

Planning Statement for Redevelopment for Erection of 167no. dwellings, public open space, access, infrastructure and associated works.

Former Rudloe No.2 Site, Westwells Road, Rudloe, Wiltshire.

On behalf of Taylor Wimpey Bristol.

Date: June 2026 | Pegasus Ref: P25-2742

PINS Ref: | LPA Ref:

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Document Management.

Version	Date	Author	Checked/ Approved by:	Reason for revision
ROO1v1	May 2026	CM	-	-
ROO1v2	May 2026	CM	JK	-
ROO1v3	June 2026	CM	-	SCI
ROO1v4	June 2026	CM	-	SCI
ROO1v5	June 2026	CM	-	Final refs.
ROO1v6	June 2026	CM	DW	Final



Contents.

1. Introduction.....	1
2. Site and Surroundings.....	6
3. Planning History.....	8
4. Proposals.....	10
5. Planning Policy.....	12
6. Statement of Community Involvement	18
7. Assessment.....	25
8. Planning Obligations.....	37
9. Planning Balance	39
10. Conclusions.....	43

Appendices contents.

Appendix 1 – Outline Officer Delegated Report.....	44
Appendix 2 – Approved Reserved Matters Layout.....	45
Appendix 3 – HLS Briefing Note & Statement.....	46
Appendix 4 – Council Pre-Application Response.....	47
Appendix 5 – Ecology Pre-Application Response.....	48
Appendix 6 – Natural England DAS Response.....	49
Appendix 7 – Consultation Notification Flyer.....	50

1. Introduction

- 1.1. This Planning Statement is prepared by Pegasus Group on behalf of Taylor Wimpey Bristol, joint applicants with site owners Inverness Terrace Ltd, in respect of a Full planning application for residential redevelopment of the former RAF Rudloe No.2 site at Westwells Road, Rudloe (the Site).
- 1.2. The description of development is as follows:

"Redevelopment for erection of 167no. dwellings, creation of access, public open space, infrastructure and associated works."
- 1.3. The purpose of the Planning Statement is to present an assessment of the revised proposed development against relevant planning policy and other material considerations. **Section 2** of this report provides a description of the site and its surroundings and **Section 3** the site's broader planning history.
- 1.4. **Section 4** sets out the details of the proposed development while **Section 5** sets out the planning policy and material considerations against which the application is to be assessed, within the wider context of housing need, plan-making and strategic housing delivery through the planning system. **Section 6** presents a Statement of Community Involvement detailing the engagement undertaken in preparation for the application.
- 1.5. **Section 7** presents an assessment of the proposed development, organised thematically, dealing first with the principle of residential redevelopment of the site and subsequently, *inter alia*, the impacts in respect of local amenity; housing and affordable housing; design; transport; landscape; ecology; arboriculture; heritage; flood risk and drainage.
- 1.6. **Sections 8 and 9** then set out the proposed s.106 Heads of Terms and final planning balance respectively, with final conclusions set out at **Section 10**.
- 1.7. The Planning Statement explains that the site represents a sustainable location for residential development in line with the operative policies of the Development Plan and in the context of the 'tilted balance'; in accordance with the National Planning Policy Framework (the Framework) and s.38(6) of the Planning and Compulsory Purchase Act 2004 planning permission should be granted without delay.
- 1.8. This Planning Statement should be read in conjunction with the plans and reports submitted with the application as set out in Tables 1 and 2 below:

Plans	Consultant
LP.01_A Site Location Plan	Thrive
AHL.01_A Affordable Housing Layout	Thrive
CSL.01 A Coloured Site Layout	Thrive
GAR.01.pe Single Garage – Plans and Elevations	Thrive
GAR.02.pe Double Garage – Plans and Elevations	Thrive
HT.EMA22.pe_A House Type EMA22 – Plans and Elevations	Thrive
HT.EMA22.pe1_A House Type EMA22 – Plans and Elevations	Thrive
HT.EMA33.pe_A House Type EMA33 – Plans and Elevations	Thrive
HT.EMA33.pe1_A House Type EMA33 – Plans and Elevations	Thrive
HT.EMA33.pe2_A House Type EMA33 – Plans and Elevations	Thrive
HT.EMA42.pe_A House Type EMA42 – Plans and Elevations	Thrive
HT.EMA42.pe1_A House Type EMA42 – Plans and Elevations	Thrive
HT.EMA42.pe2_A House Type EMA42 – Plans and Elevations	Thrive
HT.EMA42.pe4_A House Type EMA42 – Plans and Elevations	Thrive
HT.EMA44.pe_A House Type EMA44 – Plans and Elevations	Thrive
HT.EMA44.pe1_A House Type EMA44 – Plans and Elevations	Thrive
HT.EMA44.pe2_A House Type EMA44 – Plans and Elevations	Thrive
HT.EMA44.pe3_A House Type EMA44 – Plans and Elevations	Thrive
HT.EMA46.pe_A House Type Plans and Elevations	Thrive
HT.EMAP22.pe_A House Type EMAP22 – Plans and Elevations	Thrive
HT.EMAP22.pe3_A House Type EMAP22 – Plans and Elevations	Thrive
HT.EMAP22.pe4_A House Type EMAP22 – Plans and Elevations	Thrive
HT.EMAP32.pe_A House Type EMAP32 – Plans and Elevations	Thrive
HT.EMAP32.pe2_A House Type EMAP32 – Plans and Elevations	Thrive
HT.EMAP32.pe3_A House Type EMAP32 – Plans and Elevations	Thrive

HT.EMAP41.pe_A House Type EMAP41 – Plans and Elevations	Thrive
HT.EMF12.e_A Flat Block – Front and Side Elevations	Thrive
HT.EMF12.e1_A Flat Block – Rear and Side Elevations	Thrive
HT.EMF12.p_A Flat Block – Ground, First and Second Floor Plans	Thrive
HT.EMG44.e_A House Type EMG44 – Elevations	Thrive
HT.EMG44.e1_A House Type EMG44 – Elevations	Thrive
HT.EMG44.e2_A House Type EMG44 – Elevations	Thrive
HT.EMG44.p_A House Type EMG44 – Plan	Thrive
HT.EMG45.e_A House Type EMG45 – Elevations	Thrive
HT.EMG45.e1_A House Type EMG45 – Elevations	Thrive
HT.EMG45.p_A House Type EMG45 – Plans	Thrive
HT.EMT31.pe_A House Type EMT31 – Plans and Elevations	Thrive
HT.EMT31.pe1_A House Type EMT31 – Plans and Elevations	Thrive
HT.EMT31.pe2_A House Type EMT31 – Plans and Elevations	Thrive
HT.EMT32.pe_A House Type EMT32 – Plans and Elevations	Thrive
HT.EMT32.pe1_A House Type EMT32 – Plans and Elevations	Thrive
HT.EMT41.pe_A House Type EMT41 – Plans and Elevations	Thrive
HT.EMT41.pe1_A House Type EMT41 – Plans and Elevations	Thrive
HT.EMT45.pe_A House Type EMT45 – Plans and Elevations	Thrive
HT.EMT45.pe1_A House Type EMT45 – Plans and Elevations	Thrive
HT.EMTP31.pe_A House Type – Plans and Elevations	Thrive
ML.01_A Materials Layout	Thrive
RSL.01_A Refuse Strategy Layout	Thrive
SL.01_A Site Layout	Thrive
SS.01_A Street Scenes	Thrive
25223.101 Landscape Strategy Rev. A	MHP

25344.502 AITPP Arboricultural Impact and Tree Protection Plan	MHP
10394-STN-XX-XX-DR-C-2000 PO2 Highway General Arrangement Sheet 1	Stantec
10394-STN-XX-XX-DR-C-2001 PO2 Highway General Arrangement Sheet 2	Stantec
10394-STN-XX-XX-DR-C-2010 PO2 Fire Tender Tracking Sheet 1	Stantec
10394-STN-XX-XX-DR-C-2011 PO2 Fire Tender Tracking Sheet 2	Stantec
10394-STN-XX-XX-DR-C-2020 PO2 Refuse Tracking Sheet 1	Stantec
10394-STN-XX-XX-DR-C-2021 PO2 Refuse Tracking Sheet 2	Stantec
10394-STN-XX-XX-DR-C-2100 PO2 Levels Strategy Sheet 1	Stantec
10394-STN-XX-XX-DR-C-2101 PO2 Levels Strategy Sheet 2	Stantec
10394-STN-XX-XX-DR-C-2200 PO2 Drainage Strategy Sheet 1	Stantec
10394-STN-XX-XX-DR-C-2201 PO2 Drainage Strategy Sheet 2	Stantec
10394-STN-XX-XX-DR-C-2202 PO2 Drainage Strategy Sheet 3	Stantec
10394-STN-XX-XX-DR-C-2210 PO2 Flood Exceedance Plan Sheet 1	Stantec
10394-STN-XX-XX-DR-C-2211 PO2 Flood Exceedance Plan Sheet 2	Stantec
10394-STN-XX-XX-DR-C-2220 PO2 Impermeable Area Plan Sheet 1	Stantec
10394-STN-XX-XX-DR-C-2221 PO2 Impermeable Area Plan Sheet 2	Stantec
10394-STN-XX-XX-DR-C-2400 PO2 Adoption Plan Sheet 1	Stantec
10394-STN-XX-XX-DR-C-2401 PO2 Adoption Plan Sheet 2	Stantec
PB Stability Report – Plan 1– Development Constraints Plan	Parsons Brinckerhoff
PB Stability Report – Plan 2 – Corsham Mine Layout	Parsons Brinckerhoff

Table 1: List of plans supporting the application

Report	Consultant
Design and Access Statement	Thrive
Affordable Housing Statement	Pioneer Property Services
Arboricultural Survey, Impact Assessment and Protection Plan	MHP
Baseline Ecological Report and BNG Assessment	BSG Ecology
Biodiversity Net Gain Metric	BSG Ecology
Drainage Strategy Report	Stantec
Flood Risk Assessment	RSK
Ground Investigation Report	Rogers Leask
Heritage Statement	Pegasus Group
Intrusive Site Investigation	Hydrock
Landscape and Visual Appraisal	MHP
Noise and Vibration Assessment	RSK
Planning Statement	Pegasus Group
Site Waste Management Plan	Taylor Wimpey
Sustainability Statement	JSP Sustainability
Transport Assessment	Pegasus Group
Travel Plan	Pegasus Group

Table 2: List of reports supporting the application

2. Site and Surroundings

The Site

- 2.1. The Site comprises 8.02 hectares of previously developed land at the former RAF Rudloe No.2 site, located southeast of the Bradford Road and accessed via Westwells Road, to the northeast, on the western edge of Rudloe, Corsham.
- 2.2. The Site was formerly occupied by military buildings, equipment, hardstanding and associated infrastructure forming part of the RAF Corsham complex, but has now been fully decommissioned. It contains a mix of vacant buildings, concrete hardstanding, and areas of open land, including some natural vegetation and tree lines.
- 2.3. Notably, the irregular elements excluded from the site's interior red line boundary contain retained MoD infrastructure, including mine shafts and fire station. These remain operational and were likewise excluded from earlier proposals, as detailed in the Planning History section of this statement.
- 2.4. The Site comprises Previously Developed Land owing to its previous military use, and is included in the Council's Brownfield Land Register under reference N14.11354. Buildings comprise a mixture of operational and amenity facilities, all of which typically single-storey scale, with several blocks of single living accommodation rising to two storeys in the southern part of the site.
- 2.5. To the northwest, the site is bounded by the Bradford Road, beyond which comprises a mixture of woodland and agricultural fields, punctuated with single dwellings. Westwells Road bounds the site to its northeastern boundary, beyond which is a combination of C20th residential development together with commercial uses.
- 2.6. Further southwest on either side of Westwells Road a considerable amount of land is occupied by the MoD's Hawthorn/Basil Hill site, which has been comprehensively redeveloped over the past decade. Beyond, toward Westwells and Neston, lies the Spring Park data centre, which is due to be expanded further in the near future.
- 2.7. The site is well contained by mature vegetation, which limits views into and out of the site, contributing to a degree of visual separation from surrounding land uses. Existing access is obtained from Westwells Road via the Park Lane roundabout, which connects the site directly to Corsham town centre to the east and to the wider road network, including the nearby A4 Bath Road.
- 2.8. The northernmost part of the site falls partially within the outer extent of the Bristol and Bath Green Belt, albeit lacking any distinguishing feature that delineates its extent on the ground, with single storey buildings situated either side of the boundary. The site is located entirely outside of, albeit in reasonable proximity to, the Cotswolds National Landscape (formerly AONB), which lies to the opposite side of the Bradford Road.
- 2.9. The site lies within the catchment of the Bath and Bradford on Avon Bat Special Area of Conservation ('SAC') and is adjacent to the Box Mine Site of Special Scientific Interest ('SSSI'), both of which are designated for their ecological importance.

Rudloe and Corsham

- 2.10. Rudloe is a large village situated immediately adjacent and effectively adjoining the larger market town of Corsham, in northwest Wiltshire. Its envelope chiefly comprises a large extent of mid-century and early 21st century suburban residential development, commercial uses and a significant element of MoD estate bridging to the nearby areas of Neston, Westwells and Box Hill.
- 2.11. In relation to the latter, the extent of military holdings has historically been much greater, however its rationalisation in the past 20 years has led to notable redevelopment of the former HMS Royal Arthur, together with nearby Copenacre for later living and housing development respectively, alongside the ongoing expansion of the Spring Park data centre infrastructure, a further phase of which has recently been approved by Wiltshire Council.
- 2.12. In terms of local facilities, Rudloe itself has a primary school together with recreational facilities centred around Leafy Lane Playing Fields, a short distance northward of the site. The recently reopened Rudloe community centre and Londis convenience store are located approximately 700m northeast of the site, providing additional day-to-day facilities to the local resident community, while the substantial MoD presence at Basil Hill provides convenience facilities for the area's largest employer.
- 2.13. Corsham, situated further northeast, offers a wider range of facilities commensurate with its status as a market town, including supermarket, primary and secondary schools, shopping, pubs, playgrounds, cultural and sports facilities, and supports a resident population of nearly 14,000 people based on the 2024 mid-year estimates.
- 2.14. ONS statistics indicate that Corsham's population, including outlying areas not including Rudloe (which falls within the neighbouring Box Parish), is typically older in age profile than the national average, with a high proportion of 2-person households as opposed to larger families, as shown in the excerpt below.

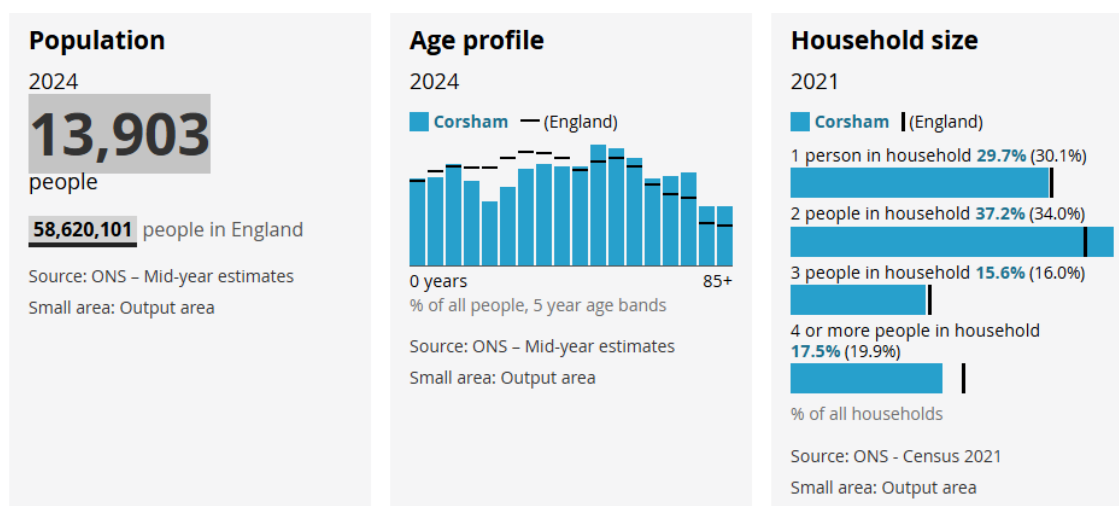


Figure 1: ONS Area Profile Statistics

- 2.15. The town is well linked in terms of public transport, with regular bus services with routes incorporating the Bradford Road and Leafy Lane, while national rail journeys can be obtained from nearby Chippenham.

3. Planning History

Application Site

Planning Applications

- 3.1. The site has a significant volume of planning history associated with the latter operational phase of its lifetime as an active military station, together with various tree works within the site boundary. However, the more pertinent, and most recent, planning history is set out below.
- 3.2. Application **14/11354/OUT** sought planning permission with all matters bar access reserved in respect of an "Outline Application for up to 180 Dwellings & Economic Development, Demolition of Existing Buildings & Structures, Car Parking, Open Space, Associated Infrastructure & Access". The application was registered by the Council on 3 December 2014 and planning permission granted under delegated powers on 5 August 2016, subject to planning conditions and s.106 obligations.
- 3.3. The decision to approve the application identified, amongst other factors, the site's sustainability in locational terms, its brownfield status, the 'not inappropriate' principle of development within the partial Green Belt designation, overarching policy compliance as a matter of principle and contribution to the supply of market and affordable housing. A copy of the delegated report is enclosed at **Appendix 1**.
- 3.4. The conditions attached to that Outline permission required, *inter alia*, that all reserved matters of layout, landscaping, scale and appearance must be submitted no later than three years from the decision date, i.e. by 5 August 2019.
- 3.5. Notably at that time, the site remained inset by the former Hawthorn Stores and Flamingo Club, however these have subsequently been redeveloped variously through conversion and rebuild as two to two-and-a-half-storey residential units, pursuant to planning permission references **17/10151/FUL** and **17/02313/FUL** respectively.
- 3.6. A subsequent reserved matters application was submitted by Bellway in relation to the Rudloe No.2 site on 30 July 2019, very shortly prior to expiry of the Outline permission. A slightly lesser quantum of development than that originally approved was proposed, comprising "*Reserved matters details for layout, scale, appearance and landscaping for 166 dwellings and B1 office buildings pursuant to outline application 14/11354/OUT*" "*Outline application for up to 180 dwellings and economic development, demolition of existing buildings and structures, car parking, open space, associated infrastructure and access*". Application **19/07339/REM** refers.
- 3.7. Following negotiation of the scheme detail, the reserved matters application was ultimately approved under delegated powers on 11 June 2021, and a copy of the approved layout is enclosed at **Appendix 2**.
- 3.8. Concurrently with the above, a further application was submitted by Bellway under s.73 of the TCPA on 11 March 2021, relating to the requested amendment of Condition 13; application **21/02568/VAR** refers. The applicant sought to amend the pre-commencement trigger for the approval of a full foul drainage strategy for the development so as to enable

demolition and other remediation and preparatory works to take place while further drainage modelling occurred, estimating that exercise to take some 6-12 months.

- 3.9. Although the reasons for the applicant's doing so are not clear from the public record, the application was withdrawn on 15 February 2022, such that the original condition remained unchanged.
- 3.10. With a deadline for the commencement of development of 11 June 2023 (i.e. two years from the approval of the reserved matters), the earlier planning permission ultimately lapsed, unimplemented, at that time. Again, the precise reasons for the developer's not exercising the permission are not known, however it is likely that development viability given the complexity of the site and extent of obligations secured pursuant to the Outline may have played a part.
- 3.11. As such, the site is not subject of any extant planning permission, albeit the above is plainly highly relevant to the current proposals.
- 3.12. Prior to the submission of the current Full planning application, pre-application advice has been sought from the Local Planning Authority, details of which are set out within the Statement of Community Involvement.

4. Proposals

4.1. The application seeks Full planning permission for the comprehensive redevelopment of the site, with the intervening MoD infrastructure retained, for residential development together with associated public open space, access and all supporting infrastructure.

4.2. The Description of Development is as follows:

"Redevelopment for erection of 167no. dwellings, creation of access, public open space, infrastructure and associated works."

4.3. The scheme proposes a mix of market and affordable housing, of a range of types and sizes, as set out in the schedule below:

Unit Size	No.	%	SHMA % *
Affordable			
1-bed house/flat	9	5	1.3
2-bed house	13	8	11.0
3-bed house	10	6	13.6
4 bed house	1	1	4.2
Sub-Total	33	20%	30.1
Open Market			
2-bed house	24	14	8.3
3-bed house	57	34	37.4
4-bed house	53	32	17.0
Sub-Total	134	80%	
Total	167	100	92.8

Table 3: Dwelling Mix/SHMA Mix

* based on overall need identified at Figure 40, Wiltshire Local Housing Needs Assessment Update: Volume II, February 2023, note does not total 100% as bespoke to proposed mix.

4.4. The residential envelope is to be separated into two distinct parcels, within the northwest and southeast elements of the site respectively, with the retained MoD fire station remaining in the central part of the site. A hierarchical network of primary and secondary roads will serve a generally diminishing density extending to the outer edges of the development, with a mixture of units ranging from affordable apartments to larger detached units.

- 4.5. Access is to be obtained from the existing Westwells Road/Park Lane roundabout at approximately the midpoint of the site's northeast boundary, with only minimal adjustment required to the existing arrangement. The secondary site access further southeast is to be relocated and formalised as a subsidiary point serving a homes in the southwest portion of the development, meanwhile, configured as a simple priority junction.
- 4.6. Additional pedestrian and cycle connectivity is to be achieved through an additional connection at the northern end of the site, connecting with the footway at the top of Westwells Road and onward via the islanded crossing point on Bradford Road to facilities at Leafy Lane.
- 4.7. The site's layout is to be bisected by an extensive area of public open space, incorporating pedestrian/cycle connectivity, on account of the intervening route of the Box Tunnel beneath the site, together with other MoD subterranean infrastructure. The red line also circumvents retained air ducts in the latter respect.
- 4.8. Ecological buffers are to be provided around the site perimeter, creating planted margins that may be secured from access save for routine maintenance to ensure adequate commuting and foraging habitat connecting with known corridors off-site. Biodiversity Net Gain is to be addressed through a mixture of on-site landscaping supplemented by off-site credit

5. Planning Policy

- 5.1. S38(6) of the Planning and Compulsory Purchase Act 2004 directs that planning decisions should be made in accordance with the development plan, unless material considerations indicate otherwise.

Development Plan

- 5.2. In this case, the development plan comprises the following:

- Wiltshire Core Strategy, adopted 2015;
- 'Saved' policies of the North Wiltshire Local Plan 2011

Wiltshire Core Strategy

- 5.3. The following policies are of relevance to the proposals:

- Core Policy 1 – Settlement Strategy;
- Core Policy 2 – Delivery Strategy;
- Core Policy 3 – Infrastructure Requirements;
- Core Policy 11 – Spatial Strategy for the Corsham Community Area;
- Core Policy 37 – Military Establishments
- Core Policy 41 – Sustainable Construction and Low Carbon Energy;
- Core Policy 43 – Providing Affordable Homes;
- Core Policy 45 – Meeting Wiltshire's Housing Needs;
- Core Policy 50 – Biodiversity and Geodiversity;
- Core Policy 51 – Landscape;
- Core Policy 52 – Green Infrastructure;
- Core Policy 57 – Ensuring High Quality Design and Place Shaping;
- Core Policy 58 – Ensuring the Conservation of the Historic Environment;
- Core Policy 60 – Sustainable Transport;
- Core Policy 61 – Transport and Development;
- Core Policy 62 – Development Impacts on the Transport Network;
- Core Policy 64 – Demand Management;

- Core Policy 67 – Flood Risk
- Saved District Plan Policies
- NE14 (Trees, Site Features and the Control of New Development)

Saved District Plan Policies

- NE14 (Trees, Site Features and the Control of New Development)

Material Considerations

National Planning Policy Framework

5.4. The National Planning Policy Framework was last updated in December 2024 and provides the national planning context against which all proposals will be considered.

5.5. Paragraph 8 of the Framework states in full:

“Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):

a) an economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;

b) a social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities’ health, social and cultural well-being; and

c) an environmental objective – to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.”

5.6. Paragraph 10 confirms that the “*presumption in favour of sustainable development*” lies at the heart of the NPPF.

5.7. Paragraph 11 states that plans and decisions should apply a presumption in favour of sustainable development, and at 11(c) that where proposals accord with an up-to date development plan they should be approved without delay.

5.8. Paragraph 11(d) directs that where there are no relevant development plan policies, or the policies which are most important for determining the application are out of date (such as where an Authority cannot demonstrate a five year supply of deliverable housing sites) permission should be granted unless:

"i. the application of policies in this Framework that protect areas or assets of particular importance provides a strong reason for refusing the development proposed; or

ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole, 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, individually or in combination".

- 5.9. Paragraph 116 states *"Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network, following mitigation, would be severe, taking into account all reasonable future scenarios."*
- 5.10. Paragraph 137 states in full that *"Design quality should be considered throughout the evolution and assessment of individual proposals. Early discussion between applicants, the local planning authority and local community about the design and style of emerging schemes is important for clarifying expectations and reconciling local and commercial interests. Applicants should, where applicable, provide sufficient information to demonstrate how their proposals will meet the design expectations set out in local and national policy, and should work closely with those affected by their proposals to evolve designs that take account of the views of the community. Applications that can demonstrate early, proactive and effective engagement with the community should be looked on more favourably than those that cannot."*
- 5.11. Paragraph 154 stipulates that *"Development in the Green Belt is inappropriate unless one of the following exceptions applies... g) limited infilling or the partial or complete redevelopment of previously developed land (including a material change of use to residential or mixed use including residential), whether redundant or in continuing use (excluding temporary buildings), which would not cause substantial harm to the openness of the Green Belt..."*
- 5.12. Paragraph 155 also states that *"The development of homes, commercial and other development in the Green Belt should also not be regarded as inappropriate where all the following apply:*
 - a. The development would utilise grey belt land and would not fundamentally undermine the purposes (taken together) of the remaining Green Belt across the area of the plan;*
 - b. There is a demonstrable unmet need for the type of development proposed;*
 - c. The development would be in a sustainable location, with particular reference to paragraphs 110 and 115 of this Framework; and*
 - d. Where applicable the development proposed meets the 'Golden Rules' requirements set out in paragraphs 156-157 below."*
- 5.13. For completeness, the Framework's Glossary defines 'grey belt' as *"land in the Green Belt comprising previously developed land and/or any other land that, in either case, does not strongly contribute to any of purposes (a), (b), or (d) in paragraph 143. 'Grey belt' excludes land where the application of the policies relating to the areas or assets in footnote 7*

(other than Green Belt) would provide a strong reason for refusing or restricting development.”

Consultation draft NPPF

- 5.14. On 16 December 2025, the government published its consultation draft NPPF, including the non-statutory National Decision-Making Policies (earlier cited as new National Development Management Policies) which crystallise much of the existing content of the Framework and in favour of which any conflict between the new Framework and adopted Development Plan policies should be resolved. It is unclear how this would interact with the statutory duty under s.38(6).
- 5.15. Overall, the consultation draft ostensibly strengthens the presumption in favour of sustainable development (see in particular draft policy S5(1)(h) and (j) in relation to well-located residential and mixed-use development, and the weight in favour of granting permission in applying the tilted balance (see S5(2)).
- 5.16. As the document remains at consultation stage, without even a published account of responses, only minimal weight may be ascribed to its content at the present time, and in any event its content does not significantly alter the broad approach directed by the current Framework insofar as relates to the proposals subject of this application.”

Changes to the Standard Method

- 5.17. Coinciding with the publication of the latest Framework in December 2024 the standard method for calculating housing need was revised pursuant to the government’s target of achieving 380,000no. homes per annum in order to deliver 1.5 million new homes over the current parliament.
- 5.18. The effect for Wiltshire Council, was to initially increase the unitary authority’s annualised housing requirement from 1,917no. dwellings to 3,525no. representing a considerable uplift within an area already provably failing to meet even that previous lower figure. This has been subsequently adjusted to 3,472 under the latest affordability ratios, but nonetheless still an uplift of c.81% on the pre-December 2024 requirement.

Housing Land Supply

- 5.19. Based on the Council’s latest published figures, per the June 2025 Briefing Note and Housing Land Supply Statement of June 2025, the Council can demonstrate, at best, a standard method-adjusted housing land supply (including 5% buffer) of 2.42 years, having previously taken the position of 2.03 years.
- 5.20. The Briefing Note and HLS Statement are contained in full at **Appendix 3**.
- 5.21. This is by any measure a chronic shortfall in housing supply, with the deficit being persistent and without sign of remedy prior to – and even beyond – the adoption of a new local plan. Within this substantial numerical figure representing the homes needed but not being provided, is an acute need for affordable homes, of which the council has historically delivered little more than 50% of the figure identified in the SHMA. Notably, around 80% of the overall shortfall, itself totalling around 10,000 homes, is attributed to the North and West Wiltshire Housing Market Area.

- 5.22. Having regard to these circumstances, Paragraph 11(d) of the Framework is irrevocably engaged and, in the light of considerations to be examined in the course of this Statement, the 'tilted balance' in favour of granting planning permission is engaged.

Planning Practice Guidance

- 5.23. On 6 March 2014, the Department for Communities and Local Government (DCLG) launched the planning practice guidance web-based resource. The suite provides planning guidance on various planning policy and development management topics. The resource is maintained as an up-to-date record of guidance.

