

Appendices

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Appendix A: Wiltshire Housing Land Supply Statement (July 2025)



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Housing Land Supply Statement

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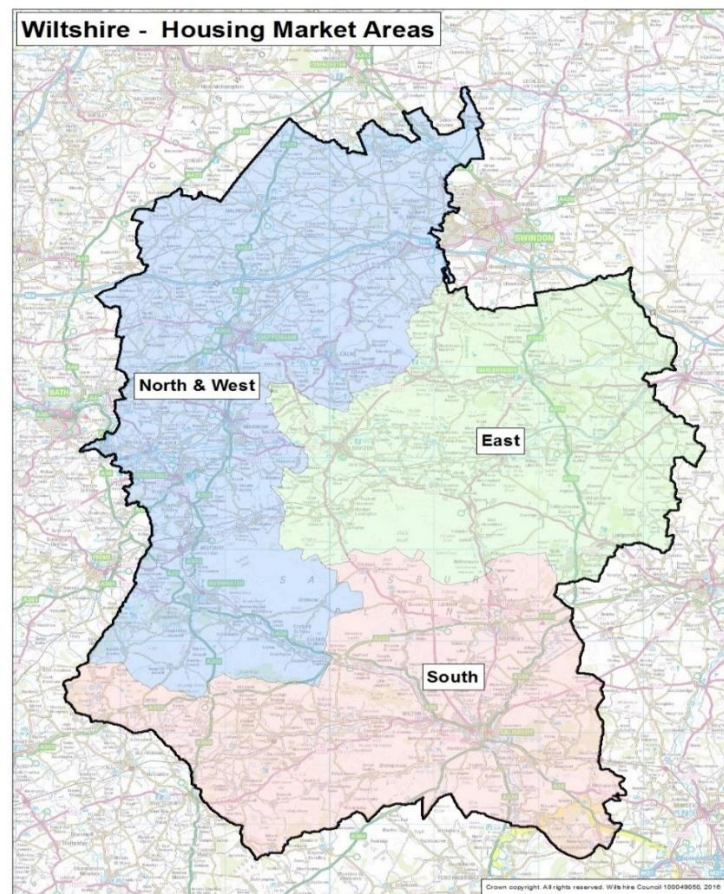
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1.0 Policy Context - why is a land supply assessment required?

- 1.1 This Housing Land Supply Statement has been prepared using a base date of 1 April 2024. 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 2023 base date position (published June 2024). The Statement accords with the details stated in the relevant chapters of the accompanying Planning Practice Guidance (PPG).

Figure 1: The HMAs in Wiltshire¹



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 (MHCLG, December 2024), with regard to housing provision and the five-year housing land supply calculation, paragraphs 78 and 79 state:

78. Strategic policies should include a trajectory illustrating the expected rate of housing delivery over the plan period, and all plans should consider whether it is appropriate to set out the anticipated rate of development for specific sites. Local planning authorities should identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing against their housing requirement set out in adopted strategic policies³⁸, or against their local housing need where the strategic policies are more than five years old³⁹. The supply of specific deliverable sites should in addition include a buffer (moved forward from later in the plan period) of:

- a) 5% to ensure choice and competition in the market for land; or*
- b) 20% where there has been significant under delivery⁴⁰ of housing over the previous three years, to improve the prospect of achieving the planned supply; or*
- c) From 1 July 2026, for the purposes of decision-making only, 20% where a local planning authority has a housing requirement adopted in the last five years examined against a previous version of this Framework⁴¹, and whose annual average housing requirement⁴² is 80% or less of the most up to date local housing need figure calculated using the standard method set out in national planning practice guidance.*

79. To maintain the supply of housing, local planning authorities should monitor progress in building out sites which have permission. Where the Housing Delivery Test indicates that delivery has fallen below the local planning authority's housing requirement over the previous three years, the following policy consequences should apply:

- a) where delivery falls below 95% of the requirement over the previous three years, the authority should prepare an action plan to assess the causes of under-delivery and identify actions to increase delivery in future years;*
- b) where delivery falls below 85% of the requirement over the previous three years, the authority should include a buffer of 20% to their identified supply of specific deliverable sites as set out in paragraph 78 of this framework, in addition to the requirement for an action plan;*

c) where delivery falls below 75% of the requirement over the previous three years, the presumption in favour of sustainable development applies, as set out in footnote 8 of this Framework, in addition to the requirements for an action plan and 20% buffer.

The footnotes in these paragraphs read as follows:

38 The delivery of large scale developments may need to extend beyond an individual plan period, and the associated infrastructure requirements may not be capable of being identified fully at the outset. Anticipated rates of delivery and infrastructure requirements should, therefore, be kept under review and reflected as policies are updated.

39 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 practice guidance.

40 This will be measured against the Housing Delivery Test, where this indicates that delivery was below 85% of the housing requirement.

41 Or the housing requirement is more than five years old and the relevant strategic policies have been reviewed and found not to require updating.

42 Defined as the total housing requirement, divided by the number of years in the plan period. For joint local plans, the percentage should be applied in aggregate across the joint local plan area.

1.4 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 2024².

- **‘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 December 2024.

The Council calculate its housing land supply position and publish this Statement in accordance with the NPPF (December 2024) 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

² An additional paragraph was inserted in February 2025 related to joint local plans, however this update is not applicable to Wiltshire.

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 78 indicates how the housing requirement is calculated in the five-year housing land supply.
- 2.2 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**.
- 2.3 Under the terms of NPPF paragraph 78, 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 41 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.

- 2.4 Planning legislation³ 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 78, and also 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 2024 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.

³ 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	2023/24	Average annual completions across plan period	% of annualised requirement achieved
WCS 2006-2026	East Wiltshire HMA	297	471	415	382	262	180	274	276	156	309	104%
	North and West Wiltshire HMA	1,237	1,269	1,186	1,349	1,008	1,425	1,133	1,341	1,208	1,204	97%
	South Wiltshire HMA	521	794	676	845	529	321	455	808	425	524	101%
	Wiltshire [#]	2,100	2,690	2,428	2,699	1,799	1,926	1,862	2,425	1,825	2,090	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 states that a buffer should be added to the housing requirement in the 5-year housing supply calculation. This 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. This is set out in the Housing Delivery Test Measurement Rulebook (MHCLG, December 2024).
- 4.2 The latest Housing Delivery Test results (published December 2024) indicate that Wiltshire achieved **135%** delivery against the housing requirement in the Housing Delivery Test. This result indicates that a 5% 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 75 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 75 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 78 of the NPPF.
- 6.2 Table 2a provides a headline of the housing land supply using the Local Housing Need.

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

Area	Annual Local Housing Need (LHN)	5-year housing requirement	5-year housing requirement plus buffer*	Deliverable supply 2024-2029	Number of years deliverable supply
Wiltshire	3,525	17,625	18,506	8,945	2.42

* The Council's 2023 Housing Delivery Test result indicates that there is a requirement to add a 5% buffer to the housing requirement (see section 4 above)

- 6.3 The PPG chapter "Housing and economic needs assessment" (December 2024) 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

Latest existing housing stock (release date May 2024)	231,098
0.8% of existing housing stock	1,848.8
Baseline annual need	1,848.8

Step 2 - An adjustment to take account of affordability

Median workplace-based affordability ratio across last five years (9.68 + 9.58 + 10.33 + 9.76 + 9.51) / 5	
(release date 25 March 2024)	9.77
Local affordability factor	9.77

Adjustment factor $\frac{(\text{Local affordability factor} - 5)}{5} \times 0.95 + 1$	1.906680
Local Housing Need for Wiltshire	3,525

5-year housing requirement including buffer

Figure over a 5 year period	17,625
Latest housing delivery result (%)	135
Buffer to be added	5%
Number of dwellings to be used in the Wiltshire LPA housing land supply calculation	18,506

Deliverable supply	8,945
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Number of years supply against Local Housing Need	2.42
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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 two years of the plan period (2024-2026), 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 2006-2024	Deliverable supply (commitments and windfall) 2024-2026	Surplus (-ve) / shortfall (+ve) against WCS requirement
East Wiltshire HMA	5,940	5,569	444	-73
North and West Wiltshire HMA	24,740	21,675	2,185	880
South Wiltshire HMA	10,420	9,430	734	256
Swindon (within Wiltshire)*	900	932	0	-32
Wiltshire	42,000	37,606	3,363	1,031

** 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 2024 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 2024.

Site reference	Site Address	HMA	Number of units (net)	Status	Status date
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
PL/2023/06725	Land at Longleaze Lane, Melksham, Wilts, SN12 6QJ	North and West	86 C2 units	Full permission	21/08/2024
PL/2022/08155	Land to the West of Semington Road, Melksham, Wilts	North and West	53	Outline permission	30/09/2024
PL/2023/06881	Bartlett House, Old Common Way, Ludgershall, Andover, SP11 9SA (BROWNFIELD)	East	18	Full permission	04/11/2024
PL/2021/06918	Widham Farm, Purton, Wiltshire	North and West	59	Full permission	20/11/2024
PL/2023/00478	Land off Angelica Avenue, Melksham, Wiltshire, SN12 6QJ	North and West	11	Outline permission	02/01/2025
PL/2021/03749	Land at Glenmore Farm, The Ham/Hawkeridge Road, Westbury BA13 4HQ	North and West	145	Outline permission	21/01/2025
PL/2022/02452	Land at Stones Farm, West Mill Lane, Cricklade SN6 6JL	North and West	140	Outline permission	23/01/2025
PL/2023/08640	Land South of Stanley Lane, Gate Farm, Chippenham	North and West	150	Resolution to grant	23/01/2025
PL/2023/11188	Land at Blackmore Farm, Sandridge Common, Melksham	North and West	500	Resolution to grant	23/01/2025
PL/2023/06204	Land Off The High Street, Sutton Benger, SN15 4SP	North and West	60	Outline permission	27/01/2025
PL/2023/09930	Punters Farm, Malmesbury, SN16 9JP	North and West	21	Full permission	30/01/2025
PL/2022/07893	Land off Spitfire Road, Calne	North and West	90	Outline permission	17/02/2025

Site reference	Site Address	HMA	Number of units (net)	Status	Status date
PL/2022/00395	Land at South Pavenhill Farm, Pavenhill, Purton, Wilts, SN5 4DQ	North and West	60	Outline permission	05/03/2025
PL/2024/00190	The John Barleycorn, Weymouth Street, Warminster, BA12 9NP (BROWNFIELD)	North and West	10	Full permission	06/03/2025
PL/2023/01880	Land rear of 117 High Street, Dilton Marsh, BA13 4DP	North and West	54	Outline permission	12/03/2025
PL/2023/02372	Land South of Ballingers, Urchfont	East	21	Outline permission	28/03/2025
PL/2023/07368	Old Sarum Airfield, Salisbury	South	315	Outline permission	09/04/2025
PL/2024/05435	Land north of Melksham Road, Holt	North and West	55	Resolution to grant	15/04/2025

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 2024	Units under construction	Completions to date	Losses to date		2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	Settlement / CA Remainder
East Wiltshire HMA														
Grand Total		1,937	249	187	10		134	309	379	346	233	251	206	
Total Small permitted sites (see Appendix 2)		274	87	11	10		38	74	39	22	8	3	1	
Agricultural land, Park Farm, Seend Cleeve, Melksham, SN12 6PX	20/02213/FUL	11	11	0	0		11	0	0	0	0	0	0	Devizes CA Remainder
Devizes Community Hospital, New Park Road, Devizes, Wilts, SN10 1EF	PL/2022/08744	58	0	0	0		0	0	0	0	0	29	29	Devizes
Drummond Park Ludgershall SP11 9RT	21/02122/REM	303	66	109	0		65	65	65	65	43	0	0	Tidworth/ Ludgershall
Hales Farm, The Green, Urchfont, SN10 4QU	19/11986/FUL	6	6	7	0		6	0	0	0	0	0	0	Devizes CA Remainder
Hedges House, Mill Lane, West Lavington, Devizes SN10 4HS	PL/2021/11543	-2	0	0	0		-21	10	9	0	0	0	0	Devizes CA Remainder
Land Adjacent to Empress Way Ludgershall Wiltshire	18/04346/REM	20	14	60	0		0	20	0	0	0	0	0	Tidworth/ Ludgershall
Land At Empress Way, Ludgershall	20/06554/FUL	190	0	0	0		0	0	52	52	52	34	0	Tidworth/ Ludgershall

Site Address	Site reference	Committed dwellings outstanding at April 2024	Units under construction	Completions to date	Losses to date		2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	Settlement / CA Remainder
Land at Marshall Road, Devizes, Wiltshire	PL/2023/05033	163	0	0	0		0	54	61	48	0	0	0	Devizes
Land at Sandlease Farm, Worton, Wiltshire	PL/2022/08551	24	0	0	0		0	14	10	0	0	0	0	Devizes 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	15	30	9	0	0	0	Devizes
Land off Coate Road, Devizes	PL/2021/04774	200	0	0	0		0	0	40	50	50	50	10	Devizes
Land South of Lavington Lane, West Lavington	PL/2021/11899	50	50	0	0		25	25	0	0	0	0	0	Devizes CA Remainder
Land to the north of Marshall Road, Devizes, Wilts	PL/2022/05360	33	0	0	0		0	0	0	0	0	10	23	Devizes
Land West of Hillworth Road / John Rennie Close, Devizes, Wiltshire, SN10 5HD	PL/2022/00867	59	0	0	0		0	0	0	0	0	15	30	Devizes
Marlborough Resource Centre, Cherry Orchard, Marlborough	PL/2021/11719	24	0	0	0		0	0	0	12	12	0	0	Marlborough
Parnham Coaches, 31 Andover Road, Ludgershall	20/02272/FUL	27	0	0	0		0	10	17	0	0	0	0	Tidworth/ Ludgershall
Seymour Court, Blackmans Lane, Burbage, SN8 3TW	PL/2022/06850	-9	0	0	0		0	-26	7	10	0	0	0	Pewsey CA
St Peters Junior School, The Parade, Marlborough, SN8 1LQ	PL/2021/03930	15	15	0	0		0	7	5	3	0	0	0	Marlborough

Site Address	Site reference	Committed dwellings outstanding at April 2024	Units under construction	Completions to date	Losses to date		2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	Settlement / CA Remainder
Wiltshire Police, George Lane, Marlborough, Wiltshire, SN8 4DB	20/07915/OUT	24	0	0	0		0	0	0	0	0	12	12	Marlborough
York Place, St Martins, Marlborough	PL/2023/03305	28	0	0	0		0	0	0	14	14	0	0	Marlborough
Total Large permitted and 'subject to S106' sites		1,291	162	176	0		86	204	296	263	171	150	104	
Bath Road Business Centre	NP/E12	13	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 Barton Dene	NP/E36	40	0	0	0		0	0	0	0	0	20	20	Marlborough
Land at Kelham Gardens	NP/E38	9	0	0	0		0	0	0	9	0	0	0	Marlborough
Land at the Spring	NP/E33	20	0	0	0		0	0	0	0	0	7	7	Devizes CA Remainder
Land to the east of Lavington School	NP/E35	15	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
Marlborough Road Site	NP/E01	49	0	0	0		0	0	0	0	0	0	0	Pewsey CA
South of the "Meadows", Hartmoor Road.	NP/E10	18	0	0	0		0	0	0	0	0	0	0	Devizes
Southcliffe	NP/E34	22	0	0	0		0	0	0	0	0	0	0	Devizes CA Remainder
Stonebridge House, Nursteed Road	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

Site Address	Site reference	Committed dwellings outstanding at April 2024	Units under construction	Completions to date	Losses to date		2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	Settlement / CA Remainder
Whole of Garden Trading Est	NP/E13	38	0	0	0		0	0	0	0	0	0	0	Devizes
Blackberry Lane - Site A6	NP/E18	5	0	0	0		0	0	0	0	0	0	0	Devizes CA Remainder
Garage and Old Dairy, New Park Street	NP/E09	5	0	0	0		0	0	0	0	0	0	0	Devizes
Land at Alcudia, The Ham	NP/E25	1	0	0	0		0	0	0	0	0	0	0	Devizes CA Remainder
Land off Firs Hill Way - Site A3	NP/E19	5	0	0	0		0	0	0	0	0	0	0	Devizes CA Remainder
Land opposite Sawmills	NP/E31	1	0	0	0		0	0	0	0	0	0	0	Devizes CA Remainder
Magistrates Court, Elcombe Gardens	NP/E11	7	0	0	0		0	0	0	0	0	0	0	Devizes
Railway Cuttings, Hillworth Road	NP/E07	9	0	0	0		0	0	0	0	0	0	0	Devizes
Ryelease Field - Site A5	NP/E21	4	0	0	0		0	0	0	0	0	0	0	Devizes CA Remainder
Wildmans Garage	NP/E30	5	0	0	0		0	0	0	0	0	0	3	Devizes CA Remainder
Total adopted and emerging Neighbourhood Plan allocations		372	0	0	0		0	0	0	10	1	43	46	
Windfall – brownfield small sites							8	22	30	35	36	37	37	
Windfall – brownfield large sites							0	1	2	3	3	4	4	
Windfall – greenfield small sites							3	9	12	13	14	14	14	

Site Address	Site reference	Committed dwellings outstanding at April 2024	Units under construction	Completions to date	Losses to date		2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	Settlement / CA Remainder
North and West Wiltshire HMA														
Grand Total		11,365	1,005	1,908	23		918	1,267	1,573	1,201	852	1,106	1,243	
Total Small permitted sites (see Appendix 2)		838	115	10	20		116	231	123	69	27	9	3	
"Land at Sutton Lane Sutton Benger SN15 4RR"	20/03487/FUL	21	21	0	0		3	18	0	0	0	0	0	Chippenham CA Remainder
"Land South of Low Lane, Calne, SN11 8EQ"	PL/2022/09034	26	0	0	0		0	13	13	0	0	0	0	Calne
1-4 Avon Heights, Monkton Hill, Chippenham, SN15 1ER	21/00286/PNCOU	25	25	0	0		0	0	25	0	0	0	0	Chippenham
17 Station Hill, Chippenham, SN15 1EQ	20/06500/FUL	13	0	0	0		0	13	0	0	0	0	0	Chippenham
26 Fore Street, Trowbridge	21/01148/FUL	24	24	0	0		0	0	0	24	0	0	0	Trowbridge
3 High Street, Warminster, BA12 9AG	19/04315/FUL	11	0	0	0		0	0	0	0	0	0	0	Warminster
7, 8 and 9 Back Street	W07.3403	22	0	0	0		0	0	0	0	0	0	0	Trowbridge
Ashton Street Centre, Ashton Street	PL/2021/09909	48	0	0	0		0	0	0	24	24	0	0	Trowbridge
Bugley Barton Farm, Land South of Victoria Road, Warminster	17/01463/FUL	227	0	0	0		0	0	25	45	45	45	45	Warminster
Church Farm, Church Street, Hilperton, Trowbridge, Wiltshire	20/09998/FUL	11	11	3	0		11	0	0	0	0	0	0	Trowbridge CA Remainder

Site Address	Site reference	Committed dwellings outstanding at April 2024	Units under construction	Completions to date	Losses to date		2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	Settlement / CA Remainder
Clarks Mill and Mill House Stallard Street Trowbridge Wiltshire BA14 8HH	PL/2022/00462	1	1	19	0		0	0	1	0	0	0	0	Trowbridge
Cotswold Community, Ashton Keynes, SN6 6QU	21/02520/REM	48	0	0	0		24	24	0	0	0	0	0	Malmesbury CA Remainder
Courtfield House, Polebarn Road, Trowbridge, BA14 7EG	18/04656/FUL	20	20	0	0		16	4	0	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 Land, Ashton Keynes, Wiltshire, SN6 6PN	20/09696/FUL	10	10	0	0		10	0	0	0	0	0	0	Malmesbury CA Remainder
Former MOD Rudloe No.2, Westwells Road, SN13 9RA	19/07339/REM	166	0	0	0		0	0	0	0	0	0	0	Corsham CA Remainder
Former Sydenhams Yard, Bradley Lane, Maiden Bradley, BA12 7JR	PL/2021/08100	4	4	6	0		4	0	0	0	0	0	0	Warminster CA Remainder
Former Wiltshire College, Cocklebury Road, Chippenham, SN15 3QD	PL/2022/03760	44	0	0	0		0	0	0	0	0	0	0	Chippenham
Former Wiltshire College, Cocklebury Road, Chippenham, SN15 3QD	PL/2022/03760	38	0	0	0		0	0	0	0	0	0	0	Chippenham
Gable House, 46 High Street, Malmesbury, SN16 9AT	20/06887/FUL	14	0	0	0		0	0	14	0	0	0	0	Malmesbury

Site Address	Site reference	Committed dwellings outstanding at April 2024	Units under construction	Completions to date	Losses to date		2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	Settlement / CA Remainder
Ground and First Floor Block C, The Pavilions, Windsor Road, Trowbridge, Wiltshire	PL/2021/07628	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
Kingston Mills, Kingston Road	W06.2394	1	0	169	0		1	0	0	0	0	0	0	Bradford on Avon
Land At Ambulance Headquarters, Malmesbury Road, Chippenham, Wiltshire, SN15 5LN	20/05495/FUL	95	0	0	0		0	35	35	25	0	0	0	Chippenham
Land at Backbridge Farm, Malmesbury, Wiltshire	16/06401/FUL	75	75	126	0		60	15	0	0	0	0	0	Malmesbury
Land At Broadfield Farm, Great Somerford, SN15 5EL	21/01950/FUL	21	21	0	0		11	10	0	0	0	0	0	Malmesbury CA Remainder
Land at Chippenham Road, Lyneham, SN15 4PA	PL/2022/07119	200	0	0	0		0	10	20	40	40	40	50	Royal Wootton Bassett & Cricklade CA Remainder
Land at Elizabeth Way, Hilperton,, Trowbridge	20/09701/FUL	187	0	0	0		0	46	60	60	21	0	0	Trowbridge
Land at Elm Grove, Drynham Lane, Trowbridge, Wiltshire, BA14 0PL	19/11459/OUT	261	0	0	0		0	40	50	50	50	50	8	Trowbridge
Land at Filands Road / Jenners Lane, Malmesbury, SN16 9GT	PL/2023/00958	132	0	0	0		15	50	50	17	0	0	0	Malmesbury

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Land at Grove Farm Bincknoll Lane Royal Wootton Bassett Swindon SN4 8BD	18/06442/FUL	10	10	0	0		10	0	0	0	0	0	0	Royal Wootton Bassett
Land at Hunters Moon Chippenham Wiltshire	N18.0401	2	2	70	0		0	2	0	0	0	0	0	Chippenham
Land at Hunters Moon Chippenham Wiltshire	N16.12493	33	33	107	0		33	0	0	0	0	0	0	Chippenham
Land at Hunters Moon, Chippenham	20/06824/REM	10	10	50	0		10	0	0	0	0	0	0	Chippenham
Land at North Chippenham, Hill Corner Road, West of A350, Chippenham	20/11468/REM	6	6	31	0		6	0	0	0	0	0	0	Chippenham
Land at Patterdown Road, Chippenham	19/00098/REM	21	21	51	0		4	0	17	0	0	0	0	Chippenham
Land at Phase 2, Star Ground, Station Road, Holt, Wiltshire.	PL/2021/09777	10	10	0	0		10	0	0	0	0	0	0	Bradford on Avon CA Remainder
Land at Pound Farm, South View, Lyneham	PL/2021/09817	26	26	24	0		26	0	0	0	0	0	0	Royal Wootton Bassett & Cricklade CA Remainder
Land at Purton Road, Swindon	20/10523/OUT	79	0	0	0		0	0	0	0	0	30	40	Royal Wootton Bassett & Cricklade CA Remainder

Site Address	Site reference	Committed dwellings outstanding at April 2024	Units under construction	Completions to date	Losses to date		2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	Settlement / CA Remainder
Land at Rawlings Farm, Cocklebury Lane, Chippenham, Wiltshire, SN15 3LR	15/12351/OUT	650	0	0	0		0	0	0	0	0	40	100	Chippenham
Land at Regents Park, Calne	20/07659/OUT	17	0	0	0		0	0	17	0	0	0	0	Calne
Land at Restrop Road, Purton, SN5 4BP	PL/2023/02576	47	47	0	0		20	27	0	0	0	0	0	Royal Wootton Bassett & Cricklade CA Remainder
Land at Saltersford Lane, Chippenham	PL/2022/06612	70	0	0	0		0	0	0	20	30	20	0	Chippenham
Land at Semington Road, Melksham, Wilts	PL/2022/02749	144	0	0	0		10	40	40	40	14	0	0	Melksham
Land at Showell Farm, Patterdown Road, Showell, Chippenham, SN15 2NT	PL/2022/07442	40	0	0	0		0	0	40	0	0	0	0	Chippenham
Land at Showell Nurseries, Showell, Chippenham, Wiltshire, SN15 2NU	20/11654/REM	120	0	0	0		0	20	40	40	20	0	0	Chippenham
Land at Silver Street Calne Wiltshire	N16.4124	22	22	132	0		22	0	0	0	0	0	0	Calne
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	90	90	90	90	90	90	Warminster
Land at The Street, Hullavington	20/10972/OUT	71	0	0	0		0	14	52	5	0	0	0	Chippenham CA Remainder

