act (the legal agreement) is before me, dated 26 January 2024. Copies signed separately by the appellant and the principal landowner have been provided. The legal agreement contains various provisions related to: the on-site provision of affordable housing; education contributions; a public right of way contribution; a public art contribution; a waste and recycling contribution; an off-site leisure contribution; and an off-site open space contribution. I shall return to the legal agreement later.

4. A revised version of the National Planning Policy Framework (the Framework) was published in December 2023. The main parties have had the opportunity to provide observations with respect to any relevance of this to the determination of this appeal and I have considered representations received.

[1] of The Town and Country Planning (Development Management Procedure) (England) Order 2015
[2] Ref: P22-2581_DE_001B_08

5. A Wiltshire Local Plan Review (the LPR) is emerging, which has reached Regulation 19 stage with consultation commencing in September 2023. However, the LPR, which has yet to be submitted for examination, remains at a relatively early stage such that its emerging policies currently attract limited weight in decision making. I shall consider the appeal on this basis.

Main Issue

6. As confirmed through its Statement of Case, the Council initially reviewed its position at appeal stage and decided, following legal advice and subsequent internal discussions, not to defend any of its three reasons for refusing planning permission. However, following the publication of the revised Framework, which has implications for identifying and updating a supply of deliverable housing sites and the engagement of the presumption in favour of sustainable development, it has resurrected its opposition to the scheme in view of identifiable conflict with its strategic housing delivery policies. I shall formulate the appeal's main issue on this basis.

7. The main issue is whether or not the site represents an appropriate location for the proposed residential development, having regard to relevant provisions of the development plan.

Reasons

8. Core Policy (CP) 1 of the Wiltshire Core Strategy (January 2015) (the CS) sets out a settlement strategy that identifies four tiers of settlements: Principal Settlements; Market Towns; Local Service Centres; and Large and Small Villages. Semington is identified as a Large Village through Policy CP15 of the CS. Whilst it contains some facilities and services, including a primary school and a village hall, these would not be capable of serving the full day-to-day needs of residents. In accordance with the supporting text to CP1, a limited level of development shall be supported at Large Villages in order to help retain the vitality of these communities, with such development predominantly taking the form of small housing (involving less than 10 dwellings) and employment sites within settlement boundaries.

9. Moreover, Policy CP2 of the CS sets out that, other than in specific circumstances as permitted by other CS policies (which are not applicable here), development will not be permitted outside defined limits of development. The same policy confirms that development limits may only be altered via the identification of sites for development through subsequent Site Allocations Development Plan Documents and neighbourhood plans.

10. Whilst new allocations were advanced through the Wiltshire Housing Site Allocations Plan (February 2020), which entailed a review of settlement boundaries, the site has not been allocated or identified for development. Accordingly, it falls beyond, albeit adjacent to, the defined settlement limits of Semington and thus within the countryside where the adopted settlement strategy dictates strict development controls.

11. I acknowledge the proximities to the site of Trowbridge, a Principal Settlement, and Melksham, a Market Town, as well as the availability of bus services and a local cycle link serving employment opportunities at Bowerhill. However, these connectivity factors do not alter my identification of clear conflict with the adopted settlement strategy.

12. Thus, having regard to relevant provisions of the development plan, the site does not represent an appropriate location for the proposed residential development. There is identifiable conflict with Policies CP1, CP2 and CP15 of the CS in so far as these policies establish a strategy for the distribution of development across the plan area.

Other Matters

13. The site falls within the setting of the Grade II listed St Georges Hospital, and I am mindful that, in considering whether to grant planning permission for development which affects a listed building or its setting, Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that special regard be had to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses. I am satisfied that, in-part owing to the degree of separation involved, the setting of this designated asset would be preserved and that no loss of heritage significance would result.

14. I have noted objections/concerns raised by interested parties with respect to matters including highway safety, the effect upon the character and appearance of the area, the effect upon wildlife, the effect upon local water courses and drainage/sewerage systems, the effect upon nearby non-designated heritage assets, and the effect upon neighbouring living conditions. However, as I have found the proposal to be unacceptable for other reasons, it is not necessary for me to explore such matters further here.

Planning Balance

15. It is the appellant's view that the presumption in favour of sustainable development, as set out at paragraph 11 of the Framework, is engaged on the basis that the policies most important for determining the proposal are out-of-date. The most important policies are, as agreed by the main parties, Policies CP1, CP2, CP3 and CP15 of the CS, which set out settlement and delivery strategies (including specifically for the Melksham Community Area) as well as adopted infrastructure requirements.