Emerging Wiltshire Local Plan

- 5.24. Wiltshire's Review of its Local Plan is currently at Examination in Public (EiP) stage, however it is a large and complex plan which has already elicited fundamental questions and concerns from the examining Inspectors, ultimately leading to a formal recommendation that the plan is withdrawn or otherwise very likely be found to be unsound. The authority had been planning for c.60% of its housing need as identified using the latest standard method, under the transitional provisions of Paragraph 234 of the Framework.
- 5.25. In the light of the Examining Inspectors' recent communication, it can only be presumed that a substantial delay will occur prior to a new draft plan being submitted for Examination, with the Council's own estimates placing its passing through the first of the new plan-making 'gateways' at the end of October 2026. It is highly unlikely a plan will be submitted to the Secretary of State prior to the end of 2027, and even in a best-case scenario adoption is unlikely much before the end of 2028.
- 5.26. With extremely little prospect of addressing the need for new homes through a plan-led system in the foreseeable future there is thus a pressing and imperative need to source housing delivery within Wiltshire by all available means, and particularly those sites that can deliver quickly but nonetheless at scale.

Box Parish Neighbourhood Development Plan

- 5.27. The site is situated within the designated Neighbourhood Area of the emerging Box Parish Neighbourhood Development Plan for the period 2024–2038. Although this will become part of the statutory development plan once formally 'made', the emerging Plan is at an extremely early stage in preparation, with work on the Strategic Environmental Assessment (SEA) taking place in late 2025, and an initial engagement event occurring in January 2026 since which time the Parish Council has formally responded to a number of initial comments and concerns raised by the Box Parish Neighbourhood Plan Action Group.
- 5.28. Having regard to its stage in preparation, together with its presumed reliance on the evidence supporting an emerging local plan destined to be found unsound if proceeding through full Examination, negligible weight may be applied to the emerging Neighbourhood Plan, even if this had evolved to a position of fully articulated draft policies, which it is yet to.

Relevant Legislation

- 5.29. In addition to the above relevant policy, any decision maker must take account of the following legislation:

- Regulation 122 of the Community Infrastructure Levy Regulations 2010 (as amended);
- Section 66(1) of The Planning (Listed Buildings and Conservations Areas Act) 1990;
- Countryside and Rights of Way Act 2000 (CRoW Act);
- The Wildlife and Countryside Act 1981 (as amended); and
- The Conservation of Habitats and Species Regulations 2017.

Other Material Considerations

5.30. Principally in support of the application of other policies, the following documents are of relevance as material considerations:

- Wiltshire & Swindon Strategic Housing Market Assessment (SHMA);
- Wiltshire Open Space Standards; and
- Wiltshire Design Guide.

6. Statement of Community Involvement

- 6.1. The importance of effective community involvement in planning has been emphasised through the Government's localism agenda and through the National Planning Policy Framework (NPPF).
- 6.2. The planning system should serve an important role in encouraging civic renewal and empowering local people to shape their surroundings. Following the designation of secondary legislation, the Localism Act 2011 introduced the requirement for developers to consult local communities before submitting planning applications for certain developments, giving people the chance to comment when there is still scope to influence proposals.
- 6.3. As part of the Local Development Framework process introduced by the Planning and Compulsory Purchase Act 2004, local authorities are required to produce a Statement of Community Involvement (SCI) to 'front load' the planning system so that the concerns of the community are addressed earlier in the plan making process, with the intention that they are committed to the adopted policies of the LDF. The content and form of the SCI has implications for any public consultation undertaken by a prospective applicant or developer as the SCI should explain the process and appropriate methods for effective community involvement in the determination of planning applications.
- 6.4. Wiltshire Council's Statement of Community Involvement was adopted in July 2020. Paragraph 8.11 states:

"We also encourage developers and applicants to engage with local people and communities including Town and Parish Councils and with neighbours, when appropriate, before submission of a planning application. This might be in the form of a public meeting or display of materials (online and/or at a public exhibition) when local people can make the developer aware of any views they have prior to the submission of an application. A reasonable time frame should be allowed by the developer for feedback. This will enable the developer to consider amending the plans in response to such suggestions before submission. The government have stated that such engagement is discretionary, but it is strongly encouraged by the Council prior to the submission of applications for ten or more houses, or other large development on sites of 1 hectare or more. If a developer submits an application that is considered to be unacceptable in principle, due to conflict with the policies of the development plan, it may be refused without further discussion with the applicant/agent."
- 6.5. Taking into consideration the NPPF, Localism Act and Wiltshire Council's SCI, the applicant has undertaken a programme of pre-application consultation with the Local Planning Authority and the local community in respect of the current proposals.

Engagement with the Local Planning Authority

- 6.6. The Framework states at Paragraph 39 "Early engagement has significant potential to improve the efficiency and effectiveness of the planning application system for all parties. Good quality pre-application discussion enables better coordination between public and private resources and improved outcomes for the community."

- 6.7. Likewise, Paragraph 8.13 of the Council's SCI opens by stating: *"We encourage pre-application discussions for all types of application with the objective to advise whether the principle of development is acceptable and to clarify any supporting information and level of detail required for us to determine a possible application. Due to the sensitive nature of these very early discussions these will usually be confidential..."*
- 6.8. The applicant submitted a pre-application enquiry to Wiltshire Council in January 2026 to understand the Local Planning Authority's initial views on the principle of development, access, transport and amenity considerations, and high-level considerations around quantum, layout, open space and other fundamental matters. Together with a detailed covering letter, the submission included the emerging proposed site layout and indicative street scenes.
- 6.9. The applicant subsequently met on site with the planning officer allocated the case in February 2026 to undertake a full walkover during which variety of themes relevant to the emerging proposals were discussed, including *inter alia*:
- Principle of redevelopment;
 - Implications of the limited incursion of Green Belt;
 - Last occupations and Vacant Building Credit;
 - Subterranean and other retained MoD infrastructure;
 - Accessibility;
 - Green Infrastructure; and
 - Energy efficiency.
- 6.10. Officers then collated several internal consultee responses to provide a comprehensive written response in early March 2026, a full version of which is enclosed at **Appendix 4**. Overall, the response was positive in respect of the principle of redeveloping the site and offered constructive feedback in relation to layout, design and transportation issues in particular.
- 6.11. Further to that response, the applicant undertook a further virtual pre-application meeting with the LPA, Local Highway Authority and their own transport consultants in attendance, in order to refine expectations for detailed highway layout and wider accessibility measures. Again, the discussion was highly constructive and has led to positive changes to the scheme's on and off-site highways detail.
- 6.12. Separately to the above exercise, the applicant has also undertaken direct pre-application engagement using the Council's focused Ecology Pre-Application service. This has focused on information requirements and the need for further engagement with Natural England as a statutory consultee in relation to the Bath and Bradford on Avon Bats SAC, details of which are provided below.
- 6.13. The County Ecologist's full written response is enclosed for information at **Appendix 5**.

Engagement with Natural England

- 6.14. Pursuant to the above engagement through the Council's own Ecology Pre-App service, the applicant has utilised Natural England's Discretionary Advice Service (DAS) to refine the detailed requirements in relation to protected bat species associated with the SAC. This process has been led by the applicant's consultant ecologist, who has a long history of survey effort and reporting in relation to the site.
- 6.15. A copy of Natural England's formal response, received in early May 2026, is enclosed at **Appendix 6**.

Engagement with Town and Parish Councils

- 6.16. In parallel with the request for formal pre-application advice from the Local Planning Authority, the applicant approached both Box Parish Council, within whose administrative area the site falls, and Corsham Town Council, being the functional local centre for the site, together with the Unitary Ward Councillor by individual formal letters and accompanied by the emerging site layout in late January 2026.
- 6.17. At the invitation of Corsham Town Council, the applicant then attended a joint meeting with the Town Council and Box Parish Councillors at Corsham's Town Hall on the evening of 18 February 2026, with a representative of the Westwells Flood Action Group (WFAG) also in attendance.
- 6.18. The format of the evening comprised the applicant and agent providing an overview of the emerging proposals before opening the floor to a general Q&A which enabled councillors and others to seek clarification and further details of matters of interest, as well as general observations about the information presented. The discussion was constructive, and has actively contributed to amendments to the scheme prior to the public consultation phase detailed below.
- 6.19. Subsequent to this meeting, the applicant attended a further evening meeting of Box Parish Council and trustees of Rudloe Community Centre on 15 June 2026, at which Councillors and other attendees, including residents principally from Neston Gardens, had a second opportunity to review the updated scheme, ask questions and make observations.
- 6.20. The general themes of discussion concerned the scope of public consultation, including the number of households notified of the emerging proposals and lack of an in-person public exhibition; the capacity of local infrastructure; the potential for off-site highway improvements; and the relationship of properties at Neston Gardens to adjacent trees and proposed adjacent new homes as shown on the emerging drawings.
- 6.21. These matters have been reflected on in the resultant final submission details, with none being fundamentally unaddressed through the accompanying supporting information.
- 6.22. The applicant is receptive to further engagement with Town and Parish Councils, together with Unitary Councillors, as the formal application process progresses, demonstrating a commitment to proactive dialogue with local elected representatives.

Public Engagement

- 6.23. Following the initial stages of stakeholder engagement detailed above, the applicant conducted targeted consultation with residents in the area surrounding the site through direct postal notification and direction to a bespoke consultation website providing further information on the proposals and enabling download of the later iteration of the emerging layout.
- 6.24. Neighbours were notified within a proportionate search area from the site, as shown in the polygon image below, including residential and commercial areas of Rudloe together with nearby properties situated off of the Bradford Road.



Figure 2: Neighbour Notification Area

- 6.25. Unfortunately, due to a postal error, occupiers at Neston Gardens, directly adjacent to the site, did not receive copies of the notification flyer, a copy of which is enclosed at **Appendix 7** in the first round of circulation. Having been notified of this in the first instance by the Town Clerk, copies were hand delivered within a working day and it was made clear that some flexibility would be applied to the stated deadline for comments to account for the delay.

- 6.26. Per the appended copy, the notification flyer directed recipients to a dedicated consultation website – www.rudloeno2.co.uk – at which they could review the emerging proposals, inspect technical summaries and either directly submit comments in relation to the material presented or send these by email or post.
- 6.27. A total of 15no. comments were received, indicating a relatively low – and notably localised – response rate, potentially indicating that given the site’s long term vacancy and previous planning permission it’s redevelopment in principle is not contentious but that implications for adjoining occupiers, as well as tangential impacts on local services and infrastructure, are more pertinent concerns. In summary, the key themes of the feedback received were:
- Mixed overall sentiment: Several respondents support redeveloping the site in principle, especially as an improvement on the existing buildings, but many support it only if key concerns are addressed.
 - Traffic and road safety are major concerns: Feedback highlights existing congestion, speeding, pressure at the double mini-roundabouts, and worries that extra homes will worsen already difficult traffic conditions.
 - Local infrastructure is seen as overstretched: Many comments say doctors, dentists, schools, roads and public transport are already under pressure and question whether services can cope with another 167 homes.
 - Strong concern about trees, woodland and landscape buffers: Residents are worried about the loss of mature trees, the erosion of woodland edges, and reduced screening between existing homes and new plots.
 - Neighbouring amenity and privacy are recurring issues: Several comments focus on homes being placed too close to boundaries, especially near Neston Gardens, creating concerns about overlooking, overbearing impact and loss of outlook.
 - Wildlife and biodiversity feature prominently: Respondents mention bats, owls, woodpeckers and broader habitat connectivity, arguing for wider ecological buffers and stronger protection of existing woodland.
 - Pedestrian safety needs more attention: People raised concerns about narrow pavements, unsafe crossing points, blind corners and poor walking access to schools, bus stops and local amenities.
 - Community facilities are wanted: Suggestions include a local shop, pharmacy, post box, improved digital connectivity, and a community allotment or growing space to support healthier and more sustainable living.
 - Affordable housing design and distribution matter: Feedback calls for affordable homes to be spread throughout the development rather than clustered, and for larger family-sized shared ownership homes to be included.
 - Flooding, drainage and construction impacts remain unresolved: Concerns were raised about inadequate historic drainage assumptions, surface water risk, the lack of

clear solutions for flooding, and uncertainty over how long demolition and construction would last.

- 6.28. Overall, feedback indicates that redevelopment is supported, or at least accepted, as a matter of principle, however a number of site-specific and wider infrastructure points have been raised, and these have both been considered in the further evolution of the proposals and addressed through the supporting documentation as relevant.
- 6.29. Upon validation of the application, the proposals will again be subject of formal public consultation, enabling neighbours and others to review the full application submission and make representations to the Local Planning Authority.

Engagement with the Ministry of Defence

- 6.30. As the former site owners and a sizeable presence locally, including the main operation at Hawthorn directly opposite the site and the inset elements of retained estate within the application site, the Ministry of Defence remains a key local stakeholder.
- 6.31. Following an initial dialogue, the applicant met with the MoD's Corsham Infrastructure Operations team at their Hawthorn facility on the morning of 23 June 2026. The meeting included representatives from DIO, Facilities, Security and the Rudloe Fire Station, ensuring a good coverage of specialisms, and was attended by representatives of Taylor Wimpey and Pegasus Group as planning consultant.
- 6.32. Discussion focused principally on the logistical approach to redevelopment of the site, including the management of demolition and construction, and the safeguarding of MoD infrastructure, with the following key topics:
- Site access and maintaining continuous MoD Fire Service access during construction and operation;
 - Traffic management in relation to peak arrival hours at MoD Corsham;
 - Security measures at Rudloe South and approach to land levels and planting;
 - Safeguarding of retained mineshafts to prevent unauthorised access;
 - Enclosure of fire station to ensure appropriate delineation from surrounding open space;
 - Future parking provision for fire station operatives;
 - Process for Mine Management team signoff;
 - Management Company responsibilities for future maintenance of open space;
 - Surface water discharge arrangements, including connection point on Bradford Road and exceedance management to protect MoD infrastructure;
 - Landscaped buffer margins and lighting specification for bat corridors;
 - Utilities surveys, continuity of power supply during demolition and construction; and

- Timescales for approval, demolition, remediation, construction and first occupations.

- 6.33. Two key points of crossover with local public representations have emerged through discussion with the MoD; local surface water drainage and traffic buildup on Westwells Road. In respect of the former, working together offers an opportunity to unpick the somewhat convoluted pattern of legacy drainage arrangements associated with the site, as well as replacing what is in effect and unmanaged system with a positive drainage solution delivering a net benefit in peak runoff rates.
- 6.34. In relation to the latter, it is understood that new gate security protocols adopted recently by the MoD have shown some benefit in terms of reducing tailbacks along Westwells Road during peak staff arrival times (understood to be circa 0730–0845, peaking on Tuesdays, Wednesdays and Thursdays), while at other times movements are more dispersed or, in the case of egress, do not encounter a security check bottleneck. The accompanying Transport Assessment addresses the matter of additional vehicle movements in the AM peak.
- 6.35. The applicant and MoD have mutually undertaken to maintain an ongoing dialogue throughout the application process and beyond, particularly as more granular considerations and logistical matters unrelated to planning emerge at the post-consent stage. In that regard, the applicant will circulate their Construction Management Plan, anticipated to be secured by condition, for MoD comment ahead of submission as a Discharge of Condition matter.

Summary

- 6.36. As set out above, the applicant has demonstrably engaged proactively and positively with a great range of stakeholders, including technical, logistical, political and public interests, and their respective feedback has actively informed the application submission pack. Accordingly, the applicant has carried out a significant and appropriate level of community involvement in the preparation of the application.
- 6.37. Overall, stakeholders have generally proved receptive to the principle of redeveloping the site, expressing specific matters of interest, in some cases related to requests for further information and clarification, and in others concerns borne out of local experience and perception. The submission pack actively addresses these matters, and the applicant will continue to respond to technical matters as required following statutory advertisement of the application.

7. Assessment

- 7.1. This section provides an assessment of the proposal against the relevant planning policy and material considerations, with emphasis on the three dimensions of sustainable development identified in the NPPF – economic, social and environmental.

Principle of Development

- 7.2. As set out in the original Outline officer report, the site is located outside of the adopted settlement boundary and so does not align in principle with the general delivery strategy outlined at Core Policy 2 of the adopted Core Strategy. Notwithstanding, Core Policy 37 represents an express exception policy intended to encourage the redevelopment of military estate within the authority area.
- 7.3. The Outline report notes inter alia that *“the redevelopment of redundant military estate is identified as a priority and important source of regeneration under the Area Strategy for Corsham. Paragraph 5.60 makes explicit reference to this process as an aspiration for the community are over the plan period. The site is amongst the better related parts of the MoD’s estate in Wiltshire and its northeast corner a matter of yards outside the saved village boundary for Rudloe.”*
- 7.4. This is important in respect of the proposals’ overall compliance with the spatial strategy identified at Core Policies 1 and, in relation to the Corsham Community Area, 11, in that by virtue of its position directly adjacent to the saved settlement boundary of Rudloe, the site’s location does align with the spatial approach to the distribution of new development.
- 7.5. In terms of mechanics, therefore, Core Policy 37 may effectively substitute for Core Policy 2 in terms of the locational principles of development in this instance, with the proposals tested accordingly against the approach and criteria set out therein.
- 7.6. In the first instance Core Policy 37 states: *“Redevelopment, conversion or change of use of redundant MoD sites and buildings will be supported provided they are well related to an existing settlement in terms of both location and scale... Redevelopment proposals will not exceed the existing building footprint and floorspace unless they are well located to an existing settlement.”*
- 7.7. This is undoubtedly the case, noting the site’s immediate proximity to Rudloe, and also having regard to the fact that the vast majority of legacy military estate in Wiltshire is situated in far less sustainable locations, often remote from settlements where noise, space, or the geographical requirements of aviation, for example, preclude such relationships.
- 7.8. As discussed later in relation to the application of Vacant Building Credit, the actual volume of new floorspace proposed relative to the existing building coverage is actually relatively limited – around 25% greater – but in any case the site is well located and therefore any increase would align with Core Policy 37.
- 7.9. This operative policy also seeks that *“The focus will be on employment-led development and other uses should be determined through a masterplanning approach with the local community.”* No employment is proposed in this case, such that emphasis is placed on a ‘masterplanning approach’ with the local community.

- 7.10. Although not undertaken from a ‘first principles’ basis, given the planning history of the site, the Statement of Community Involvement above demonstrates that active discussion with local interests has taken place as the proposals evolved and, most notably, no significant issues have been raised by stakeholders in respect of the principle of 100% residential redevelopment of the site.
- 7.11. Indeed, two factors should also be highlighted in this respect. First, and unusually for Wiltshire, Rudloe has an extremely large employment base already, with MoD and data centre facilities providing a high number of jobs in the immediate locale. Notably, the cumulative scale of growth at Spring Park has elicited local objection, most recently to application PL/2024/O5527, approved by Wiltshire’s Strategic Planning Committee on 10 February 2026, for further data centre expansion.
- 7.12. Secondly, since the time of the original Outline application, the former Rudloe Stores, now a Londis convenience store, has re-opened as of October 2025, such that the convenience retail previously secured at Outline would now be in direct competition and likely harmful to both operators.
- 7.13. For these reasons, having regard to the specific circumstances of the case, the proposals align overall with Core Policy 37, being the operative development plan policy alongside the spatial strategy set out at Core Policy 1. The proposals thus comply in principle with the operative policies of the Local Plan, irrespective of the operation of the ‘tilted balance’ to which this statement returns later.

Green Belt

- 7.14. A small portion of the site, reflecting its north-westernmost extent, with a boundary drawn roughly parallel with the Bradford Road and approximately level with the junction of ‘The Links’ opposite, falls within the Bristol and Bath Green Belt. Having regard to the Framework, with no obvious physical features delineating this extent on the ground, the rationale for this alignment is unclear, as the land within the site and within the Green Belt is not evidently different in character from that outside it. Notwithstanding, this is an important consideration in decision making.
- 7.15. In the first instance, Paragraph 154 of the Framework lists as one of its exceptions to situations where development would be inappropriate in the Green Belt: *“(g) limited infilling or the partial or complete redevelopment of previously developed land (including a material change of use to residential or mixed use including residential), whether redundant or in continuing use (excluding temporary buildings), which would not cause substantial harm to the openness of the Green Belt.” [emphasis added]*
- 7.16. As previously established through the Outline application, the proposals would plainly represent complete redevelopment of previously developed land, and its operational redundancy falls within the ambit of the above. The only remaining test under this paragraph is simply that that development does not cause *substantial* harm (not merely ‘any harm’) to the openness of the Green Belt.
- 7.17. As with other pertinent Green Belt considerations, this must be tested on the basis of the land within the Green Belt in isolation; to add in other, non-Green Belt, land would be obtuse. In that respect, the proposals seek to demolish two sizeable single-storey buildings

together with a large area of hard standing, fencing and other utility paraphernalia, with two-storey dwellings and associated infrastructure.

- 7.18. There would be an increase in above-ground built form in this part of the site, and this could materially affect the 'openness' of this part of the Green Belt. However, any harm arising would not be 'substantial' or adversely affect the fundamental purposes of the Green Belt, and so Paragraph 154 is not offended.
- 7.19. This must also be considered in the context of 'grey belt', a concept introduced only with the latest Framework, and a long time subsequent to the previous Outline or reserved matters applications. The Framework's glossary defines 'grey belt' as including *inter alia* previously developed land, which this part of the site demonstrably is, while Paragraph 155(a) adds new homes in the 'grey belt' – where this would not fundamentally undermine the purposes of the remaining Green Belt – to the list of 'not inappropriate' forms of development.
- 7.20. The use of the word *fundamentally* underlines the high bar applicable, and it must be emphasised that the test of 155(a) relates to impacts on the remaining Green Belt (i.e. not the part subject of development). In this instance, the impact on the remaining Green Belt would be nil. The site is physically severed from the 'open' parts of the Green Belt by boundaries including the Bradford Road and development would not materially alter its performance in relation to the five purposes of the Green Belt.
- 7.21. The proposals therefore align in principle with Green Belt policy, whether against the earlier list of 'not inappropriate' forms of development, or as a matter of 'grey belt' policy. If the latter, it is noteworthy that the recent *Mole Valley*¹ judgment that once found to be 'grey belt' and acceptable in principle, revisiting any further test of 'openness' is not necessary or reasonable.
- 7.22. Paragraph 156 of the Framework states, *inter alia*, that where major development involving the provision of housing is proposed through a planning application, the following contributions (Golden Rules') should be made:

"a. affordable housing which reflects either: (i) development plan policies produced in accordance with paragraphs 67–68 of this Framework; or (ii) until such policies are in place, the policy set out in paragraph 157 below;

b. necessary improvements to local or national infrastructure; and

c. the provision of new, or improvements to existing, green spaces that are accessible to the public. New residents should be able to access good quality green spaces within a short walk of their home, whether through onsite provision or through access to offsite spaces."
- 7.23. The paragraph relates only to 'major development' and thus applies as the scheme shows 15no. dwellings within the element of the site falling within the Green Belt.

¹ Mole Valley DC v SSHCLG [2025] EWHC 2127 (Admin)

- 7.24. Taken in order, Criterion (a) relates to affordable housing and, as Wiltshire does not have an adopted affordable housing policy specific to Green Belt sites, the applicable level of affordable housing derived from paragraph 157 is 45%, i.e. 15 percentage points above the adopted requirement of 30%.
- 7.25. The layout shows that of the 15no. dwellings proposed in the Green Belt, 10no. are to be affordable homes, equating to c.67% of the total for this area. Thus Criterion (a) is satisfied.
- 7.26. Turning to Criterion (b), as described above and within the supporting documents, the proposals make provision for local infrastructure including on and off-site active travel enhancements and surface water drainage. The applicant will also commit to financial contributions to local education provision and sport facilities as reasonably justified, and thus the proposals comply with this second criterion.
- 7.27. Finally, the proposals demonstrably include the provision of extensive areas of high quality new public green space on site, offering accessible amenity for both incoming and nearby existing residents and thus complying with the requirements of Criterion (c). The proposals therefore satisfy the 'Golden Rules'.
- 7.28. Having regard to the above considerations, the proposals comply with Green Belt policy and therefore this matter is incapable of representing any, let alone a 'strong', reason for refusal pursuant to Paragraph 11(d)(i) of the Framework that would otherwise disengage the 'tilted balance'.

Housing Mix and Quantum

- 7.29. As set out at Table 3, the proposals comprise a range of residential dwelling types and sizes, including both market and affordable tenures. These are distributed relatively evenly across the site, although also having regard to good urban design principles, namely increasing density around the most accessible and visual nodal points, and adopting a more diffuse approach around the landscaped site margins.
- 7.30. As the proposals represent the redevelopment of previously developed land not currently in use, including the demolition and replacement of vacant buildings, it is appropriate to consider the application of Vacant Building Credit (VBC) in this instance, per Paragraph 65 of the Framework. The associated footnote (30) explains that this should be *"Equivalent to the existing gross floorspace of the existing buildings. This does not apply to vacant buildings which have been abandoned, or to major development on land within or released from the Green Belt, for which the 'Golden Rules' requirements set out in paragraphs 156–157 of this Framework should apply."*
- 7.31. For the purposes of this exercise, we have therefore excluded the floor area of Buildings 34 and 35 as shown on the accompanying estate survey plan, as these fall within the Green Belt, likewise omitting any offset against the replacement 15no. dwellings to be cited in this area. A VBC calculation is based accordingly on the residual existing buildings and 152no. dwellings located within the 'non-Green Belt' areas of the site, a summary of the respective coverage of which is shown below.

GB/non-GB	Existing floorspace	Proposed floorspace	% existing – proposed	Apply VBC?
Green Belt	587 sqm	1,516 sqm	39%	No
Non-Green Belt	13,201 sqm	14,725 sqm	90%	Yes

Table 4: Summary of Existing/Proposed Floorspace

- 7.32. The next stage in the calculation is, where VBC is applicable, to reduce the affordable housing requirement by a proportionate amount i.e. reducing a policy-compliant 30% down by 90%. Thus, a figure of 3% affordable is derived for the area of the site not within the Green Belt, equivalent to 5no. affordable units when rounded.
- 7.33. It should be noted that due to the severance of Green Belt (which is in turn subject of the Golden Rules) from non-Green Belt for the purposes of VBC, the additional 50% affordable homes proposed within the Green Belt (assuming this is a rounded 8no. of 15no.) brings the blended site-wide compliant level of affordable housing to 13no. or 8% affordable housing.
- 7.34. Notwithstanding, the applicant recognises the need for affordable housing and desirability of promoting mixed and integrated communities, together with the commercial logic of bulk-transferring affordable units to a Registered Provider early in the build-out sequence for the site, and on that basis has maintained affordable provision at more than twice the required level (20%). This is an additional benefit of development as discussed later.
- 7.35. The PPG provides further guidance in relation to VBC, stating that *“The policy is intended to incentivise brownfield development, including the reuse or redevelopment of empty and redundant buildings. In considering how the vacant building credit should apply to a particular development, local planning authorities should have regard to the intention of national policy.*
- In doing so, it may be appropriate for authorities to consider:*
- whether the building has been made vacant for the sole purposes of re-development*
 - whether the building is covered by an extant or recently expired planning permission for the same or substantially the same development.”*
- 7.36. In this context, having regard to the intention of national policy, clearly the proposals align with the intention to incentivise brownfield development given there is little reason to believe the vacant site would be remediated, at significant cost and expense, without a commercial return from the disposal of new homes.
- 7.37. Turning to the ensuing points, it is clear historically that the site truly became surplus to MoD requirements, particularly once the facilities directly opposite were completed, and therefore not for the sole purposes of redevelopment. Neither are the buildings covered by an extant consent, or even once recently expired, whether or not the historic permission was substantively the same.
- 7.38. While it is noteworthy that VBC was not applied previously, it appears that this simply was not sought at the time, and may have in any event proved problematic given the relative recentness of the MoD’s vacation of the site. Each application must be considered on its

merits, and it is appropriate to apply VBC in the terms set out above in this case, although it is suggested that the burden of planning obligations previously may well have contributed to the non-delivery of the permitted redevelopment.

- 7.39. In the interests of completeness, it should be noted that owing to the buildings in question having been out of use for well in excess of the last 36 months, no relief is claimed in relation to the Community Infrastructure Levy on the basis of existing fabric. Although the two are entirely compatible in policy and legal terms in any case, there is demonstrably no risk of 'double counting' of relief between the VBC and CIL regimes, and the CIL contribution will be paid according to the full extent of new (open market) floorspace.

Access and Transport

- 7.40. As set out above, the site represents a reasonably sustainable location for development, situated immediately beyond an adopted settlement boundary and in close proximity to the existing cycleway facilities on Park Lane, which provide the most direct route to everyday services and facilities in Corsham.
- 7.41. Access is to be obtained principally from the existing Westwells Road/Park Lane roundabout, which is to be shared with the retained fire station and which requires only nominal improvement works to this fourth arm. This is to tie in with new shared footway/cycleway providing connectivity through the site in a manner complimentary to the existing cycleway provision further southeast on Westwells Road, connecting with improved links to Bradford Road and Leafy Lane northward of the site.
- 7.42. This will thus promote the hierarchy of street users set out at Core Policy 61, having regard to the detailed assessment and measures set out in the accompanying Transport Assessment and Travel Plan prepared by Pegasus Group. The development can thus be accessed safely and sustainably by all users.
- 7.43. While generating additional traffic locally, the Transport Assessment demonstrates that against background conditions the amount of additional vehicle movements introduced to the local network will be proportionately limited and would not indicate a 'severe' residual impact, having regard to Paragraph 116 of the Framework, and in alignment with Core Policy 62.
- 7.44. The layout demonstrates a logical street hierarchy terminating in many places in shared private driveways, while achieving appropriate 45m service distances for emergency vehicles and appropriate muster and collection arrangements for refuse management.
- 7.45. Likewise, the layout makes provision for allocated vehicle parking, including visitor parking, in line with the adopted standards, compliant with Core Policy 64. This includes the provision of on-plot EV charging facilities to meet the latest Building Regulations, also extending these features to shared parking areas around the smaller affordable units, for which a pay-per-charge model may be adopted. Visitor parking is to be distributed evenly through the adoptable areas of highway, avoiding instances where passive 'privatisation' may occur where spaces are overly convenient for individual properties.
- 7.46. The proposals thus make appropriate provision in respect of transport, access and parking matters, with the potential for the enhancement of local active travel infrastructure to the benefit of the wider surrounding area.