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Land at Westbury Sailing Lake, Station Road, Westbury, Wiltshire,	W17.12194	21	21	264	0		21	0	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 North of Folly Farm Warminster	19/09428/FUL	4	4	42	0		4	0	0	0	0	0	0	Warminster
Land north of Grovelands Way Warminster BA12 8TB (Extra care element)	W17.5360	46	0	0	0		0	0	0	0	0	0	0	Warminster
Land north of Grovelands Way Warminster BA12 8TB (Retirement bungalows)	19/07198/VAR	45	0	0	0		0	0	20	25	0	0	0	Warminster
Land North of Grovelands Way, Warminster., BA14 8JN (Care home element)	PL/2021/03889	34	0	0	0		0	0	34	0	0	0	0	Warminster
Land North of Hill Corner Road Land Parcel B3 & B5 Chippenham Wiltshire	19/08039/VAR	12	12	110	0		12	0	0	0	0	0	0	Chippenham
Land north of St George's Road, Semington	19/02147/OUT	26	0	0	0		0	0	13	13	0	0	0	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	68	35	77	0		68	0	0	0	0	0	0	Warminster

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Land North of Webbs Court, Lyneham	PL/2021/11175	56	0	0	0		0	0	10	25	21	0	0	Royal Wootton Bassett & Cricklade CA Remainder
Land north of Westbury Road and west of Court Orchard, Bratton, Wiltshire	PL/2023/07170	31	0	0	0		0	20	11	0	0	0	0	Westbury CA Remainder
Land off Frome Road, Upper Studley, Trowbridge	20/09659/FUL	50	0	0	0		0	0	25	25	0	0	0	Trowbridge
Land off Melksham Road, Holt	PL/2022/03315	90	0	0	0		0	0	0	0	0	20	50	Bradford on Avon CA Remainder
Land off of Elizabeth Way, Hilperton, Wiltshire, BA14 7	PL/2021/08554	151	31	0	0		54	55	42	0	0	0	0	Trowbridge
Land off Park Road, Malmesbury, SN16 0QW	19/05898/OUT	50	0	0	0		0	0	0	0	0	25	25	Malmesbury
Land off Potley Lane, Corsham, Wiltshire, SN13 9RX	20/03234/FUL	13	13	0	0		13	0	0	0	0	0	0	Corsham
Land off St George's Road, Semington, Melksham, Wilts	PL/2022/01367	18	0	0	0		0	10	8	0	0	0	0	Melksham CA Remainder
Land off Station Road Westbury	17/07548/FUL	32	32	55	0		22	10	0	0	0	0	0	Westbury
Land off the B4069 East of Barrow Farm, Langley Burrell, Chippenham	PL/2022/04681	230	0	0	0		0	0	81	114	35	0	0	Chippenham

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Land Rear of 54 Woodmarsh, North Bradley	PL/2021/09739	23	0	0	0		0	0	0	0	0	12	11	Trowbridge
Land south east of Trowbridge	15/04736/OUT	2500	0	0	0		0	0	0	0	60	120	160	Trowbridge
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	0	0	Royal Wootton Bassett & Cricklade CA Remainder
Land South of Sandhole Lane Westbury	PL/2022/09817	67	0	0	0		0	30	37	0	0	0	0	Westbury
Land South of Trowbridge	20/00379/OUT	180	0	0	0		0	0	0	0	0	30	40	Trowbridge
Land South of Western Way, Melksham, Wilts	PL/2022/08504	210	0	0	0		0	0	0	0	0	50	50	Melksham
Land South of Western Way, Melksham, Wilts	PL/2022/08504	38	0	0	0		0	0	0	0	0	0	0	Melksham
Land South West of Park Road, Malmesbury, Wiltshire	20/08341/OUT	26	0	0	0		0	13	10	0	0	0	0	Malmesbury
Land to East of Oxford Road, Calne, Wiltshire	N16.7209	13	13	187	0		13	0	0	0	0	0	0	Calne
Land to North West of Folly Farm, Warminster	PL/2021/11051	38	33	16	0		23	15	0	0	0	0	0	Warminster
Land to the east of Church View Sutton Benger Chippenham Wiltshire SN15 4FD	20/03876/OUT	24	0	0	0		0	0	0	0	0	24	0	Chippenham CA Remainder

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Land to the east of Storey Mews, Malmesbury, SN16 0FH	PL/2021/04960	22	22	7	0		22	0	0	0	0	0	0	Malmesbury
Land to the East of Waitrose, A429, Malmesbury, Wiltshire	PL/2021/09852	26	0	0	0		0	0	0	0	0	10	10	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	0	0	12	25	Malmesbury
Land to the south of Chilvester Hill, Calne, Wiltshire SN11 0LR	PL/2022/05993	28	28	0	0		14	14	0	0	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	10	35	Trowbridge
Land West of Elizabeth Way and South of Middle Lane, Hilperton, Trowbridge	20/07751/FUL	68	0	0	0		0	40	28	0	0	0	0	Trowbridge
Land west of Semington Road, Melksham	PL/2023/00808	50	0	0	0		0	25	25	0	0	0	0	Melksham
Langley Park	19/12100/REM	329	0	0	0		0	52	195	69	13	0	0	Chippenham
Limpley Mill Lower Stoke Limpley Stoke Bath	PL/2022/03452	12	0	0	0		0	0	0	12	0	0	0	Bradford on Avon CA Remainder
Manor Farm, The Street, Grittleton, SN14 6AN	21/01331/VAR	1	1	12	0		1	0	0	0	0	0	0	Chippenham CA Remainder
Phase 5, Land at Hunters Moon, Chippenham	21/01463/FUL	43	43	52	0		35	8	0	0	0	0	0	Chippenham

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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	64	0	0		58	6	0	0	0	0	0	Chippenham
Rowden Park Patterdown Road Chippenham	N17.8786	4	4	98	0		4	0	0	0	0	0	0	Chippenham
Rowden Park Patterdown Road Chippenham Wiltshire	N14.12118	491	0	0	0		0	0	25	54	100	100	96	Chippenham
Rowden Park, Patterdown Road, Chippenham	PL/2023/01773	140	0	0	0		0	44	50	46	0	0	0	Chippenham
Rowden Park, Patterdown Road, Chippenham (Redcliffe Phase 3)	20/02326/REM	191	0	0	0		31	45	45	45	25	0	0	Chippenham
Rowden Park, Patterdown Road, Chippenham, Wiltshire	PL/2021/06001	4	4	8	0		4	0	0	0	0	0	0	Chippenham
Royal Arthur Park, Westwells Road	N10.4093	45	45	176	0		0	45	0	0	0	0	0	Corsham
The United Church & Community Buildings, Church Street, Trowbridge, BA14 8DZ	18/03338/FUL	20	20	5	3		16	4	0	0	0	0	0	Trowbridge
Timber Yard, Real World Studios, Mill Lane, Box, Corsham, Wiltshire, SN13 8PD	20/08387/VAR	20	20	0	0		0	10	10	0	0	0	0	Corsham CA Remainder

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Total Large permitted and 'subject to S106' sites		9,910	890	1,897	3		767	917	1,258	908	588	728	835	
Court Street	5/LPA/21	8	0	0	0		0	0	8	0	0	0	0	Trowbridge
Land at West Street	5/LPA/55	12	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	28	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	2	0	0	0	Warminster
South East Trowbridge	WCS/NW6	100	0	0	0		0	0	0	0	0	0	0	Trowbridge
Station Road	5/LPA/59	30	0	0	0		0	0	0	0	0	0	0	Warminster
Total adopted Strategic Sites and District Local Plan allocations		211	0	0	0		0	0	8	2	0	0	0	
Bore Hill Farm	H2.8	70	0	0	0		0	0	0	0	0	30	31	Warminster
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	41	0	Chippenham
Total adopted Site Allocations Plan allocations		216	0	0	0		0	0	0	0	0	81	80	
Derelict Cottage Farm	NP/NW26	15	0	0	0		0	0	0	0	0	0	0	Royal Wootton Bassett & Cricklade CA Remainder

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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	8	0	0	0		0	0	0	0	0	0	0	Trowbridge 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	7	20	Trowbridge 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	6	12	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 Adjacent to The Old Parlour Site HS2	NP/NW09	6	0	0	0		0	0	0	0	0	0	0	Chippenham CA Remainder

Site Address	Site reference	Committed dwellings outstanding at April 2024	Units under construction	Completions to date	Losses to date		2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	Settlement / 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	15	30	Malmesbury CA Remainder
The Elms	NP/NW35	4	0	0	0		0	0	0	0	0	0	0	Malmesbury CA Remainder
The Vicarage	NP/NW34	2	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	12	13	Malmesbury CA Remainder
Total emerging and adopted Neighbourhood Plan allocations		190	0	1	0		0	0	0	0	0	40	75	
Windfall – brownfield small sites							23	65	89	103	109	110	111	
Windfall – brownfield large sites							2	22	52	71	78	86	87	
Windfall – greenfield small sites							10	32	43	48	50	51	52	

Site Address	Site reference	Committed dwellings outstanding at April 2024	Units under construction	Completions to date	Losses to date		2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	Settlement / CA Remainder
South Wiltshire HMA														
Grand Total		2,629	450	360	53		320	414	462	356	179	267	295	
Total Small permitted sites (see Appendix 2)		303	81	11	13		42	83	44	25	10	3	1	
141 Castle Street, Salisbury	20/06868/ PNCOU	60	60	0	0		60	0	0	0	0	0	0	Salisbury
40 BLUE BOAR ROW, SALISBURY, SP1 1DA	PL/2022/04289	11	0	0	0		0	0	0	11	0	0	0	Salisbury
42-44 CHIPPER LANE, SALISBURY, SP1 1BG	PL/2023/02891	3	3	9	0		3	0	0	0	0	0	0	Salisbury
Aldbury Park Caravan And Camping Site, Southampton Road, Whaddon, SP5 3HB	PL/2021/11771	13	0	0	0		0	0	0	0	0	7	6	Southern Wiltshire CA Remainder
Beaumont Business Park, Woodlands Road, Mere, Warminster, Wiltshire, BA12 6BT	20/07469/OUT	70	0	0	0		0	0	0	0	0	10	30	Mere
Building Known As Finch House The Old Manor Hospital Wilton Road Salisbury Wiltshire	19/11110/FUL	21	21	0	0		21	0	0	0	0	0	0	Salisbury
Castle View Rest Home, 8 Old Castle Road, Salisbury, Wilts, SP1 3SF	PL/2022/06171	15	15	0	14		15	0	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	0	0	Wilton

Site Address	Site reference	Committed dwellings outstanding at April 2024	Units under construction	Completions to date	Losses to date		2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	Settlement / CA Remainder
Kings Gate Phase 4, West of Archers Gate Development, Amesbury, Wiltshire	19/07304/REM	25	25	274	0		25	0	0	0	0	0	0	Amesbury
Land Adjacent Quarryfield Industrial Estate Castle Street Mere BA12 6LA	20/11079/FUL	39	39	0	0		0	39	0	0	0	0	0	Mere
Land at Chicklade Road, Hindon, Wiltshire	PL/2021/09623	31	0	0	0		0	0	0	0	0	16	15	Tisbury CA Remainder
Land at H3.7 adj to 'Warren's Folly' and Vets, Larkhill Road, Durrington, SP4 8DR	20/04397/OUT	14	0	0	0		0	0	0	0	0	14	0	Amesbury
Land at Hillbrush Company Ltd Woodlands Road Mere	S17.0085	8	8	66	0		8	0	0	0	0	0	0	Mere
Land at Romsey Road, Whiteparish, Salisbury	PL/2022/09532	25	0	0	0		0	0	0	0	0	12	13	Southern Wiltshire CA Remainder
Land at Westside Close, Old Sarum, SP4 6BX	PL/2021/09567	46	0	0	0		0	10	36	0	0	0	0	Salisbury
Land North of Netherhampton Road, Salisbury, Wiltshire	PL/2021/06594	106	65	0	0		25	60	21	0	0	0	0	Salisbury
Land south of Netherhampton Road Salisbury	19/05824/OUT	406	0	0	0		0	0	0	56	80	80	80	Salisbury
Land South of Netherhampton Road, Salisbury	PL/2021/08735	234	53	0	0		50	80	80	24	0	0	0	Salisbury

Site Address	Site reference	Committed dwellings outstanding at April 2024	Units under construction	Completions to date	Losses to date		2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	Settlement / CA Remainder
Land to the north west of Fugglestone Red and Bemerton Heath	S12.0814	341	0	0	0		0	58	155	127	0	0	0	Salisbury
Land to the North West of Fugglestone Red and Bemerton Heath, Salisbury	PL/2022/07678	63	63	0	0		40	23	0	0	0	0	0	Salisbury
South of Rowbarrow	20/00337/FUL	86	0	0	0		0	14	50	22	0	0	0	Salisbury
Stratford Court, Stratford Road, Salisbury, SP1 3JH	PL/2022/05365	17	17	0	26		17	0	0	0	0	0	0	Salisbury
Tisbury Sports Centre, Weaveland Road, Tisbury, Salisbury, SP3 6HJ	PL/2022/00855	13	0	0	0		0	0	6	7	0	0	0	Tisbury
Total Large permitted and 'subject to S106' sites		1,760	369	349	40		264	284	348	247	80	150	169	
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 District 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	Durrington
Total adopted Site Allocations Plan allocations		45	0	0	0		0	0	0	0	0	20	25	
Knighton Road (Site 4)	NP/S15	6	0	0	0		0	0	0	0	0	3	3	Wilton CA Remainder

Site Address	Site reference	Committed dwellings outstanding at April 2024	Units under construction	Completions to date	Losses to date		2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	Settlement / CA Remainder
Land at Hillcrest Paddock	NP/S19	5	0	0	0		0	0	0	0	0	0	0	Tisbury 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
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		76	0	0	0		0	0	0	0	0	2	7	
Windfall – brownfield small sites							10	28	39	45	47	48	48	
Windfall – brownfield large sites							1	6	15	21	23	25	26	
Windfall – greenfield small sites							4	12	16	18	19	19	20	

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 2024)	Settlement / CA Remainder	5-year deliverability summary
East Wiltshire HMA				
Agricultural land, Park Farm, Seend Cleeve, Melksham, SN12 6PX	20/02213/FUL	Full permission	Devizes CA Remainder	Completion is expected in 2024/25. The development includes one self-build unit and ten White Horse Affordable Passivhaus homes, with construction having commenced in September 2023.
Bath Road Business Centre	NP/E12	Neighbourhood Plan	Devizes	No recent planning activity or known development plans suggest that the allocation will be delivered in the Local Plan period.
Blackberry Lane - Site A6	NP/E18	Neighbourhood Plan	Devizes CA Remainder	No recent residential planning applications or known plans at the site, but potential for the site to be developed in the medium-to-long term.
Devizes Community Hospital, New Park Road, Devizes, Wilts, SN10 1EF	PL/2022/08744	S106	Devizes	Outline planning permission was granted in January 2025. A Reserved Matters application has yet to be submitted. As a result, the Council has adopted a cautious approach, forecasting first completions from 2029/30.
Drummond Park	WCS/E2	Strategic site	Tidworth	See E/11/0001/OUT and 21/02122/REM.
Drummond Park Ludgershall SP11 9RT	E/11/0001/OUT	Outline permission	Tidworth/ Ludgershall	See 21/02122/REM.
Drummond Park Ludgershall SP11 9RT	21/02122/REM	Full permission	Tidworth/ Ludgershall	Development of the site is underway, with the first phase of dwellings already completed. In appeal decision APP/Y3940/W/24/3340811, the Planning Inspector considered the projected yield acceptable. Paragraph 92 of the decision states: 'The build-out rate of 65 dwellings per annum (dpa) adopted by the Council is based on a pro rata calculation from the first year's delivery. This is a reasonable basis for the calculation and no clear evidence has been provided otherwise. The dwellings should therefore remain in the supply.'
Elm Tree business area	NP/E44	Neighbourhood Plan	Marlborough CA Remainder	No recent planning activity or known development plans suggest that the allocation will be delivered in the Local Plan period.
Empress Way	H1.1	DPD Allocation	Tidworth	See E13.0234, 18/04346/REM and 20/06554/FUL

Site Address	Site reference	Planning status (at 31 March 2024)	Settlement / CA Remainder	5-year deliverability summary
Garage and Old Dairy, New Park Street	NP/E09	Neighbourhood Plan	Devizes	No recent planning activity or known development plans suggest that the allocation will be delivered in the Local Plan period. Landowner indicates the site will be retained for commercial purposes.
Grafton Road	NP/E22	Neighbourhood Plan	Pewsey CA	Site has been allocated by the local community which indicates the site's suitability for development. Timescales for development not known, but there is a reasonable prospect that the site will be available and could be viably developed by 2038.
H1 Land at Lavington Lane	NP/E32	Neighbourhood Plan	Devizes CA Remainder	See 20/09350/OUT and PL/2021/11899.
Hales Farm	NP/E27	Neighbourhood Plan	Devizes CA Remainder	No recent planning activity or known development plans suggest that the allocation will be delivered in the Local Plan period.
Hales Farm, The Green, Urchfont, SN10 4QU	19/11986/FUL	Full permission	Devizes CA Remainder	The remaining dwellings completed in 2024/25, as confirmed by council tax records.
Hedges House, Mill Lane, West Lavington, Devizes SN10 4HS	PL/2021/11543	Full permission	Devizes CA Remainder	A Commencement Notice was submitted on 21/02/2024, indicating a start date of 26/02/2024. Google Street View imagery from July 2024 (viewed from the A360) confirms that the existing dwellings have been demolished. On 21/01/2025, pre-commencement conditions were discharged.
Highfield, The Common, Marlborough, Wilts, SN8 1DL	E18.11905	Full permission	Marlborough	Figures shown in the trajectories are based on a bed spaces-to-dwellings ratio in accordance with the PPG. C2 use - 12 additional bed spaces. Evidence of commencement sent to the council in January 2022 but development not progressed.
Land adjacent to Empress Way Ludgershall	E13.0234	Outline permission	Ludgershall	See 18/04346/REM.
Land Adjacent to Empress Way Ludgershall Wiltshire	18/04346/REM	Full permission	Tidworth/ Ludgershall	According to the developer's survey response dated 17/10/2024, the remaining 20 dwellings are scheduled to be built in 2025/26.
Land at Alcudia, The Ham	NP/E25	Neighbourhood Plan	Devizes CA Remainder	No recent residential planning applications or known plans at the site, but potential for the site to be developed in the medium-to-long term.

Site Address	Site reference	Planning status (at 31 March 2024)	Settlement / CA Remainder	5-year deliverability summary
Land at Barton Dene	NP/E36	Neighbourhood Plan	Marlborough	No recent residential planning applications. However, intention is to bring forward in conjunction with the Local Plan allocation on the adjacent site as agreed in the SoCG relating to Policy 46 (Land off Barton Dene, Marlborough).
Land At Empress Way, Ludgershall	20/06554/FUL	S106	Tidworth/ Ludgershall	A resolution to grant planning permission was made at committee on 10/08/2022, subject to the completion of a Section 106 agreement, which is now at its final stages. An Extension of Time (EoT) is in place until 12/06/2025. The build-out rate, with a maximum annual yield of 52 units, reflects the developer survey submitted in October 2024. This yield was deemed acceptable by the Planning Inspector in appeal decision APP/Y3940/W/24/3340811. Paragraph 111 of the decision states: “This site has a resolution to grant full planning permission, dating from August 2022. The delay in securing permission is related to nutrient neutrality. Because of the delays, further information and amendments to the proposal are required. Material in this regard has been submitted. There remain unresolved objections but the principles of the proposal have been agreed. Full permission is therefore likely to be forthcoming in a relatively timely manner. The housebuilder is the same as for the adjacent Phase 1 of the same scheme. This constitutes clear evidence that the dwellings will come forward within the five years and should therefore remain in the supply.”
Land at Kelham Gardens	NP/E38	Neighbourhood Plan	Marlborough	Full planning application PL/2023/02738 approved on 11 April 2025 for 9 dwellings.
Land at Marshall Road, Devizes, Wiltshire	PL/2021/07203	Outline permission	Devizes	See PL/2023/05033.
Land at Marshall Road, Devizes, Wiltshire	PL/2023/05033	Full permission	Devizes	A Commencement Notice was submitted on 17/04/2024, with a start date of 23/04/2024. All pre-commencement conditions have been discharged, and construction is currently underway. Forecasts are based on the developer's survey response dated 18/10/2024. This timeline is considered achievable, as Vistry has previously delivered an average of 72 dwellings per annum over three years (excluding the start-up year) at a comparable site - Westbury Sailing Lake (application ref. 17/12194/REM).

Site Address	Site reference	Planning status (at 31 March 2024)	Settlement / CA Remainder	5-year deliverability summary
Land at Sandlease Farm, Worton, Wiltshire	20/07932/OUT	Outline permission	Devizes CA Remainder	See PL/2022/08551.
Land at Sandlease Farm, Worton, Wiltshire	PL/2022/08551	Full permission	Devizes CA Remainder	A Commencement Notice was submitted on 28/09/2023, with a start date of 23/10/2023. Wiltshire Council mapping confirms that the site is well under construction.
Land at the Spring	NP/E33	Neighbourhood Plan	Devizes CA Remainder	Outline application PL/2023/10388 for up to 14 dwellings given resolution to grant permission at planning committee on 19/09/2024. S106 agreement being finalised.
Land east of Reed Place, Rowde, SN10 2GX	PL/2021/07576	Full permission	Devizes CA Remainder	A Commencement Notice was submitted on 08/01/2024, with the same date listed as the start of works. Given this, it is considered reasonable to expect completion of the 10-dwelling site in 2025/26.
Land north of Quakers Road, Devizes, Wiltshire SN10 2FH	21/02477/OUT	Outline permission	Devizes	Reserved matters application PL/2024/03117 for 54 dwellings was received on 26/03/2024 (prior to the 2024 base date) and approved on 17/12/2024. A Commencement Notice was submitted on 23/01/2025, with a start date of 17/02/2025. Given this timeline, first completions in 2025/26 are considered achievable.
Land off Cherry Orchard	NP/E37	Neighbourhood Plan	Marlborough	See PL/2021/11719.
Land off Coate Road, Devizes	PL/2021/04774	Outline permission	Devizes	In appeal decision APP/Y3940/W/22/3312268, the Inspector concluded that the absence of a five-year supply of deliverable housing sites triggers the presumption in favour of sustainable development. As such, the delivery of this site was deemed necessary to help address the shortfall. Reserved matters application PL/2024/09259 for 200 dwellings was approved on 26/03/2025. The yield forecast reflects the average delivery rate achieved by Bellway on other sites in Wiltshire over the past five years. The remaining DoC applications for pre-commencement conditions are currently under consultation, and it is therefore considered realistic for the first units to be completed on site by 2026/27.
Land off Firs Hill Way - Site A3	NP/E19	Neighbourhood Plan	Devizes CA Remainder	No recent residential planning applications or known plans at the site, but potential for the site to be developed in the medium-to-long term.
Land off Hillworth Road	NP/E05	Neighbourhood Plan	Devizes	Outline application PL/2022/00867 for 59 dwellings granted at appeal on 16 October 2023.

Site Address	Site reference	Planning status (at 31 March 2024)	Settlement / CA Remainder	5-year deliverability summary
Land off Lavington Lane, Devizes, West Lavington	20/09350/OUT	Outline permission	Devizes CA Remainder	See PL/2021/11899.
Land opposite Sawmills	NP/E31	Neighbourhood Plan	Devizes CA Remainder	No recent planning activity or known development plans suggest that the allocation will be delivered in the Local Plan period.
Land South of Lavington Lane, West Lavington	PL/2021/11899	Full permission	Devizes CA Remainder	Reserved matters application PL/2021/11899 for 50 dwellings was approved on 30/05/2022. All pre-commencement conditions have been discharged, and construction is underway. As of April 2024, completions have been observed on site, with council tax records confirming occupancy for these properties.
Land to the east of Lavington School	NP/E35	Neighbourhood Plan	Devizes CA Remainder	No recent residential planning applications or known plans at the site, but potential for the site to be developed in the medium-to-long term.
Land to the north of Marshall Road, Devizes, Wilts	PL/2022/05360	Outline permission	Devizes	Reserved matters application PL/2024/09128 was received on 07/10/2024 and is currently under consultation. As a result, the Council has adopted a cautious approach, forecasting first completions by 2029/30.
Land to the north of Marshall Road, Devizes, Wiltshire	E16.12285	Outline permission	Devizes	See PL/2022/05360.
Land West of Hillworth Road / John Rennie Close, Devizes, Wiltshire, SN10 5HD	PL/2022/00867	Outline permission	Devizes	Inspector concluded in appeal decision APP/Y3940/W/23/3317362 that the lack of a five-year supply of deliverable housing sites results in the presumption in favour of sustainable development. Therefore, the delivery of this site was considered necessary to help address the shortfall. However, without the submission of a reserved matters application at the 2024 base date, first delivery has been forecast for 2029/30.
Lottage Farm	NP/E39	Neighbourhood Plan	Marlborough CA Remainder	Outline application 21/01004/OUT for up to 32 dwellings approved on 19/09/2024 with signed S106 agreement. Therefore, first completions by 2029/30 is considered a realistic prospect.
Magistrates Court, Elcombe Gardens	NP/E11	Neighbourhood Plan	Devizes	1no. dwelling constructed under 18/03773/FUL. No known further development anticipated.
Marlborough Resource Centre, Cherry Orchard, Marlborough	PL/2021/11719	S106	Marlborough	A resolution to grant permission was made at Committee on 22/02/2024. The Section 106 agreement is progressing. Forecasts allow for discharge of conditions and site preparation

Site Address	Site reference	Planning status (at 31 March 2024)	Settlement / CA Remainder	5-year deliverability summary
Marlborough Road Site	NP/E01	Neighbourhood Plan	Pewsey CA	Site has been allocated by the local community which indicates the site's suitability for development. Timescales for development not known, but there is a reasonable prospect that the site will be available and could be viably developed by 2038.
Parnham Coaches, 31 Andover Road, Ludgershall	20/02272/FUL	S106	Tidworth/ Ludgershall	A resolution to grant permission was made at committee on 22/02/2024, with the decision notice issued on 12/12/2024. All pre-commencement conditions have been discharged. A commencement notice was submitted on 12/03/2025, confirming a start date of 17/03/2025. As such, initial completions are anticipated in 2025/26.
Railway Cuttings, Hillworth Road	NP/E07	Neighbourhood Plan	Devizes	Timescales for development longer term, but there is a reasonable prospect that the site will be available and could be viably developed by 2038.
Ryeleaze Field - Site A5	NP/E21	Neighbourhood Plan	Devizes CA Remainder	No recent residential planning applications or known plans at the site, but potential for the site to be developed in the medium-to-long term.
Seymour Court, Blackmans Lane, Burbage, SN8 3TW	PL/2022/06850	Full permission	Pewsey CA	Pre-commencement conditions have been discharged under applications PL/2024/07653, PL/2024/07476, and PL/2024/05176. As a result, demolition of the existing building is considered feasible by 2025/26, with new unit completions anticipated in the subsequent years.
South of the "Meadows", Hartmoor Road.	NP/E10	Neighbourhood Plan	Devizes	No recent planning activity or known development plans suggest that the allocation will be delivered in the Local Plan period. Site owner has indicated they will not be pursuing development on this site.
Southcliffe	NP/E34	Neighbourhood Plan	Devizes CA Remainder	Site has been allocated by the local community which indicates the site's suitability for development. Timescales for development not known, but there is a reasonable prospect that the site will be available and could be viably developed by 2038.
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 is currently under construction, with first 7 units forecast to complete in 2025/26.
Stonebridge House, Nursteed Road	NP/E03	Neighbourhood Plan	Devizes	Timescales for development longer term, but there is a reasonable prospect that the site will be available and could be viably developed by 2038.
Village Hall, Mill Street	NP/E45	Neighbourhood Plan	Devizes CA Remainder	No recent planning activity or known development plans suggest that the allocation will be delivered in the Local Plan period.