16. The appellant has accepted that the Council is able to demonstrate more than a four-year supply of deliverable housing sites, which, for a period of two years from the revised Framework's publication, is the relevant requirement in view of the LPR having reached Regulation 19 stage and being inclusive of a policies map and proposed allocations towards meeting housing need. However, it has been asserted that development plan policies that restrict housing development should be considered out-of-date in any event. This position is based on the level of housing supply achieved across the plan period when assessed against the minimum housing requirement of the CS.

17. The plan period of the CS is 2006 to 2026, and the delivery strategy presented at Policy CP2 sets out that at least 42,000 homes shall be developed in sustainable locations in conformity with a distribution that indicates a minimum housing requirement of 24,740 dwellings across the relevant North and West Wiltshire Housing Market Area (the HMA).

18. My attention has been drawn to the overall housing requirement being 2,000 homes less than the objectively assessed need identified by the CS's examining Inspector. However, notwithstanding the absence of an early review, the CS

was found sound based on a 42,000 minimum figure across the plan period, and this remains the adopted housing requirement.

19. The main parties anticipate that at the end of the plan period a shortfall of between 199 and 590 homes measured against the minimum 42,000 requirement shall be evident, and that a shortfall of between 318 and 560 homes shall avail across the HMA. Indeed, the Council has acknowledged that by the end of the plan period the existing development plan shall not have met its overall housing requirement, nor the housing requirement of the HMA.

20. However, the situation just described does not automatically render the most important policies for deciding this case out-of-date. Instead, this is a matter of planning judgement to be informed by the specific circumstances to hand. It is pertinent that, taken in the context of the overall number of houses required and the length of the plan period (which has yet to expire), the anticipated shortfalls are relatively minor.

21. Furthermore, of key relevance is the Council's current Framework-compliant housing supply position (applicable to the HMA in isolation, and in overall terms), which has been assessed against local housing need using the standard method, as well as its recent housing delivery record. These measurements, notwithstanding any historic shortfalls, offer clear current indications that the Council's strategic housing policies are not placing undue constraints on housing development.

22. Moreover, the restrictions placed on housing development by the Council's settlement and delivery strategies have not prejudiced the present demonstration of the required housing land supply as dictated by national policy, and the spatial strategy is in accordance with the Framework. Thus, in my view, the basket of most important policies for determining the proposal cannot be fairly considered out-of-date for the purposes of applying paragraph 11 of the Framework. Thus, in view of identified conflict with the development plan, the presumption in favour of sustainable development is not engaged. As such, a straight planning balance of scheme benefits against identified adverse impacts is necessitated.

23. As regards the scheme's benefits, it would provide additional open-market and affordable dwellings that could potentially be delivered quickly upon the site in question. Although the provision of up to 30 homes would not make a clear or noticeable difference to the housing supply situation in Wiltshire, the Framework reaffirms the Government's objective of significantly boosting the supply of homes. Further, the policy-compliant delivery of at least 30% affordable homes would promote the delivery of distinct social benefits and respond to a locally identified need. These are thus benefits that attract considerable weight.

24. The scheme would also create jobs during the construction phase and provide support to the local economy and local community facilities once occupied. I afford these benefits moderate weight in view of the number of dwellings proposed.

25. The legal agreement, which I am satisfactorily content is fit-for-purpose despite not binding a small part of the appeal site, secures various contributions (in addition to affordable housing already discussed above). However, these are intended to mitigate the proposal's effects and, on this basis, do not typically

attract positive weight in the planning balance. This includes an off-site open space contribution to be put towards upgrading existing local play areas.

26. Whilst it is realistically envisaged that new publicly accessible open space areas would materialise on-site, these would primarily be of benefit to future occupants of the scheme itself rather than the wider local community. I therefore afford any benefit to be brought about by the delivery of new on-site public open space limited weight. Furthermore, any biodiversity benefits to materialise would realistically be fairly modest and attractive of somewhat limited weight in the planning balance.

27. It has been put to me that the scheme is landscape-led and has been designed to provide a sympathetic extension to Semington in lieu of planning permission[3] having already been granted for the development of up to 26 homes upon the site situated to the immediate south. However, even if the scheme could be assessed to cause limited or no material harm in a character and appearance sense, this would not equate to a scheme benefit attractive of positive weight in the planning balance.

28. The proposal would conflict with the Council's spatial strategy and therefore the development plan when read as a whole. In cumulative terms, the scheme would deliver significant benefits. However, in my judgement, these material considerations would be insufficient to outweigh the conflict I have identified.

Conclusion

29. For the above reasons, the appeal is dismissed.

Andrew Smith

INSPECTOR

[3] APP/Y3940/W/19/3236860