Landscape

- 7.47. The application is supported by a Landscape and Visual Appraisal, prepared by consultants MHP, which assesses the baseline landscape conditions before assessing the impacts of the proposed redevelopment in visual and landscape terms both at the point of completion and following the full establishment of soft landscaping.
- 7.48. The report's findings conclude that in terms of character, the proposed development would protect and retain the majority of trees and provide new tree, hedge, grass areas while the scheme will improve the condition of the site and restore its functionality. The completed development is therefore predicted to bring result in a medium magnitude of change to site character.
- 7.49. In landscape terms, the study concludes that the proposals would result in an overall only minor effects on the identified landscape receptors, namely the Cotswolds National Character Area, Malmesbury–Corsham Limestone Lowlands and Corsham Rolling Lowland Character Areas, and site-level landscape character (comprising natural landscape site features, cultural landscape site features, aesthetic and perceptual landscape site features and condition of the landscape).
- 7.50. Having regard to the operative local planning policy, Core Policy 51, the development will therefore conserve overall the prevailing landscape character, while delivering localised benefits including the re-use of vacant and deteriorating previously developed land and additional planting and landscaping, while any limited adverse effects have been suitably mitigated. The proposals will likewise not adversely affect the setting of the Cotswolds National Landscape.

Heritage

- 7.51. In heritage terms the principal interest in the site lies far below ground, namely the historic Box Tunnel, Burlington Bunker and associated C20th military infrastructure, all of which falls well out of the practical control of the applicant, who benefits from rights to work no further than 7m from the surface of the site.
- 7.52. Notably, the area above the Box Tunnel, would comprise an area of open space and the red line also circumvents retained air ducts in associated with the Box Tunnel and wider underground tunnels. The area of open space provides an opportunity for the interpretation and understanding of the military history of the Site and the surrounding area, which may be further aided by interpretation boards, for instance, which may be secured by condition.
- 7.53. The accompanying Heritage Statement, prepared by Pegasus Group, notes that none of the C20th fabric within the site has been identified by the Council as a non-designated heritage asset, and concludes that no harm has been identified to heritage assets within the study area, as a result of a change in 'setting', also noting that no concerns were raised regarding potential impacts on designated heritage assets as a result of a change in setting in the consideration of the previously approved redevelopment of the site.
- 7.54. Having regard to Core Policy 58, national planning policy, and the 'great weight' attributable to the conservation of heritage assets, there is no tension between the proposals or need to apply any public benefits test, and likewise no implications in respect of the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990.

Flood Risk and Drainage

- 7.55. As the baseline hydrological conditions of the site have not materially changed since the previous Outline permission, the application is accompanied by the earlier Flood Risk Assessment, prepare by consultants RSK, together with an updated Drainage Strategy Report prepared for the purposes of the current proposals by Stantec.
- 7.56. The proposed strategy seeks to implement a positive drainage solution on site where there is presently no overall control, and it is understood through piecemeal servicing mapping and dialogue with the MoD and the local flood group that there is a complex legacy of ad-hoc MoD infrastructure influencing surface water discharge, which has been associated with localised flood events in the most extreme weather events including major flooding at Neston in 2014.
- 7.57. The introduction of a positive scheme of surface water attenuation, utilising a combination of both cellular ground storage and naturalised ponds to store and discharge at a managed rate, presents a marked benefit against current conditions and a safeguard against the localised flood events experienced periodically in the vicinity of the site.
- 7.58. In the course of consultation, the MoD has raised the subject of surface water exceedance in the event that flows need to be directed beyond the on-site storage in a scenario beyond the design event – which already adopts a significant allowance for climate change. It has been agreed that the submission should be accompanied by an appropriate drawing in this respect, demonstrating that flows would avoid and be actively directed away from mine shafts and other MoD infrastructure, and this is shown on drawing 10394-STN-XX-XX-DR-C-2250.
- 7.59. The proposals also make appropriate provision for foul drainage, which is to connect into the existing sewer network locally, in respect of which there are no known capacity issues. Again, this presents an opportunity to rationalise any potentially ad-hoc arrangements that are a legacy of the site's historic military development.
- 7.60. Having regard to local policy including Core Policy 67, it has therefore been demonstrated through the accompanying supporting information that the proposals make suitable provision for foul and surface water drainage, securing a quantifiable benefit in the latter respect given the suboptimal legacy conditions associated with the site.

Ecology

- 7.61. The accompanying Baseline Ecology Report, prepared by BSG Ecology, sets out the existing ecological conditions of the site, accounting for survey data gathered over a matter of several years given the consultants' involvement with this site from the time of the original Outline application. This therefore gives a comprehensive picture of the site's condition over time, with unchecked growth of vegetation and slow deterioration of the buildings otherwise the only discernible changes in site condition otherwise.
- 7.62. The site and wider area is of particular significance for bats, also falling within the Bath and Bradford on Avon Bats SAC catchment, and this has had a significant impact on the landscape framework for the site. Notably, designed mitigation and enhancement include the provision of generous dark vegetated buffers around the site periphery, consistent with

previous proposals, bat lofts within outlying open space, and the relocation of the southern access further from the transect to the woods at the southeast end of the site.

Arboriculture

- 7.63. The application is supported by an updated tree survey, arboricultural impact assessment and tree protection plan recording the present condition of trees and hedgerows on site, assessing the implications of development and means of managing impacts, together with ensuring appropriate protection measures for retained trees are implemented throughout the demolition and construction phases of development.
- 7.64. Generally, trees on site have been left to grow unmanaged since the vacation of the site by the MoD and in many areas have become overgrown and of little value. The scheme offers an opportunity for the selective retention of higher quality trees, generally within complementary areas of proposed public open space, together with the removal of lesser quality examples and their replacement with new planting which will benefit from regular management in perpetuity once the development is completed.
- 7.65. As shown on the landscaping details, the proposals introduce tree planting alongside primary and secondary streets where feasible, and elsewhere that opportunities for additional tree planting are incorporated within the scheme, consistent with the aspirations of Paragraph 136 of the Framework.
- 7.66. Notably, tree planting has been carefully considered along the southeast landscaped corridor, with an offset of 2m from the MoD's Rudloe South boundary fence. This reflects discussions regarding the MoD's need to ensure that fencing is secure, and free of low-level nearby planting that would enable potentially undetected observation. Final species are anticipated to be secured through a planting plan, to be agreed by planning condition.
- 7.67. As such, suitable tree protection measures and planting details can be secured by planning condition, as can the appropriate measures for the protection of trees during demolition and construction, to ensure the longevity of Green Infrastructure, both retained and additional, throughout the lifespan of the development. Overall, there is no conflict with Core Policy

Ground Conditions

- 7.68. The site has been subject to extensive investigation given the site's former use and existing below ground infrastructure, as reflected in both the Phase 1 and 2 Ground Investigation and Intrusive Site Investigation reports submitted with the application. These quantify the current site conditions and likely remediation works required during the construction and site preparation phases of development, which are not insignificant.
- 7.69. In this respect, there are known volumes of asbestos remaining within the fabric left on site, consistent with the age of the built complex in situ, and these have likewise been subject of extensive surveys undertaken by the applicant in the course of their due diligence.
- 7.70. It should be noted that, although likely to be covered in the round by a remediation strategy to be secured by planning condition, the safe disposal of asbestos is already subject of a statutory regime under the Control of Asbestos Regulations 2012. As made explicit at DM7 of in the current consultation draft of the new Framework: *"...Decision-makers should*

assume, unless there is clear evidence to the contrary, that those separate regimes will operate effectively... Planning decisions should not seek to duplicate or extend controls imposed by separate regulatory regimes other than where there is a development plan policy in place applying optional technical standards for the development proposed."

- 7.71. The site's stability has also been investigated to ensure that development is technically feasible and that any potential structural effects on subterranean infrastructure can be managed out. Although again essentially a civil matter, it has been established that the development is technically feasible and this also provides reassurance that construction work in particular should not generate undue or unplanned environmental effects beyond those reasonably apparent from the scope of the development proposed.
- 7.72. As such, there is no reason why, subject to appropriate controls secure both by planning condition and through the operation of other statutory regimes, why the current ground and other conditions encountered on site should be capable of being properly managed, consistent with Core Policy 56.

Sustainability

- 7.73. The accompanying Sustainability Statement, prepared by JSP Sustainability, examines the potential for energy saving within the completed dwellings, with energy efficiency measures incorporated in the construction specification of every home to comply with the revised Fabric Energy Efficiency Standard.
- 7.74. Taylor Wimpey is already piloting Future Homes-ready building designs, including the use of timber frame products where site circumstances are suitable, with a view to the next iteration of the Building Regulations. Even on the basis of Part L of the current Building Regulations, it is worth noting that energy standards already essentially exceed those sought by Core Policy 41.
- 7.75. The scheme will also incorporate measures for the efficient use of water, including the installation of water-saving fixtures designed to minimise domestic water usage. As well as having the benefit of lowering household bills for incoming occupiers, this will conserve this resource, which in parts of the country is coming under increased pressure from extreme heat events during the summer months. The Council's proposed standard of 110 litres per person per day, consistent with the optional Building Regulations standard, is considered achievable.
- 7.76. All houses will be equipped with on-plot EV charging facilities, consistent with the Building Regulations, with shared points proposed within communal parking areas. However, the accompanying Travel Plan demonstrates a commitment to reduce car dependency more generally in favour of active travel and public transport. The layout of homes is also intended to support home working and thus reduce the need to travel, all of which reduces pressure on private vehicle use and attendant environmental effects.
- 7.77. The proposals therefore demonstrate a commitment to sustainability in the context of the inherently beneficial redevelopment of previously developed land within an accessible location at the edge of a Market Town.

Amenity

- 7.78. The proposals have considered amenity in the evolution of the scheme's layout, scale, orientation and fenestration to ensure that existing occupiers – chiefly those residents of Neston Gardens and the Hawthorns, infill redevelopments essentially inset into the site from Westwells Road – continue to benefit from an acceptable level of privacy, daylight and sunlight.
- 7.79. The starting point for consideration in this respect is the approved reserved matters scheme, the structure of which is generally followed by the proposed layout of the scheme. This entails appropriate separation distances between windows to habitable rooms, and comparable scales to avoid over-dominance of neighbouring buildings, while also retaining suitable boundary treatments between domestic gardens and intervening landscaped margins.
- 7.80. Amenity considerations for the neighbouring MoD Rudloe South site are concerned chiefly with the security of that facility, and through active engagement with the MoD the proposals have been formulated to ensure that although the site perimeter will be visible (as it is currently from Westwells Road) the proposals will not materially expose the site to undue risk.
- 7.81. At a site-wide level, the proposals seek to provide private outside amenity space to all houses, while apartments have been positioned immediately adjacent to areas of public open space for use by occupiers. There are no standards for minimum garden sizes adopted locally, however the proposals take a broadly proportionate approach in this respect, having regard to the size of the associated units.
- 7.82. In terms of other amenity factors for incoming occupiers, the proposals have been subject to noise and vibration assessment associated with both neighbouring roads and the subterranean infrastructure beneath the site, with no significant undue risks or mitigation requirements indicated in either respect. Likewise, it is clear that neighbouring commercial units and MoD operations to the east and south of the site, do not present an existing issue to more proximate existing residential receptors, and there is no reason to presume that incoming residents would be unduly intrusive effects in this regard.
- 7.83. The proposals therefore meet the expectations of Core Policy 57 and the Wiltshire Design Guide with respect to matters of amenity, ensuring both incoming and existing residents benefit from a high standard of living in the context of a more cohesive new local community.

Other Matters

- 7.84. Having regard to the above considerations, and their proper assessment against relevant local policies, the development plan, read as a whole, indicates that the development is acceptable when considered in the 'straight balance'. As prescribed under s.38(6) it is then necessary to determine whether material considerations indicate that the application should be determined other than in accordance with that development plan.
- 7.85. As set out previously, the Council cannot currently demonstrate a five-year housing land supply, with the most recently published figure suggesting at most 2.42 years' supply. This in itself is a critical material consideration indicating that the provision of housing, including affordable housing, promptly and in sustainable locations weighs further in favour of the approach directed by the policies of the development plan.

- 7.86. As per footnote 8 of the Framework, the shortfall in housing land supply is expressly one of potentially many reasons why the most importance policies – in this case Core Policies 1, 2, 11 and 37 – are out of date, taken as a ‘basket’, and Paragraph 11(d) of the Framework is therefore engaged.
- 7.87. National planning policy and guidance are critical material considerations and do not set out any basis on which the application of s.38(6) should lead to a conclusion other than that indicated by the development plan, nor are there any ‘footnote 7’ policies that should disengage the ‘tilted balance’ pursuant to 11(d)(ii) of the Framework.
- 7.88. National policy, an important material consideration, therefore sets out an increasingly strong presumption that planning permission should be granted in this case, regardless of whether the proposals are in compliance or not with the development plan when read as a whole. This approach is consistent with the approach in the appeal at Neston² and in practice serves only to reinforce the proposals’ compliance with such.
- 7.89. Owing to the considerable issues encountered at Examination by the emerging Local Plan Review, together with its stage in preparation, current draft replacement local plan policies can be afforded no more than negligible weight in decision-making. In any event, the emerging plan does not say anything substantially different to adopted policies insofar as the current proposals are concerned, and therefore nothing to affect the balance of s.38(6).
- 7.90. Accordingly, having regard to the proper operation of s.38(6), the proposals accord development plan read as a whole in the first instance, but in any event the relevant material considerations reinforce the strong presumption that planning permission is granted.

² APP/Y3940/W/19/3243873 – Land south of Westwells Road, Neston, Corsham – see paragraph 66

8. Planning Obligations

8.1. Regulation 122 of the Community Infrastructure Levy Regulations 2010 (as amended) stipulates inter alia that a planning obligation may only constitute a reason for granting planning permission for the development if the obligation is—

(a) necessary to make the development acceptable in planning terms;

(b) directly related to the development; and

(c) fairly and reasonably related in scale and kind to the development.

8.2. Core Policy 43 sets out the Council's expectations in terms of affordable housing provision, set at 30% in this location unless otherwise dictated by viability considerations, to be provided on site if possible, while Core Policy 3 sets out other contributions that may be required toward appropriate local infrastructure as new development is accommodated. As explained, in this instance, Vacant Building Credit is however applicable.

8.3. In this instance, anticipated Heads of Terms are summarised as follows:

Item	Detail
Affordable Housing	Provision of 20% on-site Affordable Housing to prescribed mix.
Public Open Space	Provision of on-site Public Open Space, to be completed and transferred prior to final occupations.
Play Facilities	Provision of on-site Local Equipped Area for Play (LEAP), to be completed and transferred prior to final occupations in accordance with details to be agreed by condition.
Travel Plan	Financial contribution for monitoring of Travel Plan initiatives.
Public Transport	Financial contribution for the provision of local public transport, as reasonably justified.
Sports Facilities	Financial contribution for the provision of local sports facilities, as reasonably justified.
Education	Financial contribution as reasonably justified, anticipated for Early Years, Primary and SEND facilities.

Table 7: Summary of s.106 Heads of Terms

Section 278 Agreement

- 8.4. The applicant will also provide for off-site highway works to achieve suitable infrastructure and associated improvements, including site access, by way of a Section 278 agreement to be completed with the relevant local highway authority, Wiltshire Council.

Community Infrastructure Levy

- 8.5. As set out above, the redevelopment of the site is liable to the payment of CIL contributions applicable to the full amount of open market residential floorspace proposed, with no offset against the fabric to be demolished.
- 8.6. Based on an open market coverage of 13,680m², at an indexed rate of £84.62 per m² at 2026 rates, the development will therefore be liable for CIL contributions of £1,157,602, 15% of which would automatically transfer to the relevant Parish Council to spend on local infrastructure as seen fit.

9. Planning Balance

- 9.1. Having regard to the above considerations, it is necessary to consider the benefits and harms of the development, together with the respective weight to be ascribed to these, in arriving at a reasonable planning balance in respect of the proposals.
- 9.2. These are therefore summarised below in the context of the three overarching objectives of sustainable development as set out in the Framework; economic, social and environmental.

Objective	Consideration	Weight
Economic	Construction Employment	Significant Benefit
	Local Spend	Significant Benefit
Social	Delivery of Market Housing	Substantial Benefit
	Delivery of Affordable Housing	Significant Benefit
	Open Space and Play Facilities	Moderate Benefit
Environmental	Brownfield Redevelopment	Significant Benefit
	Biodiversity Net Gain	Moderate Benefit
	Localised Landscaping	Moderate Benefit
	Sustainable Transport Measures	Modest Benefit
	Sustainable Drainage System	Modest Benefit

Table 8: Summary of Benefits

Housing

- 9.3. The delivery of market housing is a benefit of development that attracts substantial weight, certainly given the chronic shortfall in supply locally but moreover at a time of national housing crisis. Furthermore, the site is at a scale, and served by existing transport infrastructure, such that the site can be delivered promptly and in a single phase, by a single volume housebuilder, providing homes to the local market.
- 9.4. Additionally, the provision of 33no. affordable homes to meet identified local requirements at a time of acute need and persistent and severe under-delivery both locally and nationally is a significant benefit of development, which weighs in favour of the proposals despite being below normal policy expectations. Securing permission for this number of dwellings that are delivered is preferable to a greater number that then are not delivered, as previously observed.

Construction Employment

- 9.5. Construction workers are reliant on a continuous stream of new sites to keep them employed while reasonable levels of certainty are necessary to encourage construction companies to employ new workers.

- 9.6. The combined disastrous economic effects of Brexit and the Covid-19 pandemic on supply chain, materials and labour availability highlighted the high level of dependency of housebuilders upon the network of related skills, and in turn the dependency of workers on developer confidence and continuing build-out of housing. It is fair to say that the wider industry is still recovering from the dual effects of these national setbacks.
- 9.7. The applicant is a national volume housebuilder and committed to delivering this site in a timely manner. The development will therefore generate direct and indirect employment at all stages of the construction programme in the near future, with a high proportion of this locally sourced, providing genuine opportunities within the immediate area.
- 9.8. While it has been established in the courts that decision-makers are not bound by the Framework to ascribe significant weight in all instances³, given the scale and nature of the proposals in this instance it is reasonable to do so in this case.

Local Spend

- 9.9. The delivery of new housing at the scale proposed will generate an estimated 492no. new residents, based on an average occupancy of 2.4 persons per dwelling, of whom a large proportion would be expected to be economically active.
- 9.10. Once the development is completed and occupied, it is anticipated that total combined expenditure by new households will provide a significant input of capital into the local economy, supporting the sustainability the Corsham Community Area as a target for growth, with an estimated combined £835,000 in first occupation expenditure⁴.
- 9.11. Taken as a whole, therefore, the above economic benefits should be ascribed significant weight in the planning balance.

Redevelopment

- 9.12. There is currently no 'brownfield first' approach enshrined in national or local planning policy however both are plainly supportive in principle of the re-use of disused and/or under-utilised land for current development needs, and the site in question is both undoubtedly disused and a prime opportunity for the provision of much needed new homes.
- 9.13. It is very apparent that the site is regarded as an eyesore locally, a perception reinforced by the scale of development occurring at both Bradford Road/Park Lane and Westwells Road in the period since the previous Outline permission, such that this site forms an outlying 'missing piece' in poor cosmetic condition that detracts from the gateway to Rudloe and Corsham. As such, this development will present a significant visual and environmental improvement to the local context.

³ See *Bewley Homes PLC v Secretary of State for Levelling Up, Housing and Communities & Anor* [2024] EWHC 1166 (Admin)

⁴ The average homeowner spends approximately £5,000 to make their house 'feel like home' within 18 months of moving in, figure referenced in the report 'Economic Footprint of House Building in England and Wales' HBF, July 2018

- 9.14. With a finite supply of sustainably located, available previously developed sites in Wiltshire capable of accommodating near-large scale major development, the benefit of redeveloping brownfield land in this instance should be afforded no less than significant weight, independently of the land supply position.

Biodiversity Net Gain and Landscaping

- 9.15. The redevelopment of the site will secure the long-term provision and management of a comprehensive planting and landscaping scheme that will both provide amenity to users and deliver quantifiable ecological benefits both for protected species and biodiversity more generally.
- 9.16. Biodiversity Net Gain of >10% is to be provided through a mixture of on-site habitat improvement and creation together with a supplementary source of off-site credit to ensure that the development as a whole remains deliverable.
- 9.17. The landscaping improvements to the site will contribute to its overall visual quality and amenity, providing a better transition from the urban realm to its countryside setting to the southwest, such that together with the associated ecological enhancements this approach should be afforded some moderate positive weight in the planning balance.

Sustainable Transport

- 9.18. The proposals include active travel improvements integrating with the existing provision at Park Lane and Westwells Road that will assist in conveying pedestrians and cyclists via a longer segregated route toward facilities at Leafy Lane, including any necessary minor improvements at the Bradford Road/Leafy Lane islanded crossing.
- 9.19. Additional contributions to off-site active travel infrastructure and local public transport will also be agreed where reasonably justified and aligned with the CIL Regulations, to the betterment of the local network and benefit not only of incoming occupiers of the development itself.
- 9.20. Subject to final details, these measures should cumulatively be afforded at least some modest positive weight in the planning balance.

Sustainable Drainage System

- 9.21. At present, there is relatively little positive drainage evident on site, with flows consequently discharging principally under gravity toward Westwells to the southeast. Redevelopment of the site under the latest SuDs guidance will ensure the appropriate retention where necessary of surface water to achieve a betterment in peak runoff rates, together with tertiary treatment measures through a variety of surface water drainage features.
- 9.22. This enhancement to site drainage, and its consequent advantages for the operation of the downstream network, should therefore be afforded some modest positive weight in the planning balance.
- 9.23. Overall, the benefits arising from the proposals, in combination, should be afforded not less than significant positive weight in the planning balance.

Adverse Impacts

- 9.24. With no distinct landscape harm identified in light of the site's current occupant buildings, hard standing, structures and other paraphernalia, the sole negative impact of redevelopment will be the generation of additional vehicular traffic onto the local network. However, the accompanying assessment demonstrates that this will continue to operate safely and well within capacity, while measures to promote modal shift are integral to the proposals.
- 9.25. This impact notably does not give rise to any conflict with local or national policies, as relevant, and its weight in the planning balance is minimal at most.

10. Conclusions

- 10.1. Full planning permission is sought in respect of the redevelopment of the former Rudloe No.2 site for the erection of 167no. dwellings, access, open space, supporting infrastructure, and associated works. The scheme is comparable to a now expired Outline permission and subsequent approved reserved matters establishing the acceptability in principle of the proposals under the same adopted Development Plan.
- 10.2. This Statement has reviewed the site context, policy considerations and other material considerations with reference to appropriate specialist advice as contained with the application submission and provided a detailed assessment of the proposals to assist in decision-making.
- 10.3. The balance of considerations indicates the proposals' overall conformity with the Development Plan and with national planning policy. The additional operation of the 'tilted balance' simply reinforces the presumption that permission should be granted, consistent with the referenced appeal decision at Neston.
- 10.4. There is a chronic shortfall in the supply of housing within Wiltshire, and in the light of the above conclusions, the 'tilted balance' is engaged in this instance as no policies within the Framework – either those specifically referenced at Footnote 7 or those in the Framework taken as a whole – indicate that permission should not be granted.
- 10.5. In the circumstances, significant weight should be afforded to the delivery of new market and affordable homes and, independently, to the environmental benefit of regenerating an unattractive previously developed site in this sustainable location, in addition to the other benefits arising from the proposals. Where limited negative impacts arise, namely in respect of additional traffic, their weight is minimal at most.
- 10.6. Having regard to all relevant policy, material and statutory considerations, it is therefore respectfully requested that the application is approved without delay.



Appendix 1 – Outline Officer Delegated Report

CASE OFFICER'S REPORT

Application Reference: 14/11354/OUT
Date of Inspection: 16.12.2014
Date site notice posted: 10.12.2014
Date of press notice: 18.12.2014

POLICIES

Core Policies 1 (Settlement strategy), 2 (Delivery strategy), 3 (Infrastructure requirements), 11 (Spatial strategy: Corsham Community Area), 37 (Military establishments), 43 (Providing affordable homes), 50 (Biodiversity and geodiversity), 51 (Landscape), 52 (Green infrastructure), 57 (Ensuring high quality design and place shaping), 61 (Transport and development), 67 (Flood risk)

Saved Policy NE14 (Trees, site features and the control of new development) of the North Wiltshire Local Plan 2011

NPPF paragraphs 11, 14, 17, 49, 87, 88, 89, 109, 115, 118, 121, 131, 132, 135.

ISSUES

The proposal relates to the redevelopment of a former MoD site to provide up to 180 dwellings, together with up to 0.25ha of employment and associated access and landscaping.

This application relates to a parcel of land approximately 8.02ha and situated immediately southwest of the Westwells Road, to the West of Corsham and South of the village of Rudloe. But for the retained MoD fire station and an operational mineshaft and associated substation, the former RAF site has been entirely unoccupied for some time and is secured on all sides by a chain link and wire perimeter fence. The principal access lies to the immediate West of the new Westwells Road/Park Lane roundabout, equating approximately to the midpoint of the site. Alongside this boundary are fragmented clumps of copse, one of which covers the site a badger sett. The site occupies a gently sloping topography with erratic south and west boundaries reflecting the piecemeal operational needs pertinent to the site adjoining land within MoD control. The northern boundary flanks the B3019 Bradford Road, beyond which extends the Cotswolds AONB, which also serves the former MoD transmitter mast to the West of the site, now in private ownership. The Western Wiltshire Green Belt extends into the very northwest corner of the site from its main swathe, which coincides in the immediacy with the AONB. Within the site, the built form comprises a fragmented mixture of hard standing and a majority of unmade green space, with the southern end of the site characterised by two and three-storey staff accommodation blocks and the northern and western parts by a loose-knit sprawling array of utilitarian single-storey service and amenity buildings. In general terms, the unused parts of the site are showing signs of severe dilapidation, with only the fire station in serviceable condition.

Outline planning permission is sought in respect of the wholesale redevelopment of the site – notwithstanding the fire station, mine shaft and apparatus retained by the MoD – to provide up to 180 dwellings and 0.25ha of employment space. The proposals also comprise a substantial quantity of public open space, as well as dedicated ecological measures and means of access into and throughout the site. Although indicative at this stage, the submitted masterplan indicates the general built envelope of any emerging scheme, based on the obvious constraints pertinent to the site. The retention of the MoD fire station and other elements fixes these, together with their associated access, whilst the east-west route of the Box Tunnel bisecting the site precludes surface development through this central portion. The result is an indicative layout that comprises a relatively intensive pattern of residential development throughout the southern portion of the site

and a more dispersed suburban pattern approaching the Green Belt and AONB to the north, arranged around a central area of public open space that incorporates existing and proposed tree planting and new dedicated play provision. This area is also intended to employ suitable measures to conserve the migrant bat populations that are known to use the site.

REPRESENTATIONS

Box Parish Council – support
Corsham Town Council – no objections
Highways – no objections, subject to conditions
Conservation – no objections
Environmental Health – no objection, subject to conditions
Landscape – no objection, subject to conditions
County Ecologist – no objection, subject to conditions
County Archaeologist – no objections

English Heritage – no objections; refer to local specialist advice

One letter of support has been received from a local resident, citing the productive re-use of Brownfield land and aesthetic improvement of the development.

ASSESSMENT:

Principle of development & the Green Belt

Although the site does not fall within a framework boundary as identified in Core Policies 1 and 2 of the Wiltshire Core Strategy, the redevelopment of redundant military estate is identified as a priority and important source of regeneration under the Area Strategy for Corsham. Paragraph 5.60 makes explicit reference to this process as an aspiration for the community over the plan period. The site is amongst the better related parts of the MoD's estate in Wiltshire and its northeast corner a matter of yards outside the saved village boundary for Rudloe. In recent years, successful planning applications have seen the MoD sites of Rudloe Manor, Copenacre and HMS Royal Arthur come forward for residential development, and the application site represents the next section of estate to be disposed of on a similar basis.

Core Policy 37 states as follows: *“Redevelopment, conversion or change of use of redundant MoD sites and buildings will be supported provided they are well related to an existing settlement in terms of both location and scale... Redevelopment proposals will not exceed the existing building footprint and floorspace unless they are well located to an existing settlement.”*

In this instance, it is considered that the quantum of development in relation to the size and proximity to Rudloe village – itself defined as a 'large village' under the Core Strategy – is entirely appropriate, particularly given the increasing size of the community between Rudloe and Neston facilitated by the Bradford Road, Spring Park and Royal Arthur sites. An approach that releases an area of land exceeding the established building footprint is therefore justified in this instance.

CP37 goes on to stipulate that at such sites *“The focus will be on employment-led development and other uses should be determined through a masterplanning approach with the local community.”* In this respect, the proposal does not align squarely with policy however there are several mitigating factors that suggest that to follow this direction strictly would lead to a sub-optimum use of land at the application site. Firstly, Rudloe itself already supports a proportionately large employment base – indeed its working population currently exceeds resident population – and this continues to expand through the recent redevelopment of MoD Corsham and ongoing expansion of Fiveways Industrial Estate and the Media Park. As such, there is a less pressing

need to ensure that employment and residential development come forward in tandem at this site. Although no public-led masterplanning exercise has occurred, the submitted Statement of Community Involvement demonstrates ongoing work with the local community, together with both Box Parish Council and Corsham Town Council. Public feedback garnered at an exhibition strongly favoured the delivery of housing at the site, with some reservations in respect of further employment units given the circumstances of the locality.