Site Address	Site reference	Planning status (at 31 March 2024)	Settlement / CA Remainder	5-year deliverability summary
Wadworth Warehouse, Northgate St	NP/E16	Neighbourhood Plan	Devizes	No recent planning activity or known development plans suggest that the allocation will be delivered in the Local Plan period. Landowner indicates the site will be retained for commercial purposes.
Whole of Garden Trading Est	NP/E13	Neighbourhood Plan	Devizes	No recent planning activity or known development plans suggest that the allocation will be delivered in the Local Plan period. Town council have indicated that the site will be retained for commercial purposes.
Wildmans Garage	NP/E30	Neighbourhood Plan	Devizes CA Remainder	Planning application PL/2024/07035 for five dwellings refused on 29/11/2024. Taken to appeal and awaiting decision.
Wiltshire Police, George Lane, Marlborough, Wiltshire, SN8 4DB	20/07915/OUT	Outline permission	Marlborough	Not enough information available to include in the 5-year supply.
York Place, St Martins, Marlborough	PL/2023/03305	S106	Marlborough	A resolution to grant permission was made at Committee on 21/03/2024. The Section 106 was signed and full permission granted on 16/04/2025. First completion forecast in 2027/28 to allow for conditions to be discharged and for demolition of existing building.
North & West Wiltshire HMA				
"Land at Sutton Lane Sutton Benger SN15 4RR"	20/03487/FUL	Full permission	Chippenham CA Remainder	The agent/developer returned a developer survey (Oct 2024) which confirms the build out rate that is set out in this trajectory. The Commencement of Development Notice on file notes that construction commenced in August 2023.
"Land South of Low Lane, Calne, SN11 8EQ"	PL/2022/09034	Full permission	Calne	Reserved Matters application approved in September 2023. The Commencement of Development notice returned by the developer is dated 16/09/2024.
1-4 Avon Heights, Monkton Hill, Chippenham, SN15 1ER	21/00286/PNCOU	Full permission	Chippenham	Development has commenced, with site fenced, site office installed and conversion works underway.
17 Station Hill, Chippenham, SN15 1EQ	20/06500/FUL	Full permission	Chippenham	Change of use proposal. Development of the site has commenced as per walk-by site visit completed by Wiltshire Council in November 2024.

Site Address	Site reference	Planning status (at 31 March 2024)	Settlement / CA Remainder	5-year deliverability summary
26 Fore Street, Trowbridge	21/01148/FUL	Full permission	Trowbridge	Commencement notice received from developer in March 2022. Condition 5 (Mechanical Ventilation Heat Recovery) discharged April 23.
3 High Street, Warminster, BA12 9AG	19/04315/FUL	Full permission	Warminster	Application not coming forward after demolition of existing building. New application under consultation for 11 flats (PL/2024/04333).
54 Woodmarsh	NP/NW32	Neighbourhood Plan	Trowbridge CA Remainder	Outline application for 23 units under consultation(PL/2021/09739)
6 Orchard Court, Arches Lane, Malmesbury, SN16 0ED	PL/2024/00117	Full permission	Malmesbury	Development comprises 1 additional bed spaces in C2 use. Figures shown in the trajectories are based on a bed spaces-to-dwellings ratio in accordance with the PPG.
7, 8 and 9 Back Street	W07.3403	Full permission	Trowbridge	Permission extant, but expected to be developed over the longer term.
AB Carter Haulage Contractors, 14 Happy Land	2/LPA/11	District Local Plan Allocation	Malmesbury CA Remainder	20/09696/FUL - application for 10 dwellings approved in September 2022.
AB Carter Haulage Contractors, 14 Happy Land	NP/NW06	Neighbourhood Plan	Malmesbury CA Remainder	20/09696/FUL - application for 10 dwellings approved in September 2022.
Ashton Street Centre, Ashton Street	PL/2021/09909	S106	Trowbridge	S106 agreed and application subsequently approved on 18/10/2024. No DoC applications submitted, but with detailed permission on the site, it is a realistic prospect to expect first completions to deliver within 5 years. Additionally, Wiltshire Council established Stone Circle (the applicant) as a Local Housing Company in 2019 to provide additional housing solutions complementing the Council's internal efforts.
Backbridge Farm Site 3A & Punters Farm Site 15	NP/NW01	Neighbourhood Plan	Malmesbury	16/06401/FUL - Application for 201 dwellings approved on 22/10/2021. COD dated 28/02/2022
Bore Hill Farm	H2.8	DPD Allocation	Warminster	Planning application for 80 dwellings under consultation (PL/2022/07120). Application for 95 dwellings withdrawn (PL/2022/00473).

Site Address	Site reference	Planning status (at 31 March 2024)	Settlement / CA Remainder	5-year deliverability summary
Bugley Barton Farm, Land South of Victoria Road, Warminster	17/01463/FUL	Full permission	Warminster	Approved on 22nd October 2022. Site has been sold on to Keepmoat Homes in August 2024 who are promoting site on their website. S73 application submitted by Keepmoat in February 2025 to vary the approved scheme, deed of variation to amend the approved S106 agreement accordingly, and discharge of conditions related to ecology and lighting. Extension of time agreed to 1 July 2025.
Burton Hill Site 6, Malmesbury PCC Site 11 & Malmesbury PCC Site 10	NP/NW02	Neighbourhood Plan	Malmesbury	PL/2021/04960 - RM application for 21 dwellings approved in February 2022
Caring Hands (Wiltshire) Battlelake Farm Braydon SN5 0AA	20/00806/FUL	Full permission	Royal Wootton Bassett & Cricklade CA Remainder	Development comprises 6 additional bed spaces in C2 use. Figures shown in the trajectories are based on a bed spaces-to-dwellings ratio in accordance with the PPG.
Church Farm, Church Street, Hilperton, Trowbridge, Wiltshire	20/09998/FUL	Full permission	Trowbridge CA Remainder	Developer survey confirms build out to be complete by end of 2024/25.
Church Lane	H2.4	DPD Allocation	Trowbridge	Outline permission (18/10035/OUT) permitted in June 2024 for 'up to 55 dwellings'.
Clarks Mill and Mill House Stallard Street Trowbridge Wiltshire BA14 8HH	PL/2022/00462	Full permission	Trowbridge	Last part of development.
Cotswold Community School Cotswold Community Ashton Keynes Wiltshire	N16.2609	Outline permission	Malmesbury CA Remainder	Reserved application (21/02520/REM) was approved on 15/12/2022. Variation of condition application (PL/2024/05339) to amend approved materials was approved on 15/01/2025. Commencement of development notice was submitted to the Council and dated 12/08/2023.
Cotswold Community, Ashton Keynes, SN6 6QU	21/02520/REM	Full permission	Malmesbury CA Remainder	A Developer survey returned by the agent/developer confirms that they anticipate the whole development to be completed by 2026

Site Address	Site reference	Planning status (at 31 March 2024)	Settlement / CA Remainder	5-year deliverability summary
Court Orchard / Cassways	H2.13	DPD Allocation	Westbury CA Remainder	Reserved matters for 31 dwellings approved in Jan 2024 (PL/2023/07170).
Court Street	5/LPA/21	District Local Plan Allocation	Trowbridge	Prior Approval PL/2024/05743 from offices to 8 dwellings approved on 02/08/2024.
Courtfield House, Polebarn Road, Trowbridge, BA14 7EG	18/04656/FUL	Full permission	Trowbridge	COD Notice dated 06/03/2023. New build units expected to be completed in 2024/25. Conversion of Courtfield House expected to complete in the following year.
Derelict Cottage Farm	NP/NW26	Neighbourhood Plan	Royal Wootton Bassett & Cricklade CA Remainder	Site has been allocated by the local community which indicates the site's suitability for development. Timescales for development not known, but there is a reasonable prospect that the site will be available and could be viably developed by 2038.
Eastleigh Stables, Bishopstrow Road, Bishopstrow, Warminster, Wilts, BA12 9HW	PL/2021/04839	Full permission	Warminster CA Remainder	Development comprises 6 additional bed spaces in C2 use. Figures shown in the trajectories are based on a bed spaces-to-dwellings ratio in accordance with the PPG.
Elizabeth Way	H2.3	DPD Allocation	Trowbridge	Allocation taken forward by three developers: See 20/09701/FUL, PL/2021/08554 & 20/07751/FUL.
Elm Grove Way	H2.1	DPD Allocation	Trowbridge	Development had outline permission pre base date (19/11459/OUT - up to 261 dwellings) and subsequently reserved matters permission (PL/2022/09425 - 248 dwellings). Site has now commenced.
Elwood House, Former A429, Stanton St Quintin	20/11517/FUL	Full permission	Chippenham CA Remainder	The developer/agent has submitted a Commencement of Development Notice dated 06/03/2023. Wiltshire Council mapping shows that all 12 units have been completed.
Former AB Carter Haulage Contractors, 14 Happy Land, Ashton Keynes, Wiltshire, SN6 6PN	20/09696/FUL	Full permission	Malmesbury CA Remainder	Full planning application approved on 7th September 2022. Construction of the development had commenced as of September 2023 as per Google Street View imagery.
Former MOD Rudloe No. 2 Westwells Road Hawthorn Rudloe	N14.11354	Outline permission	Corsham CA Remainder	Development has not commenced on site due to outstanding conditions that are required for discharge relating to both the Outline and Reserved Matters permissions.

Site Address	Site reference	Planning status (at 31 March 2024)	Settlement / CA Remainder	5-year deliverability summary
Former MOD Rudloe No.2, Westwells Road, SN13 9RA	19/07339/REM	Full permission	Corsham CA Remainder	There has been a time-lag between the date at which the application was approved (11/06/2021) and the most recent correspondence on file between the applicant/agent and Wiltshire Council from February 2023 noting issues with signing s278 + need to discharge pre-commencement conditions.
Former Sydenhams Yard, Bradley Lane, Maiden Bradley, BA12 7JR	PL/2021/08100	Full permission	Warminster CA Remainder	Remaining dwellings to complete in 2024/25.
Former Wiltshire College, Cocklebury Road, Chippenham, SN15 3QD	PL/2022/03760	Full permission	Chippenham	This application sought approval for later living accommodation which constitutes planning use class C2. The agent confirms that the development is unlikely to be built out due to withdrawal of funding.
Former Wiltshire College, Cocklebury Road, Chippenham, SN15 3QD	PL/2022/03760	Full permission	Chippenham	Development comprises 69 additional bed spaces in C2 use. Figures shown in the trajectories are based on a bed spaces-to-dwellings ratio in accordance with the PPG.
Foundary Lane	2/LPA/18	District Local Plan Allocation	Chippenham	See Planning Application 19/12100/REM for 329 dwellings which was approved on 03/07/2023 with the Commencement of Development notice submitted to the Council dated 01/09/2023.
Gable House, 46 High Street, Malmesbury, SN16 9AT	20/06887/FUL	Full permission	Malmesbury	Full planning application approved in March 2023.
Garages at land West of 10 King Street Melksham SN12 6HD	20/02677/FUL	Full permission	Melksham	Although the council forecast delivery of units in 2025/26, clear that site is entering final stages of conversation and will likely complete in November 2024.
Goldenley Care Home Forest Lane Chippenham SN15 3YQ	19/06116/FUL	Full permission	Chippenham	Figures shown as a loss are based on a bed spaces-to-dwellings ratio of 1.83 in accordance with the 2011 Census figures. C2 use - 18 lost bed spaces equates to 10 dwelling equivalent. Net loss of 4 dwelling equivalent.

Site Address	Site reference	Planning status (at 31 March 2024)	Settlement / CA Remainder	5-year deliverability summary
Ground and First Floor Block C, The Pavilions, Windsor Road, Trowbridge, Wiltshire	PL/2021/07628	Full permission	Trowbridge	Site visit on 03 July 2024 shows photos of progress on site, with drywall up and kitchens fitted and therefore, expected to complete in 2024/2025.
Heywood House, Park Lane	W07.1377	Full permission	Westbury CA Remainder	Permission will have now expired - new dwellings do not seem to have been built out as per aerial imagery.
Hill House Nursing Home	N09.0362	Full permission	Malmesbury CA Remainder	Development comprises 12 additional bed spaces in C2 use. Figures shown in the trajectories are based on a bed spaces-to-dwellings ratio in accordance with the PPG.
Hooks Hill	NP/NW25	Neighbourhood Plan	Royal Wootton Bassett & Cricklade CA Remainder	20/04338/FUL - refurbishment of 25 flats and construction of 4 dwellings approve in December 2020. Construction underway/largely complete as per Google Street View (September 2023)
Innox Mills, Trowbridge	PL/2021/08064	S106	Trowbridge	Hybrid permission (PL/2021/08064) granted for full permission for 12 apartments and outline permission for 243 dwellings. The site's trajectory has been set out within Statement of Common Ground for the Wiltshire Local Plan Review allocation.
Kingston Mills, Kingston Road	W06.2394	Full permission	Bradford on Avon	1 remaining dwelling likely to be complete
Land At Ambulance Headquarters, Malmesbury Road, Chippenham, SN15 5LN	20/05495/FUL	Full permission	Chippenham	COD Notice dated 26/07/2024. All pre-commencement conditions discharged.
Land at Backbridge Farm, Malmesbury, Wiltshire	16/06401/FUL	Full permission	Malmesbury	Developer Survey (Oct 2024) states completion in 2025/26 and confirms build out rate.
Land At Broadfield Farm, Great Somerford, SN15 5EL	21/01950/FUL	Full permission	Malmesbury CA Remainder	Full planning application approved in March 2022. Unilateral Undertaking agreement completed in March 2025. The developer/agent submitted a Commencement of development Notice to the local authority dated 18/12/2023.

Site Address	Site reference	Planning status (at 31 March 2024)	Settlement / CA Remainder	5-year deliverability summary
Land at Burton Hill Burton Hill Malmesbury Wiltshire	16/11603/OUT	Outline permission	Malmesbury	A Commencement of Development notice dated 18/07/2022 was submitted to the local authority. WC mapping shows that the majority of the site has been built out as of May 2025.
Land at Chippenham Road, Lyneham, SN15 4PA	PL/2022/07119	Full permission	Royal Wootton Bassett & Cricklade CA Remainder	COD Notice dated 29/11/24. Bellway are advertising the site on their website. Forecast yields reflect developer survey from January 2025.
Land at Elizabeth Way, Hilpertown, Trowbridge	20/09701/FUL	Full permission	Trowbridge	Commencement notice received September 2024. Site visit in May 2025 confirms highway works undertaken, internal road layout started and several plots are under construction. Forecasts in line with developer survey.
Land at Elm Grove, Drynham Lane, Trowbridge, Wiltshire, BA14 0PL	19/11459/OUT	Outline permission	Trowbridge	The Reserved Matters application (PL/2022/09425 - 248 dwellings) was submitted prior to the trajectories base date (submitted on 7/12/2022) and approved on 05/12/2024. The subsequent Commencement of Development Notice for the development is dated 20/01/2025. Site visit in April 25 confirmed groundworks were being undertaken on site.
Land at Filands Road / Jenners Lane, Malmesbury, SN16 9GT	PL/2023/00958	Full permission	Malmesbury	COD Notice dated 15/01/2024. Correspondence on file from developer confirming first occupation in December 2024. Yields comparable to adjacent sites also built out by Bloor (Land South of Filands)
Land at Green Farm, Chippenham Road, Lyneham SN15 4PA	19/03199/OUT	Outline permission	Royal Wootton Bassett & Cricklade CA Remainder	The Reserved Matters application for up to 200 dwellings was approved January 2024 (PL/2022/07119) and the subsequent Commencement of Development notice is dated 22/11/2024.
Land at Grove Farm Bincknoll Lane Royal Wootton Bassett Swindon Wiltshire SN4 8BD	18/06442/FUL	Full permission	Royal Wootton Bassett	The full planning application was approved on 07/02/2019. Google Street View imagery from August 2023 shows completions on site. 2025 Wiltshire Council mapping shows development mostly/if not fully built out.
Land at Hunters Moon Chippenham Wiltshire	16/12493/FUL	Outline permission	Chippenham	Site under construction and nearing completion.
Land at Hunters Moon Chippenham Wiltshire	N18.0401	Full permission	Chippenham	Approved in July 2018. Remaining plots in location of sales office and car park.

Site Address	Site reference	Planning status (at 31 March 2024)	Settlement / CA Remainder	5-year deliverability summary
Land at Hunters Moon Chippenham Wiltshire	N16.12493	Full permission	Chippenham	Developer survey confirms that this phase of Hunters Moon development is now complete (dated: 17/10/2024)
Land at Hunters Moon, Chippenham	20/06824/REM	Full permission	Chippenham	A developer survey (December 2024) confirms that this phase of development is now complete.
Land at North Chippenham, Hill Corner Road, East of A350, Chippenham	N/12/00560/OUT	Outline permission	Chippenham	Various Reserved Matters applications have been approved for several different phases/parcels of the overall development (18/01102/REM, 17/07413/REM, 18/08316/REM, 18/04224/REM, 17/08741/REM, 18/07826/REM, 18/01610/REM)
Land at North Chippenham, Hill Corner Road, West of A350, Chippenham	20/11468/REM	Full permission	Chippenham	Reserved Matters application (20/11468/REM) approved in November 2021. Development mostly built out as per Wiltshire Council's mapping.
Land at Northcote	NP/NW27	Neighbourhood Plan	Royal Wootton Bassett & Cricklade CA Remainder	Site has been allocated by the local community which indicates the site's suitability for development. Timescales for development not known, but there is a reasonable prospect that the site will be available and could be viably developed by 2038.
Land at Patterdown Road	16/09277/OUT	Outline permission	Chippenham	See 19/00098/REM.
Land at Patterdown Road, Chippenham	19/00098/REM	Full permission	Chippenham	Developer survey (October 2024), remaining 17 dwellings to be completed after HV diversion.
Land at Phase 2, Star Ground, Station Road, Holt, Wiltshire.	PL/2021/09777	Full permission	Bradford on Avon CA Remainder	COD notice dated 20/03/2023.
Land at Pound Farm South View Lyneham Wiltshire	20/02387/OUT	Outline permission	Royal Wootton Bassett & Cricklade CA Remainder	Commencement of Development notice on file is dated 08/08/2022.
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 in March 2022. Commencement of development in August 2022. Non-Material Amendment to amend the materials of certain plots approved in December 2023. Google Streetview imagery from June 2023 shows completions on site. Wiltshire Council Mapping (May 2025) shows development mostly (if not completely) built out.

Site Address	Site reference	Planning status (at 31 March 2024)	Settlement / CA Remainder	5-year deliverability summary
Land at Purton Road, Swindon	20/10523/OUT	Outline permission	Royal Wootton Bassett & Cricklade CA Remainder	Outline permission was granted at appeal on 23/11/2023. The Inspector concluded in appeal decision APP/Y3940/W/21/3275053 that the lack of a five-year supply of deliverable housing sites results in the presumption in favour of sustainable development. Therefore, the delivery of this site was considered necessary to help address the shortfall. There has not been a Reserved Matters application submitted as of yet (however a pre-app response in relation to the RM was issued Nov 2024).
Land at Rawlings Farm, Cocklebury Lane, Chippenham, Wiltshire, SN15 3LR	15/12351/OUT	Outline permission	Chippenham	Outline consent for housing, employment, primary school and associated infrastructure granted October 2021. Variation application submitted April 2025 to vary layout and highways currently under consideration. Two Reserved Matters applications are currently submitted and undetermined in relation to this site: PL/2024/09507 (for 454 dwellings) and PL/2024/09507 (for 196 dwellings) for housing aspects of the development. Delivery anticipated to be outside the immediate five year period whilst variation on outline permission is being considered.
Land at Regents Park, Calne	20/07659/OUT	Outline permission	Calne	There is currently a Reserved Matters application (PL/2024/08991) under consideration. A revised site masterplan was submitted in January 2025 in response to consultation comments (including Highways). If this application approved in the 25/26 period, commencement would likely take place in 26/27.
Land at Restrop Road	NP/NW30	Neighbourhood Plan	Royal Wootton Bassett & Cricklade CA Remainder	Site complete
Land at Restrop Road, Purton, SN5 4BP	PL/2023/02576	Full permission	Royal Wootton Bassett & Cricklade CA Remainder	COD Notice dated 31/01/2024.
Land at Restrop Road, Purton, Swindon, Wiltshire, SN5 4BP	21/01155/OUT	Outline permission	Royal Wootton Bassett & Cricklade CA Remainder	Reserved Matters application (PL/2023/02576) which includes a discharge of condition application for several outline planning conditions submitted in March 2023 and approved in February 2024. Commencement of development notice on file dated 31/01/2024.
Land at Saltersford Lane, Chippenham	PL/2022/06612	Outline permission	Chippenham	The Reserved Matters Application (PL/2024/11691) is currently under consultation. The initial Outline application was allowed at appeal (APP/Y3940/W/21/3275053), where the inspector concluded that the lack of a five-year supply of deliverable housing sites results in the presumption in favour of sustainable development, with the site helping to address the shortfall.

Site Address	Site reference	Planning status (at 31 March 2024)	Settlement / CA Remainder	5-year deliverability summary
Land at Semington Road, Melksham, Wilts	20/01938/OUT	Outline permission	Melksham	The Reserved Matters application (PL/2022/02749) was approved in May 2023. Commencement of Development notice on file dated 21/08/2023.
Land at Semington Road, Melksham, Wilts	PL/2022/02749	Full permission	Melksham	Site under construction with completions in 2024/25.
Land at Showell Farm, Patterdown Road, Showell, Chippenham, SN15 2NT	18/04241/OUT	Outline permission	Chippenham	Reserved Matters application (PL/2022/07442) was approved 01/12/2023 and the subsequent Commencement of Development Notice is dated 01/07/2024.
Land at Showell Farm, Patterdown Road, Showell, Chippenham, SN15 2NT	PL/2022/07442	Full permission	Chippenham	Development comprises 74 additional bed spaces in C2 use. Figures shown in the trajectories are based on a bed spaces-to-dwellings ratio in accordance with the PPG. COD Notice dated: 01/07/2024
Land at Showell Nurseries Showell Chippenham Wiltshire SN15 2NU	17/08554/OUT	Outline permission	Chippenham CA Remainder	Commencement of Development Notice dated 17/02/2025.
Land at Showell Nurseries, Showell, Chippenham, Wiltshire, SN15 2NU	20/11654/REM	Full permission	Chippenham	Duplicate reserved matters application PL/2023/06727, validated 08 August 2023, approved 29 August 2024. There is a Commencement of Development notice on file from the developer/agent that is dated 17/02/2025. Site visit on 19 May 2025 saw site prep work underway, with a few plots approaching oversite level.
Land at Silver Street Calne Wiltshire	N16.4124	Full permission	Calne	Approved in February 2018. COD dated 19/03/2018

Site Address	Site reference	Planning status (at 31 March 2024)	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 ratified the ecology team's HRA AA with no objection subject to securing the mitigation proposed by Persimmon which provided a comprehensive approach to ensure the floating wetland achieves the nutrient reductions required to meet phosphorus neutrality requirements; Wiltshire Council as the competent authority, 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. Permission was granted on 12 December 2024. Forecasts 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 The Street	NP/NW36	Neighbourhood Plan	Chippenham CA Remainder	PL/2024/03115 Reserved Matters for up to 71 dwellings approved in January 2025 (pursuant to outline 20/10972/OUT)
Land at The Street, Hullavington	20/10972/OUT	Outline permission	Chippenham CA Remainder	The Reserved Matters application (PL/2024/03115) for the 71 dwellings was approved on 08/01/2025. Commencement of Development Notice dated 10.03.2025. Trajectories have been inputted corresponding to the Developer Survey which was received from the applicant/agent and dated 25/10/2024.
Land at West Street	5/LPA/55	District Local Plan Allocation	Warminster	No applications submitted for residential development at the site in recent years.
Land at Westbury Sailing Lake Station Road Westbury Wiltshire	W17.1314	Outline permission	Westbury	Reserved Matters application was approved in March 2019 (17/12194/REM) for 285 units. The development is largely complete and as such, the remaining 15 units in the outline permission are unlikely to be implemented.
Land at Westbury Sailing Lake, Station Road, Westbury, Wiltshire,	W17.12194	Full permission	Westbury	Site nearing completion.