The northwest end of the site lies within the furthest reaches of the Western Wiltshire Green Belt, which retains a narrow buffer on this side of the Bradford Road. NPPF paragraph 89 regards new buildings as inappropriate within the Green Belt, however with some exceptions including *“limited infilling or the partial or complete redevelopment of previously developed sites (brownfield land), whether redundant or in continuing use (excluding temporary buildings), which would not have a greater impact on the openness of the Green Belt and the purpose of including land within it than the existing development.”* This makes provision for suitably designed schemes on previously developed land, particularly where these are beneficial to the overarching objectives of Green Belt designation.

In this instance, the affected area can reasonably be described, as a whole, as previously developed land, comprising military buildings, hard standing, tennis court and enclosing fences. The proposal represents a complete redevelopment due to the changing use of a substantial proportion from general amenity space to residential gardens, even where no physical building is concerned. The built form of the area within the Green Belt, including hard surfacing, at present occupies a footprint of around 3,000m², buildings accounting for around 636m² of this, and close to 50% of that area. Although only illustrative at this point, the low density development indicated in the proposals comprises just six residential units in this area, plus two straddling the boundary that could be moved arbitrarily either side of this line, with associated private access and, one assumes, parking/garages. Assuming all eight units are included, each with a footprint of 80m² per dwelling (mindful of the type of dwelling typical of this layout) and adding double that for access and parking, this equates to a net reduction in built development of around a third.

Of course, more than six units would represent an increase in actual buildings, and these would likely be of greater scale than the single-storey examples currently seen. However, insofar as the outline proposal would impact upon the openness of the Green Belt or the purpose of designation as such, it is considered that the scheme would be beneficial in this regard. The current utilitarian means of enclosure could be replaced by more sympathetic landscaping and a sparser pattern of development realised. As such, it is considered that the proposal would marginally benefit the openness of the Green Belt without prejudicing the ongoing protection of that land. To the same end, it would be possible to restrict the erection of extensions and/or outbuildings under permitted development rights by condition at the reserved matters stage.

Core Policy 37 emphasises employment-led development at former MoD sites, although in this instance the local preference appears to be for additional housing. Mindful of the high level of employment in the locality at present, it is considered that local circumstances should also be taken into account as a material consideration. In this instance, the Council has worked with the applicant through the pre-application process in order to broaden the scope of the non-residential uses on site, as it is understood that the applicant has not as yet identified a specific user to occupy the employment element of the scheme. There is a noticeable lack of local services in the immediate area – Rudloe village in particular – with convenience shopping limited to a small newsagents'. In light of this, the applicant has included uses with Use Classes A1 and D1 as well as traditional B1 purposes within the scheme. As the application is at the outline stage, this is considered a reasonable approach likely to secure the optimum use of land at the time when the site comes forward for development and is appropriate in light of local circumstances.

For the reasons given above, it is considered that the type, scale and pattern of development proposed are acceptable in principle in planning terms.

Impact on the landscape and Cotswolds AONB

Although the site comprises redundant Brownfield land occupied by a rather sporadic proliferation of largely low-quality buildings, it directly adjoins open countryside and in particular the designated Cotswolds Area of Outstanding Natural Beauty, the boundary of which aligns with the northwest side of the Bradford Road directly opposite the site. At present, the visual impact of the site's built form could reasonably be described as high in terms of immediate receptors but low in the context of the wider landscape and particularly in relation to the AONB and open agricultural land further south. This is partly due to the existing sectional woodland along the site's southwest boundary and screening to the northern side of the Bradford Road, but can also be attributed to the limited scale of buildings on the higher, northwest part of the site. The accommodation blocks at the southeast end are viewed in context with the adjacent Media Park site and the substantial new MoD building at Basil Hill, opposite, so although substantial in their own right these have relatively little effect on the open agricultural landscape.

Notwithstanding the increase in scale to two-storey buildings along the arguably most sensitive, northwest portion of the site, a number of measures have been employed in the indicative scheme and Design & Access Statement to address this. The pattern of development is far less dense than elsewhere, increasing a sense of openness and enabling some pedestrian permeability similar to that which characterises the surrounding countryside. Dwellings are set well back from the northwest site edge, such that it will be possible to continue/mirror the planted boundary treatments that are characteristic of the area. Whilst tree planting is likely to represent a maintenance liability, with the prospect of early failure or pressure for removal in the context of north-facing residential gardens, a suitable native hedgerow mix would in time provide a sympathetic and defensible boundary in this setting. Although such matters would be reserved, it is clear that together with a suitable design approach to the units themselves the northwest element could be delivered in a way that enhances, rather than detracts from, the rural setting at this end. In the context of the AONB as a whole, it is considered that the scheme will have an impact ranging from neutral to marginally positive.

Turning to the open land adjoining the southwest site boundary, this for the time being remains in the control of the MoD and is therefore likely to continue to be enclosed by the existing chain link fence and suffer from limited maintenance. Nonetheless, this does offer an open aspect and may at some point be returned to cropping/pasture. In the meantime, however, it is considered that the outline landscaping proposals offer a reasonable standard of enclosure to the development, especially given that public views into the site from the southwest are extremely limited. The proposed public open space/ecology corridor offers a positive extension of the woodland adjoining the site and is welcomed accordingly. In addition to its ecological benefits, discussed later, it will provide greater cohesion to the existing trees on site, which are to be proactively managed as part of the landscaping scheme. The proper management and intensification of the smaller copses along the edge of Westwells Road will also offer enhancement and variation to receptors' experience of the route alongside the site, together with ecological gains. It is considered that the introduction of a soft landscape buffer throughout the remainder of this edge is an appropriate choice, given the current lack of a pronounced residential presence in the existing street scene.

Impact on conservation features and site archaeology

Whilst the network of rail and military tunnels beneath the site are of substantial historic significance and include recently designated Grade II* WWII murals, development above ground will not significantly impact upon these. The scheme is designed so as to preserve the status quo in terms of movement between above and below ground, with the existing mineshaft retained by

the MoD and excluded from the site. Therefore although in strict terms the site can be said to have heritage value, no harm to this can be attributed to the development and therefore paragraphs 133 and 134 of the NPPF are not engaged in this instance. It is however considered that further stability surveys and method statements will be necessary to ensure that construction does not impact on the physical structures on which the heritage assets are dependent. Given the surrounding practical uses of the tunnels, the scheme does not provide any real opportunity to better reveal the significance of the heritage assets. Nonetheless, this overall approach is consistent with paragraph 132 of the NPPF.

Impact on the local highway network

The Council's Highways Officer has reaffirmed that, notwithstanding the presumption in favour of re-use of the site as former military estate, the location of the development would be a reasonably sustainable one in transport terms. The site is fairly well related to local pedestrian and cycle provision, although additional enhancements are recommended to be secured by legal agreement in order to augment these and assure adequate provision in relation to the development. The site has good access to the nearby Hawthorn Stores and bus services, which provide regular services to Corsham town centre, Chippenham and Bath. Although located beyond the normal walking distance to a secondary school – being around 2km from the Corsham School – it is within cycling distance, whilst a similar figure applies to the higher order town centre uses at Corsham. Given this separation, the development will not put undue pressure on any particular junction, with relatively low increases in traffic around the Bath Road/Bradford Road and Bath Road/Park Lane junctions. One is mindful of prospective improvement works secured in respect of the former in relation to the outline approval of 150 new dwellings to the North of the A4, with a new roundabout alleviating peak hour queues if this comes forward.

The Officer has expressed some concern in respect of the lack of vehicular linkage between the component NW and SE parts of the application site, with the former accommodating around 56 units and the latter 124 and retail/employment element on the indicative layout. Whilst the northwest access is also to serve the retained MoD fire station and other military estate, these movements will be limited and the recently-improved roundabout creates a distinct imbalance in the hierarchy of junctions that is not reflected by the quantum of uses they serve respectively. As discussed later, however, the maintenance of a central corridor that will be kept clear of vehicles except in the case of emergency is a key means of protecting bat species known to use this route for foraging and commuting. Notwithstanding the possibility of omitting street lighting from any link road through this space, therefore, the potential disruption to bats caused by headlights, etc would amount to a significant adverse impact that weighs against this approach. In the interests also of creating a safe, enjoyable area of shared amenity space, a car-free central band of landscaping would also be desirable. Although creating a potential slight choke point with cars waiting to turn right into the SE access from Westwells Road, independently this access is considered adequate to serve the larger part of the development when having regard to the width and traffic flows of the adjacent highway. Due to this heavy reliance, however, the junction will need to be served by a full street lighting specification, with no scope to reduce this in the interests of ecology as might be achieved elsewhere across the site.

On the indicative masterplan, the use of private driveways with shared surfaces is a fundamental means of achieving the low-level, unlit and controllable space necessary to ensure appropriate conditions for foraging/commuting bats. The layout demonstrates that these can be achieved without any single driveway serving more than 5no. dwellings. This will ensure a suitable hierarchy of accesses at the smallest scale and will also ensure that refuse collections can be undertaken readily. At a larger scale, the indicative arrangement demonstrates that reasonable permeability through the site can be achieved, although elements such as the 'village square' at the southeast corner of the site will require some degree of refinement at the reserved matters stage. The Highways Officer is satisfied that the proposed accesses – details of which are to be

considered at this point as not reserved matters – are both acceptable, ensuring safe access and egress for future users and controllable by planning condition. Improvements to street lighting on one section of Westwells Road are also to be secured by condition. The Officer has recommended specific planning obligations to secure the improvement of local pedestrian and cycle provisions in the immediate vicinity of the site, together with the monitoring of the Travel Plan.

Impact on local ecology and protected species

The County Ecologist has given extensive consideration to the proposals, which owing to their proximity and relationship – both cumulatively and independently – to the Bath and Bradford-on-Avon Bats Special Area of Conservation (SAC) require appropriate assessment under the habitats regulations. Drawing upon supplied survey data it is anticipated that the proposals will have significant impacts on several bat species due variously to the removal of buildings, reduction of vegetation, introduction of lighting, disruption from construction noise and vibration and the general loss of foraging/commuting habitat on site. The submitted Ecological Parameters Plan and accompanying design statement addresses the main issues, making provision for compensatory habitat including bat boxes and planting. The general specification for lighting, including at the new southeast junction and central public open space/cycleway, has been kept to a minimum whilst dedicated dark corridors have been employed to maintain/alter foraging/commuting routes. [awaiting final appropriate assessment clearance by Natural England].

Other important species potentially affected by the proposals include badgers and birds, both identified through the initial surveys undertaken in respect of the application. The ecological constraints plan indicates that in the case of the former a suitable set-aside can be provided, whilst it is considered that the scheme of compensatory habitat will make adequate provision for the resettling of the latter if implemented in a timely manner. In relation to these elements and the measures detailed above, the county ecologist has confirmed that no objection is raised subject to suitable conditions and ensuring that the Ecological Parameters Plan in particular is secured at outline stage as an approved document.

S106 contributions

It is anticipated that all off-site contributions (for instance, toward local education and leisure provision) will be dealt with through the Community Infrastructure Levy (CIL) charging schedule, to be adopted shortly by Wiltshire Council. A legal agreement under S106 of The Act remains necessary in respect of the following on-site matters, however:

- Provision of affordable housing comprising 30% of the units (i.e. up to 60 dwellings) on a 70/30 split between affordable rented and shared ownership properties;
- 11,124m² of on-site public open space, of which 954m² should comprise play provision;
- Provision of primary education contributions totalling £865,929 based on 51 places at Corsham Primary;
- Provision of secondary education contributions totalling £782,892 based on 36 places at Corsham School;
- Implementation of Travel Plan including issuing £250/£150 concessionary travel vouchers to individual households upon occupation; and
- A Travel Plan monitoring fee of £7,500 (£1,500 pa over five years)

A further contribution of £10,000 toward local cemetery provision in Box Parish has also been agreed between the applicant and Parish Council. Although this scheme would be eligible under the CIL regulations, the lack of ring-fencing of CIL spending means a S106 agreement offers greater security.

This schedule of contributions detailed above is contingent on the adoption of the Council's CIL charging schedule prior to determination of the planning application, at which time it would be expected that a CIL would be collected upon commencement of development to provide for the following:

- Local recreation and leisure provision;
- Off-site highways improvements;
- Local public transport provision;

The CIL contribution is index-linked and calculated on the basis of residential floor space.

Conclusions

In principle, the development proposal accords with the policies set out in the adopted Wiltshire Core Strategy. The scheme represents an appropriate re-use of former military estate to contribute toward meeting local affordable and market housing need as well as delivering relative gains in relation to employment, ecology and amenity. Access details have been agreed, safely accommodating the anticipated increase in traffic and, taken in the broader context of Corsham, the development will make a significant contribution toward the delivery of new and affordable housing. By any measure, the proposal is considered to be sustainable development and acceptable in planning terms.

RECOMMENDATION:

That planning permission is GRANTED, subject to completion of a suitable S106 agreement and the following conditions:

- 1 The development hereby permitted shall be begun either before the expiration of three years from the date of this permission, or before the expiration of two years from the date of approval of the last of the reserved matters to be approved, whichever is the later.

REASON: To comply with the provisions of Section 92 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

- 2 No development shall commence on site until details of the following matters (in respect of which approval is expressly reserved) have been submitted to, and approved in writing by, the Local Planning Authority:

- (a) The scale of the development;
- (b) The layout of the development;
- (c) The external appearance of the development; and
- (d) The landscaping of the site.

The development shall be carried out in accordance with the approved details.

REASON: The application was made for outline planning permission and is granted to comply with the provisions of Section 92 of the Town and Country Planning Act 1990 and Article 5 (1) of the Town and Country Planning (Development Management

Procedure) (England) Order 2015.

- 3 An application for the approval of all of the reserved matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission.

REASON: To comply with the provisions of Section 92 of the Town and Country Planning Act 1990.

- 4 The development hereby permitted shall be carried out in accordance with the following approved plans:

PF/9164/01 - Site Location Plan
2977-SK-003C - Access Plan
Received 3 December 2014

7500.04 - Ecological Constraints Plan (dated 21 June 2016)
Received 21 June 2016

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

- 5 Prior to first occupation the existing site access to Bradford Road and the large bell-mouth access to Westwells Road at the south-eastern end of the site frontage shall have been properly and permanently closed with the construction of a new section of footway edged on the carriageway side by full-height roadside kerbs in each case.

REASON: In the interests of preventing unauthorised use of inappropriate access points.

- 6 No part of the development served by the simple priority access to Westwells Road access point shall be first brought into use/occupied until visibility splays have been provided between the edge of the carriageway and a line extending from a point 2.4 metres back from the edge of the carriageway, measured along the centre line of the access, to the points on the edge of the carriageway 120m in each direction from the centre of the access in accordance with the approved plans. Such splays shall thereafter be permanently maintained free from obstruction to vision above a height of 600mm above the level of the adjacent carriageway.

REASON: In the interests of highway safety.

- 7 The access road from Westwells Road as far as any entrance to the employment units shall be a minimum of 6.5 metres wide, and the radii at the junction of Westwells Road shall be 8 metres.

REASON: In the interests of safe and convenient access to serve the development.

- 8 Notwithstanding the details on the indicative Masterplan, Street 1 shall have at least a 2 metre wide footway on each side.

REASON: In the interests of highway safety.

- 9 No development shall commence on site until a scheme of hard and soft landscaping has been submitted to and approved in writing by the Local Planning Authority, the details of which shall include:

- (i) location and current canopy spread of all existing trees and hedgerows on the land;
- (ii) full details of any to be retained, together with measures for their protection in the course of development;
- (iii) a detailed planting specification showing all plant species, seed mixes, supply and planting sizes and planting densities;
- (iv) finished levels and contours;
- (v) means of enclosure;
- (vi) car park layouts;
- (vii) other vehicle and pedestrian access and circulation areas;
- (viii) all hard and soft surfacing materials;
- (ix) minor artefacts and structures (e.g. furniture, play equipment, refuse and other storage units, signs, lighting etc);
- (x) proposed and existing functional services above and below ground (e.g. drainage, power, communications, cables, pipelines etc indicating lines, manholes, supports etc);
- (xi) retained historic landscape features and proposed restoration, where relevant; and
- (xii) a landscape phasing plan.

This Scheme shall be informed by, and designed in accordance with both, a clearly-defined 'Urban Design & Landscape Framework Plan' (or Strategy) which shall be first agreed in writing with the Local Planning Authority, and the Principles for Bat Mitigation document (BSG Ecology, dated 16/10/15).

All soft landscaping comprised in the approved Scheme within the 'bat flight lines' and 'woodland corridor to be retained and enhanced' as shown on the Ecological Constraints Plan (dated 21/06/16) shall be carried out in the first planting and seeding season following commencement of development. All remaining landscaping works shall be carried out in the first planting and seeding season following the first occupation of the building(s) or the completion of the relevant phase of development as shown on the landscape phasing plan, whichever is the sooner. All shrubs, trees and hedge planting shall be maintained free from weeds and shall be protected from damage by vermin and stock. Any trees or plants which, within a period of five years, die, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species, unless otherwise agreed in writing by the local planning authority. All hard landscaping shall also be carried out in accordance with the approved details prior to the occupation of any part

of the development or in accordance with a programme to be agreed in writing with the Local Planning Authority.

REASON: The matter is required to be agreed with the Local Planning Authority before development commences in order that the development is undertaken in an acceptable manner, to ensure a satisfactory landscaped setting for the development and the protection of existing important landscape features.

- 10 Any and all building services plant used within the development hereby permitted shall be sited and designed in order to achieve a Rating Level not exceeding -5dB below the lowest measured background noise level, determined to be as aLA90XdB at the nearest noise sensitive receptor.

Measurements and assessment shall be carried out in accordance with BS4142:2014.

REASON: To ensure the creation of an environment free from intrusive levels of noise and activity in the interests of the amenity of the area.

- 11 The reserved matters submitted pursuant to Condition 2 shall be accompanied by a suite of acoustic measures in respect of all dwellings adjacent to Westwells Road and Bradford Road. These measures shall include those detailed in the "Noise and Vibration Assessment Nov 2014 296312-01(01)" para 6.1.3; comprising glazing, appropriate passive ventilation and boundary treatments (1.8 meter fence) and shall demonstrate that ingress of external noise can be reduced to a level whereby the Good standard of BS8233 for internal noise criteria can be achieved. The development shall be carried out in accordance with the scheme prior to the first occupation of any affected unit and shall be maintained in accordance with the approved details at all times thereafter.

REASON: To ensure the creation of an environment free from intrusive levels of noise and activity in the interests of residential amenity.

- 12 No development shall commence on site until a scheme for the discharge of surface water from the site (including surface water from the access/driveway), incorporating sustainable drainage details (together with any required off-site works to prevent any increased risk of flooding to downstream properties and any required permissions for connections to private drainage systems/land drainage consents), has been submitted to and approved in writing by the Local Planning Authority. The scheme shall also include full details of potential ownership/maintenance liability and regime of the complete storm water disposal system.

The development shall not be first occupied until surface water drainage, including any off-site works, has been constructed in accordance with the approved scheme.

REASON: The application contained insufficient information to enable this matter to be considered prior to granting planning permission and the matter is required to be

agreed with the Local Planning Authority before development commences in order that the development is undertaken in an acceptable manner, to ensure that the development can be adequately drained and that such systems installed will be adequately maintained to the standard required to meet the requirements of the submitted design and thus prevent any increased risk of flooding to properties on/off the site due to lack of maintenance.

- 13 No development shall commence on site until a foul water drainage strategy is submitted and approved in writing by the local Planning Authority in consultation with Wessex Water acting as the sewerage undertaker. The Strategy shall include a drainage scheme providing detailed arrangements for the means of connection to the main sewer network and the capacity improvements required to serve the proposed development, including any phasing.

No dwelling shall be first occupied or other building brought into use until the drainage scheme has been completed in full, in accordance with the approved details and to a timetable agreed with the local planning authority.

REASON: The matter is required to be agreed with the Local Planning Authority before development commences in order that the development is undertaken in an acceptable manner, to ensure that the proposal is provided with a satisfactory means of drainage and does not increase the risk of flooding or pose a risk to public health or the environment.

- 14 No development shall commence on site (other than that required to be carried out as part of a scheme of remediation approved by the Local Planning Authority under this condition), until steps (i) to (iii) below have been fully complied with. If unexpected contamination is found after development has begun, development must be halted on that part of the site affected by the unexpected contamination to the extent specified by the Local Planning Authority in writing until step (iv) has been complied with in full in relation to that contamination.

Step (i) Site Characterisation:

An investigation and risk assessment must be completed to assess the nature and extent of any contamination on the site, whether or not it originates on the site. The investigation and risk assessment must be undertaken by competent persons and a written report of the findings submitted to and approved in writing by the Local Planning Authority. The report of the findings must include:

- A survey of the extent, nature and scale of contamination on site;
- The collection and interpretation of relevant information to form a conceptual model of the site, and a preliminary risk assessment of all the likely pollutant linkages;
- If the preliminary risk assessment identifies any potentially significant pollutant linkages a ground investigation shall be carried out, to provide further information on the location, type and concentration of contaminants in the soil and groundwater and

other characteristics that can influence the behaviour of the contaminants;

- An assessment of the potential risks to
 - o human health,
 - o property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes,
 - o adjoining land,
 - o groundwater and surface waters,
 - o ecological systems,
 - o archaeological sites and ancient monuments;

This must be conducted in accordance with DEFRA and the Environment Agency's "Model Procedures for the Management of Land Contamination, CLR 11" and other authoritative guidance.

Step (ii) Submission of Remediation Scheme:

If any unacceptable risks are identified as a result of the investigation and assessment referred to in step (i) above, a detailed remediation scheme to bring the site to a condition suitable for the intended use must be prepared. This should detail the works required to remove any unacceptable risks to human health, buildings and other property and the natural and historical environment, should be submitted to and approved in writing by the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, a timetable of works and site management procedures.

Step (iii) Implementation of Approved Remediation Scheme:

The approved remediation scheme under step (ii) must be carried out in accordance with its requirements. The Local Planning Authority must be given at least two weeks written notification of commencement of the remediation scheme works.

Step (iv) Reporting of Unexpected Contamination:

In the event that contamination is found at any time when carrying out the approved development that was not previously identified it should be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment should be undertaken in accordance with the requirements of step (i) above and where remediation is necessary, a remediation scheme should be prepared in accordance with the requirements of step (ii) and submitted to and approved in writing by the Local Planning Authority.

Step (v) Verification of remedial works:

Following completion of measures identified in the approved remediation scheme a verification report (referred to in PPS23 as a validation report) must be produced. The report should demonstrate the effectiveness of the remedial works.

A statement should also be provided by the developer which is signed by a person who is competent to confirm that the works detailed in the approved scheme have been carried out (The Local Planning Authority can provide a draft Remediation Certificate when the details of the remediation scheme have been approved at stage (ii) above).

The verification report and signed statement should be submitted to and approved in writing of the Local Planning Authority.

Step (vi) Long Term Monitoring and Maintenance:

If a monitoring and maintenance scheme is required as part of the approved remediation scheme, reports must be prepared and submitted to the Local Planning Authority for approval at the relevant stages in the development process as approved by the Local Planning Authority in the scheme approved pursuant to step (ii) above, until all the remediation objectives in that scheme have been achieved.

All works must be conducted in accordance with DEFRA and the Environment Agency's "Model Procedures for the Management of Land Contamination, CLR 11" and other authoritative guidance.

REASON: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

- 15 Prior to commencement of development, detailed plans showing the location (in general accordance with the indicative masterplan), dimensions and materials of the two bat barns shall be submitted to and approved in writing by the Local Planning Authority. Construction of both bat barns shall be completed and confirmation submitted to the Local Planning Authority prior to commencement of demolition works. Both bat barns shall be maintained as shown on the approved plans unless otherwise agreed in writing by the Local Planning Authority.

REASON: In order to protect species during the construction and occupation phases of development.

- 16 The reserved matters submitted pursuant to Condition 2 shall accord fully with the principles for the development of the site as set out within the Rudloe No.2 - Principles for Bat Mitigation document (BSG Ecology, October 2015) and shown on the Ecological Constraints Plan 7500.04. (dated 21/06/16). In particular, the reserved matters shall include details of:

(i) The 'bat flight lines' and 'woodland corridor to be retained and enhanced' as shown

on the approved Ecological Constraints Plan; and

(ii) The layout of development adjacent to those areas to ensure that they would result in an illuminance of no more than 1.0 lux within the areas shown on the approved Ecological Constraints Plan.

A Lighting Strategy including details of the location, height, model and output of all luminaires, and a detailed lux plot shall be submitted for approval with the reserved matters applications in order to demonstrate how the necessary light levels will be achieved across the site. The approved lighting shall be installed and maintained in accordance with the approved Strategy and no additional external lighting shall be installed without written approval of the Local Planning Authority.

REASON: In the interests of protected species.

17 No development shall take place until the existing outline Landscape and Ecological Management Plan (LEMP)(BSG Ecology, August 2015) has been updated in conjunction with the submission of reserved matters under Condition 2 of this permission and submitted to and approved in writing by the Local Planning Authority. The approved LEMP shall cover all landscape and open space areas including the bat flight paths and woodland corridor (as shown on Ecological Constraints Plan dated 21/06/16), and the bat barns. For those areas (as clearly specified on a plan) it shall include:

- a) long-term management objectives;
- b) detailed management prescriptions and maintenance schedules;
- c) details of the body or organisation responsible for implementation of the plan; and
- d) a monitoring framework to include vegetation establishment, condition of bat barns (light, temperature), light levels, bat activity (roosting and flight lines), and any breaches of the approved CEMP and LEMP.

The approved LEMP shall be in accordance with the both the outline LEMP and the Principles for Bat Mitigation document (BSG Ecology, dated 16th October, 2015). Monitoring reports submitted to the Local Planning Authority in accordance with the monitoring framework and shall include clear recommendations for any necessary remedial measures or changes to the management prescriptions and maintenance schedules required to achieve the long-term management objectives; the site shall be maintained in accordance with the approved LEMP (as amended through monitoring) in perpetuity thereafter.

REASON: In order to protect species during the construction and occupation phases of development.

18 No development shall take place until the existing outline Construction Ecological Management Plan (CEMP)(BSG Ecology, August 2015) has been updated in conjunction with the submission of reserved matters under Condition 2 of this

permission and submitted to and approved in writing by the Local Planning Authority. The CEMP will include measures to mitigate against ecological impacts during the construction phase of the development including:

- a) Appointment of a named Ecological Clerk of Works;
- b) Sensitive demolition of buildings supporting known/potential bat roosts (as confirmed through updated surveys);
- c) Protection of all replacement bat roost features to be installed prior to or during the construction phase, including measures to reduce disturbance;
- d) Protection of bat flight paths and woodland corridor (as shown on Ecological Constraints Plan dated 21/06/16), which shall only be accessible for purposes of landscape management, maintenance and inspection; and
- e) Details of any lighting to be used during the construction phase.

The CEMP shall also include measures to minimise effects on amenity, pollution and highway safety including:

- f) the parking of vehicles of site operatives and visitors;
- g) loading and unloading of plant and materials;
- h) storage of plant and materials used in constructing the development;
- i) the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;
- j) wheel washing facilities;
- k) measures to control the emission of dust and dirt during construction;
- l) a scheme for recycling/disposing of waste resulting from demolition and construction works;
- m) measures for the protection of the natural environment; and
- n) hours of construction, including deliveries.

The approved Statement shall be complied with in full throughout the construction period. Deviation from any of the ecological matters (including those listed at b-c above) must be agreed by the named Ecological Clerk of Works, and any remedial actions taken as directed.

REASON: In order that the development is undertaken in an acceptable manner, to minimise detrimental effects on site ecology, neighbouring amenities, the amenities of the area in general, detriment to the natural environment through the risks of pollution and dangers to highway safety, during the construction phase.

- 19 During the demolition and construction phases of development, there shall be no artificial lighting used on site between the times of 30 minutes before the official sunset and 10 minutes after the official sunrise, unless agreed on an exceptional basis by prior arrangement with the Local Planning Authority.

REASON: In the interests of protected species.

20 INFORMATIVE TO APPLICANT:
Any alterations to the approved plans, brought about by compliance with Building Regulations or any other reason must first be agreed in writing with the Local Planning Authority before commencement of work.

21 INFORMATIVE TO APPLICANT:
This permission shall be read in conjunction with an Agreement made under Section 106 of the Town and Country Planning Act, 1990 and dated the [INSERT].

22 INFORMATIVE TO APPLICANT:
The applicant should note that the grant of planning permission does not include any separate permission which may be needed to erect a structure in the vicinity of a public sewer. Such permission should be sought direct from Thames Water Utilities Ltd / Wessex Water Services Ltd. Buildings are not normally allowed within 3.0 metres of a Public Sewer although this may vary depending on the size, depth, strategic importance, available access and the ground conditions appertaining to the sewer in question.

23 INFORMATIVE TO APPLICANT:
The applicant is requested to note that this permission does not affect any private property rights and therefore does not authorise the carrying out of any work on land outside their control. If such works are required it will be necessary for the applicant to obtain the landowners consent before such works commence.

If you intend carrying out works in the vicinity of the site boundary, you are also advised that it may be expedient to seek your own advice with regard to the requirements of the Party Wall Act 1996.

24 INFORMATIVE TO APPLICANT:
The applicant is advised that the development hereby approved may represent chargeable development under the Community Infrastructure Levy Regulations 2010 (as amended) and Wiltshire Council's CIL Charging Schedule. If the development is determined to be liable for CIL, a Liability Notice will be issued notifying you of the amount of CIL payment due. If an Additional Information Form has not already been submitted, please submit it now so that we can determine the CIL liability. In addition, you may be able to claim exemption or relief, in which case, please submit the relevant form so that we can determine your eligibility. The CIL Commencement Notice and Assumption of Liability must be submitted to Wiltshire Council prior to commencement of development. Should development commence prior to the CIL Liability Notice being issued by the local planning authority, any CIL exemption or relief will not apply and full payment will be required in full and with immediate effect. Should you require further information or to download the CIL forms please refer to the Council's Website
www.wiltshire.gov.uk/planninganddevelopment/planningpolicy/communityinfrastructurelevy.



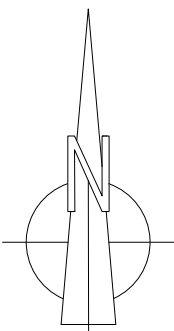
Appendix 2 – Approved Reserved Matters Layout

NOTES					
This drawing is the copyright of Thrive Ltd ©. All rights reserved. Ordinance Survey Data © Crown Copyright. All rights reserved. Licence No. 100007359. DO NOT scale from this drawing. Contractors, Sub Contractors and Suppliers are to check all relevant dimensions and levels of the site and building before commencing any shop drawings or building work. Any discrepancies should be recorded to the Architect. Where applicable this drawing is to be read in conjunction with the Consultants' drawings.					
REV	DESCRIPTION	DATE	AUTHOR	CHKD	
A	Status changed to Planning	26/07/19	KK	VM	
N	Planning Update	30/09/2020	PH	VM	
O	Plots 55-67 re designed. SO plus 06/01/21 re distributed across layout. Visitors parking bays moved across layout, paths around maisonettes added.		TK	VM	
P	Plots 55-67 re designed/reverted back to a previous design (Rev K) to suit Planners instruction. Plot 133 updated to Scrivener.	19/01/21	PH	VM	
Q	Landscape removed awaiting update. Boundaries to plots 32 & 55 revised. Bat flight zone dimensioned. Schedule updated to accord with revisions made.	21/01/21		VM	VM
R	Visitor parking added by plots 6, 7, 7B, 8B. Bin/cycle store to plots 104-111 revised along with associated paths. Revised paths across layout to achieve 3m pull distances. Plots 55-59 repositioned.	22/01/21		VM	VM
S	Landscape, play area and attenuation basins updated.	29/01/21		VM	VM
T	Schedule updated	17.03.21	SC	VM	
U	Garden division fence type revised.	16.05.21		VM	VM

KEY

 Indicative Landscaping, please refer to landscape architect's drawings

For trees to be removed or retained, refer to Arboricultural Impact Assessment .



scale 1:500

0 10m 20m 30m

PLANNING



Unit 5, Middle Bridge Business Park, Bristol Road, Portishead, BS20 6PN
t: 01275 407000 f: 01794 367276 www.thrivearchitects.co.uk

PROJECT
Rudloe No.2, Corsham

For: Bellway Homes (South West)

DRAWING
Site Layout

SCALE	DATE	AUTHOR	CHKD
1:500 @ A0	July 19	VM	VM
JOB NO.	DRAWING NO.	REV	
BELL190535	SL.01	U	

CLIENT REF.

-

A0

ACCOMMODATION SCHEDULE

PRIVATE					
House Type	No of Bedrooms	SqFt	No	Total Sqft	
Cooper	2B	770	12	9240	
Turner	3B	921	30	27630	
Thesplan	3B	921	9	8289	
Chandler	3B	951	28	26628	
Mason	3B	1059	10	10590	
Scrivener	4B	1214	16	19424	
Bowyer	4B	1356	3	4068	
Philosopher	4B	1507	8	12056	
TOTALS			116	117925	

Private housing plot areas (sqft)	117925
-----------------------------------	--------

AFFORDABLE - 30%

House Type	No of Bedrooms	SqFt	No	Total Sqft	
Rented					
1B Maisonette GF	1B	543	4	2172	
1B Maisonette FF	1B	598	4	2392	
Woodcarver	2B	825	3	2475	
Baker	2B	876	10	8760	
Tilman	3B	1026	11	11286	
Cartographer	4B	1096	2	2192	
Shared Ownership					
Baker	2B	876	9	7894	
Tilman	3B	1026	7	7182	
TOTALS			50	44343	

Affordable housing plot areas (sqft)	44343
--------------------------------------	-------

SITE TOTALS	
166	162268

Total housing plot areas (sqft)	162268
Total net developable area (acres)	9.65
Total coverage sqft/acre	16815



Appendix 3 – HLS Briefing Note & Statement

Wiltshire's Housing Land Supply Statement
Briefing Note No. 25 - 04

Service: Planning
Further Enquiries to: Nic Thomas, Director - Planning, Economy and Regeneration
Email: [REDACTED]
Date Prepared: 18 June 2025

BRIEFING NOTE ON HOUSING LAND SUPPLY

Summary

We have now completed the update to Wiltshire's housing land supply position. The current position is a **2.42 years** supply using a base date of 1 April 2024. This will be used to inform decision-taking of planning applications and appeals.

This is the first Housing Land Supply Statement to be published since the update to the National Planning Policy Framework (NPPF) was issued on 12 December 2024. This made changes to how housing land supply should be assessed, including the reintroduction of a buffer on the housing requirement, and an update to the calculation by which the housing requirement is established. An update on how the revised NPPF impacts on the council's planning functions is provided in [Briefing Note 24-20](#).

Recent housing delivery in Wiltshire remains strong, with the latest Housing Delivery Test results (from 2023) indicating the council has met **135%** of its housing targets over the past three years.

However, it is imperative that the housing land supply is continually replenished with new planning permissions and site allocations to ensure that housing requirements in the future can be met. Where there is an insufficient housing land supply to meet housing requirements over the next five years (for example, through allocated sites not being brought forward promptly) the council can be exposed to unplanned, 'speculative' planning applications, to help improve the housing land supply.

This briefing note provides information on both these Government measures and what the implications are for decision making.

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 (see below)
 - (ii) Housing Delivery Test
- 1.2 The main difference between the two is that:
- (i) 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 it is anticipated **will be** built; whereas
 - (ii) 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.

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

- 2.1 The latest NPPF (December 2024) sets out how the five-year housing land supply operates. There are two pertinent paragraphs:

Paragraph 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 policies, or against their local housing need where the strategic policies are more than five years old. 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 delivery 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 Framework, and whose annual average housing requirement 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.*

Paragraph 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.*

Where there has been significant under delivery of housing over the previous three years¹, the supply of specific deliverable sites should in addition include a buffer of 20% (moved forward from later in the plan period)."

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 method². The local housing need is based on the existing housing stock and an adjustment to take account of housing affordability in the local authority area. It is recalculated every year based on the latest data which is applicable at the base date, currently 1 April 2024. 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 2024, are set out in the 2024 Housing Land Supply Statement (HLSS). This is available on our website via this [link](#). Key points:

- The council cannot demonstrate the requisite five-year housing land supply. The current position indicates there is a **2.42 years** supply.
- The deliverable supply has increased from the previous position (as set out in Briefing Note 24-20) due to a number of factors, including an increase in the number of permissions being granted, and solutions for nutrient mitigation on environmentally designated sites being established.

¹ Where the Housing Delivery Test results indicate delivery below 85%.

² Planning Practice Guidance (MHCLG, December 2024) - <https://www.gov.uk/guidance/housing-and-economic-development-needs-assessments>

3. How is the housing land supply calculated?

- 3.1 Housing land supply is calculated using a base date from which calculations are made to ensure a consistent position is established.
- 3.2 We have now updated the housing land supply calculation using a base date of 1 April 2024. Using this base date, an explanation is provided below:

Starting point for calculation at base date of 1 April 2024:

Local Housing Need (as at 1 April 2024) = **3,525 homes per annum**

Base 5-year requirement = **17,625 homes**

Add a 5% buffer to the base 5-year requirement = **18,506 homes**

What can be included in the supply ?

- (i) Number of homes on small sites (less than 10 homes) with planning permission or resolution to grant at 1 April 2024 = **1,415 homes** outstanding of which **955 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 2024 = **4,853 homes** outstanding of which **4,289 homes** were considered deliverable within five years (the reduced number reflects delivery timescales and that some sites will not deliver in their entirety, or at all, in the five-year period).
- (iii) For other large sites with either outline planning permission, resolution to grant planning permission, or sites of any size which are allocated in the development plan³ at 1 April 2024 = **9,745 homes** outstanding, of which **2,411 homes** were considered deliverable over the five year period from 1 April 2024 to 31 March 2029 (the reduced number reflects delivery timescales and that some sites will not deliver in their entirety, or at all, in the five-year period).
- (iv) Windfall allowance: number of homes expected to be completed on new 'windfall' sites (which do not have planning permission as at 1 April 2024) over a five-year period from 1 April 2024 to 31 March 2029 = **1,290 homes**

Therefore, in total **8,945 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.

³ Wiltshire Core Strategy, Chippenham Site Allocations Plan, Wiltshire Housing Site Allocations Plan, and allocations in Neighbourhood Plans which do not yet have planning permission.

- 3.4 (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. As these are matters which vary year-on-year, the allowance is reviewed and refreshed as part of each annual update. The position includes an allowance for delivery on brownfield sites and small greenfield sites.
- 3.5 (iii) is more complex, and clear evidence must be provided for each site to meet the requirements of paragraph 78 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 may only be able to include the early phases of development in the five-year land supply.
- 3.6 So, while on the face of it there is a substantial pool of sites (for **17,303 homes** in total) and a higher level of supply could be expected, the timescales within which these can be delivered is a key consideration in setting out the five-year housing land supply. An assessment of the deliverability of these sites has indicated that only **52%** of these are capable of delivery during the five-year period 1 April 2024 to 31 March 2029. This is an increase from last year's assessment of deliverability, indicating that larger strategic sites are starting to come forward and contribute to the five-year supply. 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 being allocated within the development plan.
- 3.7 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 an adequate housing land supply for decision making were set out in previous briefing notes, most recently in [No. 24-18](#) (September 2024). These indicated that the presumption in favour of sustainable development applied when determining planning applications.
- 4.2 Following the December 2024 changes to the NPPF, the council is now required to demonstrate a five-year housing land supply (including the appropriate buffer as set out in paragraph 78 of the NPPF) to prevent the presumption in favour of sustainable development (or 'tilted balance') applying when determining planning applications. The implications of this are detailed in Briefing Note 24-20 (December 2024).

5. What is the Housing Delivery Test (HDT) 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 over the preceding three years. It uses local authority completions statistics and planning data to carry out the calculation.
- 5.2 The results are published for each local authority area by the Secretary of State annually, see [Housing Delivery Test \(www.gov.uk\)](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 2023.

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)
2022	106% (years measured 2019/20 - 2021/22)
2023	135% (years measured 2020/21 – 2022/23)

5.5 The three consequences of failing the Housing Delivery Test (HDT) are set out in paragraph 79 of 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 has fallen below 75% of the housing requirement.

2. 20% buffer (HDT below 85%)

The five-year land supply must include an additional buffer of 20% where the HDT indicates that delivery was below 85% of the housing requirement.

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

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.

5.6 Wiltshire has consistently performed well against the HDT and has passed the test in the latest results. As a result, none of the consequences set out above apply in Wiltshire.

6. What can we do to improve the housing land supply?

6.1 The council will look to restore a five-year housing land supply through the Local Plan, which should be adopted prior to December 2025. In the interim, where applications are being considered for sites at settlements but outside the defined settlement boundaries there may be the opportunity to improve housing supply by favourably considering housing development proposals. The Wiltshire Local Plan review also looks to allocate additional housing land, some of which can be delivered within five years, and therefore will contribute towards meeting the five-year housing land supply in the future.

6.2 Since the base date of 1 April 2024, 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 2024, they will help to increase 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 new sites (10 or more dwellings) that have been permitted since the base date up to the date of publication.

- 6.3 Work will now commence on the preparation of the next HLSS which will have a 1 April 2025 base date. These statements take time to prepare, particularly for authorities the size of Wiltshire, and typically take around 9 to 12 months from the base date to publication. It is anticipated that the next HLSS will take into account housing allocations in the Local Plan review.



Housing Land Supply Statement

Base date: April 2024

Published: June 2025

Housing Land Supply Statement

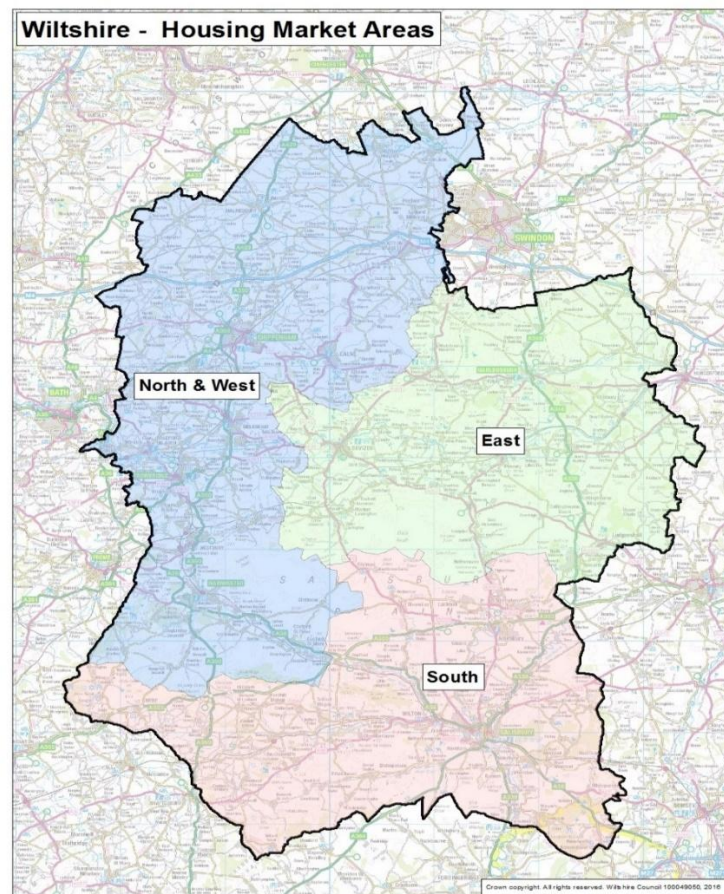
Base Date: April 2024

Published: June 2025

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

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 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

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 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

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 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

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 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

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 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

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
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

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
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

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
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
Alderbury 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, Hilpert, 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 Hilpert 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.

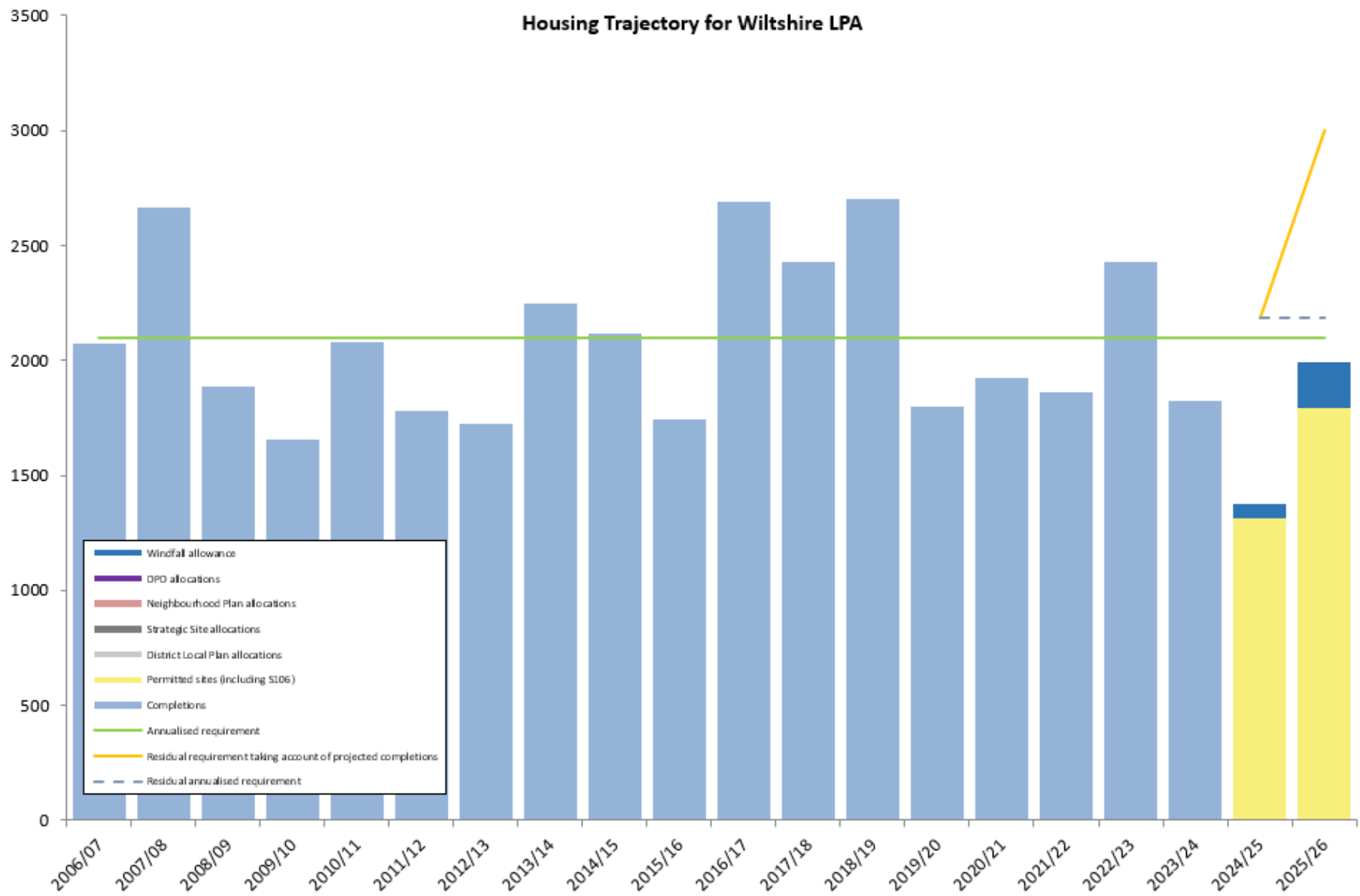
Site Address	Site reference	Planning status (at 31 March 2024)	Settlement / CA Remainder	5-year deliverability summary
Land at Hillbrush Company Ltd Woodlands Road Mere	S17.0085	Full permission	Mere	Remaining 8 units completed in 2024/2025. Council tax records are present for these units.
Land at Hillcrest 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.

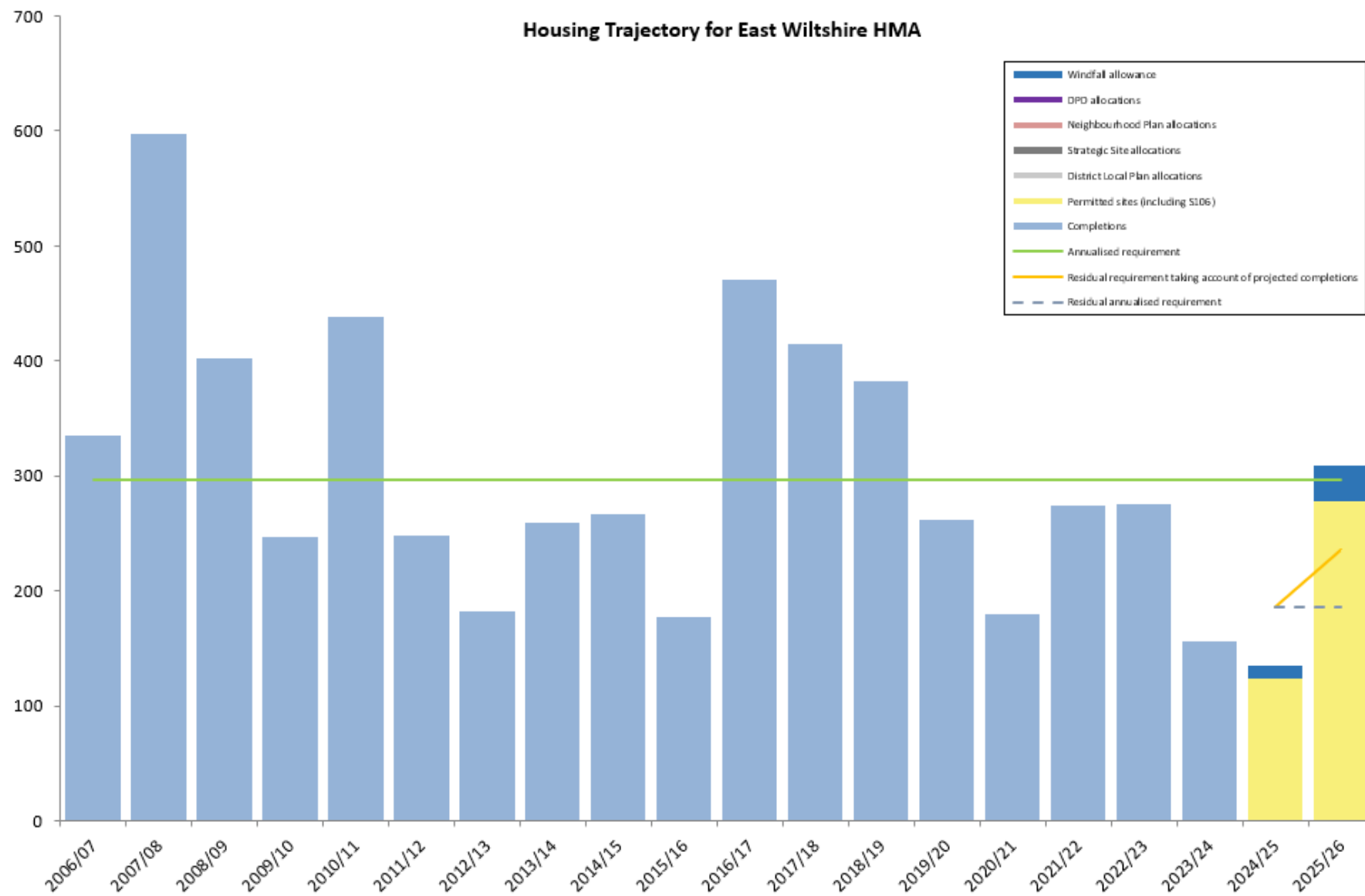
Site Address	Site reference	Planning status (at 31 March 2024)	Settlement / CA Remainder	5-year deliverability summary
Land immediately to the south and west of the Archers Gate Housing Development Amesbury	S15.2530	Outline permission	Amesbury	See 19/07304/REM.
Land North of Netherhampton Road, Salisbury, 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.

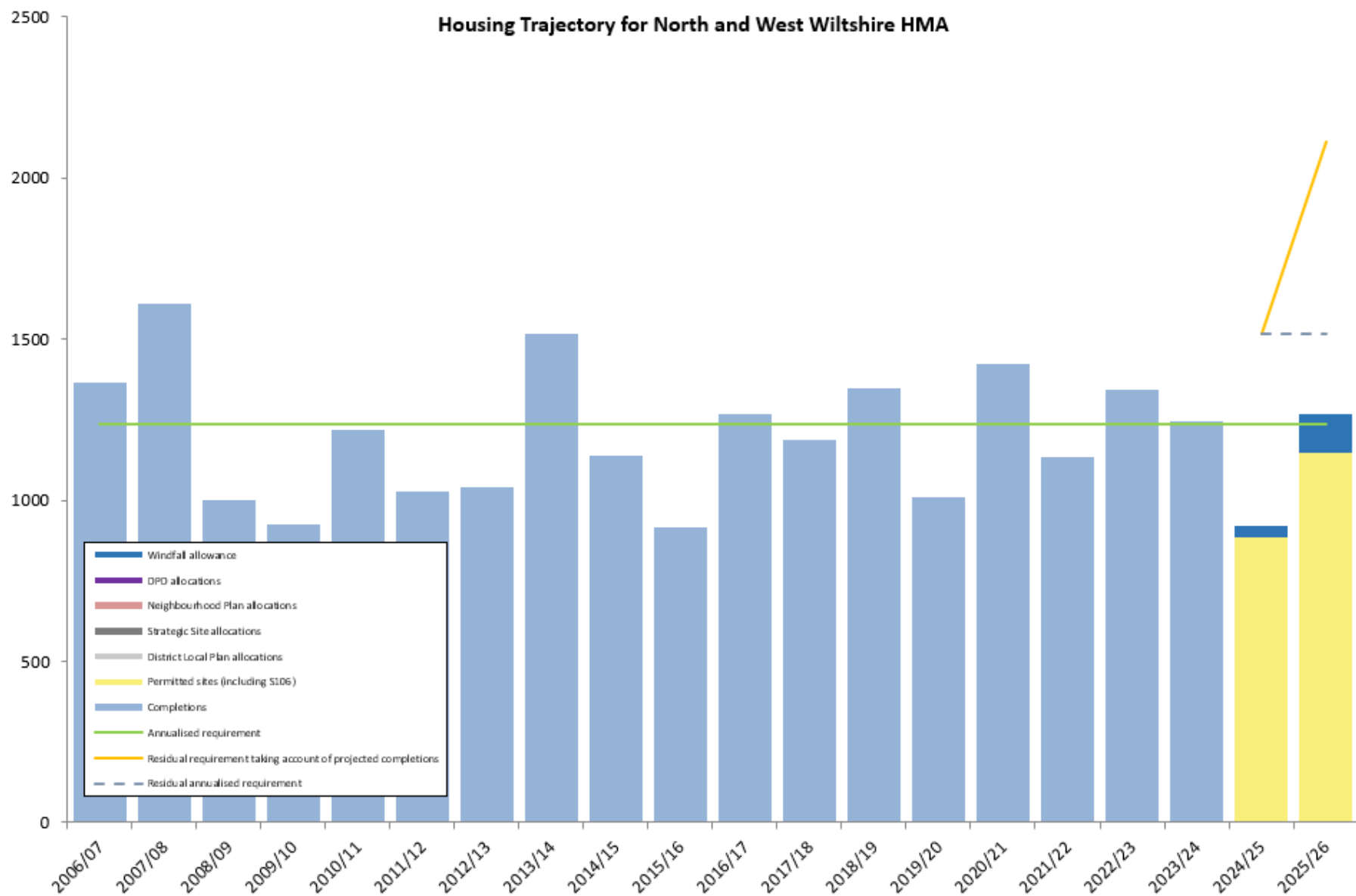
Site Address	Site reference	Planning status (at 31 March 2024)	Settlement / CA Remainder	5-year deliverability summary
Land to the north west of Fugglestone Red and Bemerton Heath	S12.0814	Outline permission	Salisbury	Outline element of the allocation. Both Phase B3 (PL/2023/05287 - 176 dwellings) and 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.

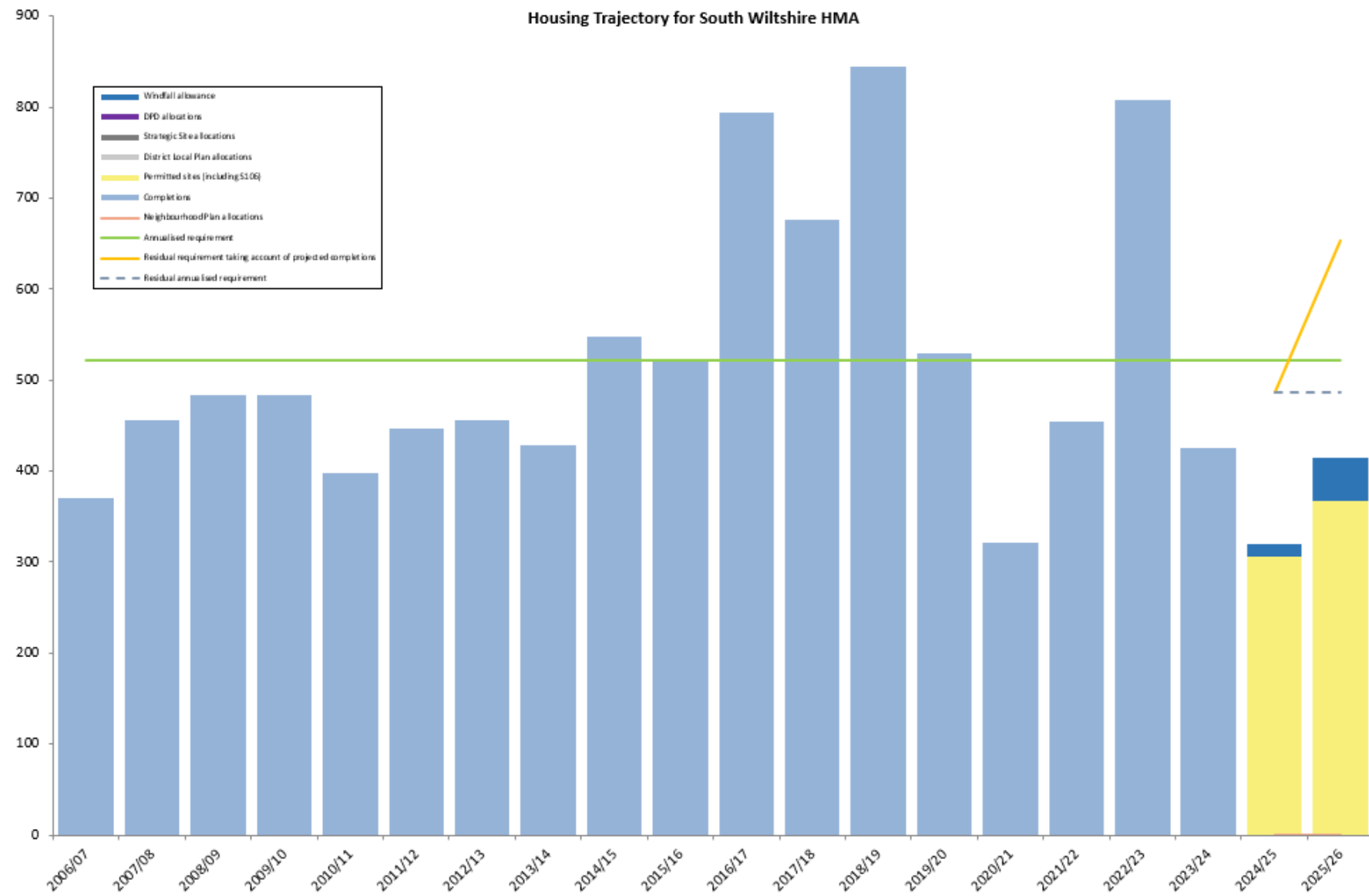
Site Address	Site reference	Planning status (at 31 March 2024)	Settlement / CA Remainder	5-year deliverability summary
South of Rowbarrow	20/00337/FUL	S106	Salisbury	The Section 106 agreement was signed on 17/10/2024, and a Commencement Notice was issued on 29/10/2024, with a start date of 18/11/2024. 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.”