Site Address	Site reference	Planning status (at 31 March 2024)	Settlement / CA Remainder	5-year deliverability summary
Land East of Damask Way and East of Upper Marsh Road and North of Smallbrook Lane, Warminster BA12 9PP	17/12348/OUT	Outline permission	Warminster	Reserved Matters application (20/07214/REM) pursuant to 17/12348/OUT was withdrawn by the applicant.
Land North of Folly Farm Warminster	19/09428/FUL	Full permission	Warminster	COD notice dated 05/04/2021.
Land north of Grovelands Way Warminster BA12 8TB (Extra care element)	W17.5360	Outline permission	Warminster	17/05360/OUT varied to 19/07198/VAR. RM for zones A,B,Ea,Eb submitted in June 2023 - PL/2023/04318. Ongoing phosphate issue to be resolved. Most recent correspondence on file from August 2023. Email from agent noting development has not commenced as of 25/10/2024. Development comprises 85 additional bed spaces in C2 use. Figures shown in the trajectories are based on a bed spaces-to-dwellings ratio in accordance with the PPG.
Land north of Grovelands Way Warminster BA12 8TB (Retirement bungalows)	19/07198/VAR	Outline permission	Warminster	Reserved matters application PL/2023/00956 submitted February 2023 for retirement bungalows (Zone D). Revised plans submitted in June/July 2023. Applicants secured credits for nutrient neutrality to ensure a positive Appropriate Assessment and to allow permission to be granted. Application approved 18/10/2024.
Land North of Grovelands Way, Warminster., BA14 8JN (Care home element)	PL/2021/03889	Full permission	Warminster	NMA submitted May 2023 by operator indicating willingness to progress development. Further NMA submitted in December 2024 and approved January 2025. Development comprises 62 additional bed spaces in C2 use. Figures shown in the trajectories are based on a bed spaces-to-dwellings ratio in accordance with the PPG.
Land North of Hill Corner Road Land Parcel B3 & B5 Chippenham Wiltshire	19/08039/VAR	Full permission	Chippenham	Variation of Conditions 1,5,6,7 application relevant to Reserved Matters application (18/07826/REM) was approved on 20/12/2019. Wiltshire Council mapping shows that the development is approaching completion.
Land north of St George's Road, Semington	19/02147/OUT	Outline permission	Melksham CA Remainder	Appeal granted for outline permission on 10/09/2021. Inspector concluded in appeal decision APP/Y3940/W/19/3236860 that the lack of a five-year supply of deliverable housing sites results in the presumption in favour of sustainable development. Reserved Matters (PL/2023/10561) approved 02/08/2024.

Site Address	Site reference	Planning status (at 31 March 2024)	Settlement / CA Remainder	5-year deliverability summary
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	COD Notice dated 01/11/2023. Google Street View (April 2024) shows several completions on site.
Land North of Webbs Court, Lyneham	PL/2021/11175	Outline permission	Royal Wootton Bassett & Cricklade CA Remainder	Reserved Matters application (PL/2023/09551) for 56 dwellings approved in October 2024. Estimated commencement in 2026/27. Development on neighbouring site being carried out by the same housebuilder at Pound Lane (PL/2021/09817) has commenced.
Land north of Westbury Road and west of Court Orchard, Bratton	PL/2021/05259	Outline permission	Westbury CA Remainder	Reserved Matters application (PL/2023/07170) for 31 dwellings was approved in January 2024.
Land north of Westbury Road and west of Court Orchard, Bratton, Wiltshire	PL/2023/07170	Full permission	Westbury CA Remainder	A Commencement of Development Notice was submitted to Wiltshire Council dated 01/05/2024. Developer Survey (October 2024) confirms build out rate.
Land off Frome Road, Upper Studley, Trowbridge	20/09659/FUL	Full permission	Trowbridge	Agent notes that development likely to commence in 2025.
Land off Melksham Road, Holt	PL/2022/03315	Outline permission	Bradford on Avon CA Remainder	Reserved matters application PL/2024/04625 refused at committee on design grounds on 05/02/2025. Application has now been taken to appeal, which is under consideration. Therefore, with no detailed permission existing on the site, delivery within five years can not be justified. However, with an appeal being lodged almost immediately and discharge of conditions applications being submitted soon after outline approval, the pro-active approach from the applicant to progress the application, gives confidence that an acceptable scheme could come forward from at least 2029/2030.
Land off of Elizabeth Way, Hilperton, Wiltshire, BA14 7	PL/2021/08554	Full permission	Trowbridge	Site under construction, forecasts in line with developer survey.

Site Address	Site reference	Planning status (at 31 March 2024)	Settlement / CA Remainder	5-year deliverability summary
Land off Oldfield Road	5/LPA/49	District Local Plan Allocation	Westbury	Saved former District Plan allocation
Land off Oxford Road	N11.3524	Outline permission	Calne	Wiltshire Council mapping (2025) shows that development is mostly (if not completely) built out as of May 2025.
Land off Park Road, Malmesbury, SN16 0QW	19/05898/OUT	Outline permission	Malmesbury	Outline planning permission (19/05898/OUT) granted at appeal (PP/Y3940/W/21/3286853) on 26th September 2022. Paragraph 74 of the Appeal decision stated "the Council's approach to improving housing supply relies in part on sites such as these coming forward.". Conditions attached to the Appeal decision set out reduced timescales to submit Reserved Matters application and to implement the permission. A Reserved Matters application (PL/2023/07797), was submitted before the 1-year deadline outlined above on 12th September 2023. Despite being recommended approval by the planning officer, the scheme was refused at planning committee and has subsequently been taken to appeal (APP/Y3940/W/25/3361710) with a start date of 24/03/2025. In the disputed sites discussion from another appeal decision ref: APP/Y3940/W/24/334081, the Inspector stated in Paragraph 104: "The speed of the submission of the reserved matters application and the special conditions requiring quick delivery point to a proposal that will likely come forward quickly. This is clear evidence of deliverability within five years and the dwellings should therefore remain in the supply.". However, given the application is currently at appeal, the council can not justify the delivery of a site within 5 years, but it is considered a realistic prospect that an acceptable scheme pursuant to the outline permission can be delivered in the plan period.
Land off Potley Lane, Corsham, Wiltshire, SN13 9RX	20/03234/FUL	Full permission	Corsham	Wiltshire Council mapping shows site complete in 2024/25.
Land off Silver Street and White Horse Way	N11.3628	Outline permission	Calne	Reserved Matters application (13/06774/REM) for 72 dwellings approved in August 2014. Wiltshire Council mapping shows that the development is mostly (if not completely) built out as of May 2025.

Site Address	Site reference	Planning status (at 31 March 2024)	Settlement / CA Remainder	5-year deliverability summary
Land off St George's Road, Semington, Melksham, Wilts	PL/2022/01367	Full permission	Melksham CA Remainder	Commencement notice submitted on 02/04/2024 with commencement date of 08/04/2024. As the site has commenced, it is realistic that the site will complete by 2026/27 as the council has forecast.
Land off Station Road Westbury Wiltshire	17/07548/FUL	Full permission	Westbury	Wiltshire Council mapping system shows site nearing completion (April 2025)
Land off the A363 at White Horse Business Park	H2.2	DPD Allocation	Trowbridge	Two applications relate to the allocation. Full planning application PL/2022/05426 (62 dwellings) under consultation. Outline application 20/03641/OUT (70 dwellings) - resolution to grant permission subject to signing of the s106 agreement (March 25).
Land off the B4069 East of Barrow Farm, Langley Burrell, Chippenham	PL/2022/04681	Outline permission	Chippenham	Outline permission granted at appeal (3309170) where the Inspector concluded that the site would help address the shortfall in housing and based on what they had heard at the appeal, that the site would be deliverable within 5 years. Reserved Matters application submitted in July 2024 (PL/2024/05355), so would have likely started being prepared prior to base date. Developer survey dated 20/11/2024 confirms projected build out rate based on two outlets on-site (Barratt and David Wilson Homes).
Land off Wesley Lane	NP/NW39	Neighbourhood Plan	Trowbridge CA Remainder	Full application currently live for 30 dwellings (PL/2022/05416).
Land Rear of 54 Woodmarsh, North Bradley	PL/2021/09739	S106	Trowbridge	Outline application given resolution to grant subject to S106 agreement on 13/04/2024. A series of EoTs have been agreed since then as outstanding issues related to the legal agreement are being resolved. This is reflected in the trajectory and likely delivery in the medium term.

Site Address	Site reference	Planning status (at 31 March 2024)	Settlement / CA Remainder	5-year deliverability summary
Land south east of Trowbridge	15/04736/OUT	S106	Trowbridge	Wiltshire Core Strategy allocation. Outline application currently live and has resolution to grant subject to legal agreement, most recently in January 2023. Due to length of time that has passed to agree the legal agreements on the site, changes to the various contributions have been negotiated, a revised Environmental Statement, BNG metrics, green infrastructure plans have been submitted in February 2024 which are currently subject to consultation. In November 2024 part of site was sold to Barratt and Redrow to operate further outlets from the site which will increase the likely build out rates. Developer survey from Persimmon (Oct 2024) was used to help inform forecasts for their parcels. Likely start date moved back from Persimmon forecast given outline permission not yet granted and discharge of conditions still required. Developer survey response has indicated Persimmon's Phase 1 reserved matters has been prepared and agreed through pre- app, and ready to be formally submitted simultaneously with grant of Outline.
Land South of Broad Town Primary School, Broad Town Road, Broad Town, SN4 7RE	19/03874/OUT	Outline permission	Royal Wootton Bassett & Cricklade CA Remainder	The application was approved at appeal on 27/05/2021. This appeal decision was challenged (for statutory review) however this challenge was unsuccessful. There have been no subsequent Reserved Matters application(s) submitted at the site to date (May 2025) and as such this permission has now expired.
Land South of Low Lane, Calne, Wiltshire, SN11 8EQ.	19/11601/OUT	Outline permission	Calne	The Reserved Matters application (PL/2022/09034) was granted in September 2023. The Commencement of Development notice was submitted to Wiltshire Council and dated 16/12/2024.
Land South of Sandhole Lane Westbury	20/11515/OUT	Outline permission	Westbury	Following the approval of the Outline application at appeal, the subsequent Reserved Matters application (PL/2022/09817) was approved in February 2024. The developer/agent submitted a Commencement of Development Notice to Wiltshire Council which was dated 02/09/2024.
Land South of Sandhole Lane Westbury	PL/2022/09817	Full permission	Westbury	Developer Survey (October 2024) confirms build out rate.
Land South of Trowbridge, Wiltshire	20/00379/OUT	Outline permission	Trowbridge	After initial refusal by Wiltshire Council, the outline application was approved at appeal in March 2024. There has not yet been a Reserved Matters application submitted as of 24/03/25. The site is currently being marketed and it is anticipated that after the site has been purchased, a Reserved Matters application will follow.

Site Address	Site reference	Planning status (at 31 March 2024)	Settlement / CA Remainder	5-year deliverability summary
Land South of Western Way, Melksham, Wilts	PL/2022/08504	Outline permission	Melksham	Outline application (PL/2022/08504) was approved on appeal in November 2023. Substantial weight was given to contribution of housing in the light of a 5 year HLS shortfall in the appeal decision. However no REM has been submitted by the developers as of April 2025.
Land South of Western Way, Melksham, Wilts	PL/2022/08504	Outline permission	Melksham	Outline application (PL/2022/08504) was approved on appeal in November 2023. Substantial weight was given to contribution of housing in the light of a 5 year HLS shortfall in the appeal decision. However no REM has been submitted by the developers as of April 2025. Development comprises 70 additional bed spaces in C2 use. Figures shown in the trajectories are based on a bed spaces-to-dwellings ratio in accordance with the PPG.
Land south of Westwells Road, Neston, Corsham	18/09884/OUT	Outline permission	Corsham CA Remainder	The outline application was approved at appeal on 26/04/2021. There has been no subsequent Reserved Matters submitted as of May 2025.
Land South West of Park Road, Malmesbury, Wiltshire	20/08341/OUT	Outline permission	Malmesbury	Reserved Matters application PL/2023/05471 approved on 19/09/2024 for 23 dwellings. However, the application was submitted prior to the April 2024 base date on 05/07/2023. A commencement notice has been submitted on the 25/09/2024 with a commencement date of 04/11/2024. A developer survey return in October 2024 forecasts full delivery of the site in 2025/26. The council has taken a cautious approach to spread the delivery over a two year period.
Land to East of Oxford Road, Calne, Wiltshire	N16.7209	Full permission	Calne	Site nearing completion.
Land to North West of Folly Farm, Warminster	PL/2021/11051	Full permission	Warminster	Developer survey from December 2024 confirms build out rate.
Land to the east of Church View Sutton Benger Chippenham Wiltshire SN15 4FD	20/03876/OUT	Outline permission	Chippenham CA Remainder	The outline application was approved in September 2022. There is currently a live application to amend the Section 106 Agreement to facilitate the option to provide an 'either 50% or 100% affordable housing' clause. However no Reserved Matters application has been submitted as of 25/03/2025.

Site Address	Site reference	Planning status (at 31 March 2024)	Settlement / CA Remainder	5-year deliverability summary
Land to the east of Storey Mews, Malmesbury, SN16 0FH	PL/2021/04960	Full permission	Malmesbury	Reserved Matters application approved on 14/02/2022. Commencement of development notice provided by the applicant/agent dated 18/07/2022. Wiltshire Council mapping shows that the development is mostly (if not totally) complete as of May 2025.
Land to the East of Waitrose, A429, Malmesbury, Wiltshire	PL/2021/09852	Outline permission	Malmesbury	The outline application was approved at appeal (March 2024) for the self-build development. There have been no Reserved Matters application submitted as of May 2025 in relation to any of the individual plots. The Local authority self-build register indicates unmet demand for this type of housing so reasonable to assume site will be delivered in medium term.
Land to the north of Whychurch Farm and to the south of Filands, Malmesbury	PL/2021/08453	Outline permission	Malmesbury	The Reserved Matters application (PL/2023/08687) was made valid on 26/10/2023. Revised drawings submitted following several requests for additional info from statutory consultees in March 2025.
Land to the south of Chilvester Hill, Calne, Wiltshire SN11 0LR	20/06684/OUT	Outline permission	Calne	20/06684/OUT was approved in February 2021. A subsequent Reserved Matters application (PL/2022/05993) was submitted in August 2022 and approved in February 2023.
Land to the south of Chilvester Hill, Calne, Wiltshire SN11 0LR	PL/2022/05993	Full permission	Calne	Site under construction.
Land to the south of Church Lane, Upper Studley	18/10035/OUT	S106	Trowbridge	S106 agreed and application subsequently approved on 07/06/2024. No reserved matters or discharge of condition applications yet submitted. There is not enough evidence to suggest the site will be delivered within 5 years at this stage.
Land West of Elizabeth Way and South of Middle Lane, Hilperton, Trowbridge	20/07751/FUL	Full permission	Trowbridge	Commencement notice received February 2025. Forecasts in line with developer survey.
Land West of Elizabeth Way, (Land SW of Hilperton Marsh) (HILPERTON GAP) Trowbridge Wiltshire	16/00672/OUT	Outline permission	Trowbridge	Reserved matters PL/2021/08554 approved 16/09/2022.

Site Address	Site reference	Planning status (at 31 March 2024)	Settlement / CA Remainder	5-year deliverability summary
Land west of Semington Road, Melksham	20/07334/OUT	Outline permission	Melksham	The subsequent Reserved Matters application was approved in August 2023 (PL/2023/00808). The developer/agent submitted a Commencement of Development notice dated 06/11/2023.
Land west of Semington Road, Melksham	PL/2023/00808	Full permission	Melksham	COD notice dated 06/11/2023.
Langley Park	N16.3515	Outline permission	Chippenham	The subsequent Reserved Matters application was approved for 329 dwellings in July 2023 (19/12100/REM). Conditions are currently being discharged. The Commencement Of Development notice, provided by the agent/developer is dated 01/09/2023
Langley Park	19/12100/REM	Full permission	Chippenham	CIL commencement notice completed on 14/08/2023 and states commencement date of 01/09/2023. The site includes 16 blocks of flats which can be worked on concurrently, hence the higher levels of completions forecast in in 2026/27. Forecasts reflect latest phasing plan from developer (received May 25) - plan includes anticipated completions dates for plots. Site visit on 19 May 25 confirms foundations being dug and drainage being installed.
Limpley Mill Lower Stoke Limpley Stoke Bath	PL/2022/03452	Full permission	Bradford on Avon CA Remainder	Full permission granted in May 2023. VAR to amend plan approved in April 2024 (PL/2023/11026). No COD on file as of April 2025
Longbridge Deverill Nursing Home, Church Street, Longbridge Deverill, Warminster, Wilts, BA12 7DJ	PL/2022/05421	Full permission	Warminster CA Remainder	Development comprises 9 additional bed spaces in C2 use. Figures shown in the trajectories are based on a bed spaces-to-dwellings ratio in accordance with the PPG.
Manor Farm, The Street, Grittleton, SN14 6AN	21/01331/VAR	Full permission	Chippenham CA Remainder	The majority of the development has now been completed as per previous trajectories. The remaining 1 dwelling is likely to be completed in 24/25 period.
Middle Farm, Corsham Road, Whitley	NP/NW40	Neighbourhood Plan	Melksham CA Remainder	Outline Planning application for 40 dwellings currently live (PL/2024/09725).

Site Address	Site reference	Planning status (at 31 March 2024)	Settlement / CA Remainder	5-year deliverability summary
Patterdown and Rowden - Small Extension Sites (South West Chippenham)	CH1	DPD Allocation	Chippenham	Strategic site allocated in the Chippenham Site Allocations Plan, being brought forward by Redcliffe Homes. PL/2024/02998 validated on 08/04/2024 for 41 dwellings (Full application). Revised plans received in October 2024 and again in February 2025 to address consultation feedback. Further work required in relation to Ecology, but no objections from Urban Design, Public Protection (subject to condition), Highways, Historic England, Education, National Highways, Waste, Housing, Drainage (subject to conditions).
Patterdown and Rowden (South West Chippenham)	CH1	DPD Allocation	Chippenham	Allocation in the Chippenham Site Allocations Plan.
Phase 5, Land at Hunters Moon, Chippenham	21/01463/FUL	Full permission	Chippenham	Developer Survey (Dec 2024) confirms that Phase 5 will be completed in 2025.
Quemerford House & Mill	2/LPA/14	District Local Plan Allocation	Calne	Former district LP allocation. No development progress in a number of years so unlikely to see further development from this site.
RAF Yatesbury Jugglers Lane Yatesbury Wiltshire	N14.0153	Full permission	Calne CA Remainder	VAR Permission 17/00154/VAR has expired and aerial imagery shows no signs of commencement (circa 2021). Site now for sale January 2025.
Rawlings Green	CH2	DPD Allocation	Chippenham	See outline application 15/12351/OUT.
Rear of Westbury Road	5/LPA/58	District Local Plan Allocation	Warminster	Outline application approved PL/2021/09067 for 2 dwellings approved on 10/06/2022. Reserved matters application PL/2024/04959 submitted on 31/05/2024. EoT agreed up to June 2025.
Rowden Park - Crest Nicholson South West Phase 2 Patterdown Road Chippenham Wiltshire	19/11461/REM	Full permission	Chippenham	Crest Phase 2 - being built out first. Crest forecast based on average of 50 dwellings per annum.
Rowden Park Patterdown Road Chippenham	N17.8786	Full permission	Chippenham	Redcliffe Phase 1/2. Original permission was for 114 dwellings, but reduced to 102 dwellings due to variation app PL/2021/06001. Redcliffe forecast based on average of 45 dwellings per annum. Site visit May 25 confirms site is complete.

Site Address	Site reference	Planning status (at 31 March 2024)	Settlement / CA Remainder	5-year deliverability summary
Rowden Park Patterdown Road Chippenham Wiltshire	N14.12118	Outline permission	Chippenham	Strategic site allocated in the Chippenham Site Allocations Plan. Being developed by Redcliffe Homes, Crest Nicholson and Bellway Homes; both Redcliffe and Crest had reserved matter applications approved at base date (also see N17.8786, PL/2021/06001, 20/02326/REM, 19/11461/REM, & PL/2023/01773). As of the base date, between the three outlets there were 6 further applications validated and awaiting determination, totalling 415 dwellings and a 60 bed care home (20/02334/REM, 20/02335/REM, 20/02381/REM, 20/02382/REM, 20/02383/REM & 20/02384/REM). Since the base date, 221 dwellings have been approved (20/02334/REM, varied under PL/2024/08632 - 87 dwellings, 20/02335/REM - 134). Other applications approved include infrastructure works and discharge of conditions. The same agent is working on behalf Redcliffe, Crest and Bellway, so progression of applications is being prioritised based on keeping all outlets with a continuing supply.
Rowden Park, Patterdown Road, Chippenham	PL/2023/01773	Full permission	Chippenham	Crest Phase 1 - following on from Phase 2. Crest forecast based on average of 50 dwellings per annum. Site visit in May 2025 saw over 50 units under construction.
Rowden Park, Patterdown Road, Chippenham (Redcliffe Phase 3)	20/02326/REM	Full permission	Chippenham	Redcliffe Phase 3. Redcliffe forecast based on average of 45 dwellings per annum. Site visit in May 2025 saw approximately 50 houses complete or under construction.
Rowden Park, Patterdown Road, Chippenham, Wiltshire	PL/2021/06001	Full permission	Chippenham	Redcliffe Phase 1/2 - variation app for N17.8786 (17/08786/REM). Additional 12 dwellings. Site visit in May 2025 saw all units complete.
Royal Arthur Park, Westwells Road	N10.4093	Full permission	Corsham	Retirement village where majority of site has been completed, with final two blocks of apartments to be commenced shortly. Rangeford Villages website confirms the launch of a new phase of 45 apartments, ready to move into from Autumn 2025.
Sopworth Lane	NP/NW33	Neighbourhood Plan	Malmesbury CA Remainder	Site is part of live planning application PL/2024/00865 for 45 dwellings
South East Trowbridge	WCS/NW6	Strategic site	Trowbridge	Forms part of South East Trowbridge WCS allocation. Appeal on this parcel dismissed in September 2022. Expectation is for this parcel to be delivered later in the development cycle of the wider allocation.

Site Address	Site reference	Planning status (at 31 March 2024)	Settlement / CA Remainder	5-year deliverability summary
Southwick Court	H2.6	DPD Allocation	Trowbridge	Outline application approved at appeal in March 2024. 20/00379/OUT
Station Road	5/LPA/59	District Local Plan Allocation	Warminster	No recent planning activity or known development plans to suggest that the allocation will be delivered in the Local Plan period.
Station Road	5/LPA/32	District Local Plan Allocation	Westbury	17/07548/FUL - FULL Application approved for 87 dwellings on 31/07/2019
Station Road	WCS/NW9	Strategic site	Westbury	See 'Westbury Sailing Lake'. Development almost if not fully built out
The United Church & Community Buildings Church Street Trowbridge Wiltshire BA14 8DZ	18/03338/FUL	Full permission	Trowbridge	Discussion with the estate agent (Davies and Davies) confirms that last few units are being finished off (May 25).
Timber Yard, Real World Studios, Mill Lane, Box, Corsham, Wiltshire, SN13 8PD	20/08387/VAR	Full permission	Corsham CA Remainder	The Commencement of Development notice provided by the agent/applicant was dated 20/02/2023.
Tuner's Lane	NP/NW31	Neighbourhood Plan	Malmesbury CA Remainder	Live planning application for 25 dwellings (PL/2023/09595).
Upper Studley	H2.5	DPD Allocation	Trowbridge	Full permission granted on 12/03/2024 - see 20/09659/FUL.
West of Warminster	WCS/NW7	Strategic site	Warminster	Urban extension has mostly come forward (aside from employment elements) - Outline Application (15/01800/OUT) approved in December 2020.
Works, Cocklebury Road	2/LPA/17	District Local Plan Allocation	Chippenham	There are currently no live planning applications for residential development at the site.

Site Address	Site reference	Planning status (at 31 March 2024)	Settlement / CA Remainder	5-year deliverability summary
South Wiltshire HMA				
141 Castle Street, Salisbury	20/06868/PNCOU	Full permission	Salisbury	The building has been converted into flats and is now occupied. Council tax records confirm occupancy for the majority of apartments, and the estate agent's website indicates that the remaining units are "ready to move into."
40 BLUE BOAR ROW, SALISBURY, SP1 1DA	PL/2022/04289	Full permission	Salisbury	Full planning permission was granted on 20/10/2023.
42-44 CHIPPER LANE, SALISBURY, SP1 1BG	PL/2023/02891	Full permission	Salisbury	The remaining three flats completed in 2024/25, as indicated by council tax records.
82 VICTORIA COURT, STRATFORD ROAD, SALISBURY, SP1 3NP	PL/2024/00118	Full permission	Salisbury	Figures shown in the trajectories are based on a bed spaces-to-dwellings ratio in accordance with the PPG. C2 use - 1 additional bed space
Albany House The Square Tisbury SP3 6JP	20/09285/FUL	Full permission	Tisbury	Figures shown in the trajectories are based on a bed spaces-to-dwellings ratio in accordance with the PPG. C2 use - 2 additional bed spaces
Alderbury Park Caravan And Camping Site, Southampton Road, Whaddon, Salisbury, SP5 3HB	PL/2021/11771	Full permission	Southern Wiltshire CA Remainder	Phosphate and nitrate mitigation issues remain unresolved between the developer and the council, with no updates since 28 April 2022. No Discharge of Conditions (DoC) applications have been submitted to date. As a result, the council has adopted a cautious approach, and first completions are not anticipated until 2029/30.
Beaumont Business Park, Woodlands Road, Mere, Warminster, Wiltshire, BA12 6BT	20/07469/OUT	Outline permission	Mere	Since the outline approval was granted, no DoCs or reserved matters applications have been submitted. As a result, the council has taken a cautious approach, with first completions not expected until 2029/30.