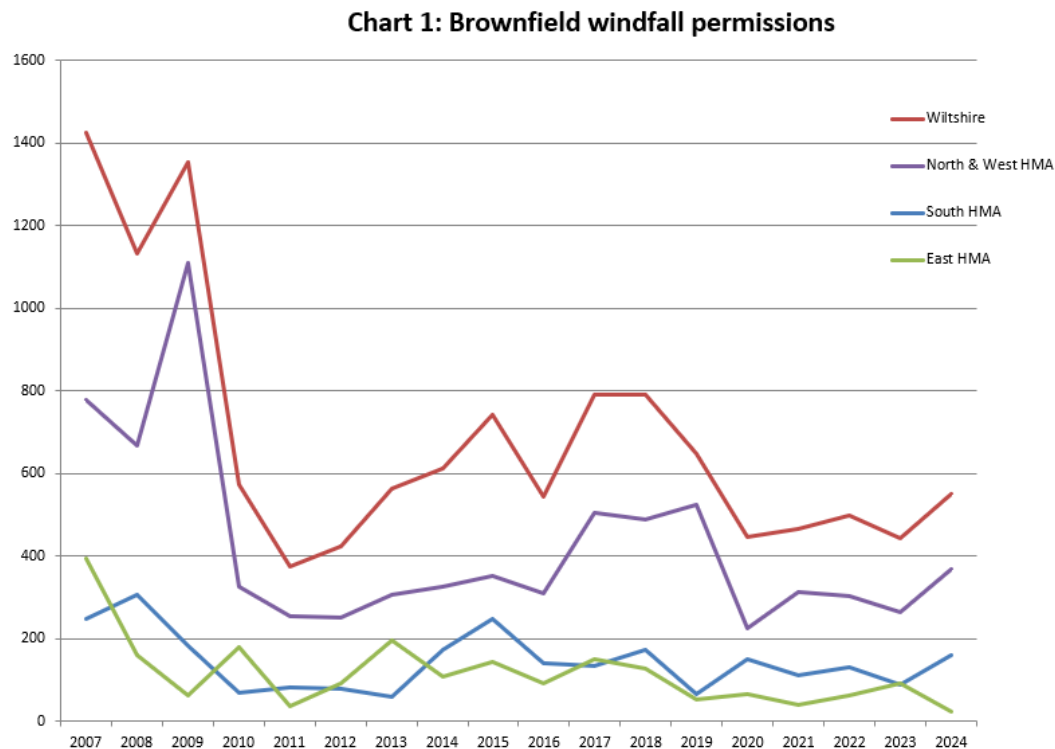
- A2. In Annex 2, the NPPF defines windfall sites as:

“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.



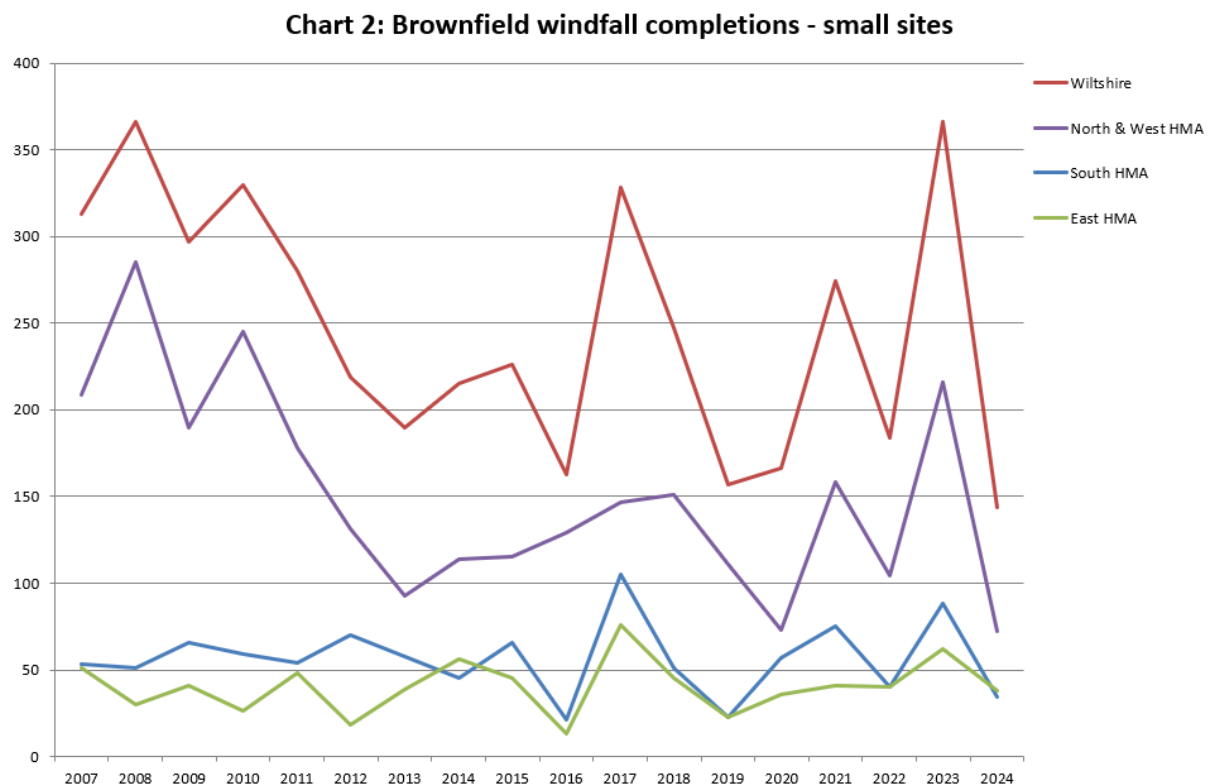
A7. The early years of the plan period saw a peak of permissions and corresponding delivery. There was a notable drop-off in permissions during the economic downturn following the financial crash in 2008 and given the limited availability of finance for development schemes and house purchases during 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).

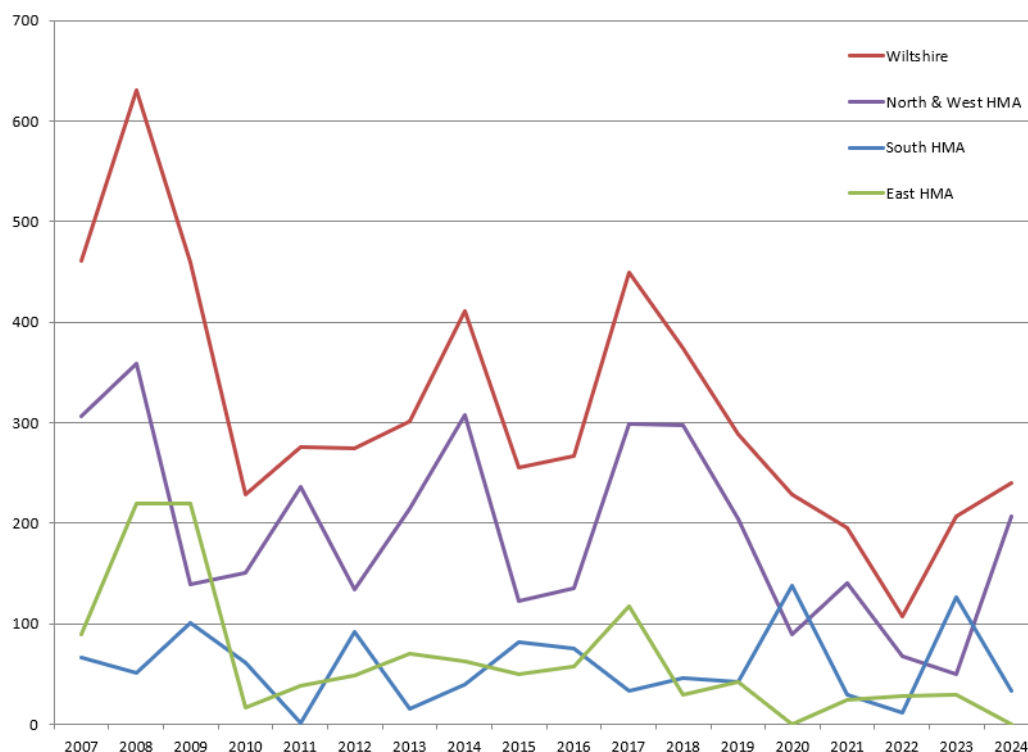
A11. The rate at which brownfield windfall development on small sites has come forward is presented in Chart 2.



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.

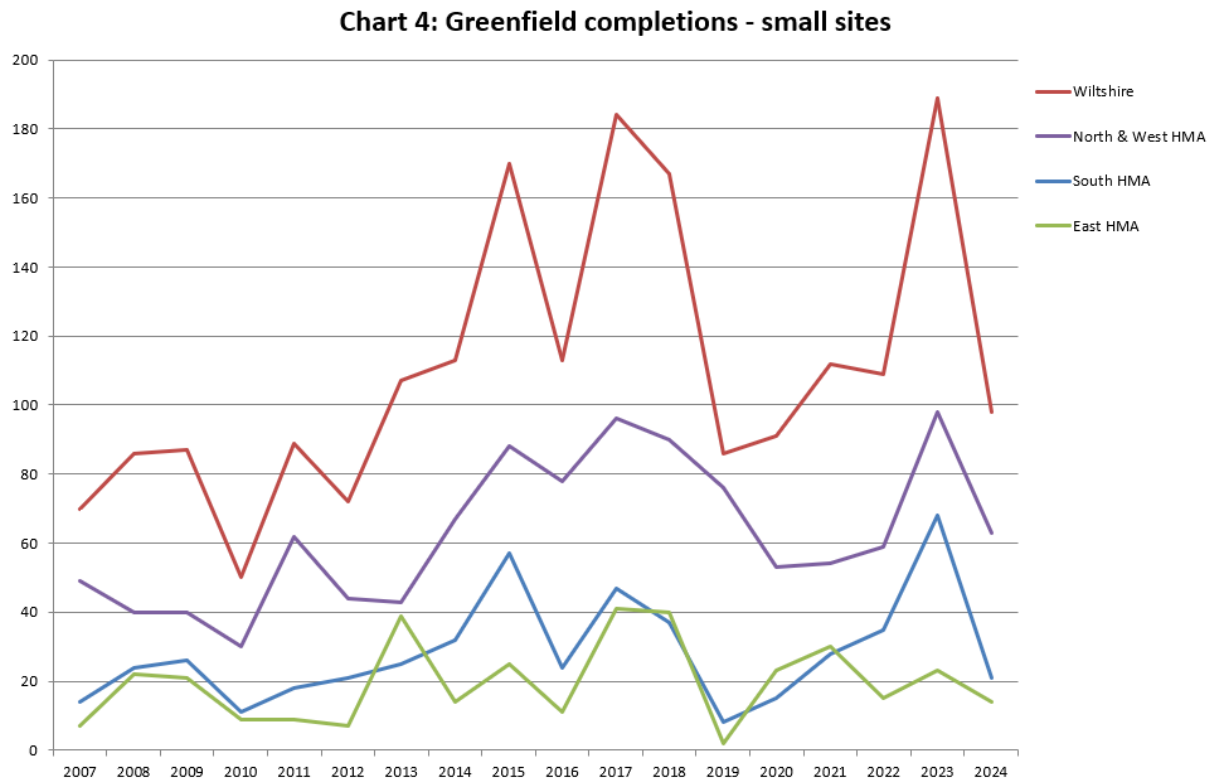
A19. Although it was recognised that not all small greenfield sites were residential gardens, analysis indicated that this formed a significant proportion of such sites. As detailed above, national policy that was in effect at this time limited the potential to identify windfall from greenfield sources 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 4 – Council Pre-Application Response

2 March 2026

Application No:	
Application Type	Pre-Application enquiry
Proposal:	Demolition of buildings, erection of 170no. dwellings, access, landscaping, supporting infrastructure and associated works
Location:	RAF RUDLOE MANOR, WESTWELLS ROAD, HAWTHORN
Case Officer:	James Taylor

Dear Sir/Madam,

Thank you for your pre-application enquiry received on 20 January 2026.

Please note that the advice below represents an officer's informal professional opinion based on the information provided at the time of writing. It is given without prejudice to any formal decision the Council may make on a subsequent planning application.

Any future application would be subject to full assessment, including site publicity and consultation, and other material considerations may emerge through that process. This advice is based on current adopted planning policies and guidance available at the time of writing.

Summary of Officer View

	Acceptable in principle. This response sets out areas to be addressed through any subsequent application.
	Unacceptable in principle. Submission of an application is not encouraged. Key reasons are outlined below.
X	Potentially acceptable, subject to resolution of key issues. This response identifies what needs addressing before the proposal could be supported.

Constraints:

The site is subject to the following relevant planning designations and constraints:

- Box Tunnel
- Below ground listed buildings and historic buildings sites and monuments records
- Green Belt
- Ecology constraints including bat roosts/records (Common Pipistrelle, Soprano Pipistrelle, Natter's Bat, Noctule, Whiskered Bat, Myotis, Brown Long-eared) and Bath and Bradford on Avon Bat Special Area of Conservation (Greater Horseshoe, Lesser Horseshoe, Bechstein)
- Other ecology records of note include Hedgehog and Great Crested Newts.
- Some pockets of surface water flood risks
- B- (Bradford Road) and C-classified (Westwells Road) highways

Relevant Planning History:

Proposal / Summary
14/11354/OUT - Outline Application for up to 180 Dwellings & Economic Development, Demolition of Existing Buildings & Structures, Car Parking, Open Space, Associated Infrastructure & Access – Approved subject to conditions (5 August 2016)
19/07339/REM - Reserved matters details for layout, scale, appearance and landscaping for 166 dwellings and B1 office buildings pursuant to outline application 14/11354/OUT

"Outline application for up to 180 dwellings and economic development, demolition of existing buildings and structures, car parking, open space, associated infrastructure and access" – Approved subject to conditions (11/06/2021)
It is agreed that the planning history, whilst a material consideration has limited weight given that it has expired. The development was not treated as EIA development and I have no reason to reach a contrary view now.

Relevant Planning Policies:

The development plan:

The development plan for Wiltshire comprises the *Wiltshire Core Strategy (WCS)* (adopted January 2015) and any made neighbourhood plans, which remains the principal statutory planning document guiding development across the county. In line with Section 38(6) of the Planning and Compulsory Purchase Act 2004, planning decisions must be made in accordance with the development plan unless material considerations indicate otherwise.

Though the development plan is considered as a whole, those parts deemed to be particularly relevant to this pre-application enquiry are listed below:

The adopted *Wiltshire Core Strategy (WCS)*, with particular regard to:

- Core Policy 1 Settlement Strategy;
- Core Policy 2 Delivery Strategy;
- Core Policy 3 Infrastructure Requirements;
- Core Policy 11 Spatial Strategy Corsham
- Core Policy 37 Military Establishments
- Core Policy 41 Sustainable Construction and Low-Carbon Energy;
- Core Policy 43 Providing affordable homes;
- Core Policy 45 Meeting Wiltshire's Housing Needs;
- Core Policy 46 Meeting the Needs of Wiltshire's Vulnerable and Older People;
- Core Policy 50 Biodiversity and Geodiversity;
- Core Policy 51 Landscape
- Core Policy 52 Green Infrastructure
- Core Policy 55 Air Quality;
- Core Policy 56 Contaminated Land;
- Core Policy 57 Ensuring High Quality Design and Place Shaping;
- Core Policy 58 Ensuring the Conservation of the Historic Environment;
- Core Policy 60 Sustainable Transport;
- Core Policy 61 Transport & Development;
- Core Policy 62 Development Impacts on the Transport Network;
- Core Policy 64 Demand Management
- Core Policy 67 Flood Risk;
- Core Policy 68 Water Resources;

The adopted *Wiltshire and Swindon Waste Core Strategy*, with particular regard to:

- WCS5: The Wiltshire and Swindon Waste Hierarchy and Sustainable waste Management
- WCS6: Waste Reduction and Auditing

The adopted *North Wiltshire Local Plan 2011 'saved' policies*, with particular regard to:

- NE12: Woodland
- NE14: Trees, Site Features and Control of New Development
- NE18: Noise and Pollution
- H4 Residential Development in the Open Countryside

- CF3: Provision of Open Space

Other material considerations:

National Planning Policy Framework (NPPF)

Planning Practice Guidance (PPG)

National Design Guide

Wiltshire Design Guide (adopted April 2024)

Wiltshire Local Transport Plan 2011-2026, adopted 2015 - including the Car Parking Strategy and Cycling Strategy, adopted 2015

Wiltshire Local Transport Plan 2025-2038 (LTP4) (endorsed March 2025)

Wiltshire Local Transport Plan 2011-2026 Car Parking Strategy (LTP4) (approved March 2015)

LTN 1/20 – Cycle Infrastructure (July 2020)

Wiltshire Local Cycling and Walking Infrastructure Plan (LCWIP)

Wiltshire Climate Strategy (adopted February 2022)

Wiltshire Council's Waste Storage and Collection: Guidance for Developers Supplementary Planning Document (January 2017)

Air Quality Supplementary Planning Document (adopted October 2025)

Planning Consultation Guidance Note – Noise and Vibration

Art and Design in the Public Realm in Wiltshire – 2024 Guidance – adopted May 2024

A Green & Blue Infrastructure Strategy for Wiltshire: Wiltshire's Natural Environment Plan 2022-2030

Wiltshire Council's Playing Pitch Strategy December 2024

Bat Special Areas of Conservation (SAC) Planning Guidance for Wiltshire

Housing Land Supply Statement Base date: April 2024 (Published: June 2025)

Wiltshire Council Local Development Scheme (LDS) (September 2025)

The LDS sets out a timetable for the adoption of the draft *Wiltshire Local Plan Review* and needs to be read in conjunction with the latest position in the examination process including letters of the examining inspectors. The below are currently the strategic policies within the emerging Local Plan. In accordance with the advice set out in paragraph 49 of the NPPF, the emerging Plan is capable of carrying weight in decision-making. It is currently afforded little or no weight, but given that this is a pre-application it may be a significant consideration when any formal application is determined.

- Policy 1: Settlement Strategy
- Policy 2: Delivery Strategy
- Policy 3: Reserve sites and broad locations for growth
- Policy 4: Addressing climate change
- Policy 5: Securing infrastructure provision from new development

- Policies 6-20: Chippenham Area Strategy
- Policies 64 – 75: Economic, tourism, retail and transport
- Policies 76 – 84: Social, housing, community, public open space and wellbeing
- Policies 85 – 101: Sustainability, ecology, water and landscape, heritage, air quality

'Made' Corsham Neighbourhood Plan

- ED1 Ecology & Design
- E1 & E2 Environment
- HW1, HW3, HW5 & HW6 Health & Wellbeing
- HE1 & HE2 Heritage
- H1 Housing
- T1, T2 & T3 Transport
- Corsham Design Guide
- Corsham Batscape Strategy

The site is located outside of Corsham but is adjacent to the town and related to it in planning terms. As such, it is a material consideration albeit given very limited weight.

Assessment

Principle of Development

Wiltshire Core Strategy Policies CP1 (Settlement Strategy) and CP2 (Delivery Strategy) set out the spatial strategy for sustainable development across Wiltshire. These policies direct new development to the most sustainable locations, primarily within the limits of development of market towns, local service centres, and large villages. Proposals outside these limits are generally only supported in exceptional circumstances. Furthermore, 'saved' policy H4 sets out that new dwellings in the countryside will be permitted provided that set criteria are met.

The application site is located in open countryside and none of the criteria set out in H4 apply. As such, the proposals would be contrary to CP1, CP2 and CP11 of the development plan and would not be supported by 'saved' policy H4 either. In conclusion the proposal would be contrary to the development plan in terms of its location in open countryside.

However, paragraph 4.25 of the development plan sets out several exception policies. This includes CP37 on Military Establishments which I consider is a relevant planning policy here as this is a proposed redevelopment of a redundant MoD site and buildings. Where such a site is well related to an existing settlement in terms of location and scale it may be supported. This is a subjective judgement and important here in order for you to be able to acceptably exceed the existing building footprint and floorspace. In this instance I think that subject to the provision of off-site enhancements to improve active travel and public transport infrastructure to and from the site then it may be reasonable to conclude that the site is "well related to an existing settlement". This is a matter touched on within the highways consultation response. I recommend that further discussion takes place between yourselves, highways and the planning team in order to allow you to come up with a package of measures that will maximise the accessibility of the site and connectivity so that CP37 objectives can be complied with. Otherwise, whilst I acknowledge it is a matter of subjective judgement, this may be a form of development that is contrary to policy.

You will also note that CP37 sets out that the *"focus will be on employment-led development and other uses should be determined through a masterplanning approach with the local community"*. It is very clear that you are not seeking an employment-led approach here and I know your client is Taylor Wimpey who I understand deal exclusively with housing schemes. As such, I think it is important that you carry out a public consultation exercise here and seek their views on what uses they would like to see the site put to. Based on the policy this requires you to carry out masterplanning with the community

too. This should all be summarised within your Statement of Community Involvement. This is something you must address to comply with CP37.

Finally, in relation to CP37 your proposals must demonstrably enhance the overall character of the site, mitigate all infrastructure impacts and not erode the character of the surrounding area. Furthermore, all proposals must ensure that the cultural and historical significance of military facilities are understood and have informed the development of the site. Therefore, critically, I consider that whilst you may have viability issues, I think it would be highly unlikely that I could support a scheme that does not mitigate infrastructure impacts (e.g. overloading schools through not covering education contributions) even if there was a demonstrable viability case. I will come onto detailed matters of heritage and design below. Again, in order to have a policy compliant development you need to work positively to provide necessary infrastructure mitigation (see obligations section below), heritage matters and high-quality design.

There are other relevant material considerations to assess in any planning balance. The weight to be afforded to these matters is dynamic and so I can only really advise you based on the current position even though any application will be determined based on the situation at the time of the decision. These other considerations include, at the time of writing, the most up to date housing land supply position; that the site is previously developed land; the planning history of the site, albeit lapsed; and the emerging policies. I will return to these matters in the planning balance below.

In summary, based on current policy I can only conclude that the principle of development is not yet demonstrably acceptable due to the policy conflict at CP1, CP2 and H4 of the development plan and that you have not shown an approach that accords with the exception policy CP37 yet.

Green Belt

I have reviewed the constraints for the site and note that part of it to the western edge lies within the Bristol, Bath and West Wiltshire Green Belt.

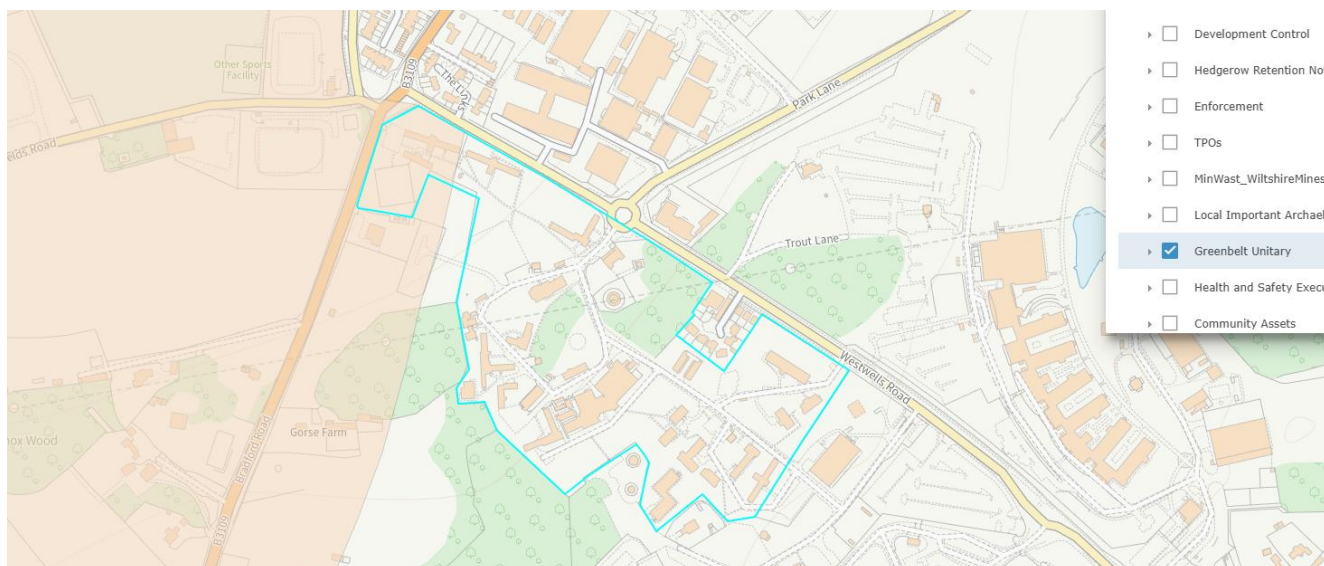


Figure 1: Plan showing the site outlined and the extent of the Green Belt shaded and extending approximately 80 metres from Bradford Road.

There is no local policy on Green Belt and as such the policy context is established by the NPPF; this has changed since the previous development on the site was approved and the nature of the development in this area has changed too. The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence. It is important here to have regard to the five purposes of the Green Belt.

Within any Planning Statement I expect you to explain your approach to development in this part of the site. I do not think that it presents a principle issue with redeveloping the site, but is a detailed

consideration that should influence your overall design approach. I would suggest that you should set an approach that aligns with paragraph 154g) and has a careful regard to avoiding harm to the openness of the green belt. This sets out that complete redevelopment of previously developed land which would not cause substantial harm to the openness of the Green Belt would not be inappropriate development.

Otherwise, you will need to rely on paragraph 155. I would need further information to make an assessment under paragraph 155. However, this is likely to be complex and problematic given that only part of the site is Green Belt and that you are, based on information from you, unlikely to comply with the Golden Rules.

I would advise that the density of the development you have proposed within the Green Belt would be likely to be inappropriate development and cause substantial harm to the openness of the Green Belt; as such I recommend you review your approach to this area. I draw attention most particularly to units 153-160. This should be considered together with other material considerations that are impacting the design. I will come onto these.

In summary, I do not consider in this case that the Green Belt is a principal issue, rather it is a matter that affects a part of the site and should be treated as a constraint that influences the scheme design. In my informal opinion, based on the information available to me at this stage, the area impacted by the Green Belt should be assessed against paragraph 154g) of the NPPF and currently there is conflict to which the NPPF directs substantial weight should be apportioned.

Design and Impact on Character and Appearance of the Area

Policy CP57 of the WCS seeks to ensure that all development proposals are of a high standard of design that responds positively to the local context and contributes to a sense of place. This includes consideration of layout, form, materials, scale, and relationship to the surroundings. Proposals should reinforce local distinctiveness, protect the character of settlements, and promote inclusive and attractive environments.

You should also be mindful of the requirements of CP37 where you must enhance the overall character of the site and not erode the character of the surrounding area.

I have enclosed the urban design officer's comments at the end of this response and would place weight on these technical comments at this early stage. As they point out, we do not have the benefit of information to provide meaningful comment beyond the layout and access arrangements, but the indicative street scene is noted too.

I would highlight the guidance within the WDG when it comes to considering the buildings themselves and ensure that you have a design palette that reflects a Wiltshire context. The use of natural stone in an area rich in stone quarries will be important and essential within prominent areas of the development as it faces onto Bradford Road and Westwells Road, but also within the new streets too. Stone walls will be important features within the streets too and will need to form the boundary treatments that front onto public areas – fences are only generally appropriate in back-to-back layouts. Cream through tone render is likely to be a suitable secondary elevation detail to be used in areas that are not prominent only or limited use as a first floor material.

Based on the comments from the urban designer and my own observations I consider that the layout of the development, although reflective of the planning history has several areas where further work is required in order to present a development that reflects high quality design as established by CP57 of the development plan and now supported by the WDG. I'm taking this opportunity to elaborate on the urban designers points and provide some further pointers as well.

We discussed SuDS on site and its important that opportunities for more widespread infiltration are taken within the layout to include swales and rainwater gardens and use of street trees as part of a multi-faceted approach to drainage, ecology, landscaping, climate change and urban design. This is an issue throughout the site. Whilst I understand that you will practically wish for the main attenuation features to make use of the topography, it is also an opportunity to provide a feature for the development and a point of local focus. It can enhance property values by providing water fronted properties. I think that there is some merit in using a well designed attenuation feature at the entrance to the site, partly because it provides a means to express the existing air vent structure. I consider this to be a historic and cultural feature of the site that could also form a basis for a scheme of public art in the development. Details of how this will be treated need to form part of the application (i.e. its in 3rd party ownership and so will likely be screened off – how this is achieved is important). A design and access statement (DAS) can help explain the approach you have taken and a justification.

We discussed the over reliance on frontage car parking solutions in the scheme. In curtilage parking has benefits in terms of providing opportunities for discrete electric vehicles charging (EVC) that is most cost effectively connected to the domestic meter supply. It avoids longer cabling (cost) and upstands (cost) within the public realm. It avoids parked vehicles or open areas of hard standing being prominent within the street scene. You have far too much of this parking solution in the scheme generally and the arrangements at units 150-160 are especially poor. This arrangement at units 141-147 where it presents to Westwells Road is mitigated to some extent, but units that present to the site boundaries need to take an exemplary approach.

We discussed pedestrian and cycle links in the development. I have noted now that the roundabout on Westwells Road has the dual use cycle link to Corsham. Its key that within the site that a clear cycle route is provided from either ends of the site, merging to a connection point into the existing infrastructure at Westwells Road. Providing a toucan crossing on the right arm of the roundabout is likely to be necessary and is a starting point for designing in connectivity. The west end of the site needs to provide connectivity to the Rudloe facilities of Corsham including the local primary school, a convenience store and the recreation grounds at Leafy Lane. So, you should have dual use active travel in this area. There would also be careful consideration of aligning the development with the LCWIP and Corsham Neighbourhood Plan objectives around provision of cycle infrastructure and pedestrian links at 3 points onto Westwells Road.

These pedestrian and cycle routes should help develop the appropriate locations for on-site play areas that will be accessible, provide focal points within the development and be subject to natural surveillance to avoid potential for anti-social behaviour. The current location of play areas does not support this objective. The play area is in a left-over space that doesn't lend itself to much use other than an area for biodiversity net gain provisions in my opinion.

I would disagree with the urban design response regarding materiality of the buildings and am more flexible and open to the limited use of rendering as a secondary material (e.g. some first floor areas within the public realm or on rear elevations). I would not encourage the use of render to provide focal points within a Wiltshire development but recommend alternative means of securing interest into the street scene, such as sparing use of Ashlar to the most prominent buildings at gateway points or architectural banding and fenestration surround detailing.

We also discussed on site how important sustainable construction is within CP57 and the NPPF. It is essential that you consider how to utilise the topography and orientation of the site to provide a design response that maximises opportunities to address climate change, including orientation of buildings to maximise passive solar gain and also provide roof forms that are suitable for roof mounted solar panel solutions. Furthermore, the layout needs to demonstrably address how we adapt to our changing climate through managing issues of overheating and flood risks. This can all be explained with you Sustainable Energy Strategy, Planning Statement and Design and Access Statement. But, it then needs to be demonstrably represented within the architectural drawings.

In summary, there are a significant number of issues identified within the layout that you have provided that need to be addressed in order for me to consider that this is a scheme that reflects the Wiltshire Design Guide. This is a material consideration that has emerged since the planning history was determined and provides greater clarity on what CP57 of the development seeks to achieve. It's unclear from the information you have provided how you are dealing with this.

To address this, I would suggest that you carry out some further work on the layout. You can utilise the [Design Review Panel service with Design West](#) to help you progress any proposals to application stage.

Impact on Heritage Assets

Policy CP58 of the WCS requires development to protect, conserve and, where possible, enhance the historic environment, including the character and setting of heritage assets. This reflects the approach in Sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, and paragraphs 212–221 of the NPPF. Where harm to a heritage asset is identified, there must be clear and convincing justification.

On site you explained to me that the developer has the rights to the first 7 metres below ground level only. I set this out because much of the historic interest at the site is subterranean relating to the Box Tunnel and historic MoD features.

I have consulted with the council's archaeology team and they have set out that an updated Archaeological Desk-based Assessment should be provided with any formal application given the length of time since the 2014 assessment was compiled. This document should assess all known heritage assets within the site and up to 1km from its boundary, place the site within its local archaeological context, assess the archaeological potential of the site itself and the likely impact of the proposed development upon buried remains. It should also assess the impact on archaeological potential from 20th-century development of the site.

I have also consulted with the council's conservation officer and they have stated that they require a Heritage Statement which considers all the local heritage interests and how they may be impacted, or not, by the development. Once they have this information they can make a meaningful assessment of the likely impacts on the significance of designated and non-designated heritage assets. It may be that the previous submissions can be updated in light of the changes that may have occurred in the last decade, including changes to the scheme.

CP37 is clear that the historic and cultural interest of the military use needs to be understood and used to inform the development. The layout reveals some of the known features of the site quite well in my opinion, but I would welcome more information in your Heritage Statement and/or Design and Access Statement to show how you are addressing this matter. I reiterate the need to be clear on how those parts excluded from the application site will be integrated and expressed within the proposed scheme.

Finally, I note that the development plan at paragraph 5.62 sets out that the former MoD underground sites in the area are of international importance and development should accord with the Historic Partnership Agreement (HPA) for the management of these sites. You need to address this.

In summary, heritage is an important matter here and an appropriate level of information to allow a suitable assessment to be made on the impact of the proposals on the significance of all heritage matters is necessary in order to demonstrate compliance with CP37, CP58 and the NPPF.

Residential Amenity

Policy CP57 also includes a requirement that development should ensure a high standard of amenity for existing and future occupants (point vii). This includes safeguarding privacy, outlook, natural light, and protection from noise, disturbance, and overbearing effects.

In the course of any application I would expect information sufficient to determine whether the proposed dwellings would meet Minimum Space Standards and have garden sizes at the least the same as the footprint of the dwelling to which they relate. Furthermore, I expect that no habitable rooms should overlook neighbouring gardens to an unacceptable degree through ensuring 10 metres to garden boundaries. Similarly, intervisibility between habitable rooms should be at least 20 metres apart if it cannot be avoided entirely.

I can see a number of units whose gardens may be a little less than is acceptable having regard for Buildings for Life guidance e.g. unit 160. I would have a particular focus on the relationship to the existing dwellings that relate to your plots 98-100, 101-102 and 113. I appreciate that there is a difference in levels, but this is the only location where you have existing neighbours to respect, and a little extra care would be considerate and prudent in managing how your proposals are perceived in any public engagement. You can provide more than the minimum distances I have quoted.

I would expect any application to be submitted with information such as a Noise and Vibration Assessment to understand how the existing uses will impact the proposed residential development. This includes not only the activity to the east, but the retained fire station and also any below ground activity too.

In conclusion I have a paucity of information, but I doubt that this will be a significant issue subject to some refinement and submission of appropriate supporting information.

Highway Safety and Parking

Policies CP60 to CP64 set the transport and accessibility framework for development in Wiltshire. Proposals must provide safe and suitable access for all users and should not have a severe impact on the transport network. Adequate parking, turning space, cycle storage, and accessibility for waste collection should be incorporated in line with Wiltshire's adopted car parking strategy.

I attach the comments from the highway officer which should assist you in finalising any plans and ensuring full compliance with highway requirements prior to making a planning application. You will note the concerns I have raised in terms of the layout of the development and over reliance on frontage parking solutions. You will also note how important connectivity to support a modal shift is.

I agree with the highway response and in particular the need for enhanced active travel and public transport provision within and out with the application site. This will mean a number of planning obligations will be sought. I recommend that you contact the highway officer directly to discuss what these amounts are likely to be ahead of a formal planning application; and I am happy to support these discussions subject to resource capacity.

Any planning application will need to be supported by a Transport Assessment that is cognisant of the development plan policies including most importantly CP37 and the need for strong accessibility and connectivity to have a demonstrable relationship to Corsham. A vision-led approach to transport planning is necessary and this needs to have regard to the Local Transport Plan approach of Avoid, Shift, and Improve. Furthermore, I have noted that the development plan at paragraph 5.62 sets out a need for transport assessments to include identifying appropriate solutions to address capacity issues on the A4 and Bradford Road. This part of the development plan also raises the importance of enhancing the local bus network and connectivity such as cycling links between rural settlements. Supporting modal shift in the planning of this development will help mitigate any potential local highway capacity concerns.

An Outline Travel Plan will be required in support of providing a vision-led approach to transport planning at the site. It will support opportunities for modal shift in a location that is typically reliant on private vehicle use.



Figure 2: Extract from the Wiltshire LCWIP showing need for 'On-road improvement' and 'Potential link' to support the Chippenham to Bath (Corsham to Box/Bath) inter urban route.

You will need to meet the minimum car parking standards for Wiltshire as set out at LTP3: Car Parking Strategy and ensure all spaces meet minimum sizes with garages oversized. Similarly, you will need to ensure all homes have cycle storage which is convenient, safe and secure. It's likely that your scheme will comply based on the information provided but it's in your interests to get it correct ahead of a formal submission.

Ecology and Biodiversity

Policy CP50 seeks to conserve and enhance biodiversity across Wiltshire. Development should avoid harm to protected species and habitats, and provide net gains in biodiversity wherever possible. The Council has a statutory duty under the Environment Act 2021 to secure 10% measurable biodiversity net gain (BNG).

Whilst this is likely to be a very significant material consideration in the determination of any formal application I understand that you are making use of the ecology team's paid for service. As such, I offer no further comment here beyond setting out my expectation that you will ensure compliance with CP50 of the development plan and requirements for BNG on site. In doing so you will provide relevant information which is likely to include but not necessarily be limited to Appropriate Ecological Appraisals and Surveys; Biodiversity Net Gain Baseline and Assessment; Construction Environmental Management Plan and Landscape Environmental Management Plan. You will also likely need an External Lighting Strategy / Plan including issues of light spill from the homes and any external lighting proposed in addition to adopted highways.

It is inevitable that the ecology matters on this site will impact and interrelate with other planning matters. The site lies centrally within an important part of the Bath and Bradford on Avon Bat Special Area of Conservation with the site being part of the buffer zones for Bechstein's bat, Greater Horseshoe Bat and Lesser Horseshoe Bat. There will likely be other species beyond those 3 associated with the SAC. You identify the site is also adjacent to the Box Mine SSSI.

Landscape and Visual Impact

Policy CP51 requires that proposals protect, conserve and, where possible, enhance the character and quality of Wiltshire's landscapes. Particular weight is given to National Landscapes (formerly AONBs), locally valued landscapes, and key visual receptors.

CP52 of the development plan requires proposals for major development to be accompanied by an audit of the existing green infrastructure within and around the site and a statement demonstrating how this will be retained and enhanced through the development process. Considering this you need to submit a Green Infrastructure Audit Statement.

The application site is not located within the Cotswolds National Landscape, however the land immediately to the west of Bradford Road is. It is therefore important that your Landscaping Plan provides a reinforced landscaped edge to Bradford Road and sets the built form away from the new landscaping. This should ensure, with the existing features outside of the application site that any development would not be likely to cause harm to the Cotswolds National Landscape in terms of scenic beauty, tranquillity or its cultural heritage. This requires you to revise the layout and take care with the position of turning heads and active travel routes onto Bradford Road. Given the proximity to the Cotswolds National Landscape I expect any application to be submitted with a Landscape and Visual Appraisal.

This needs to make an appraisal on other visual receptors within the locality as well. This is likely to reveal the need for reinforcement planting to the eastern edge of the site. The Landscape Plan should be designed to seek to maximise co-benefits through addressing biodiversity, climate change adaptation, drainage and urban design.

The Council's arboricultural officer has advised that the design of the proposed site layout needs to ensure sufficient consideration has been given so that that minimal works are carried out within/affect the RPA of the trees, that sufficient protective fencing can be installed to create a secure construction exclusion zone, and appropriate methods and materials are used.

Development should protect, conserve and where possible enhance landscape character and must not have a harmful impact upon landscape character, while any negative impacts must be mitigated as far as possible through sensitive design and landscape measures. Proposals should be informed by and sympathetic to the distinctive character areas identified in the relevant Landscape Character Assessment(s) and any other relevant assessments and studies.

Any formal application will need to be submitted with Arboricultural Impact Assessment, Tree Constraints Plan, Tree Protection Plan and Arboricultural Method Statement, prepared in accordance with BS5837:2012.

Flood Risk and Drainage

Policy CP67 aligns with national policy (NPPF, para 159–169) and requires that development avoids increasing flood risk on-site or elsewhere. Development within Flood Zones 2 or 3 should be subject to the sequential and (if necessary) exception tests. Sustainable drainage systems (SuDS) should be incorporated for all major developments.

Based on the information available to me the site has some low-level risks in drainage terms. It is flood zone 1, no more than negligible groundwater risks and some localised surface water drainage issues. However, this is a matter that needs more information to be provided by you through a Site-specific Flood Risk Assessment and a Drainage Strategy.

As set out previously it is important that the scheme is designed so as to promote co-benefits within responses to constraints and issues. Your drainage scheme should seek to take opportunities to increase permeability throughout the site (e.g. water gardens and swales with tree planting), utilise greywater harvesting (such as water butts) and provide above ground attractively designed attenuation basins that can create high value water front properties and public spaces to enhance the scheme viability.

Environmental Considerations (Noise, Air Quality, Contaminated Land, etc.)

Policy CP55 and 56 of the Wiltshire Core Strategy seeks to ensure that development does not result in unacceptable impacts on human health, amenity or environmental quality, aligning with national guidance in the NPPF. Development should be sited and designed to avoid exposure to, or generation of, significant levels of pollution, including noise, odour, vibration, light, and contamination. Where risks are identified, appropriate assessment and mitigation must be secured.

This site is likely to have some quite specific issues that might not impact most ordinary developments. As such, I have had further reference to the planning history as well as paying close regard to the responses from the limited consultation, including public protection officers.

You will note my comments above where I suggest the need for a Noise and Vibration Assessment. This is a conclusion supported by the public protection response noting industrial / commercial uses at Fiveways Industrial Estate, Ark Data Centre and MoD.

The comments from public protection colleagues have revealed a need for an Air Quality Assessment which would be consistent with submissions in the planning history.

Public protection officers have also raised a need for a Contaminated Land Assessment. I note the history file included an Explosive Ordnance Risk Assessment / Land Contamination. This is likely to need updating but could form the basis for a suitable contemporaneous submission.

Additionally, I have noted the planning history file included a Site Stability Study. I consider that an updated version of this document should be provided in support of your application noting government guidance on [Land Stability](#).

Sustainable Construction:

Chapter 14 of the NPPF, paragraphs 161 - 169 deals with climate change related matters. In particular, paragraph 161 details that the planning system should support the transition to net zero by 2050 and take full account of all climate change impacts including overheating, water scarcity, and storm and flood risks. It should help to shape places in ways that contribute to radical reductions in greenhouse gas emissions, minimise vulnerability and improve resilience, encourage the reuse of existing resources, including the conversion of existing buildings; and support renewable and low carbon energy and associated infrastructure.

One of the key spatial objectives of the development plan is to address climate change whilst acknowledging that circa 80% of the built environment that will likely exist in 2050 is already built. In this context, new development cannot add to the significant retrofit challenge. Adopted policies CP41 of the WCS sets out that major development proposals should be accompanied by a Sustainable Energy Strategy that sets out a low carbon approach to the development. Furthermore, Wiltshire Council has adopted its Climate Strategy, and this is a document of equal standing at the council as its Constitution and Business Plan. It acknowledges the Climate Emergency and commits to seek to make the county carbon neutral by 2030. To achieve this the council will need to use all its spheres of influence including statutory responsibilities e.g. the planning system.

You will have already noted my brief comments in relation to sustainable construction above which is integral to the pursuit of high-quality design through CP57 and the Wiltshire Design Guide.

We discussed on site how you can use the mitigation and adaptation of climate change as a factor to weigh positively in favour of the grant of planning permission. Considering firstly operational energy. Given the likely timescales of this development coming forward I would suggest that the absolute minimum you ought to be aiming for here is a development that would align with the anticipated Future Homes Standard. You should be looking for an approach that aligns with the energy hierarchy, minimising the need for energy through fabric first measures and high levels of air tightness. Then using electrified solutions for water and space heating ensures that the development is future proofed for net

zero as the grid decarbonises. However, providing building integrated renewable energy can be positive for [property values](#) and marketing; and it is cheaper and better in design terms when provided at initial construction with recessed position flush with the roof tiles. Whatever approach you take you need to explain the percentage uplift compared to building regulations over the site as a whole (SAP metric); and outline the approach and materials that you will use such as MVHR, ASHP, and solar PV.

In terms of the siting and orientation of the properties it is true that solar panels orientated south will generate more power. However, it can be beneficial to have dual slopes orientated east and west because this can [spread the energy generation](#) for a longer part of the day if both have PV panels. What is probably the most important is to ensure that the roofs are designed to maximise the potential for a larger number of panels that will look neat. As such, slopes should be kept clear of other features such as vents, chimneys, dormers and projecting gables so far as practically possible. It's also important to carefully consider shading from landscape features and nearby buildings. Your layout looks like it has strong potential for delivering on sustainable construction aims subject to minor tweaks to a minority of units e.g. 164, 84-85, 98-100, 31 and 8.

I note from the Taylor Wimpey website that they are working [towards zero carbon homes](#). This is a site where I would actively encourage you to look to up scale the future homes build trial in Sudbury to this major development.

Turning to embodied carbon, you are encouraged to provide an outline of how you are considering this and challenging the norm within the industry, to be innovative in your approach to reducing embodied carbon in development. The greater use of traditional local natural stone should be positive because it is likely to be transported short distances and is a natural material with low embodied carbon. Reduced use of roof tiles in preference to integrated solar arrays or even solar tiles would be positive overall. From what I have seen on the Taylor Wimpey website this is not an area that the company are currently very active in. I have read the approach to Modern Methods of Construction on the Taylor Wimpey website but I think from our discussion on site this may not be up to date. I would encourage you to produce an [Embodied Carbon Assessment](#) and benchmark against the [RIBA 2030 Climate Challenge](#). This would help you ensure full alignment with development plan policy WCS6 and could be afforded positive weight.

Water usage is important for a number of reasons including the carbon savings that using less water involves. It is energy intensive to treat and distribute water. Given that this is an area of water scarcity the higher building regulations standard of under Part G would be applied of 110 l/p/d noting the relevant Written Ministerial Statement.

In terms of climate change adaptation then you should have regard to general measures of good quality design around the provision of strategic tree planting, increased infiltration, and avoiding south facing elevations. South facing elevations will likely need design features like louvres or canopies to manage overheating in coming decades. If integral to the buildings they could provide design features and add interest to the scheme. You should include a section within your DAS explaining how the development will address adapting to a changing climate to provide resilience throughout the lifetime of the development.

In summary, you need to provide further information and integrate the matter of climate change into the design approach.

Waste:

I attached the waste officers' comments as these raise some specific issues with the layout of the development that you should be addressing. These are not substantive matters but will need to be addressed.

I am also mindful that the council is bringing in additional collections for home food waste and your proposals need to be planned on the basis of this i.e. more receptacle storage space.

You will also need to agree the commuted sum for waste and recycling receptacles which can be secured through a legal agreement. In my opinion this is essential to the acceptability of the development and goes to the heart of the permission.

Other material considerations:

Housing mix – Based on your submitted colour site plan I have provided the following summary of your proposal against the most up to date housing need for the area dating from February 2023. In light of that and given the need to comply with CP45 (unless you can provide suitable alternative credible evidence) then you are encouraged to revise your housing mix and provide a greater proportion of 3-bedroom properties in lieu of some of the 2-bed and larger proposed units.

Bedrooms	No of units	Proposed mix (%)	<u>Need (%)</u>
1	9	5	5
2	41	24	19
3	67	39	51
4	53	31	21 (4+ bedrooms)
C2 dwellings	n/a	n/a	4

Figure 3: Table to show your proposed housing mix compared to contemporaneous evidence of need in Wiltshire.

Housing land supply position – The council's most up to date housing land supply position is set out within the Housing Land Supply Statement Base date: April 2024 (Published: June 2025). The shortfall is a material consideration to be weighed in any planning balance and paragraph 11d of the NPPF would likely be engaged subject to the footnote provisions. You will note my comments in this advice regarding Green Belt and that ecology considerations are being treated separately at pre-application stage. These will be relevant in any paragraph 11d assessment.

Previously developed land – The redevelopment of previously developed land is a material consideration to be weighed in any planning balance. Bringing forward such sites in suitable locations is to be supported. The suitability of the location is to be assessed on a case-by-case basis where there is conflict with the development plan strategies at CP1 and CP2. Please have regard to my earlier comments in relation to CP37 which is an exemption policy relating to brownfield land and as such interplays with the weight to be afforded to this being a brownfield development.

Planning history - We discussed the planning history on the site very briefly. It is an important other material consideration though, not only because it establishes that the council have previously found similar development acceptable and may indicate that it should do so again subject to consideration of what has materially changed. It is also important because, as set out at paragraph 81 of the NPPF for major development involving the provision of housing, local planning authorities should also assess why any earlier grant of planning permission did not start. This is a matter that you will need to address within your Planning Statement and I am interested to better understanding before reaching any firm conclusions now.

Emerging policy – At this stage I would afford the emerging policies of the Local Plan Review very little weight. However, this is a position that could be liable to change. I am aware of correspondence between Wiltshire Council and the Planning Inspectorate regarding the Examination In Public and this includes an indication that adoption of the LPR may be early 2027. The progress it makes through examination may change the weight it is afforded of itself and may change the weight that is afforded to other material considerations too, such as paragraph 11d of the NPPF. Furthermore, I am mindful that there is a consultation on a substantially revised NPPF as well. The policy situation overall might be described as dynamic. Any more detailed assessment would be based on speculation and is more

a matter for you to do in assessing development risks and strategy than for me to set out in pre-application advice.

I have though noted your point that the site is *“identified in consultation documents as a suitable location for approximately 150 new dwellings either as a standalone opportunity or as part of a wider strategic housing site to the west of Corsham”*. The discrepancy between 150 dwellings in any emerging allocation, the lapsed planning approval for 166 dwellings and this current proposal for up to 170 dwellings approval needs to be clearly addressed. It indicates that you are seeking too many units and this is supported by the noted site-specific constraints and issues I have identified in my advice. Simply put, I recommend you reduce your housing numbers.

Suggested Additional Consultees

It may be appropriate for you to seek independent pre-application advice directly from statutory consultees such as the Environment Agency, Historic England and Natural England. These bodies operate their own pre-application services and may provide more detailed technical guidance to inform the proposal.

Referral to the Environment Agency

The Environment Agency offers its own dedicated pre-application advice service, particularly for proposals that may have implications for flood risk, water quality, biodiversity, waste, or land contamination. Given the scale of the development and the potential for land contamination issues, generation of waste from the demolition process and sensitive biodiversity issues you are advised to seek advice from the Environment Agency at an early stage to help identify and address any potential issues they may raise as part of a formal planning application.

You can find more information and request advice via the following link:
<https://www.gov.uk/government/publications/pre-planning-application-enquiry-form-preliminary-opinion>

Alternatively, they can be contacted via email at:

swx.sp@environment-agency.gov.uk

(This address covers Wiltshire and the wider Southwest region.)

Referral to Historic England

For proposals that may affect the significance of designated heritage assets such as scheduled monuments, listed buildings, or conservation areas, Historic England also provides its own pre-application advisory service. It is recommended that you engage directly with Historic England where there is likely to be a significant heritage impact noting that this is a major development and there are unknown potential impacts on Grade II* listed subterranean assets.

Further details can be found here:

<https://historicengland.org.uk/services-skills/our-planning-services/advice-and-guidance/>

They can be contacted by email at:

southwest@historicengland.org.uk

(This address serves planning advice across the Southwest, including Wiltshire.)

Referral to Natural England

I understand you may already be working through this process. Nonetheless, please note that Natural England provides its own discretionary pre-application advice service for developments that may impact designated sites such as SSSIs, SACs, SPAs, Ramsar sites, or involve protected species, ancient woodland, priority habitats, or nutrient neutrality implications.

Given the potential for ecological and landscape impacts from your proposal, you are encouraged to seek pre-application input from Natural England, especially because your site lies within or near environmentally sensitive locations.

More information about the service and how to request advice is available via the following link: <https://www.gov.uk/guidance/developers-get-environmental-advice-on-your-planning-proposals>

You can also contact them directly at:

consultations@naturalengland.org.uk

(For development in Wiltshire and the wider Southwest, this address is appropriate for all planning and casework queries.)

Community Infrastructure Levy (CIL) & Section 106 Requirements

CIL

The proposed development would be liable for CIL as set out in the Wiltshire CIL Charging Schedule dated May 2015. This is a charge that local authorities can impose on new developments in their area. The money generated through the levy will contribute towards the funding of infrastructure to support growth and is payable upon commencement of development. The site would fall under CIL charging zone 1 where the sum equates to £85 per square metre of floor space created.

S106 CONTRIBUTIONS

Core Policy 3 advises that *'All new development will be required to provide for the necessary on-site and, where appropriate, off-site infrastructure requirements arising from the proposal. Infrastructure requirements will be delivered directly by the developer and/or through an appropriate financial contribution prior to, or in conjunction with, new development.'* This Policy is in line with the tests set under Regulation 122 of the Community Infrastructure Levy Regulations 2010, and Paragraph 58 of the National Planning Policy Framework. These are:

- Necessary to make the development acceptable in planning terms
- Directly related to the development; and
- Fairly and reasonably related in scale and kind to the development

The infrastructure items listed below are those that are relevant to the application site and have been raised by consultees or within the Corsham Settlement Strategy to mitigate the impact of the proposed scheme.

- Affordable housing
 - (30% but subject to reduction for Vacant Building Credit – I note you have provided a layout based on 25% AH. This is an approach that you need to justify with evidence that is not currently before me.)
- Open space
 - (10,110m² of open space on site or £354,535.70 off-site; 1,002m² equipped play on site or £144,288 off site; and £46,920.00 for sports pitches)
- Education contributions
 - (current capacity for early years and primary schools. Contribution only to Secondary for £779,960)
- Highways improvements
 - (contributions around off-site works to be confirmed and the provision of a travel plan to include monitoring fee and Green Travel Vouchers of £300 per household. This is going to need further negotiation with highway officers.)
- Waste and recycling contributions
 - (£19,438)
- Public Art
 - (£51,000)
- Ecology and Biodiversity

- (I do not have the benefit of ecology advice here given you have separated out the two. But you will at the very least have a BNG monitoring fee for a major development which is currently £11,165. I recommend you engage with ecology officers on any wider obligation requirements)
- Community Infrastructure
 - (I have noted that the development plan at paragraph 5.62 sets out a need for developer contributions for community and health facilities as well as additional cemetery provision. This is a matter that will require further work at application stage with consideration of Regulation 122 and responses from the statutory consultation process)
- Other fees
 - (You will need to cover the council's reasonable legal costs associated with completing the agreement and there will also be a 1% monitoring fee against the commuted sums.)

This may form the basis for a draft Heads of Terms which can be finessed prior to and during any formal planning application. Figures will be dependent on the proposals, policies and circumstances applicable at the point of determination. Any figures provided at this stage can be treated as indicative only and will be subject to change including consideration of indexation.

I have visited the site and discussed the matter of Vacant Building Credit with you when we were on site. It would be applicable here in my opinion based on what I have observed. Nonetheless, you should supply the relevant information within any planning application to justify its application, especially noting that it was not applied on the expired planning approval. You will also need to provide information to allow the credit to be verified including the proposed GIA and existing GIA. Only then can your proposed 25% affordable housing within the proposed layout be assessed. I have attached comments from my housing enabling colleague because they will be looking for changes to your scheme. I am drawn to a number of their observations including the need for bungalows, adapted units, and provision of in-curtilage parking for affordable units (helping to avoid affordable housing being clearly differentiated from market units).

If you intend to challenge any reasonable and necessary policy compliant planning obligations, then you should do so via a viability appraisal. The NPPF is clear at paragraph 59 that it is up to the applicant to demonstrate whether particular circumstances justify the need for a viability assessment. All viability assessments should reflect the recommended approach in national planning practice guidance and should be made publicly available. Furthermore, just because a scheme has issues of viability does not automatically mean the lack of obligations will not present reasonable grounds for refusal of planning permission. This is because it is a matter for the decision maker to determine the weight given to a viability assessment and the importance of the obligation. Any viability appraisal will need to be independently assessed and verified and the cost of this will have to be met by the applicant as part of their development costs.

Supporting Information Required for Future Application

When preparing to submit a planning application, it is important to ensure that all the necessary plans, documents, and supporting information are included to meet both national and local validation requirements. Failure to provide the required information may result in delays or your application being declared invalid.

Wiltshire Council has adopted local validation checklists which set out the supporting documents required for different types of development, in addition to those set out by national guidance. You can access both the National Requirements and Wiltshire Council's Local Validation Checklists here: <https://www.wiltshire.gov.uk/planning-validation-checklists>

We recommend you review the relevant checklist for your proposal type and use it as a guide when preparing your submission. In addition to that based on the advice provided above, it is recommended

that the following documents are submitted in support of your application along with all the usual validation requirements.

- Statement of Community Involvement
- Design and Access Statement
- Archaeological Desk-based Assessment
- Heritage Statement
- Noise and Vibration Assessment
- Transport Assessment
- Outline Travel Plan
- Appropriate Ecological Appraisals and Surveys
- Biodiversity Net Gain Baseline and Assessment
- External Lighting Strategy / Plan
- Construction Environmental Management Plan
- Landscape Environmental Management Plan
- Green Infrastructure Audit Statement
- Landscaping Plan
- Landscape and Visual Appraisal
- Arboricultural Impact Assessment
- Tree Constraints Plan
- Tree Protection Plan
- Arboricultural Method Statement
- Site-specific Flood Risk Assessment
- Drainage Strategy
- Noise and Vibration Assessment
- Air Quality Assessment
- Explosive Ordnance Risk Assessment / Land Contamination
- Site Stability Study
- Sustainable Energy Strategy
- Waste Audit / Embodied Carbon Assessment
- Planning Statement
- Draft Heads of Terms

Procedural Advice and Consultation Expectations

For major proposals — particularly residential development — it is strongly recommended that applicants engage early with key stakeholders, including:

- The relevant Town or Parish Council
- The local Division Member
- Local residents, where appropriate, via public engagement or community events

Early engagement can help to identify and resolve issues at an early stage, potentially improving outcomes and reducing delays during the formal application process. As set out above master planning with the local community is a requirement under CP37.

Planning Performance Agreement

You have indicated a desire to negotiate a Planning Performance Agreement to “*support efficient processing of an application*”. My understanding is that the council does not have an established PPA service at the time of writing. However, you may want to make use of the Design Review Panel process that has been established with Design West as a reference above. I suggest that should be based on any revised plans you have developed in light of the advice provided here, any follow-up conversations, and the separate ecology pre-application process.