Site Address	Site reference	Planning status (at 31 March 2024)	Settlement / CA Remainder	5-year deliverability summary
Building Known As Finch House The Old Manor Hospital Wilton Road Salisbury Wiltshire	19/11110/FUL	Full permission	Salisbury	The flats were complete in 2024/25 with council tax records confirming occupation.
Bulbridge	3/LPA/36	District Local Plan Allocation	Wilton	Site is a saved allocation which indicates the site's suitability for development. There has been recent interest in the site but has not come to fruition. Timescales for development not known, but there is a reasonable prospect that the site will be available and could be viably developed by 2038.
Castle View Rest Home, 8 Old Castle Road, Salisbury, Wilts, SP1 3SF	PL/2022/06171	Full permission	Salisbury	Google Earth satellite imagery shows the new care home nearing completion (at roof level) as of November 2024. Development comprises 28 additional bed spaces in C2 use. Figures shown in the trajectories are based on a bed spaces-to-dwellings ratio in accordance with the PPG.
Central Car Park	WCS/S5	Strategic site	Salisbury	Full application PL/2024/06047 for 47 retirement apartments was refused on 23/12/2024. The application is now under appeal and is due to proceed through the hearing process. There have been no further major residential planning applications at the site, so dwellings are not expected to be delivered until the later years of the Local Plan period.
Churchfields & Engine Sheds	WCS/S4	Strategic site	Salisbury	There have been no further major residential planning applications submitted for this allocation.
Clover Lane	H3.6	DPD Allocation	Amesbury	Full planning application PL/2024/02283 includes eastern portion of the site and adjacent land to the north for 68 dwellings. Application was submitted on 01/03/2024 and remains under consultation.
E V Naish Ltd Crow Lane Wilton Salisbury Wiltshire	S/2003/1016	Outline permission	Wilton	Reserved matters application PL/2021/03251 is currently under consultation, having been validated on 16/03/2021. In February 2025, the applicant requested an EoT until September 2025 to allow for additional technical work. Following this, the application is expected to be brought forward to the committee for determination on 18 September.

Site Address	Site reference	Planning status (at 31 March 2024)	Settlement / CA Remainder	5-year deliverability summary
Erskin Barracks	S11.0517	Outline permission	Wilton	The components of the UKLF development covered by the 2011 outline permission are now complete. The remainder of the site is subject to a full planning application (PL/2021/08160) for an innovation centre, veterans' flats, and additional dwellings. This application is currently being progressed but has not yet been determined.
Former Sports Centre	NP/S17	Neighbourhood Plan	Tisbury	See PL/2022/00855.
Fugglestone Red	WCS/S3	Strategic site	Salisbury	See S12.0814.
Kings Gate	WCS/S1	Strategic site	Amesbury	Last parcel being built out, see 19/07304/REM.
Kings Gate Phase 4, West of Archers Gate Development, Amesbury, Wiltshire	19/07304/REM	Full permission	Amesbury	Remaining dwellings completed in 2024/25, as confirmed by council tax records.
Knighton Road (Site 4)	NP/S15	Neighbourhood Plan	Wilton CA Remainder	Full planning application PL/2023/00911 for 6 dwellings remains under consultation. There is an EoT until the 16/05/2025 to finalise the drainage details.
Land Adjacent Quarryfield Industrial Estate Castle Street Mere BA12 6LA	20/11079/FUL	Full permission	Mere	Development comprises 70 additional bed spaces in C2 use. Figures shown in the trajectories are based on a bed spaces-to-dwellings ratio in accordance with the PPG. Google Earth satellite imagery from June 2024 shows that the care home was under construction. Based on this progress, it is reasonable to expect completion by 2025/26.
Land at Chicklade Road, Hindon, Wiltshire	PL/2021/09623	S106	Tisbury CA Remainder	A resolution to grant permission was made at Committee on 27/04/2023. The Section 106 agreement is still being finalised, with an Extension of Time (EoT) in place until the end of October 2025. Consequently, site delivery is forecast to commence from 2029/30.
Land at H3.7 adj to 'Warren's Folly' and Vets, Larkhill Road, Durrington, SP4 8DR	20/04397/OUT	Outline permission	Amesbury	Reserved matters application is yet to be submitted. As a result, the Council has adopted a cautious approach, forecasting completion in 2029/30.

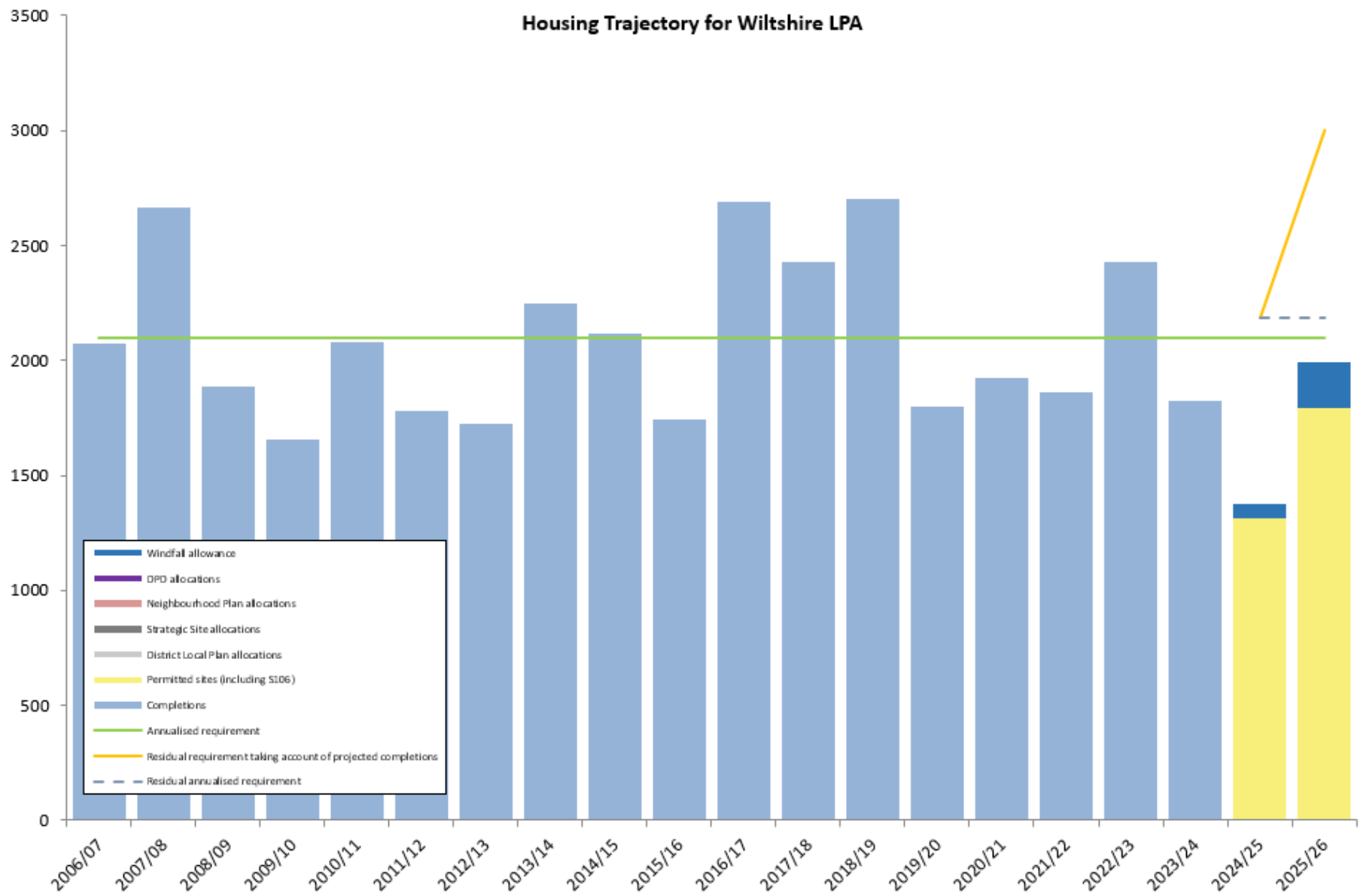
Site Address	Site reference	Planning status (at 31 March 2024)	Settlement / CA Remainder	5-year deliverability summary
Land at Hillbrush Company Ltd Woodlands Road Mere	S17.0085	Full permission	Mere	Remaining 8 units completed in 2024/2025. Council tax records are present for these units.
Land at Hillcrest Paddock	NP/S19	Neighbourhood Plan	Tisbury CA Remainder	No recent residential planning applications or known plans at the site, but potential for the site to be developed in the medium-to-long term.
Land at Red House Farm	NP/S20	Neighbourhood Plan	Tisbury CA Remainder	No recent residential planning applications or known plans at the site, but potential for the site to be developed in the medium-to-long term.
Land at Romsey Road, Whiteparish, Salisbury	PL/2022/09532	S106	Southern Wiltshire CA Remainder	The Section 106 agreement has been finalised, and the decision notice was issued on 10/06/2024. A Reserved Matters application has not yet been submitted. As a result, the Council has adopted a cautious approach, forecasting first completions from 2029/30.
Land at Rowbarrow	H3.4	DPD Allocation	Salisbury	See 20/00337/FUL.
Land at The Hill Brush Co Ltd Woodlands Road Mere Warminster	S14.6780	Outline permission	Mere	See S17.0085.
Land at Westside Close, Old Sarum, SP4 6BX	PL/2021/09567	Outline permission	Salisbury	Reserved matters application PL/2023/04526 for 46 dwellings was approved on 11/07/2024. However, as the application was submitted on 06/06/2023, it was under consideration prior to the 2024 base date. A Commencement Notice was submitted on 23/01/2025, with a start date of 17/02/2025. All pre-commencement conditions have been discharged. Given the efficient progress made since the reserved matters approval, it is considered reasonable to expect first completions in 2025/26.
Land between Glebe Hall and Primary School	NP/S12	Neighbourhood Plan	Southern Wiltshire CA Remainder	Pre-app for 50 dwellings at the site in 2017 - no further details available. This suggests there is potential and interest for the site to be delivered in the latter years of the Local Plan Period through a new scheme.

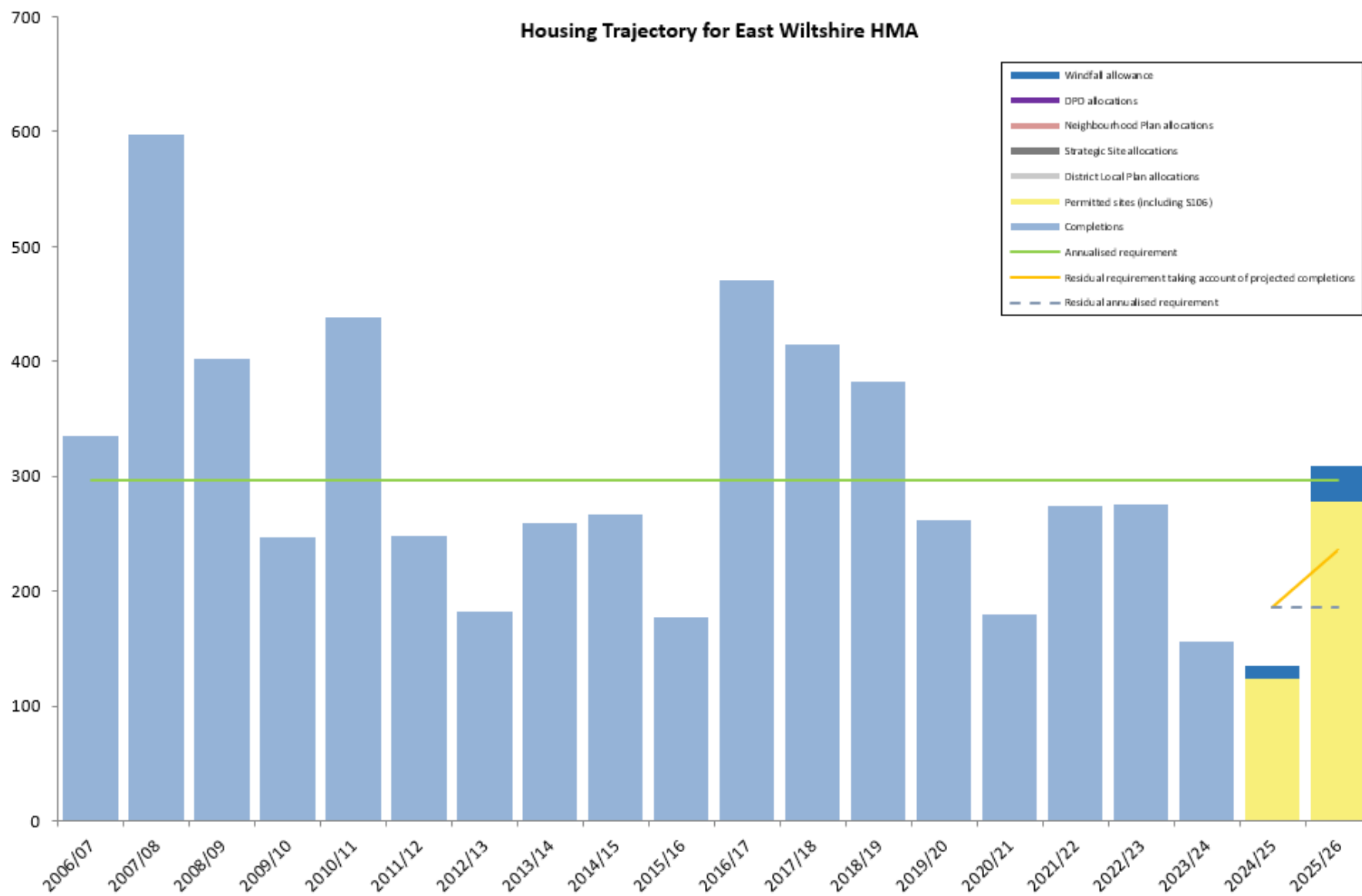
Site Address	Site reference	Planning status (at 31 March 2024)	Settlement / CA Remainder	5-year deliverability summary
Land immediately to the south and west of the Archers Gate Housing Development Amesbury	S15.2530	Outline permission	Amesbury	See 19/07304/REM.
Land North of Netherhampton Road, Salisbury, Wiltshire	PL/2021/06594	Full permission	Salisbury	A Commencement Notice was submitted on 20/02/2023, with a start date of 23/02/2023. Google Earth Street View imagery from November 2024 shows that a significant portion of the dwellings has been constructed up to roof level.
Land off Chicklade Road	NP/S18	Neighbourhood Plan	Tisbury CA Remainder	See PL/2021/09623.
Land south of Netherhampton Road Salisbury	19/05824/OUT	Outline permission	Salisbury	Reserved matters application PL/2023/11196 for 406 dwellings is currently under consultation. Pre-commencement conditions for this phase will need to be discharged once the decision notice is issued. The Council has secured phosphate credits and the developer has made contributions to purchase these credits for a positive Appropriate Assessment to allow permission for the reserved matters to be granted. Contributions to secure habitat mitigation through the SAMM strategy required for the New Forest protected sites are to be achieved by a Unilateral Undertaking. First completions in 2027/28 are considered achievable. Yield projections are informed by the developer's recent local build-out history.
Land South of Netherhampton Road, Salisbury	PL/2021/08735	Full permission	Salisbury	A Commencement Notice was submitted on 09/01/2023. Google Earth satellite imagery from November 2024 shows several dwellings at roof level and nearing completion. Yield projections are based on the developers recent local build-out history.

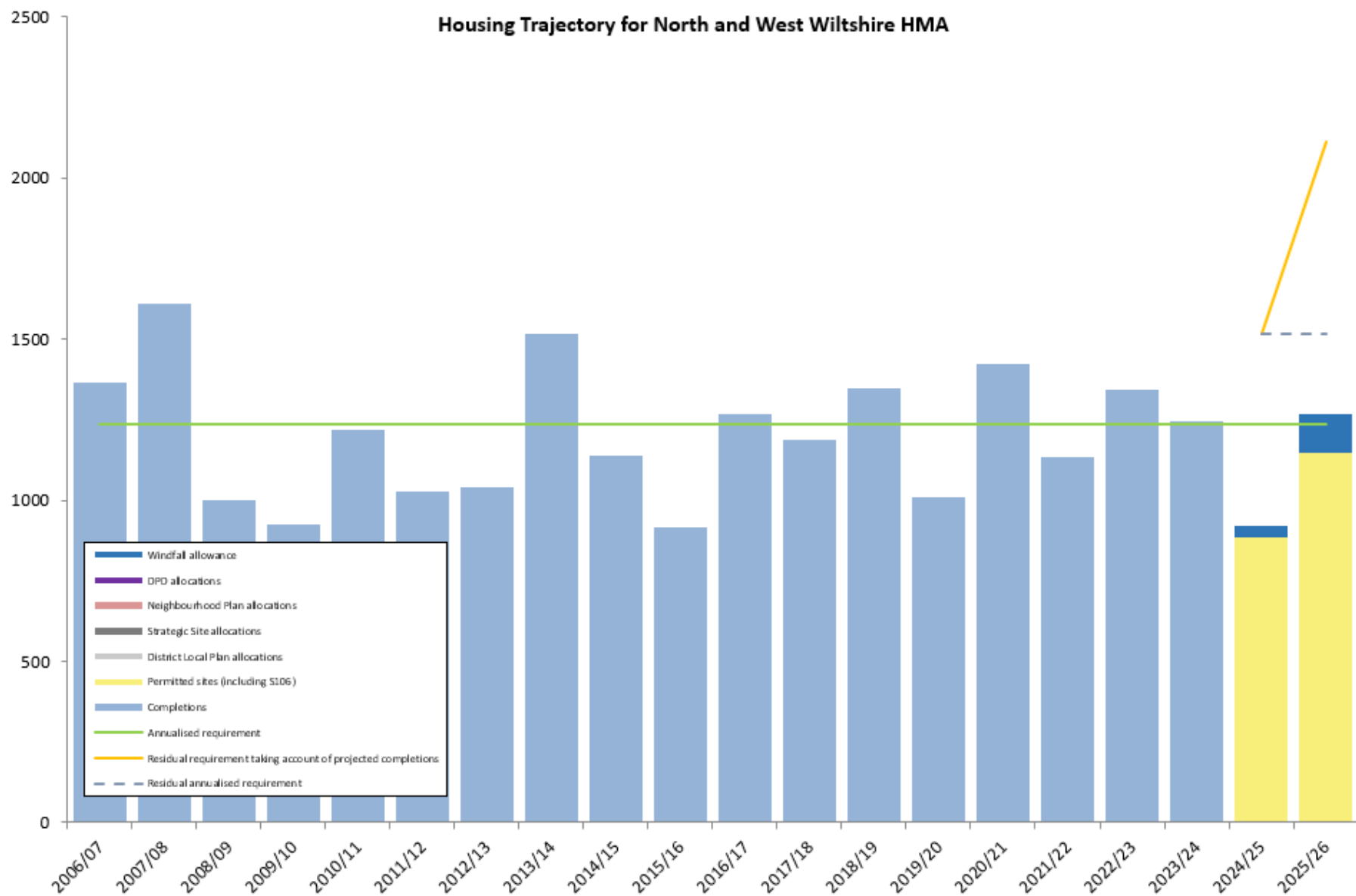
Site Address	Site reference	Planning status (at 31 March 2024)	Settlement / CA Remainder	5-year deliverability summary
Land to the north west of Fugglestone Red and Bemerton Heath	S12.0814	Outline permission	Salisbury	Outline element of the allocation. Both Phase B3 (PL/2023/05287 - 176 dwellings) and Phase A2B (PL/2023/10980 - 164 dwellings) were submitted prior to base date, but were held up with phosphates. However, both are now resolved with PL/2023/05287 receiving permission on 15/04/2025 and PL/2023/10980 on 23/05/2025. Both B3 and A2B will be built concurrently, utilising two brands. Forecasts in line with developer survey (May 25). Despite the delay in planning approvals, Persimmon have still averaged over 120 completions per annum on site (not including start up year).
Land to the North West of Fugglestone Red and Bemerton Heath, Salisbury, Wilts P	PL/2022/07678	Full permission	Salisbury	Phase A2 of development. Wiltshire Council mapping shows over half the phase is complete (April 2025).
Larkhill Road	H3.7	DPD Allocation	Amesbury	See 20/04397/OUT.
Longhedge (Old Sarum)	WCS/S2	Strategic site	Salisbury	Site built out.
Manor Farm Road (Site 5)	NP/S16	Neighbourhood Plan	Wilton CA Remainder	Application PL/2023/00909 for three dwellings awaiting completion of S106 agreement
Netherhampton Road	H3.1	DPD Allocation	Salisbury	See 19/05824/OUT.
North of Netherhampton Road	H3.3	DPD Allocation	Salisbury	See PL/2021/06594.
Odstock Hospital	3/LPA/41	District Local Plan Allocation	Salisbury	No recent planning activity or known development plans suggest that the allocation will be delivered in the Local Plan period.
Old Manor Hospital	3/LPA/11	District Local Plan Allocation	Salisbury	See 19/11110/FUL - last remaining part of allocation.
RAF Baverstock	3/LPA/38	District Local Plan Allocation	Wilton CA Remainder	No recent planning activity or known development plans suggest that the allocation will be delivered in the Local Plan period.

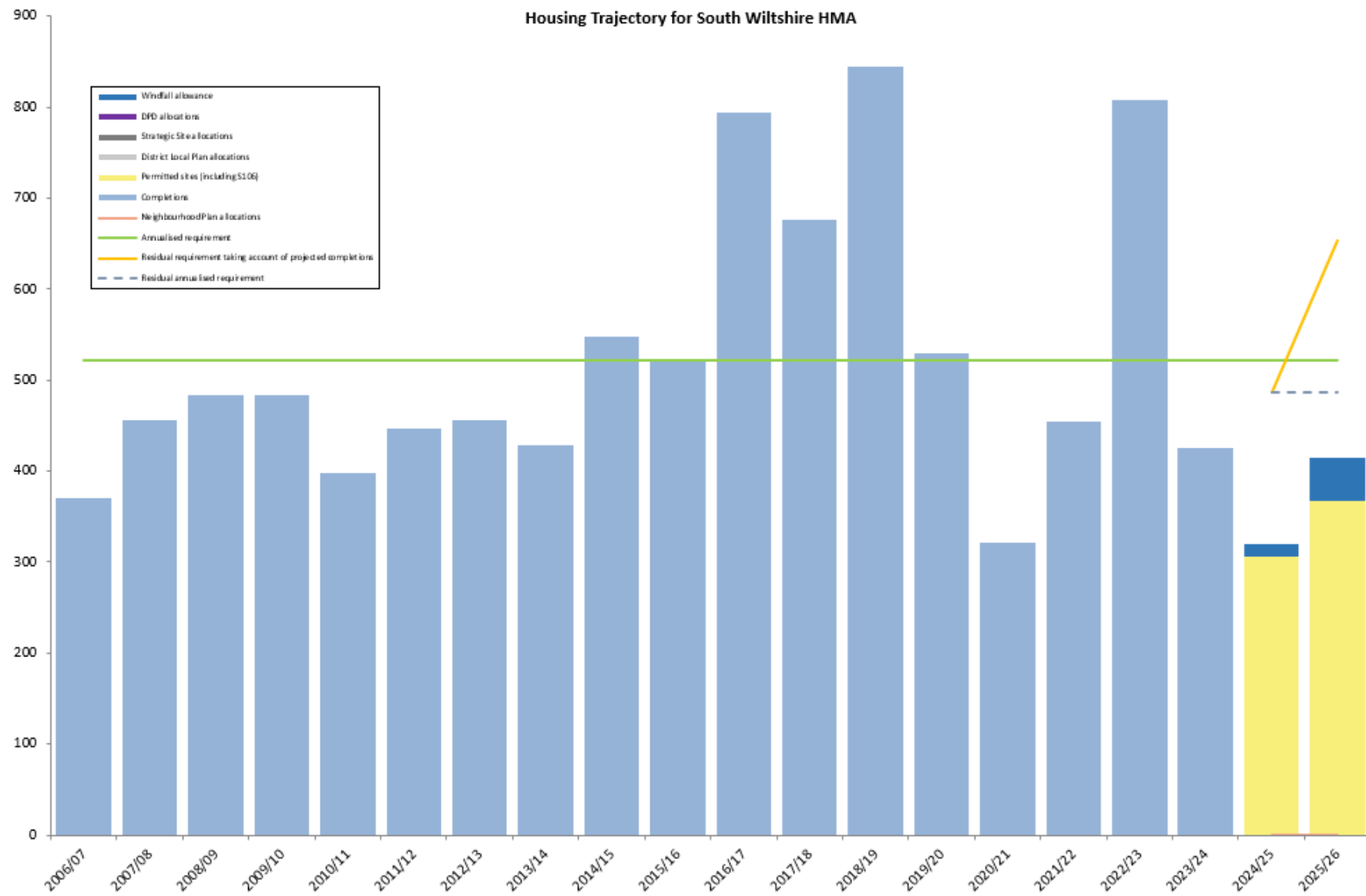
Site Address	Site reference	Planning status (at 31 March 2024)	Settlement / CA Remainder	5-year deliverability summary
South of Rowbarrow	20/00337/FUL	S106	Salisbury	The Section 106 agreement was signed on 17/10/2024, and a Commencement Notice was issued on 29/10/2024, with a start date of 18/11/2024. The developer, Bellway, forecasted first completions for 2025/26 in a survey submitted to the council in October 2024. As a result, the housing trajectory has been updated to reflect this recent information.
Station Works	NP/S11	Neighbourhood Plan	Tisbury	Appeal (APP/Y3940/W/22/3308919) dismissed for 86 dwellings and a care home of up to 40 bedspaces on 21/06/2023. Recent activity suggests there is potential and interest for the site to be delivered in the latter years of the Local Plan Period through a new scheme.
Stratford Court, Stratford Road, Salisbury, SP1 3JH	PL/2022/05365	Full permission	Salisbury	Development comprises 30 additional bed spaces in C2 use. Figures shown in the trajectories are based on a bed spaces-to-dwellings ratio in accordance with the PPG. Google Earth Street View imagery from November 2024 indicates that the new care home is nearing completion.
Tisbury Sports Centre, Weaveland Road, Tisbury, Salisbury, SP3 6HJ	PL/2022/00855	Full permission	Tisbury	Planning permission for 13 dwellings was granted on 04/12/2023. A discharge of conditions application (PL/2024/07292) is currently under consultation. Initial completions are considered achievable by 2026/27.
UKLF	WCS/S7	Strategic site	Wilton	See S11.0517.

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









Appendix 5 - Windfall allowance for land supply calculations

- A1. The NPPF (paragraph 75) 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.”

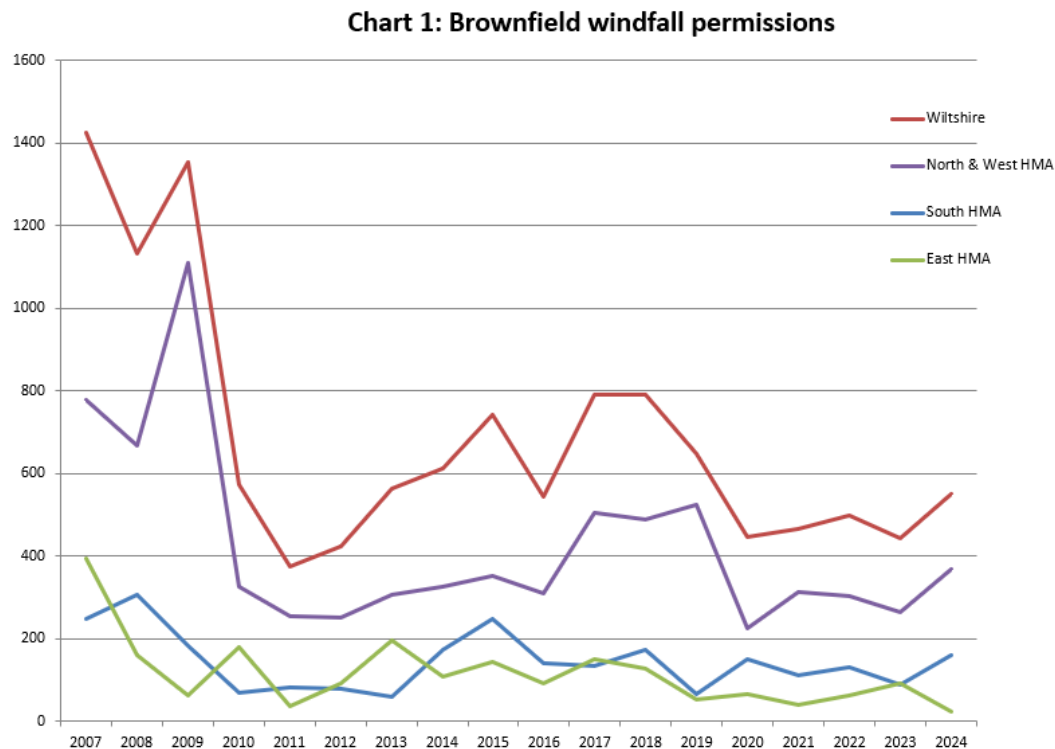
- A2. In Annex 2, the NPPF defines windfall sites as:

“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 75 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

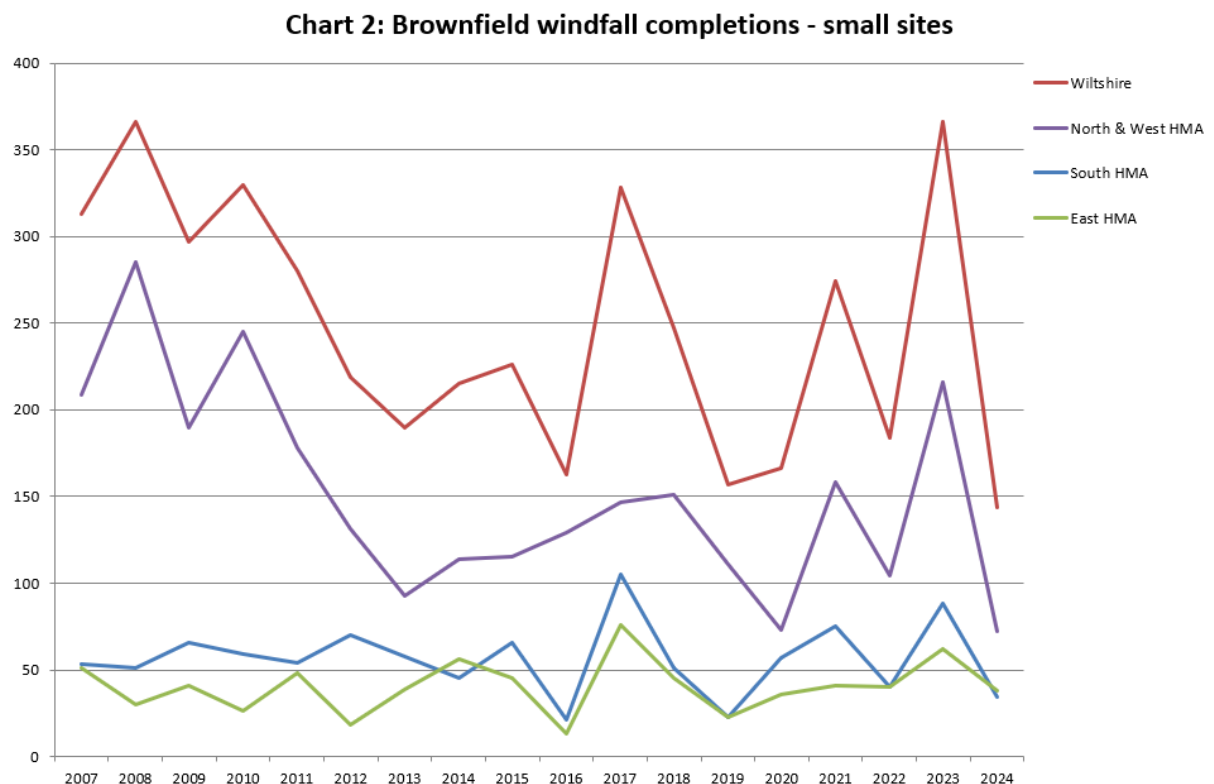
- A6. The number of new brownfield windfall permissions granted during the Wiltshire Core Strategy period to date (2006 to 2024) is presented in Chart 1.



- 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 2024. 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).

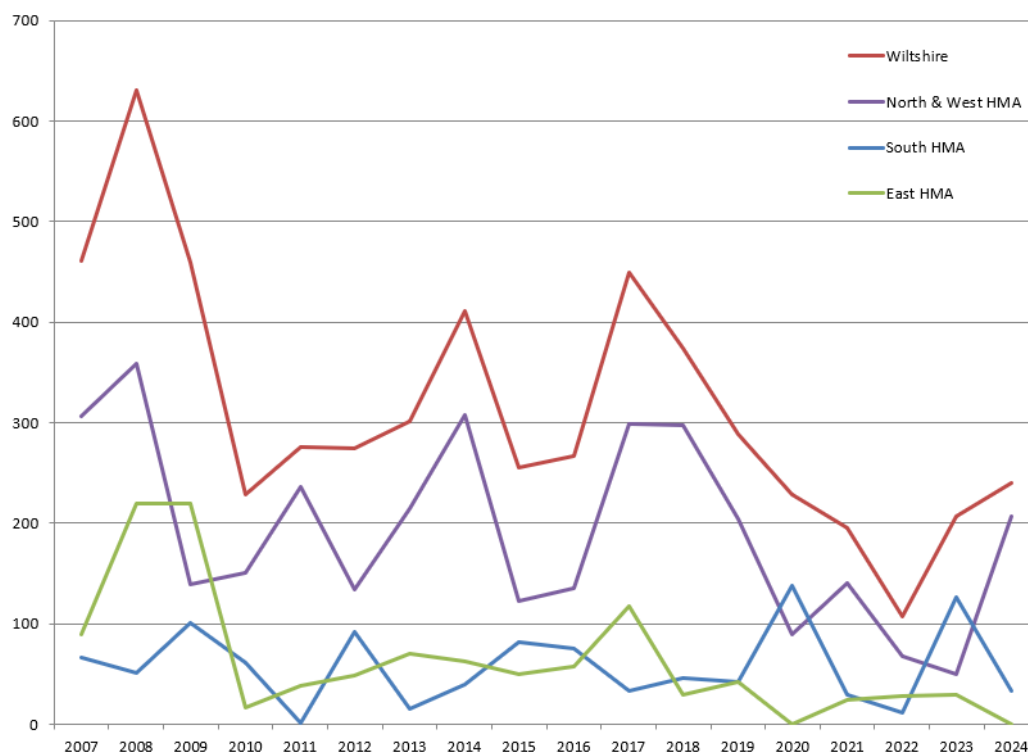
A11. The rate at which brownfield windfall development on small sites has come forward is presented in Chart 2.



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.

Chart 3: Brownfield windfall completions - large sites



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 during which more limited delivery has occurred.

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.

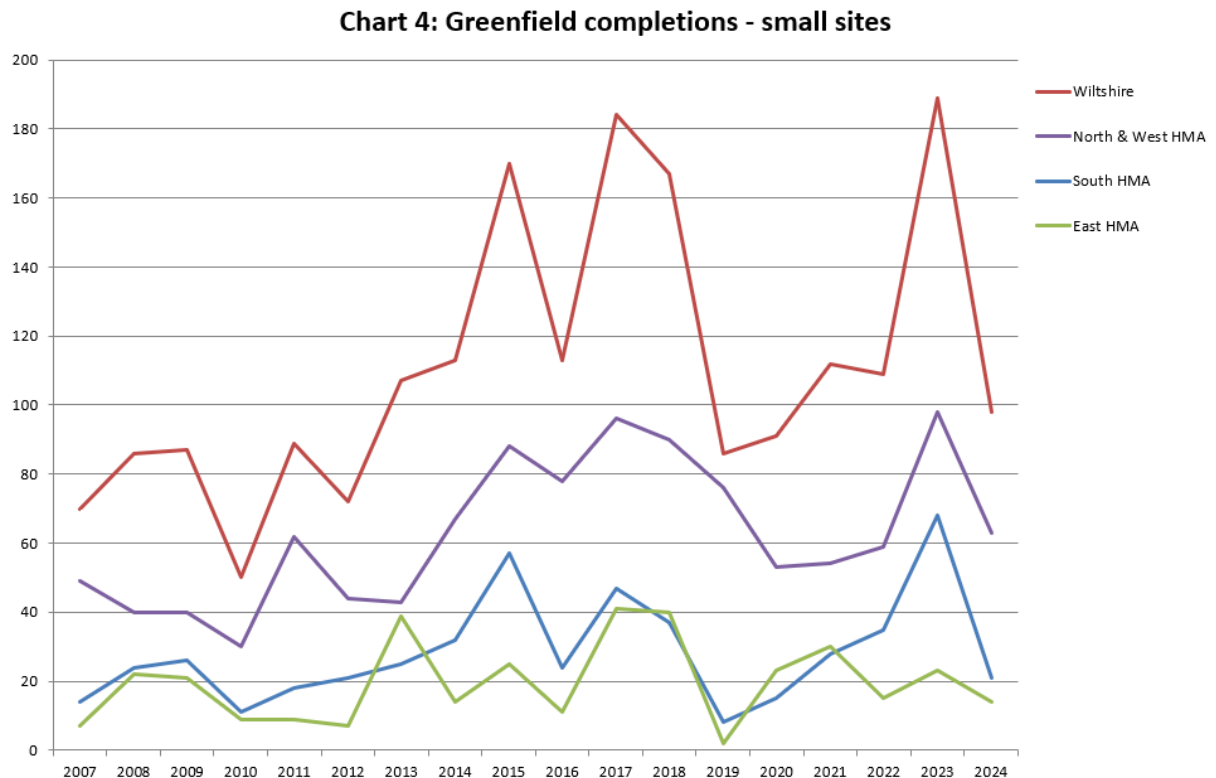
A19. Although it was recognised that not all small greenfield sites were residential gardens, analysis indicated that this formed a significant proportion of such sites. As detailed above, national policy that was in effect at this time limited the potential to identify windfall from greenfield sources 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 broadly 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 come forward more regularly. 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 2024), **1,348** windfall units have been delivered on sites which were originally identified in the SHELAA⁴ compared with **10,145** 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 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.

⁴ Including sites identified prior to the concept of a SHELAA within a predecessor Urban Capacity Study or the National Land Use Database.

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 2024) prior approval has been granted (or not required) for a total of **590** 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 **233** 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 subsequently 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 sites⁵ 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 windfall as a source of supply. This form of development includes an exemption from Community Infrastructure Levy (CIL) payments and Biodiversity Net Gain (BNG) requirements, thus reducing the cost burden and making such developments more attractive for would-be developers.

A37. As part of its programme of planning reform to speed up build rates and timescales of development, in May 2025 MHCLG announced proposals to improve the planning and development environment for Small and Medium sized enterprise (SME) developers. Such enterprises are those most likely to build small sites, which form a significant proportion of windfall permissions and delivery in Wiltshire. The changes includes reforming site size thresholds to introduce a 'medium' site between

⁵ Footnote 36 of the NPPF (December 2024) indicates such exception sites should not be larger than one hectare in size or exceed 5% of the size of the existing settlement.

major and non-major development, and reducing policy requirements for such sites.

The proposal also seeks to reduce development costs on non-major sites including less regulatory requirements on BNG which will improve viability, and exempting sites from proposed build-out transparency proposals (also introduced through the May 2025 announcements). The Government are also introducing a new Housing Delivery Fund for SMEs to support long-term finance options for development projects to support delivery. The existing Home Building Fund offered by Homes England has also been extended to provide access to finance for SMEs who had been unable to obtain funding from traditional lenders.

A38. Although the proposals are currently in consultation, it does indicate the recognition that SMEs make in delivering smaller sites and the Government's drive to improve prospects of future development of small and medium sized windfall sites.

A39. 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.

Expected future supply

A40. Chart 1 above shows brownfield windfall permissions in the 18 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.

A41. Chart 2 shows brownfield windfall completions from small sites in the 18 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. This arises where the current land use has changed and/or policy and legislative changes are simplifying the planning process, and/or making such opportunities attractive for development.

A42. 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.

A43. Chart 4 shows greenfield windfall completions from small sites in the 18 years of the Wiltshire Core Strategy. This indicates that development opportunities are consistently being implemented over a longer period of time. Opportunities have continually arisen, both through in-filling of greenfield sites in built-up areas, and opportunities offered through rural sites given the nature of Wiltshire.

Method for identifying an allowance for future windfall delivery

A44. 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.

A45. Paragraph 32 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. This previous windfall allowance used permissions from April 2009 to March 2012 which is now dated, and relied on delivery rates from permissions prior to 2008 which no longer reflect the prevailing economic climate. In addition, as discussed in A26-A28 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.

A46. 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.”⁶

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

A47. 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.

A48. 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 – 2024 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 – 2024 to reflect the recent downward trend in delivery from this source.

A49. 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.

⁶ 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

A50. As identified above, the number of windfall sites achieving permission since 2009 has varied with differing longer term trends depending on the size and land type nature (brownfield or greenfield) of the site.

A51. 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 potential future development activity.

A52. For **small brownfield** and **small greenfield sites** the average number of permissions across the period 2009-2024 will be assumed to be permitted each year for the following five years.

A53. For **large brownfield sites** the average number of permissions across the period 2019-2024 will be assumed to be permitted each year for the following five years.

A54. 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	54	6	20
North and West Wiltshire HMA	161	130	74
South Wiltshire HMA	70	38	28
Wiltshire	285	174	122

Delivery rate

A55. 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 windfall permissions granted from 2009 to 2015⁷ 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 were implemented.

Secondly, if brownfield windfall permissions are implemented, historic delivery records indicate any permission that is implemented will be completed within eight years after permission. Using the period 2009 – 2015 for assessing implementation of permissions provides a comprehensive dataset of delivery rates. This is because virtually all implemented permissions that were 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 which is the present position.

The resulting rate is presented in Table A3.

Table A3: Standard delivery rate

Type	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8
Small greenfield	13.7%	29.5%	14.3%	7.6%	3.0%	1.4%	0.04%	0.03%
Small brownfield	14.0%	26.3%	14.9%	8.7%	3.3%	0.1%	0.03%	0.02%
Large brownfield	0.02%	14.9%	23.2%	14.2%	5.6%	6.4%	0.01%	0.00%

A56. 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 68.6% will reach completion at all, providing an allowance for non-delivery. For a large brownfield permission granted in year 1, only 59.7% will reach completion in the five-year period and 66.9% overall. Finally, for a small greenfield permission granted in year 1, only 68% will reach completion in the five-year period and 70.7% overall. This provides a comprehensive assessment of the rate at which permissions are either implemented or lapsed.

A57. 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.

⁷ 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
54 permitted in year 1	54 x 14.0% = 7.6	54 x 26.3% = 14.2	54 x 14.9% = 8.0	54 x 8.7% = 4.7	54 x 3.3% = 1.8
54 permitted in year 2		54 x 14.0% = 7.6	54 x 26.3% = 14.2	54 x 14.9% = 8.0	54 x 8.7% = 4.7
54 permitted in year 3			54 x 14.0% = 7.6	54 x 26.3% = 14.2	54 x 14.9% = 8.0
54 permitted in year 4				54 x 14.0% = 7.6	54 x 26.3% = 14.2
54 permitted in year 5					54 x 14.0% = 7.6
Sum	7.6	21.8	29.8	34.5	36.3

A58. 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.

A59. In the example given, of the **290** dwellings that are forecast to be permitted within 5 years on small brownfield sites in the East Wiltshire HMA, only **130** are assumed to be deliverable in the forthcoming 5 years.⁸

A60. Using the above calculation, the resulting allowance for each category of windfall in each HMA and Wiltshire overall is presented in Table A5⁹.

⁸ Figures from table A4 may not sum exactly due to rounding.

⁹ Figures from table A5 may not sum exactly due to rounding.

Table A5: Summary of windfall allowance for each HMA, development size and land type for 2024-2029.

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	130	10	50	190
North and West Wiltshire HMA	389	225	183	797
South Wiltshire HMA	168	66	69	303
Wiltshire	687	301	302	1,290

A61. 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 10 and 11.

Table A6: Comparison of methods for calculating windfall allowance

Area	Method A (as above)	Method B ¹⁰	Method C ¹¹
East Wiltshire HMA	190	244	223
North and West Wiltshire HMA	797	916	607
South Wiltshire HMA	303	315	161
Wiltshire	1,290	1,475	991

¹⁰ **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 (2006-2024) 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.

¹¹ **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 2006-2024	Deliverable commitments 2024-2026 ¹²	Indicative remaining requirement ¹³
Devizes	2,010	2,066	87	-143
Devizes CA remainder	490	442	105	-56
Devizes CA	2,500	2,508	192	-200
Marlborough	680	726	17	-63
Marlborough CA remainder	240	237	12	-9
Marlborough CA	920	963	29	-72
Pewsey CA	600	611	7	-18
Tidworth and Ludgershall	1,750	1,370	164	216
Tidworth CA remainder	170	117	7	46
Tidworth CA	1,920	1,487	172	261
EAST WILTSHIRE HMA	5,940	5,569	399	-28
Bradford on Avon	595	630	8	-43
Bradford on Avon CA remainder ¹⁴	185	201	22	-38
Bradford on Avon CA ¹⁴	780	831	30	-81
Calne	1,440	2,134	87	-781
Calne CA remainder	165	196	6	-37
Calne CA	1,605	2,330	93	-818
Chippenham	4,510	2,918	453	1,139
Chippenham CA remainder	580	571	67	-59
Chippenham CA	5,090	3,489	521	1,080
Corsham ¹⁵	1,220	984	65	171
Corsham CA remainder ¹⁵	175	459	13	-297
Corsham CA	1,395	1,443	78	-126

¹² 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.

¹³ 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.

¹⁴ Bradford on Avon CA remainder and Bradford on Avon CA exclude any development at Staverton Marina which is classified as Trowbridge Principal Settlement.

¹⁵ 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 2006-2024	Deliverable commitments 2024-2026 ¹²	Indicative remaining requirement ¹³
Malmesbury	885	1,043	180	-338
Malmesbury CA remainder	510	617	118	-225
Malmesbury CA	1,395	1,660	297	-562
Melksham and Bowerhill	2,240	2,590	103	-453
Melksham CA remainder ¹⁶	130	186	22	-78
Melksham CA ¹⁶	2,370	2,776	125	-531
Royal Wootton Bassett	1,070	1,170	16	-116
Royal Wootton Bassett and Cricklade CA remainder ¹⁷	385	745	104	-464
Royal Wootton Bassett and Cricklade CA ¹⁷	1,455	1,915	120	-580
Trowbridge	6,810	3,629	352	2,829
Trowbridge CA remainder	165	346	24	-205
Trowbridge CA	6,975	3,975	376	2,624
Warminster	1,920	1,124	230	566
Warminster CA remainder	140	193	23	-76
Warminster CA	2,060	1,317	253	490
Westbury	1,500	1,848	100	-448
Westbury CA remainder	115	90	36	-11
Westbury CA	1,615	1,938	136	-459
NORTH AND WEST WILTSHIRE HMA	24,740	21,674	2,030	1,036
Amesbury, Bulford and Durrington	2,440	2,328	31	81
Amesbury CA remainder	345	317	16	12
Amesbury CA	2,785	2,645	47	93
Mere	235	265	52	-82
Mere CA remainder	50	73	5	-28
Mere CA	285	338	57	-110
Salisbury	6,060	4,681	517	346
Wilton		510	6	
Wilton CA remainder	255	182	1	72
Salisbury and Wilton CAs	6,315	5,373	524	418
Downton	190	183	1	6
Southern Wiltshire CA remainder ¹⁸	425	616	37	-228

¹⁶ Melksham CA remainder and Melksham CA exclude any development at Land North of Green Lane as this is classified as Trowbridge Principal Settlement.

¹⁷ Royal Wootton Bassett & Cricklade CA remainder and Royal Wootton Bassett & Cricklade CA exclude any development at the West of Swindon.

¹⁸ 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 2006-2024	Deliverable commitments 2024-2026 ¹²	Indicative remaining requirement ¹³
Southern Wiltshire CA ¹⁸	615	799	38	-222
Tisbury	200	181	1	18
Tisbury CA remainder	220	94	6	120
Tisbury CA	420	275	7	138
SOUTH WILTSHIRE HMA	10,420	9,430	673	316
Swindon (within Wiltshire)	900	932	0	-32
WILTSHIRE	42,000	37,605	3,103	1,292

Appendix B: APP/Y3940/W/24/3345598

Land at Glenmore Farm, Westbury BA13 4HQ



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Your Ref: PL/2021/03749

Our Ref: APP/Y3940/W/24/3345598

Development Services
Wiltshire Council
Development Services
County Hall
Trowbridge
BA14 8JF

21 January 2025

Dear Sir/Madam,

Town and Country Planning Act 1990
Appeal by Westbury LVA LLP

Site Address: Land at Glenmore Farm, The Ham / Hawkeridge Road, Westbury,
BA13 4HQ

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,

Cameron Alford

Cameron Alford

<https://www.gov.uk/government/publications/planning-inspectorate-privacy-notice>

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>



Appeal Decision

Hearing held on 21 November 2024

Site visit made on 21 November 2024

by Katie McDonald MSc MRTPI

an Inspector appointed by the Secretary of State

Decision date: 21 January 2025

Appeal Ref: APP/Y3940/W/24/3345598

Land at Glenmore Farm, The Ham/Hawkeridge Road, Westbury BA13 4HQ

- The appeal is made under section 78 of the Town and Country Planning Act 1990 (as amended) against a refusal to grant outline planning permission.
 - The appeal is made by Westbury LVA LLP against the decision of Wiltshire Council.
 - The application Ref is PL/2021/03749.
 - The development proposed is residential development (use class C3) for up to 145 homes, community orchard, children's play areas (LEAP), tree planting, habitat creation and ecology buffers and mitigation; site drainage and associated infrastructure. All matters reserved except for access.
-

Decision

1. The appeal is allowed and planning permission is granted for a residential development (use class C3) for up to 145 homes, community orchard, children's play areas (LEAP), tree planting, habitat creation and ecology buffers and mitigation; site drainage and associated infrastructure. All matters reserved except for access at Land at Glenmore Farm, The Ham/Hawkeridge Road, Westbury BA13 4HQ in accordance with the terms of the application, Ref PL/2021/03749, subject to the conditions in the attached Schedule.

Preliminary Matters

2. The appeal is for outline planning permission with access only. However, 3 parameters plans show the location for development, open space and building heights. These would be subject to a condition to adhere to in any future reserved matters. Additionally, an illustrative masterplan shows a potential layout, but this is for indicative purposes only.
3. A finalised Section 106 planning obligation agreement was discussed at the Hearing and 4 signed counterparts were submitted, dated 12 December 2024. Certified copies were received on 16 January 2025.
4. An agreed Statement of Common Ground was submitted before the Hearing, which set out that the Council no longer wished to defend the appeal due to a change in the housing land supply position.
5. An Ecology Briefing Note was submitted prior to the Hearing, which updated the ecology position given the surveys were over 2 years old. This included a site visit by a qualified ecologist, and I am satisfied that the ecological evidence is sufficient to determine the appeal.
6. The National Planning Policy Framework (the Framework) was updated on 12 December 2024. The appellant and Council were provided with the opportunity

to comment. The Council confirmed that the effect of the revised Framework means that the Council can now only demonstrate 2.03 years supply of housing instead of the previously agreed 3.46 years. However, it maintained concerns over deliverability in 5 years. The appellant provided a reply in relation to deliverability concerns, which I have had regard to.

7. The Council has submitted the Wiltshire Local Plan for Examination. However, given no hearings have taken place yet, it is of limited weight.

Main Issue

8. This is whether the site is suitable for the proposed development, having regard to the Council's settlement strategy.

Reasons

Site and surroundings

9. The site lies to the north west of The Ham and west of Hawkeridge Road, situated to the north west of Westbury. It comprises agricultural fields associated with Glenmore Farm. The site is adjacent to existing residential development to the west and south, which forms the settlement edge of Westbury, with a trading estate located north.
10. The proposal is for a residential development of up to 145 dwellings. The parameters plans indicate that these would be located on the southern part of the site, leaving the northern part for amenity and open space, acting as buffers for both ecological and noise reasons.

Whether the site is suitable for the proposed development

11. Core Policy 1 of the Wiltshire Core Strategy (January 2015) (CS) sets out the spatial strategy for development in the area, identifying the settlements in a hierarchy where sustainable development will take place. Westbury is identified as a Market Town, meaning it can support sustainable patterns of living in Wiltshire through its current levels of facilities, services and employment opportunities. Market Towns have the potential for significant development that will increase the jobs and homes in each town to help sustain, and where necessary, enhance their services and facilities and promote better levels of self-containment and viable sustainable communities.
12. CS Core Policy 2 sets out the delivery strategy and requires that at least 42,000 additional homes are built in Wiltshire between 2006 and 2026. This is disaggregated into 3 Housing Market Areas (HMAs). Westbury is in the North and West HMA, with a requirement of 24,740 homes. The CS splits Wiltshire into several Community Areas, with Westbury Community Area, under Core Policy 32, being given its own minimum housing requirement.
13. CS Core Policy 2 sets out that development will not be permitted outside the development limits unless in circumstances permitted by other policies. The proposal does not meet any of the other circumstances and the proposal's location outside the development limits of Westbury is contrary to CS Core Policy 2 and interrelated to this, would conflict with Core Policies 1 and 32. Thus, there would be an in-principle policy harm owing to the conflict with the settlement strategy set out in CS Core Policies 1, 2 and 32.

Other Matters

Active and sustainable modes of travel

14. The site is located on the settlement edge of Westbury, and is sufficiently close to the services and facilities that this market town provides. The planning obligation would provide a commuted sum towards a night time bus service, and there are bus stops close to the site access. The bus stops would also be upgraded, with shelters and raised height pedestrian access kerbing [condition 18].
15. Additionally, there is an existing pedestrian footway along the front of the site, which, using best endeavours¹, would be widened. However, the existing footway would offer suitable walking links if the wider footpath could not be secured. A 3m wide cycle link would be provided through the site [condition 5], exiting at the northern corner and continuing up along the main road to provide access to the trading estate.
16. Cycling would be an option to commute to the town centre, railway station and other recommended cycle routes, given the terrain is mostly flat. Additionally, each dwelling would be fitted with an electrical vehicle charging point, along with a public charging point, which would be required via a condition [condition 15]. This means that future owners would be encouraged to own ultra low and zero emission vehicles, which represents a sustainable transport mode in the Framework. A Full Travel Plan would also be necessary to provide future residents with sustainable transport options [condition 17], which follows the principles of the Framework Travel Plan, which details measures to reduce car usage and increase sustainable transport modes.
17. Overall, the location of development is likely to result in future residents relying on a private car for some journeys. However, there are realistic means of accessing services and facilities using sustainable travel modes. Thus, the proposal would be in a suitable location.

Safe and suitable access

18. Despite the concerns raised by local residents, the evidence before me relating to the off site highway works would be an improvement to the existing situation. The speed limit would be decreased outside the site, which is provided for in the s106. Visibility splays would be appropriate, and suitable crossing facilities would be provided. Additionally, there is the cycle link proposed at the northern edge of the site and the closure of an existing unsafe access point. The works proposed have been subjected to stage 1 and 2 road safety audits and the Council confirmed that they would be acceptable. These off site works, visibility splays and access would be subjected to planning conditions [5, 12 and 19], or obligations in the s106.
19. An emergency access was not considered to be necessary by the Council's highways team, and the data presented is robust and accurate. I have no reason to doubt the evidence before me, and for these reasons, the proposal would provide safe and suitable access for future residents.

¹ In the planning obligation

Living conditions for future residents

20. Residents and the Parish Council raised concerns about the proposed footpath link to the small play area off Hawkeridge Park. Whilst layout is not proposed, pedestrian access from the site to this play area should be encouraged. This would enable suitable pedestrian links to existing and future development. It would also promote legibility and community cohesion.
21. Furthermore, despite claims that it is closed for winter months, I heard that it had not been closed for last winter or this winter, and I do not see this as a barrier to providing access through this play area and onto Hawkeridge Park. It would also provide access for existing residents through to the proposal, to access public open space, other play areas and the trading estate. Claims that the Parish Council would not grant access seems perverse when these future residents would be part of the community.
22. The indicative layout has been designed to ensure that living conditions for future residents would be suitable, in specific relation to noise from the nearby trading estate, nightclub and traffic. This is through embedded mitigation and a suitable layout. The Council's Public Protection team have not raised objections, subject to planning conditions, that would control internal and external noise levels. These would ensure that windows in habitable rooms could be opened and would not rely on mechanical ventilation. This would be necessary to ensure suitable future living conditions, and based on the evidence before me, this would be secured [conditions 13 and 14].
23. Claims of odour from a nearby resource recovery centre were raised. That site is subjected to a permit from the Environment Agency and odour is regulated through the agency. The site is further away from the source than existing dwellings, and although future residents may be subjected to unpleasant odours from time to time, this would not lead to unacceptable future living conditions.

Drainage

24. Foul water from the site would drain into the existing sewers. Surface water would be split into separate discharge points, prior to discharge into the water course, with an attenuation basin on site. The appellant detailed at the Hearing that this was subject to a riparian agreement, which involved no third party landowners. The Local Lead Flood Authority raised no objections, and I am satisfied that the site would not result in any increased flood risk, subject to conditions [conditions 10 and 11].

Biodiversity

25. The scheme has been designed with biodiversity and ecology as a driving priority. There are significant ecological buffers provided around the site, which would provide habitats and bat mitigation, along with enhancements and biodiversity net gain (BNG). Evidence of a district level licence for great crested newts was presented and the proposal, with its embedded mitigation, would have no adverse effect upon any other protected species, such that no other licenses would be necessary.
26. *Salisbury Plain Special Protection Area (SPA)* - The site lies within the 6.4km buffer zone of the SPA. The qualifying feature of the SPA is the stone curlew population, and likely significant effects (LSE) would arise from all residential

development within 6.4km of the SPA, due to increased recreational pressure from visitors. This would include the proposal.

27. The Council, as Competent Authority in the first instance, has a Habitats Regulations Assessment (HRA) for the CS and a HRA for the Wiltshire Housing Site Allocations Plan. Within this, the Appropriate Assessment (AA) looks to mitigate the LSE through annual stone curlew and visitor monitoring. The AA reached a conclusion that housing growth would not have an adverse effect on the integrity of the Salisbury Plain SPA, either alone or in-combination with other plans and projects, provided that the mitigation scheme continues to be implemented. This is secured by the Council through its Community Infrastructure Levy (CIL) and would include a receipt from this development.
28. Nonetheless, the proposal would be unplanned development, and could contribute to an effect not mitigated for by the Council's HRAs. However, given the scale of development in comparison to the size of the buffer zone, this effect would be minimal. Additionally, the scale of public open space on site would absorb a significant amount of everyday recreational activity by new residents. Therefore, I am satisfied that with the mitigation from the CIL payment, and the amount of onsite public open space, the scheme would not adversely affect the integrity of the Salisbury Plain SPA.
29. *Bath and Bradford on Avon Special Area of Conservation (SAC)* - The site lies within the zone of medium risk for the SAC. The qualifying features are 3 bats, Bechstein's bat (*Myotis bechsteinii*), Greater horseshoe bat (*Rhinolophus ferrumequinum*) and Lesser horseshoe bat (*Rhinolophus hipposideros*), with the conservation objectives being to ensure the integrity of the site is maintained or restored, to ensure favourable conservation status of the qualifying features. LSE effects would arise from increased recreational pressure at woodlands used by Bechstein's bat for breeding and loss or damage to bat habitats. Natural England also identified that in the Trowbridge area, there is a need to maintain the presence, structure and quality of any linear landscape features which function as flightlines. These should remain unlit, operating as dark corridors.
30. Additionally, the site is located between Round Wood (approx. 2km) and Pickett and Clanger Woods (approx. 1.5 km), both of which are easily accessible by public footpaths and road. These woods are publicly accessible and each support a colony of Bechstein's bats which together are believed to form a meta population of national importance.
31. The proposal would lead to LSE, both in terms of habitat loss on site and by recreational pressure placed upon nearby habitats and woodlands by new residents of the development. This would be an in-combination effect.
32. However, the open space parameters plan, illustrative masterplan and the ecology evidence details a significant buffer of more than 100m to the northern hedgerow, which would be maintained as high quality semi-natural greenspace, of value to the qualifying features. All core bat habitat would also be buffered from development by at least a 22.5m corridor of natural habitat. The central hedge would be retained, there would be significant native tree and scrub planting, an orchard, new hedgerows and other species specific mitigation. Additionally, an 'alternative space for recreation' would be proposed in the northern half of the site to encourage residents to walk and or exercise dogs on-site. Resident's packs are also to be provided.

33. Providing that these measures are subject to conditions, such as construction environmental management plan, a landscape and ecology management plan, and external lighting [conditions 7, 12 and 16], the proposed mitigation would ensure that the proposal would not adversely affect the integrity of the SAC through any habitat loss on site.
34. The Trowbridge Bat Mitigation Strategy (TBMS) outlines a strategy to mitigate increased recreational pressure on the bats. This applies to the site and seeks contributions to purchase, plant up and maintain an amount of habitat. This would mitigate the residual effects of increased recreational pressure from new residents upon nearby habitats and woodlands. The planning obligation commits to the payment of this sum per dwelling. Thus, with the mitigation proposed, the potential adverse effect would be avoided, and the integrity of the SAC would not be adversely affected.
35. *Picket and Clanger Woods Site of Special Scientific Interest (SSSI)* – Special interests of the SSSI are the floristically-rich ancient woodland, supporting an outstanding range of butterfly and moth species, and woodland birds such as nightingale. A range of small mammal species and common lizard have been recorded and as detailed above, it is known to support significant populations of Bechstein's bat.
36. The proposal would result in increased recreational impacts on the SSSI from new residents. The TBMS requirement would not mitigate the impacts on the wider SSSI, and the Council detail that parts of the SSSI are in an unfavourable and recovering status. Therefore, a bespoke recreational mitigation strategy would be necessary, that would contribute a monetary sum to assist with the management of increased recreational pressure. This is provided for in the planning obligation. With this mitigation, the special interests of the SSSI would not be adversely affected.

Planning obligation

37. In addition to those identified above, the planning obligation would also provide:
 - an early years contribution towards the funding of 17 pre-school places.
 - 40% affordable housing, split 60% affordable rent and 40% intermediate houses, with 10% adapted units.
 - Waste and recycling contribution towards the provision of containers.
 - Leisure contribution towards off site sports provision.
 - Monitoring fee
38. Based on the evidence before me, all the obligations would be necessary to make the development acceptable; directly related to the development; and fairly and reasonably related in scale and kind to the development. This would be compliant with the tests in the Framework and the CIL Regulations.
39. Additional infrastructure, such as contributions towards doctors' and dentists' surgeries was raised by interested parties. However, there is simply no evidence before me that seeking obligations would comply with the Framework and CIL tests, despite the various assertions about appointment wait times and overstretched services. Additionally, the Local Education Authority did not require any contributions towards secondary or primary education places, nor did the Highway's Authority necessitate any contribution towards strengthening the rail underbridge on Station Road.

Planning balance

40. The location of the proposal outside the 'limits of development' would conflict with the development plan as a whole. However, the Council does not have a 5 year supply of housing land and there is a significant shortfall of affordable housing. Thus, Footnote 8 of Framework Paragraph 11 details that policies for applications involving the provision of housing are considered out of date. There are no policies that would indicate a strong reason for refusal and thus the 'tilted balance' of 11 d) ii would apply.
41. Aside from the emerging Local Plan, which has only just been submitted for Examination, there is no other obvious remedy to the shortfall in the short or medium term. This overall position indicates that the development plan is failing to meet its strategic challenges. Thus, its settlement strategy and limits of development are not working effectively. These policies are therefore of limited weight, as is the conflict with them.
42. The delivery of market and affordable housing is of substantial weight in favour. Additionally, there would be biodiversity net gain, public open space, a community orchard, creation of jobs during construction, increased local spending, provision of night time bus service and off site highway improvements. These all weigh in favour and many would benefit the wider community. Aside from the marginal loss of best and most versatile agricultural land, which would be of little weight, there are also no technical reasons that would result in any harm. I have no reason to doubt that the dwellings would not start to be delivered in the next 5 years, especially considering the extensive indicative layout that has been provided to ensure suitable future living conditions.
43. Consequently, the adverse impact of granting planning permission would not significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole. This is having particular regard to key policies for directing development to sustainable locations, making effective use of land, securing well-designed places and providing affordable homes, all of which the proposal would provide. As such, the material considerations indicate a decision other than in accordance with the development plan.

Conditions

44. In addition to the conditions above, which would be necessary to make the development acceptable, the plans (including broad accordance with the parameter plans), dwelling numbers, phasing plan and provision of public open space are listed for certainty [condition 4].
45. The dwellings would be built sustainably, including reductions in energy use and emissions and efficient water use, as detailed in chapter 7 of the Design and Access Statement. This would be necessary to ensure the prudent use of natural resources, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy [conditions 6 and 9]. A condition for archaeological investigations would be necessary to ensure that any matters of archaeological interest are correctly recorded [condition 8].

46. Closure of the existing access to Glenmore Farm would be necessary in the interests of highway safety [condition 19]. The Council requested that this was within 3 months of the commencement of development. However, this would be an unreasonable time scale. The access is open now and can be used freely, and whilst it would be necessary to ensure it is closed as soon as practically possible, I see no specific reason to require it to be closed until the development is nearing completion, to ensure its closure can be properly phased into the development as it is built out.
47. The suggested Travel Plan condition [condition 17] has been amended to remove the requirement for the employment of a Travel Plan Co-Ordinator as this would go beyond the realms of a condition. However, I have required details of who has responsibility for monitoring compliance and the means of securing that future monitoring and management arrangements of the travel plan, along with the length of time and frequency.

Conclusion

48. For the reasons set out above, the appeal is allowed.

Katie McDonald

INSPECTOR

APPEARANCES

For the Local Planning Authority:	
Gen Collins LLB(Hons) MA MRTPI	Principal Planning Officer, Wiltshire Council
Mark Wiltshire MIHE	Transport and Highways Manager, Wiltshire Council
For the appellants:	
Alan Williams BSC MPLAN MRTPI	Director, Grass Roots Planning
Matthew McShan	Associate Partner, LVA
Mubassir Malik MEng (Hons) MIOA	Associate Acoustician, Stantec
Interested parties	
Suzanne Wycombe	Ethandune Ward Cllr
David Jenkins	Heywood Parish Cllr
John Masson	Heywood Parish Chairperson
Francis Morland	Heywood Parish Cllr

HEARING DOCUMENTS

HD1	Public Protection comments
HD2	Travel Plan condition
HD3	Finalised Unilateral Undertaking dated 12 December 2024

SCHEDULE OF CONDITIONS

- 1) The development hereby permitted shall take place not later than 2 years from the date of approval of the last of the reserved matters to be approved.
- 2) Application for approval of the reserved matters shall be made to the local planning authority not later than 3 years from the date of this permission.
- 3) Details of the appearance, landscaping, layout, and scale, "the reserved matters") shall be submitted to and approved in writing by the local planning authority before any development takes place and the development shall be carried out as approved.
- 4) The development hereby permitted shall make provision for the following:
 - a) Up to 145 dwellings;
 - b) Public open space to be sited, laid-out and equipped in accordance with the West Wiltshire Leisure and Recreation DPD (or any subsequent replacement DPD); and to include at least 4,106 square metre (sqm) of general public open space and at least 171 sqm of equipped play space.

The layout and scale shall be broadly in accordance with the following plans –

- Dwg Ref: 191119L 02 01 J (Illustrative Masterplan) dated 06/22
- Dwg Ref: 191119 PP 01 (Building Height Parameter Plan) dated 11/22
- Dwg Ref: 191119 PP 04 Rev A (Areas Parameter Plan) dated 11/22
- Dwg Ref: 191119 PP 02 (Open Space Parameter Plan) dated 11/22
- Doc Ref: 191119 R 02 01 D (Design & Access Statement) dated 07/22
- Doc Ref: 4712_01E_EcIA Ecological Impact Assessment

Prior to commencement of the development, a programme, or phasing plan, for the delivery and completion of the dwellings and the public open space(s) shall be first submitted to, and approved in writing by, the local planning authority. The dwellings and the public open space(s) shall then be delivered and completed in accordance with the approved programme.

- 5) The 'means of access' to the site and the off-site highways works shall be provided in accordance with the following drawing –

- Dwg Ref: 4403-532 D (Proposed Site Access Layout) dated 17/08/23

In addition, the final layout shall include a 3 metre wide shared-use cycleway within the application site, as indicated at note 7 on illustrative Masterplan 191119L/02/01/J.

Prior to commencement of the development, a programme for the delivery and completion of the means of access, the off-site highways works and the shared-use cycleway shall be first submitted to, and approved in writing by, the local planning authority. The means of access to the site, the off-site highways works and the shared-use cycle way shall then be delivered and completed in accordance with the approved programme.

All visibility splays shown on Dwg Ref: 4403-532 D (Proposed Site Access Layout) dated 17/08/23 shall be provided prior to first use of the new means of access to the site from The Ham by any vehicle other than any vehicle connected with the initial construction of this access. The visibility splays shall thereafter be retained clear of any obstructions to visibility in perpetuity.

- 6) Application/s for the approval of the reserved matters shall be in accordance with section 4.7 of the approved Design and Access Statement (Dwg Ref: 191119 R 02 01 D) regarding sustainability. A Sustainability Statement shall be submitted with each reserved matters application which demonstrates this, and the development shall be implemented in accordance with the Sustainability Statement.
- 7) Prior to the start of construction ground works/excavation, site clearance, vegetation clearance and boundary treatment works, a Landscape and Ecology Management Plan (LEMP) shall be submitted to and approved in writing by the local planning authority. The LEMP will detail long term objectives and targets, management responsibilities and maintenance schedules for each ecological feature within the development (other than small, privately owned, domestic gardens) including, but not exclusively: Wildlife ponds and wetland for SUDS, Floodplain Wetland Mosaic (wet

grassland, scrapes, reedbed), native tree and scrub planting, semi-natural neutral meadow grassland and retained hedge, scrub and trees.

The LEMP will include:

- i. A phasing plan demonstrating the timing of habitat creation works in relation to landscape buffers (Zone A and Zone B of the Trowbridge Bat Mitigation Strategy) and advanced planting proposals including predevelopment provision of 'space for recreation' will be completed in advance of or alongside vegetation stripping.
- ii. A plan specifying the location and type of integral bird nesting features (including for swift) and bat roosting features to be provided. Numbers to be provided in line with best practice guidelines.
- iii. Distinguishing between formal and informal open space and land required to meet mitigation and BNG objectives.
- iv. Details of how habitats created will be managed to achieve predicted BNG gains for the duration of the development.
- v. A mechanism for monitoring success of the management prescriptions, incorporating review and necessary adaptive management in order to attain targets.
- vi. Details of the legal and funding mechanism(s) by which long-term implementation of the plan will be secured.

The LEMP shall be implemented as approved in full and for the lifetime of the development in accordance with the approved details.

- 8) No development shall commence until a written programme of archaeological investigation, which should include on-site work (i.e. trial trenching) and off-site work such as the analysis, publishing and archiving of the results, has been submitted to and approved by the local planning authority. The programme of archaeological work shall be carried out in accordance with the approved details.
- 9) No development shall commence until a scheme for water efficiency has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented in accordance with the approved details.
- 10) No development shall commence until a scheme for the discharge of surface water from the site has been submitted to and agreed in writing by the local planning authority. This should include detailed drainage calculations which demonstrate that discharge rates from the whole developed area (2.507ha) of the site do not exceed:
 - 1 in 1 year storm event - 1.65 l/s
 - 1 in 30 year storm event - 4.14 l/s
 - 1 in 100 year storm event - 5.15 l/s
- 11) No development shall commence until a detailed drainage ownership and management plan has been submitted to and approved in writing by the local planning authority. The plan shall:

- Detail the required maintenance activities for drainage (including SuDS) features, along with details on how frequently these activities will be completed, and the party responsible for maintenance. The development shall be carried out and maintained in accordance with the approved drainage ownership and maintenance plan.
 - Provide copies of legal agreements which confirm that the developer has the right to cross 3rd party land and discharge to the ordinary watercourse in perpetuity. The legal agreements must demonstrate that the developer has permission to cross third party land to enable the drainage system to be constructed, and for it to be maintained throughout its whole design life.
- 12) No development shall commence until a Construction and Environmental Management Plan (CEMP) has been submitted to and approved in writing by the local planning authority. The CEMP shall include details of the following relevant measures:
- i. Construction phase environmental management plan, named person for residents to contact definitions and abbreviations and project description and location;
 - ii. A description of management responsibilities;
 - iii. A description of the construction programme;
 - iv. Detailed Site logistics arrangements;
 - v. Details regarding parking, deliveries, and storage;
 - vi. Details regarding dust mitigation;
 - vii. any other measures to mitigate the impact of construction on the amenity of the area and safety of the highway network;
 - viii. Communication procedures with the LPA and local community regarding key construction issues – newsletters, fliers etc;
 - ix. Details of how surface water quantity and quality will be managed throughout construction;
 - x. Details of the safeguarding measures to deal with the following pollution risks:
 - the use of plant and machinery
 - wheel washing and vehicle wash-down and disposal of resultant dirty water
 - oils/chemicals and materials
 - the use and routing of heavy plant and vehicles
 - the location and form of work and storage areas and compounds
 - the control and removal of spoil and wastes
 - xi. Details of safeguarding measures to highway safety to include:
 - A Traffic Management Plan (including signage drawing(s))
 - Routing Plan
 - Details of temporary/permanent Traffic Regulation Orders
 - pre-condition photo survey - Highway dilapidation survey
 - Number (daily/weekly) and size of delivery vehicles.
 - Number of staff vehicle movements.

- xii. Details of the ecological avoidance, mitigation and protective measures to be implemented before and during the construction phase, including but not necessarily limited to, the following:
- Pre-development species surveys, including but not exclusively, roosting bats, otter, water vole and birds.
 - Phasing plan for habitat creation and landscape works including advanced planting proposals including pre-development provision of 'alternative space for recreation'.
 - Identification of ecological protection areas/buffer zones and tree root protection areas and details of physical means of protection, e.g. protection fencing.
 - Working method statements for protected/priority species, such as nesting birds, reptiles, amphibians, roosting bats, badger and dormice.
 - Work schedules for activities with specific timing requirements in order to avoid/reduce potential harm to ecological receptors; including details of when a licensed ecologist and/or ecological clerk of works (ECoW) shall be present on site.
 - Key personnel, responsibilities and contact details (including Site Manager and ecologist/ECoW).
 - Timeframe for provision of compliance report to the local planning authority; to be completed by the ecologist/ECoW and to include photographic evidence.

There shall be no burning undertaken on site at any time.

Construction hours shall be limited to 0730 to 1800 Monday to Friday, 0730 to 1300 Saturday and no working on Sundays, Bank or Public Holidays.

The development shall be implemented in accordance with the approved details of the CEMP.

- 13) No development shall commence until an Acoustic Design Scheme (for external traffic noise) for the protection of the proposed residents from external traffic noise has been submitted to and approved in writing by the local planning authority. The Acoustic Design Scheme (for external traffic noise) shall use Good Acoustic Design (in accordance with the Professional Practice Guidance: Planning and Noise New Residential Development (May 2017 or later versions)) to achieve the following noise limits:
- bedrooms shall achieve an 8-hour LAeq (23:00 to 07:00) of 30dB(A) and an L_{max,F} of 45dB based on the 10th highest measured level.
 - living rooms and dining rooms shall achieve a 16-hour LAeq (07:00 to 23:00) of 35dB(A)
 - external noise levels within private external amenity spaces shall not exceed 55 dB LAeq,16hr (0700 – 2300)

The Acoustic Design Scheme (for external traffic noise) shall be implemented during construction of each dwelling, and thereafter be permanently retained. For the avoidance of doubt, using closed windows to achieve the internal noise level target shall only be considered once all other good acoustic design acoustic mitigation measures have been utilised.

In accordance with a timetable in the approved Acoustic Design Scheme (for external traffic noise), a post completion report, prepared by the acoustic consultancy who designed the Acoustic Design Scheme or other suitably qualified expert, shall be submitted to and approved in writing by the local planning authority. This shall provide evidence that the approved Acoustic Design Scheme (for external traffic noise) has been fully implemented, any additional measures required to achieve compliance.

- 14) No development shall commence until an Acoustic Design Scheme (entertainment and industrial noise) for the protection of the proposed residents from entertainment and industrial noise has been submitted to and approved in writing by the local planning authority. This shall relate to internal noise levels and private external amenity areas. The Acoustic Design Scheme (entertainment and industrial noise) shall use Good Acoustic Design (in accordance with the Professional Practice Guidance: Planning and Noise - New Residential Development (May 2017 or later versions)) and it shall include the site layout (showing barrier blocks), internal dwelling layouts, façade construction (including design and installation), manufacturers details of windows and ventilation, and boundary treatments.

Within 320 m of the West Wiltshire Trading Estate boundary, (ie closer than existing dwellings), the design shall achieve a rating level (LArTr) of equal to and no greater than typical background sound levels (LA90T) for facades with openable windows to habitable rooms (living rooms and bedrooms) and for private external amenity areas when assessed using BS4142:2014+A1:2019 or any subsequent version.

Internal noise levels from entertainment noise, shall be designed to not exceed the following:

- NR 20 dB Leq,15minutes
- NR 20 dB LfMax
- The LFN Reference Curve within Table 9 of NANR45 revision1 December 2011 - Procedure for the Assessment of Low Frequency Noise Complaints.

The Acoustic Design Scheme (entertainment and industrial noise) shall be implemented during construction of each dwelling, and thereafter be permanently retained. In accordance with a timetable in the approved Acoustic Design Scheme (entertainment and industrial noise), a post completion report, prepared by the acoustic consultancy who designed the Acoustic Design Scheme (entertainment and industrial noise) or other suitably qualified expert, shall be submitted to and approved in writing by the local planning authority. This shall provide evidence that the approved Acoustic Design Scheme (entertainment and industrial noise) has been fully implemented, any additional measures required to achieve compliance.

- 15) Prior to commencement of development above slab level, a scheme for the provision of at least one public electric vehicle 'rapid' charging point (EVRCP) in a publicly accessible parking area or bay shall be submitted to and improved in writing by the local planning authority. The EVRCP shall be installed and be ready for use prior to the first occupation of the 100th dwelling or in accordance with a programme to be first agreed by the

local planning authority, whichever is the sooner. The EVRCP shall thereafter be retained and shall remain operational at all times (other than when under-going reasonable maintenance).

- 16) No external lighting shall be installed in public areas until details of the type of light appliance, height and position of fitting, illumination levels and light spillage have been submitted to and approved in writing by the local planning authority. The details shall be in accordance with the appropriate Environmental Zone standards set out by the Institute of Lighting Engineers in their publication GN01:2011, 'Guidance for the Reduction of Obtrusive Light' (ILP, 2011), and Guidance note GN08-18 "Bats and artificial lighting in the UK", issued by the Bat Conservation Trust and Institution of Lighting Professionals. Where light spill has the potential to impact bat habitat, a lighting impact assessment shall be submitted with the reserved matter application(s) to demonstrate the requirements of section 8.3 of the Trowbridge Bat Mitigation Strategy February 2020 are met. The external lighting shall be installed and maintained in accordance with the approved details, and no additional external lighting in public areas shall be installed. Prior to final occupation of the development, a post-development lighting survey demonstrating compliance with the approved details, conducted in accordance with section 8.3.4 of the Trowbridge Bat Mitigation Strategy, shall be submitted and approved in writing by the local planning authority.
- 17) Prior to first occupation of any dwelling, a Full Travel Plan shall be submitted to and approved in writing by the local planning authority. The Full Travel Plan shall be based on the Framework Travel Plan and include details of who has responsibility for monitoring compliance and the means of securing that future monitoring and management arrangements. This shall include the length of time over which monitoring will occur and the frequency. The Full Travel Plan shall be implemented in accordance with the approved details.
- 18) Prior to occupation of the 30th dwelling, 2 bus stops including shelters and raised height bus passenger access kerbing (one for northbound passengers, and one for southbound passengers) outside the site shall have been provided in accordance with details to be first submitted to and approved by the local planning authority.
- 19) Prior to occupation of the final dwellinghouse, the existing northern vehicular access point to Glenmore Farm (for the avoidance of doubt the vehicular access to Hawkridge Road located 63 metres north-west of Shallow Wagon Lane) shall have been properly and permanently closed and the highway verge reinstated. Thereafter the access point shall remain closed in perpetuity.

*****END OF CONDITIONS*****

Appendix C: Council Briefing Note No.24-20
Implications of Revised NPPF



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5 Year Housing Land Supply and Housing Delivery Test Briefing Note No. 22-09

Service: Spatial Planning
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Date Prepared: 4 April 2022

BRIEFING NOTE ON 5-YEAR HOUSING LAND SUPPLY AND HOUSING DELIVERY TEST

Summary

We have now completed the update to Wiltshire's five-year housing land supply position. The current position is a **4.72 year** supply using a base date of 1 April 2021, which will be used to inform decision-making.

While we cannot currently demonstrate the full five-year requirement, the shortfall is modest and an improvement on the previous position of 4.56 years (see [Briefing Note No. 20-37 Housing Land Supply Update, December 2020](#)).

Although the housing land supply is below the five years required by Government, recent housing delivery in Wiltshire remains strong, with the latest Housing Delivery Test indicating the council has met **141%** of its housing targets over the past three years. Both measures are factors that can be applied in the decision-making process when planning applications are determined.

A shortfall in housing land supply means that when applications for housing come forward the 'presumption in favour of sustainable development' applies in decision-making, which in this context means that less weight is given to development plan policies to help resolve supply issues moving forward. However, this does not mean that every housing application should be granted permission. Careful consideration will need to be given to the merits of each case and appropriate weight afforded to development plan policies when determining applications.

This briefing note provides information on both these Government measures and what the implications are for decision making of not meeting Government expectations.

1. Introduction

- 1.1 Government policy as set out in the National Planning Policy Framework (NPPF) includes two measures that are designed to drive the delivery of housing:

- (i) Five-year housing land supply
- (ii) Housing Delivery Test

1.2 The main difference between the two is that:

- the five-year housing land supply measures the level of 'supply' that can be expected to come forward over a five-year period of time i.e. the number of homes that **will be** built; whereas
- the Housing Delivery Test measures the number of homes that **have been** built over a set period.

1.3 Both measures have established methodologies and assess the expected delivery of homes, and homes that have been delivered respectively, against the housing requirement for a local authority area. There is no latitude as to how the methods are applied.

1.4 The Government's Planning White Paper proposes to remove the five-year housing land supply test but retains the Housing Delivery Test. It is not clear yet how the Government will proceed in planning reforms. Therefore, at present the council is assessed against both measures.

2. What is the five-year housing land supply?

2.1 The NPPF states that:

*"Local planning authorities should identify and update annually a supply of **specific deliverable sites** sufficient to provide a minimum of five years' worth of housing against their housing requirement set out in adopted strategic policies, or against their local housing need where the strategic policies are more than five years old."* (paragraph 74)

2.2 As the Wiltshire Core Strategy (adopted January 2015) is more than five years old, the housing requirement to be used in the five-year housing land supply calculation is Wiltshire's local housing need based on the Government's standard method¹. The local housing need is based on future household growth and an adjustment to take account of housing affordability in the local authority. It is recalculated every year based on the latest data, which is applicable at the base date. The standard methodology operates on a local authority basis and does not disperse the local housing need figure to a smaller geographic level.

2.3 The annual update for Wiltshire has now been completed and the results of the assessment, using a base date of 1 April 2021, are set out in the 2021 Housing Land Supply Statement (HLSS). This is available on our website via this [link](#). Key points:

- The council cannot currently demonstrate a five-year housing land supply. The current position indicates there is a **4.72 years** supply.
- The five-year housing land supply position has improved since the previously published position (base date 1 April 2019).

¹ <https://www.gov.uk/guidance/housing-and-economic-development-needs-assessments>

3. How is the five-year housing land supply calculated?

- 3.1 Housing land supply is calculated using a base date from which calculations are made to avoid double counting.
- 3.2 We have now updated the housing land supply calculation using a base date of 1 April 2021. Using this base date, an explanation is provided below:

Starting point for calculation at base date of 1 April 2021:

Local housing need (1 April 2021) = 1,981 homes per annum

Buffer to be applied = 5% (5% or 20% depending on the results of the Housing Delivery Test - see below)

5-year requirement including buffer = **10,400 homes**

What can be included in supply?

- (i) Number of homes on small sites (less than 10 homes) with planning permission at 1 April 2021 = **1,899 homes** outstanding of which **1,597 homes** were considered to be deliverable within five years (the reduced number takes into account a delivery rate that is based on historic data on non-implementation and delivery timescales).
- (ii) Number of homes on large sites (10 or more homes) with full planning permission at 1 April 2021 = **5,030 homes** outstanding of which **4,582 homes** were considered deliverable within five years (the reduced number reflects delivery timescales).
- (iii) For other large sites with either outline planning permission; resolution to grant planning permission; or allocated² at 1 April 2021: the number of homes where there is clear evidence of delivery over a five year period from 1 April 2021 to 31 March 2026 = **2,390 homes** were considered deliverable within five years. (In total there is a pool of 12,064 homes from these sources.)
- (iv) Windfall allowance: number of homes expected to be completed on new 'windfall' sites (which do not have planning permission at 1 April 2021) over a five-year period from 1 April 2021 to 31 March 2026 = **1,241 homes**

In total therefore **9,810 homes** can be included in the deliverable supply.

- 3.3 (i), and (ii) are relatively straightforward statistical exercises, which involve an understanding of delivery timescales for individual sites. (iv) is also a statistical exercise that requires understanding of past delivery trends and the potential for development opportunities to come forward in the future.

² Wiltshire Core Strategy, Chippenham Site Allocations Plan, Wiltshire Housing Site Allocations Plan, and all allocations in Neighbourhood Plans

- 3.4 (iii) is more complex, and clear evidence must be provided for each site to meet the requirements of paragraph 74 of the NPPF, which requires that sites are deliverable over the five-year period being assessed. This means that for large sites, which take time to deliver, we can only include the first few phases of development in the five-year land supply.
- 3.5 So, while on the face of it there is a substantial pool of large sites, for **17,094 homes** in total, the timescales within which these can be delivered is key. An assessment of the deliverability of these sites has indicated that only **41%** of these are capable of delivery during the five-year period 1 April 2021 to 31 March 2026. Factors determining housing delivery are often outside our control, as the development industry ultimately determines how and when sites come forward, despite planning permissions being granted and sites allocated within the development plan.
- 3.6 It is important for credible judgements to be made in undertaking these assessments because they are subject to scrutiny at appeal by appellants, third parties and the appointed Planning Inspector.
- 4. What are the implications of not having a five-year housing land supply?**
- 4.1 The implications for not having a five-year housing land supply and decision making are set out in Briefing Notes No. 20-20 (June 2020) and No. 20-37 (December 2020).
- 4.2 Where a five-year housing land supply cannot be demonstrated, the presumption in favour of sustainable development, as set out in Paragraph 11d of the NPPF applies. The implications of this are that the policies which are most important for determining the application are deemed to be out of date and permission should be granted unless *“any adverse impacts of doing so would significantly and demonstrably outweigh the benefits”*³.
- 4.3 The presumption does not apply where there is a clear reason for refusal due to specific NPPF protection policies that apply, as listed in footnote 7, in relation to: habitat sites including Sites of Special Scientific Interest; Green Belt; Local Green Space; Area of Outstanding Natural Beauty; designated heritage assets; and areas at risk of flooding.
- 4.3 The fact that policies must be considered out of date does not mean they carry no weight, and it is for the decision maker to determine how much weight to give to them taking into consideration their consistency with the NPPF. It is therefore possible for policies to carry significant weight still in decision-making, which are weighed into the presumption in favour of sustainable development (often referred to as the ‘tilted balance’) when decision-making is undertaken.

³ In areas with neighbourhood plans, paragraph 14 of the NPPF provides additional policy where the presumption in favour of sustainable development applies. This states that the adverse impacts of allowing development that conflicts with a neighbourhood plan is likely to significantly and demonstrably outweigh the benefits where: the ‘made’ neighbourhood plan is less than two years old; it contains policies and allocations to meet its identified housing requirement; and the local authority has at least a three year supply of deliverable housing sites.

5. What is the Housing Delivery Test and consequences?

5.1 It measures net homes delivery (i.e. net homes built) in a local authority area, such as Wiltshire, against the homes required using local authority completions statistics and local authority planning data.

5.2 The results are published for each local authority area by the Secretary of State in November, see [Housing Delivery Test - GOV.UK \(www.gov.uk\)](https://www.gov.uk/government/publications/housing-delivery-test)

5.3 As set out in the NPPF the Housing Delivery Test will apply the day following publication of the results, at which point they supersede previously published results. The most up to date result, at the time of writing, is for 2021.

5.4 Since the inception of the Housing Delivery Test the published results for Wiltshire are:

2018	139% (years measured 2015/16 - 2017/18)
2019	149% (years measured 2016/17 - 2018/19)
2020	140% (years measured 2017/18 - 2019/20)
2021	141% (years measured 2018/19 - 2020/21)

5.5 The three consequences of the Housing Delivery Test (HDT) results are set out in the NPPF, as follows:

1. Triggering the presumption in favour of sustainable development (HDT below 75%)

The presumption in favour of sustainable development (paragraph 11d, NPPF), as explained above, should be applied to decisions where the HDT indicates delivery to be “substantially below” the housing requirement, which is 75% from 2020/21 (footnote 8 and paragraph 222, NPPF).

2. 20% buffer (HDT below 85%)

The five year land supply must include a buffer of 20%, rather than 5%, where the HDT indicates that delivery was below 85% of the housing requirement (paragraph 74, NPPF)

3. Requirement to prepare an action plan (HDT below 95%):

“Where the Housing Delivery Test indicates that delivery has fallen below 95% of the local planning authority’s housing requirement over the previous three years, the authority should prepare an action plan in line with national planning guidance, to assess the causes of under-delivery and identify actions to increase delivery in future years.” (paragraph 76, NPPF)

5.6 Wiltshire has consistently preformed well against the HDT and the consequences as set out above don’t apply.

6. What can we do to restore a five-year housing land supply?

6.1 As set out in Briefing Note 20-20, the council will:

- (i) Work positively with developers to take key strategic sites through the planning system.
- (ii) Continue supporting Neighbourhood Plans, identifying any suitable sites for housing.
- (iii) Positively consider speculative applications where there are no major policy obstacles material to the decision other than a site being outside settlement boundaries or unallocated.

6.2 Since the base date of 1 April 2021, consents have continued to be granted permission on suitable sites. While these do not currently contribute to the housing land supply because they were permitted after the base date of 1 April 2021, they will help to boost the housing land supply in the future. New permissions help replenish the housing land supply as it is reduced due to housing completions, planning permissions lapsing, and delays in delivery on key sites. Table 4 of the HLSS contains a list of large sites (10 or more dwellings) that have been permitted since the base date up to the date of publication.

6.3 Work can now commence on the preparation of the next HLSS using a base date of 1 April 2022. These statements take time to prepare, however we are looking to produce this in a shorter timescale than recent years in line with similar-sized authorities who typically take around 6-9 months to produce after their base date.

Appendix D: Appeal Ref: APP /Y3940/W/24/3345527

Land at West Street, Great Somerford, Wiltshire



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Appeal Decision

Site visit made on 23 October 2024

by Rachael Pipkin BA (Hons) MPhil MRTPI

an Inspector appointed by the Secretary of State

Decision date: 19th November 2024

Appeal Ref: APP/Y3940/W/24/3345527

Land at West Street, Great Somerford, Chippenham, Wiltshire SN15 5EH

- The appeal is made under section 78 of the Town and Country Planning Act 1990 (as amended) against a refusal to grant permission in principle.
 - The appeal is made by Mr & Mrs H Gravell against the decision of Wiltshire Council.
 - The application Ref is PL/2023/06033.
 - The development proposed is erection of up to 2 No. dwellings.
-

Decision

1. The appeal is allowed and permission in principle is granted for erection of up to 2 No. dwellings at Land at West Street, Great Somerford, Chippenham, Wiltshire SN15 5EH in accordance with the terms of the application, Ref PL/2023/06033.

Preliminary Matters

2. The proposal is for permission in principle. Planning Practice Guidance advises that this is an alternative way of obtaining planning permission for housing-led development. The permission in principle consent route has two stages. The first stage (permission in principle) establishes whether a site is suitable in principle. The second stage (technical details consent) is when detailed proposals are assessed. This appeal relates to the first of these two stages.
3. The scope of the considerations for permission in principle is limited to location, land use and the amount of development permitted¹. All other matters are considered as part of a subsequent technical details consent application if permission in principle is granted. I have determined the appeal accordingly.

Main Issues

4. The main issues are:
 - whether the appeal site is a suitable location for the proposed development, having regard to policies for the delivery of housing;
 - the effect of the proposal on the character and appearance of the area, including the Great Somerford Conservation Area and its setting; and
 - whether the proposed development is in an accessible location, having regard to proximity to services and facilities and highway safety.

¹ Paragraph: 012 Reference ID: 58-012-20180615

Reasons

Suitable location

5. The appeal site is an undeveloped field fronting West Street. It is located outside the defined settlement boundary of Great Somerford. This settlement is categorised as a 'large village' under the strategy set out under Core Policy 1 of the Wiltshire Core Strategy 2015 (the WCS). As the site is outside the settlement boundary it is in the countryside where Core Policy 2 of the WCS restricts housing development except in a few circumstances, none of which would apply to the appeal proposal.
6. The settlement boundary to Great Somerford is fragmented and irregular, particularly along West Street. The appeal site lies within a relatively long gap between residential pockets of development within the defined boundary. Nevertheless, development of the site which lies within the countryside would be contrary to policy.
7. The appeal site is not a suitable location for the proposed development, having regard to policies for the delivery of housing. It would therefore conflict with Core Policies 1 and 2 of the WCS and the Great Somerford Neighbourhood Plan 2017 which together and amongst other things seek to restrict development in locations outside defined settlement limits and within the countryside.

Character and appearance

8. West Street is characterised by linear housing development of varying designs, ages and sizes. Some are set behind domestic hedges, others behind fences and historic stone boundary walls and others have a more open frontage. The overall sense travelling along the road is of being within a loosely developed village interspersed with gaps provided by field frontages. The appeal site is one such gap, positioned between existing development.
9. The site is an area of open land, laid to grass with mature trees within the northern section and an informal hedgerow boundary adjacent to the highway. There is a rough dirt track access within the northeastern corner with a field gate set back from the highway. As an undeveloped area of land, it makes a positive contribution to the rural setting of the village. It is not, however, identified as an important or green gap within the Neighbourhood Plan, which does identify 'Local Green Spaces' elsewhere.
10. The northern section of the site lies within the Great Somerford Conservation Area (GSCA) with the remainder forming part of its setting. The GSCA encompasses much of the built-up area of the village and areas of open land beyond. Its significance is derived from the mix of historic buildings within a village and rural setting. The appeal site as it contributes to the rural setting of the village makes a positive contribution to the GSCA and its setting. Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires special attention to be paid to the desirability of preserving or enhancing the character or appearance of conservation areas.
11. Inevitably, the introduction of two dwellings to the appeal site would diminish the rural character of this undeveloped open land. The linear pattern of development along West Street would be extended. However, a wooded area fronting the road between the appeal site and the property directly to the south-west would remain, helping to maintain a degree of separation between

pockets of development along the road. Properties are generally spaciouly arranged, within relatively large plots which the appeal scheme, proposing up to two dwellings within a generously sized site, could achieve.

12. In terms of the overall character and appearance of the development, this would largely be addressed at the technical details consent stage which would, amongst other things, deal with landscaping, layout and design. However, I see no reason why, given the existing site characteristics and context, that a development sympathetic to the character of the locality, including the GSCA and its setting, could not be secured.
13. The Council has raised a specific concern about the changes to the site boundary through the formalisation of the access that would be required in association with two dwellings. I observed considerable variation in property frontages along West Street. This variation forms part of the overall character of the area and does not detract from the GSCA. There is no reason that a sympathetic approach on the appeal site could not be achieved without causing harm to the historic environment.
14. The proposal would not harm the character and appearance of the area. It would preserve the character and appearance of the GSCA and its setting. It would therefore accord with Core Policies 51 and 57 of the WCS which together require development to protect and conserve the locally distinctive character of settlements and their landscape setting and to be sympathetic to and conserve the historic environment.

Accessibility.

15. The site is located a short distance from the centre of Great Somerford where there is a shop/post office and public house. A primary school is located a little further away. These services and facilities would meet basic day-to-day needs for future occupants.
16. Pedestrian access from the site to these services and facilities would be along West Street which is served by a formal footpath running along the opposite side of the road with a short section of informal footpath and grass verge. This is unlit. It is also close to a bend in the road and visibility is restricted. Pedestrian access would not be suitable for all, especially people with limited mobility, the elderly and those with children.
17. However, this is a short section of road between existing built development and on the approach to the centre of the village. There is also development on one side of the road. Drivers, who would have either passed linear development along West Street or be heading out of the village, would be aware that they are in a village location. In this context, they would be likely to both anticipate pedestrians on the road and drive at a slower speed appropriate to the location. Thus, whilst I appreciate that pedestrian access may not be appropriate for all, it would provide an alternative to using the private car for some people. Indeed, at the time of my site visit, I observed people walking along this stretch of road.
18. In addition to some pedestrian access, the route between the appeal site and the services within the village would be accessible by bicycle.

19. There is a limited daytime bus service to Chippenham during the week and on Saturdays. Whilst this would not be sufficient to reduce overall reliance on private transport, it does offer an alternative that may reduce some trips.
20. The National Planning Policy Framework (the Framework) recognises that the opportunities to maximise sustainable transport solutions will vary between urban and rural areas. Occupants of the appeal scheme would have access to services and facilities both within the village and elsewhere by bus. They would not be wholly reliant on the private car to do so and in this rural village location, this would be appropriate. Furthermore, development here may help to support existing services and facilities within the village to grow and thrive.
21. The proposal would be in an accessible location. It would therefore accord with Core Policies 60 and 61 of the WCS which together support development in locations which reduce the need to travel and support sustainable transport alternatives to the use of the private car.

Other Considerations

22. In accordance with paragraph 226 of the Framework, the Council only needs to demonstrate a four year supply of housing land because the emerging LP has reached Regulation 19 stage including proposed allocations towards meeting housing need. The Council's Housing Land Supply Statement, published June 2024, sets out that the supply is 4.2 years. This figure was since tested on appeal², where the Inspector concluded that the Council had a supply of 3.85 years. In the absence of evidence to the contrary, I am relying on this figure. I return to this in my planning balance below.
23. Concerns have been raised by local residents including overlooking, loss of outlook and sunlight. However, the position and design of the proposed dwellings has not been confirmed. The site is large enough to accommodate the dwellings and these factors could be addressed through the technical details consent stage. I appreciate that the view from the house opposite would change, however, the private view from a window or property is not of itself regarded as a planning matter.
24. There are a number of trees adjacent to and on the site. Many of these would be retained. I have no firm evidence of the site being of particular importance for wildlife or ecology. With residential development there would be a change to the character of the site, however, biodiversity matters including measures to mitigate any loss could be secured through the technical details consent process as deemed appropriate at that stage.
25. No substantive evidence has been provided that demonstrates that local infrastructure cannot accommodate this amount of development in the village. I have no firm evidence that traffic volumes will significantly increase as a consequence of the proposal.
26. The appeal site lies in Flood Zone 1. I am told that West Street has been subject to flooding, however, whilst a photograph of one such incident has been provided, I do not have substantive evidence relating to this. I also note the Council did not refuse the application on this basis. In any event, matters in respect of managing surface water to ensure the development would not

² APP/Y3940/W/24/3340811 – Land off Storridge Road, Westbury BA13 4HJ, dated 30 August 2024

give rise to or exacerbate existing flooding issues, could be appropriately dealt with at technical details consent stage.

27. Allegations about development taking place and trees having been cut down without permission have been made. These are not matters before me.
28. The appellant has suggested that the proposed dwellings could be made available as self-build homes. However, there is currently no mechanism to secure this as a planning obligation cannot be secured at the permission in principle stage. This factor therefore carries limited weight.

Planning Balance

29. There would be conflict with Core Policies 1 and 2 of the WCS as the site lies outside the defined settlement boundary and therefore in the countryside for planning purposes. However, in view of the shortfall in housing supply, the policies for the delivery of housing are deemed to be out of date and paragraph 11 d) of the Framework is engaged.
30. The absence of harm to character and appearance and the preservation of the character and appearance of the GCSA and its setting are neutral factors in the balance. However, the development of rural homes in an accessible location which would help to support rural communities, services and facilities is a positive aspect of the scheme that weighs in its favour.
31. When assessed against the policies in the Framework as a whole, the adverse impact does not significantly and demonstrably outweigh the benefits of two additional homes on a windfall site. Consequently, the presumption in favour of sustainable development indicates that permission should be granted.

Conclusion

32. The proposed development would be contrary to the development plan but material considerations, especially the presumption in the Framework, outweigh this conflict. Therefore, for the reasons given, the appeal should be allowed.

Rachael Pipkin

INSPECTOR