Advice regarding Building Regulations

It is likely that your proposal will require separate approval under the Building Regulations. The Surveyor who deals with your area can be contacted on 0300 456 0113. They are happy to provide you with free Building Regulation advice on this proposal and discuss this project further. This will help to ensure that the final decisions are compliant with the Building Regulations and may help save you time and money.

Closing Summary

This advice is offered in good faith based on current policy and guidance. While it aims to provide a helpful steer, it cannot prejudice the outcome of any future planning application. Please ensure that any submission is fully supported by the required information and that material considerations identified above are addressed.

Should you require further assistance, please do not hesitate to contact us. I would be pleased to have an additional pre-app based on a revised layout that has tried to take on board my comments on the consultation responses I have provided, especially around matters of urban design, transport and highways. The council has set up a Design Review Panel service with Design West and your scheme is the type of application that could make use of that. This is a matter for you to take away and consider.

Yours faithfully

Head of Development Management

James Taylor
Principal Planning Officer

[REDACTED]

[REDACTED]

Enc.

Wiltshire Council urban design

Wiltshire Council highways

Wiltshire Council housing enabling

Wiltshire Council drainage

Wiltshire Council education

Wiltshire Council waste

Wiltshire Council Planning Consultation Response

URBAN DESIGN

Officer name:

James Weddell RIBA
Senior Urban Design Officer
Wiltshire Council

Date: 09.02.2026

Application No:

[REDACTED]

Proposal:

Pre-Application enquiry for the demolition of buildings, erection of 170no. dwellings, access, landscaping, supporting infrastructure and associated works.

Site Address:

RAF Rudloe Manor, Westwells Road, Hawthorn

Case Officer:

James Taylor

Reference:

Drawings and documents indexed 13th January 2026 on the application webpage, including:

- Site Layout Plan
- Coloured Site Layout Plan
- Indicative Street Scenes
- Covering Letter

Policy and guidance:

- Wiltshire Core Strategy, Core Policy 57 'Ensuring high quality design and place shaping' (abbreviated CP57)
- Wiltshire Local Plan Review - Pre-Submission Draft 2020-2038 (Regulation 19) (September 2023) (abbreviated WLPR)
- Wiltshire Design Guide – Wiltshire Council Supplementary Planning Document adopted 25th March 2024 (abbreviated WDG)
- National Planning Policy Framework (MHCLG December 2024) (abbreviated NPPF)
- National Design Guide (MHCLG January 2021) (abbreviated NDG)
- Building for a Healthy Life (Homes England June 2020) (referenced in the NPPF) (abbreviated BfHL)
- Streets for a Healthy Life: A companion guide to Building for a Healthy Life (Homes England) (abbreviated SFHL)

The site is situated on the edge of the existing settlement of Corsham, where development is informed by locally adopted planning guidance. This includes:

- Corsham Neighbourhood Plan 2016–2026 (Made November 2019) (CNP); and
- Corsham Design Guide 2016–2026 (Final Version November 2019) (CDG).

Wiltshire Council's Core Strategy Policy CP57 'Ensuring high quality design and place shaping': A high standard of design is required in all new developments, including extensions, alterations, and changes of use of existing buildings. Development is expected to create a strong sense of place through drawing on the local context and being complementary to the locality.

Observations

The site lies outside the Corsham settlement boundary (2020) and is not identified as a draft allocation within the emerging Wiltshire Council Local Plan (January 2023). It has previously benefited from outline planning permission (ref. 14/11354/OUT), which has now lapsed, and from a reserved matters approval (ref. 19/07339/REM) granted in June 2021. Despite this history, the current proposal should be regarded as speculative.

Subject to the principle of development being supported, I have set out below my initial comments on the proposed layout and access arrangements, including internal streets, as illustrated in the submitted pre-application material. As no detailed building designs have been provided – only indicative street scenes - my observations at this stage are necessarily focused on the overall layout.

The indicative masterplan applies several positive urban design principles that help create a coherent and legible neighbourhood. These include outward-facing perimeter blocks, which support active and well-overlooked streets, and the retention of existing trees within a well-distributed open space network that is integrated with the primary street structure. However, several elements of the scheme require further clarification or revision to ensure they fully meet expected design standards. The following comments set out the key matters that the applicant should address.

Comments

- 1) Attenuation features should be designed to blend into the landscape, avoiding the appearance of artificial depressions. A more appropriate approach would distribute water volumes across the site using a combination of wetlands, rain gardens, small ponds, and permeable surfaces. SuDS measures incorporated within the internal streets have the potential both to enhance its landscape and character and reduce the extent of external measures.

We draw the Applicants attention to the DEFRA SuDS National Standards (June 2025) principles, in particular the integration of SuDS features at the plot and street level. Incorporating these elements at the plot and street level would not only enhance the visual quality of the development but also ensure the drainage strategy aligns with local design guidance and contributes positively to the site's character.

- 2) Tree-lined streets are a key feature of high-quality urban design, as endorsed by national and local guidance including the National Planning Policy Framework (NPPF), Building for a Healthy Life (BfHL), and the Wiltshire Design Guide. Trees, layered landscaping, and SuDS features within the streets contribute to well-defined, healthy streets and public spaces. To ensure their long-term protection and effective maintenance, these elements should be located in communal, publicly managed areas - not within private plots, as currently proposed along several internal streets. This layout reflects the poor practice illustrated in the 'red' examples in BfHL (pp. 66-67), rather than the preferred 'green' approach (pp. 64-65).
- 3) In some internal streets, frontage car parking overwhelms the public realm, leaving little room for meaningful landscaping. This design choice mirrors the 'red' examples in BfHL (pp. 72-73), and should be rethought in favour of the 'green' principles (pp. 70-71) that promote healthier, more attractive streetscapes. Generous landscaping is needed to settle frontage car parking into the street including for frontage parking where the space equivalent to a parking space is given over to green relief every four bays or so.
- 4) There is limited information within the submission regarding the proposed use, function and quality of the open spaces. Play areas should be located in accessible, safe, and well-overlooked positions to ensure they can be enjoyed by all residents. The development should provide a well-connected and clearly defined network of footpaths, cycle paths, and trim trails throughout the site and along its edges, supporting active and healthy lifestyles.

- 5) Adherence to the previous layout principles has led to a number of awkward geometries and junctions, in particular the turning heads and drive onto the central open space and interrupting the continuous edge linear open spaces.
- 6) Previous consented schemes included employment uses that contributed to the development's vibrancy and long-term viability. It is unclear why such uses have been omitted from the current proposals. If no employment uses are now being brought forward, the scheme should consider incorporating a community hub - potentially including a small convenience store, café, or parcel drop-off point - to provide a focal point and essential services for the new community.
- 7) The Coloured Site Layout illustrates gable-fronted dwellings to plots 41–51 along the principal internal street. This approach creates a strong and distinctive character and would be supported along the full length of the principal street within both the northern and southern parcels.

However, the submitted Site Layout shows an alternative arrangement, with dwellings presenting ridgelines parallel to the street. This arrangement could be acceptable, but only if the buildings are increased to 2½–3 storeys to provide equivalent townscape presence and ensure the street achieves an equally distinctive character.

The applicant should ensure that information shown on the plans is consistent across the submission material.

- 8) Of greatest concern is the reduction in dwelling numbers compared with the outline permission, resulting in a lower overall density. According to the Covering Letter, the site occupies a sustainable location on the edge of the existing settlement of Corsham, offering accessibility to local services, amenities, schools, and public transport links. These factors indicate a site that is well served by existing facilities and public transport infrastructure.

In this context, the proposed predominance of houses with private gardens, and the provision of limited apartments, represents an inefficient use of a previously developed site and fails to fully capitalise on the site's accessibility and sustainability credentials.

The emerging NPPF places increased emphasis on making the most efficient use of land. Residential development located within reasonable walking distance of a railway station is expected to achieve a minimum density of 40 dwellings per hectare across the net developable area, increasing to 50 dwellings per hectare where the station is considered "well-connected". The density currently proposed would likely fall short of these expectations.

In addition, the emerging NPPF recommends that development proposals that do not make efficient use of land in accordance with the above should be refused.

- 9) With reference to point 8) above, the current arrangement at Plot 170, which places five parking spaces at the site entrance, results in a weak and visually unremarkable gateway. This layout does not create the sense of arrival or positive first impression expected for a site of this scale. To strengthen the entrance and improve townscape quality, a feature building - such as an apartment block with parking located behind - should be introduced at this key gateway. A similar landmark building should also be provided at the secondary entrance from Westwells Road to reinforce legibility and establish a coherent character at both access points.
- 10) Only limited information relating to appearance has been provided at this stage, comprising two indicative street elevations. In principle, the use of stone as the primary facing material is

supported. Half-rendered buildings are not typical locally; unless the applicant can demonstrate this through a more detailed analysis of the surrounding area, their use should be limited. Fully rendered buildings would be best placed on corner-turning plots or used as focal points within internal street vistas, where they can provide contrast with the predominant stone treatment.

The inclusion of corner-turning buildings featuring well-proportioned windows, which enhance visual interest and complement the proposed house types, is welcomed. The use of bay windows on feature buildings or at key street scenes is also positive. Additional architectural features - such as stone window surrounds or chimney stacks - could further strengthen the scheme.

Low stone walls are a characteristic feature of the local streetscape. Introducing these along the principal streets and at the entrances to the development would create an attractive frontage and help integrate the scheme into its setting. They would also provide effective screening for the private drives near the site entrances.

A contemporary interpretation of the local vernacular would be well suited to this location, helping to create a distinctive and context-responsive development. Applicants are encouraged to draw on the guidance in CDG Character Area 20 to reinforce local distinctiveness and avoid the generic design approaches seen in some recent schemes.

- 11) Plots 101 and 102 are positioned close to, and directly overlook, the rear amenity spaces of the neighbouring dwellings. Additional mitigation should be explored to reduce potential privacy impacts, or the layout should be reconsidered to avoid this conflict
- 12) The consented outline scheme included a 'new green lane' providing a through-connection between the northern and southern parcels for pedestrians, cyclists and emergency vehicles. Delivering a well-designed, multi-modal link of this kind could enable safer and more convenient movement between the two areas, enhance legibility, and support more efficient access for service and commercial vehicles.
- 13) Several properties back onto the edge open spaces. This would not be acceptable for safety reasons. This arrangement does not align with current design guidance, which expects buildings to front onto public open spaces to ensure natural surveillance, activate the public realm and create safer, more welcoming environments. Both BfHL and the WDG emphasise this principle: BfHL calls for "well-overlooked public open spaces with strong levels of natural surveillance", while WDG requires that "all POS should be well overlooked by the principal elevation of buildings"

The layout should be reconfigured so that all areas of public open space are addressed by the principal elevations of buildings, with active frontages providing natural surveillance and improved street-level activity.

Informatives

Any subsequent planning application should have regard to Wiltshire Design Guide Supplementary Planning Document ('the WDG SPD') that was formally adopted by Wiltshire Council on 25th March 2024 <https://www.wiltshire.gov.uk/planning-building-control-wiltshire-design-guide>. The WDG SPD sets out the approach to appreciating context and focusing on what is important in design and place-shaping will ensure future development makes a positive contribution to the physical character and heritage of Wiltshire and to the livelihood of its communities. This Wiltshire Design Guide is for all designers and decision makers involved with development proposals within the Local Authority of Wiltshire.

Appendix C - Recommended design information of the Wiltshire Design Guide sets out the minimum information required for a Full Planning Application, providing applicants with clear guidance on what is needed to support an effective urban design assessment.

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If the applicant seeks to pursue the application, I would refer them to Building for a Healthy Life in the first instance and use it to review their design concept and process.

Highway Development Control Consultation Response

Planning Application Ref: [REDACTED]

Site Address: RAF Rudloe Manor, Westwells Road, Hawthorn

Proposal: Demolition of buildings, erection of 170no. dwellings, access, landscaping, supporting infrastructure and associated works.

Date of Consultation Response: 06/02/2026

I refer to the above request for preapplication advice dated 20/01/2026 with regard to the demolition of buildings, erection of 170no. dwellings, access, landscaping, supporting infrastructure and associated works.

The site is located to the south of Rudloe and north of Westwells, as this would lead to separate dwellings outside of the identified core settlement framework boundary, the proposal would usually attract an adverse highway recommendation on sustainability grounds as follows:

The site is located outside of any settlement policy boundary, raising concerns with regards to the sustainability of the site for residential development due to the likely reliance upon the private car for any occupants and their visitors. This proposal is therefore, in my opinion, contrary to Core Policies 60 and 61 of the Wiltshire Core Strategy and Section 9 of the National Planning Policy Framework 2024, which aims to reduce the need to travel particularly by private car and encourage the use of sustainable transport alternatives. However, I shall be guided by you on this sustainability issue and wish to advise with regard to highways in the instance that you would be minded to permit dwellings in this location.

The site is located to the south of Westwells Road where it meets the B3109 Bradford Road to the west, this junction has a double mini roundabout. Existing access to the site is located at a large roundabout on Westwells Road and further south on Westwells as a priority junction. Westwells Road is a C classified section of public highway subject to a speed limit of 40mph. Two accesses are proposed from the roundabout junction and the priority junction which are already connected to the public highway. Footway infrastructure exists along Westwells which would be required to tie into the site.

Any proposed alterations to the accesses and footway/cycleway improvements would be required to be part of a Section 278 Highways Agreement.

Visibility splays would be required to be demonstrated at the points of access with the public highway, and this should be within either highway land or land within the control of the applicant and commensurate with speeds on Westwells Road.

Plans have been submitted to show the proposed site layout, the internal road layout appears to be some 6.5m for the initial sections and reduces to 5.5m further into the site, footways appear to be 2m width, which if cycling is to take place on a shared surface should be increased in line with LTN1/20. Swept path analysis would be required to demonstrate the manoeuvrability of the site at the junction accesses and within the site.

The site is split into two by virtue of open space between the dwelling clusters, this is connected for pedestrian/cyclist permeability with a path, if this is to be promoted for cyclists it would be preferred to have an all-weather tarmac shared surface path. A further pedestrian/cyclist connection appears to be proposed in the north-west corner of the site.

The internal layout would be sought to be adopted through a S38 Highways Agreement.

With regard to the internal site layout this should be designed to Manual for Streets guidance taking into account LTN1/20 and incorporate inclusive access for pedestrians, cyclists and vehicles.

Each dwelling will be required to have vehicle and cycle parking in accordance with the minimum standards set out below:

Table 7.1 Minimum Residential Parking Standards (allocated parking)

Bedrooms	Minimum spaces
1	1 space
2 to 3	2 spaces
4+	3 spaces
Visitor parking	0.2 spaces per dwelling (unallocated)

Garages will only count as part of the allocated parking provision where they meet the minimum size requirement of 6m x 3m (internal dimensions). This is to ensure that there is sufficient room for an average sized family car, a cycle and some storage provision. Where these minimum size requirements are not met, the council will require design statements and/or transport assessments to demonstrate the need for such provision and/or to set-out the role of alternatives (e.g. car ports which are unlikely to be used for storage and could therefore count towards allocated parking provision).

Where no garages are proposed an element of cycle storage is expected for each dwelling in accordance with Wiltshire Council's LTP3 Cycling Strategy, Appendix 4 of this document contains Cycle Parking Standards for which I attach an extract below for information:

Land Use	Area	Minimum Cycle Parking Standards
C3 Dwelling	All areas	1 covered space per bedroom for up to 3-bedroom dwellings 3 covered spaces per unit for 4-bedroom dwellings 4 covered spaces per unit for 5-bedroom dwellings(etc) + 1 visitor space per 20 bedrooms

All properties with allocated parking should have a minimum of 1 EV charging space in line with Buildings regulations document S.

The development quantum meets the threshold for a full Transport Assessment in line with Wiltshire Councils Transport Assessment Guidance. This should include the following:

- Introduction
- Site assessment in Transport terms
- Policy context
- Accessibility assessment (Walking, Cycling, Bus, Rail)
- Impact on the surrounding highway network including capacity assessments of key junctions
- Mitigation measures
- Summary and conclusions

There would also be a requirement to provide a residential travel plan in line with Wiltshire Council Travel Plan Guidance, which should identify targets and monitoring to encourage access by modes other than the private motor vehicle.

The Passenger Transport Unit has been consulted in regard to aspirations and requirements for buses in the local area with the following comments:

Planned amendments to the Corsham Town bus service, scheduled for implementation in March 2026, will include an extension of the route to serve Wadswick Green village. Following this, the service will operate along Westwells Road and Park Lane on its return to Corsham. Given the proximity of the proposed development to this revised bus corridor, it is considered appropriate that the applicant provides developer contributions to support the delivery of enhanced bus stop infrastructure on Westwells Road.

To ensure that future residents are afforded safe, accessible, and convenient access to public transport, and in line with both local and national sustainable transport objectives, the following improvements would be required:

- Installation or upgrading of formal bus stopping points adjacent to the site on Westwells Road
- Provision of raised kerbs to facilitate level boarding, including for wheelchair users and those with reduced mobility
- Provision of bus shelters with seating, lighting, and associated hardstanding and Real Time Passenger Information
- Installation of a bus flagpole and timetable display case

These measures are regarded as necessary and proportionate to maximise the accessibility and utility of the enhanced town bus service and to promote a modal shift away from private car use.

It is noted that no provision has been made within the current layout to enable direct bus penetration into the development. A connection between the western and eastern parcels of the site would have permitted internal circulation by the town service, improving public transport accessibility for residents across the development.

Should such a connection remain feasible as part of the masterplanning process, the developer would be expected to provide:

- An internal route constructed to a standard suitable for bus operation
- Appropriate turning facilities
- Designated internal bus stops with raised kerbs
- DDA compliant shelters, associated hardstanding, and timetable information

Internal routing would represent a significant enhancement to public transport accessibility and would better support compliance with relevant local transport policies.

Transport Planning comment have also been received which are as follows:

Missing Pedestrian/Cycle Links:

The site as proposed is split into two parts for the purposes for vehicle access, with no vehicle linkages between the two parts. One active travel link is currently shown as being provided between the two parts, branching into two sections on the eastern side. Only one of these sections currently appears to be to a shared-use standard in terms of width, leaving what is likely the most direct cycle link (the branch connecting in front of plot 46) as pedestrian-only. Both of these branches and the entire link between the two parts of the site should be to a minimum of shared use standard, 3m width, hard surfaced.

The presence of only one pedestrian linkage between the two parts of the site does not lead to a permeable and sustainable site design. Dwellings to the south of both parts do not have any direct route to access other parts of the site. An additional link should be provided between plot 92 and the turning head in front of plot 116. Given that this would not be a

direct route for cycles towards destinations elsewhere in Corsham, this could be provided as a footway link only. Nonetheless, its provision is vital to create a permeable site layout where walking becomes the natural travel choice for short journeys.

I welcome the provision of a pedestrian link in the north-west corner of the site, connecting to Westwells Road just before the mini roundabout. A pedestrian link should also be provided from the turning head in front of plot 150 to Bradford Road. This is likely to be a key pedestrian desire line for those wishing to access the pavement going southbound on Bradford Road.

Access and off-site works:

It is acknowledged that the pedestrian and cycle infrastructure between the site and Corsham town centre along Park Lane is generally good. However, it is important that the site links into this successfully. It is not clear from the site layout whether what appears to be a shared use path between the two parts of the site continues to be a shared use path from the turning head in front of plot 168 to the roundabout access. In a future application it should be clearly included as a shared use hard surfaced path all the way to the site access, linking in with the crossing of Westwells Road (east arm of the roundabout).

The pavement on the south side of Westwells Road between the eastern site access and the western site roundabout access has sections which are unuasally narrow and of poor quality. This must be improved to a minimum of a 2m wide footway standard as part of the application.

Going west on Westwells Road from the roundabout access, the existing shared use path terminates approximately 40m from the roundabout. Active travel access towards Leafy Lane will be important given that this area contains several sports and leisure facilities. I would request that as part of the application, the applicant upgrades the existing pavement on the south side of Westwells Road to a 3m wide shared use path (with localised narrowing to keep within the highway boundary acceptable), as far as the crossing with Bradford Road south of the two mini roundabouts.

I would also ask for a financial contribution (amount to be discussed) towards delivery of priority schemes in the Corsham LCWIP, to assist in offsetting vehicle trips from the site and improving the wider conditions for walking and cycling for future residents of the site.

Travel Plan:

A Travel Plan should be provided alongside any future application with targets to reduce single-occupancy vehicle travel from the site, measures to achieve this and a scheme of monitoring to ensure that the targets are achieved.

The measures must include provision of a green travel voucher to the amount of £300 for the first occupant of each dwelling on site. The voucher should be useable for cycles, cycle accessories, bus season tickets etc.

The principal of the proposals with regard to access would likely be acceptable and have previously been accepted, however until a full transport assessment incorporating the points made above and including capacity assessments have been carried out, I cannot comment further in this regard.

The subsequent application and details of TA and TP will be required to fully assess the highways implications of the proposals.

If you have any queries regarding the above advice, please contact:

HighwaysDevelopment@wiltshire.gov.uk

Wiltshire Council Planning Consultation Response – Housing Enabling Team

4th February, 2026

Application No:	
Application Type:	Pre-Application enquiry
Proposal:	Demolition of buildings, erection of 170 no. dwellings, access, landscaping, supporting infrastructure and associated works
Site Address:	RAF RUDLOE MANOR, WESTWELLS ROAD, HAWTHORN

Thank you for consulting the Housing Enabling Team regarding this application - our comments and observations are as follows:

From the information received, we note that this pre-planning application relates to a proposed residential development of up to 170 dwellings on previously developed land south of the Bradford Road on the edge of the existing settlement of Corsham. Should this site be considered suitable for residential development in this location, and be brought forward by the appropriate planning processes, we can advise that the requirements in respect of Affordable Housing would be as follows:

Policy Requirements:

Core Policy 43 of the adopted Wiltshire Core Strategy (as amended by the National Planning Policy Framework) sets out a requirement for 30% on-site Affordable Housing provision within the 30% Affordable Housing Zone, on all sites of 10 or more dwellings; or on sites of 5 - 9 dwellings if the area of the site is 0.5ha or greater, within the Corsham Community Area. There would, therefore, be a requirement to provide 51 affordable units within a scheme of 170 dwellings. This would meet the policy requirement and would assist in addressing the need for Affordable Housing. The Affordable housing should be secured, at nil subsidy, in a S106 Agreement.

Tenure Mix:

In accordance with Core Policies 43 and 45 of the adopted Wiltshire Core Strategy the tenure mix should reflect local need for Affordable Housing and should, therefore, be provided with a tenure mix of 60% of the units (31 units) being for Affordable Rented housing, and 40% of the units (20 units) being provided for Affordable Home Ownership that could comprise of Shared Ownership and First Homes. The specific Affordable Home Ownership tenures / split will be advised by the Housing Enabling Team at the time of the actual planning application.

Unit Size Mix:

Core Policy 45 of the adopted Wiltshire Core Strategy states that housing size and type will be expected to reflect that of the demonstrable need for the community within which a site is located. An indicative* mix which would reflect current need and policy approaches would be as follows:

Affordable Rent 60% (31 units)

29% x 1 bed 2 person flats**	(9)
7% x 2 bed <u>4</u> person bungalows*	(2)
39% x 2 bed 4 person houses	(12)
23% x 3 bed <u>6</u> person houses	(7)
3% x 4 bed <u>7</u> person houses	(1)

Affordable Home Ownership 40% (20)

(Specific tenures to be advised by the Housing Enabling Team and included in the S106 Agreement):

70% x 2 bed / 4 person houses (14)

30% x 3 bed / 5 person houses (6)

*The indicative tenure mix details above would need to be reviewed and confirmed at the time of any actual planning application.

Adapted Units:

Based on current demonstrable need and reflecting Core Policy 46, we can advise that within the 30% Affordable Housing contribution to be delivered on a nil subsidy basis, at least 10% of the affordable rented homes (5 units based on the scheme proposals) would be sought to meet the adapted needs of older people or those with disabilities (built to meet Building Regulations M4(2) Category 2: Accessible and adaptable dwellings standards).

These units should be provided as 3 x Ground Floor 1 bed 2 person flats and 2 x 2 bed 4 person bungalows ** built to the required standards, to be wheelchair accessible and provided with disabled parking bays. Detailed floorplans should be provided to show these requirements will be met. Details of adapted units would also be reviewed and confirmed at the time of any actual planning application.

Design of Scheme (including Minimum Floorspace Standards):

Affordable Housing in Wiltshire is expected to meet high standards of design and quality, and to be visually indistinguishable from open market housing. When considering scheme design options, the following should be taken into account:

- **Clustering / Distribution:** The Affordable Housing units should be evenly dispersed, in small clusters of no more than 15 units, within mixed tenure developments. Any First Homes should be distributed across the whole site with market units.
- **Adjoining Properties:** To aid marketing/sales of tenures all affordable tenures should, where possible, not be directly connected to the other affordable/market tenures and provided in semi-detached pairs or in terraces eg: Shared Ownership homes should be supplied in semi-detached pairs or small terrace of 3 units together and not linked to other tenures eg including the Affordable Rented homes. First Homes should be distributed across the whole site and not attached to the Affordable Rented or the Shared Ownership units but blended in with the market units.
- **Distribution of 1 bed units:** Any 1-bedroom flats should be provided in blocks of 6 to 9 units or in maisonette style flats (2 units), provided with individual gardens and in curtilage parking in order to integrate with surrounding houses.
- **No Flats over Garages / Commercial Properties:** Please note that due to potential maintenance and management issues flats over commercial units or garages are considered unsuitable for affordable units.
- **No 2 bedroom flats:** 2 bed flats above ground floor level are not considered suitable for affordable units. Demand for these types of units is low as the majority of households on the Housing Register who are eligible to bid on a 2 bed property are families with children, for whom a 2 bedroom house with a garden is more suitable. The Council and its partner RPs are averse to this type of accommodation as it results in regular re-admittance to the Housing Register.
- **Parking:** Electric Vehicle Charging Points or infrastructure should be provided for each affordable home to meet current building regulation and local requirements. The scheme layout should be designed to have as much in-curtilage parking as possible in order to facilitate the provision of on-plot Electric Vehicle Charging Points for the Affordable dwellings wherever possible. Parking courts are not considered suitable for affordable homes (other than for blocks of flats).
- **Parking for M4(2):** Parking spaces for M4(2) units should meet the required standard with respect to location and width.

If, in accordance with the Wiltshire Design Guide, the market units are being provided to full Nationally Described Space Standard (NDSS), then the Affordable units should also be provided to that standard. If, however, full NDSS is not required for a specific scheme, we would require that all affordable homes are built to meet at least 85% of the Nationally Described Space Standard (NDSS) relevant to the dwelling type and minimum person criteria, in order to ensure that the affordable housing units are eligible for inclusion in Homes England's Affordable Housing programme. NDSS and 85% NDSS are shown in the table below:

Number of bedrooms	Number of bed spaces	NDSS			Minimum 85% NDSS		
		1 storey (sqm)	2 storey (sqm)	3 storey (sqm)	1 storey (sqm)	2 storey (sqm)	3 storey (sqm)
Studio	1p	39 (37) *			34 (32)*		
1b	2p	50	58		43	50	
2b	3p	61	70		52	60	
	4p	70	79		60	68	
3b	4p	74	84	90	63	72	77
	5p	86	93	99	74	80	85
	6p	95	102	108	81	87	92
4b	5p	90	97	103	77	83	88
	6p	99	106	112	85	91	96
	7p	108	115	121	92	98	103
	8p	117	124	130	100	106	111
5b	6p	103	110	116	88	94	99
	7p	112	119	125	96	102	107
	8p	121	128	134	103	109	114
6b	7p	116	123	129	99	105	110
	8p	125	132	138	107	113	118

*Where a one-person flat has a shower room rather than a bathroom the floor space may be reduced from 39 sqm to 37 sqm (NDSS) or from 34 sqm to 32 sqm (85% NDSS).

The affordable homes do not require garages/car ports but do require sufficient parking bays as per current policy guidance - ie: 1 x parking bay for each 1 bed affordable home; 2 x parking bays to be provided for each 2 or 3 bed affordable home, 3 parking bays for each 4 or 5 bed affordable home. Parking bays should be provided in curtilage (ie: to the side or immediately in front of their relevant plot) and shared parking courts should be avoided for the affordable houses.

Should it be considered appropriate to apply Vacant Buildings Credit to this proposal, the Planning Case Officer will need to consider, confirm and then advise the Housing Enabling Team regarding the information they will require ie: confirmation of the total gross internal areas for the existing and the proposed floor space, in order that the Affordable Housing provision can be re-calculated in line with the council's procedures and then formally confirmation can be given regarding the Affordable Housing contribution required by the Housing Enabling Team.

Transfer of Affordable Rented and Shared Ownership Units to Registered Provider:

The affordable dwellings (other than First Homes) will be required to be transferred to a Registered Provider, approved by the Council, or to the Council, on a nil subsidy basis.

It is strongly recommended that the applicant makes contact with Registered Providers and Wiltshire Council's Residential Development Team as soon as possible in order to discuss the best option for the affordable dwellings including an indication of transfer prices that can be expected. A list of Registered Providers who work in partnership with Wiltshire Council, and contact details for Wiltshire Council's Residential Development Team, can be provided on request.

Sale of First Homes

Please note that First Homes must be discounted by a minimum of 30% against the market value, with the sale price, at first sale, no higher than £250,000 after the discount has been applied. They must be sold to qualifying first time buyers (with the discount and restrictions passed on to subsequent owners in perpetuity) in accordance with procedures and eligibility criteria set out in government guidance. Please see [First Homes - GOV.UK \(www.gov.uk\)](https://www.gov.uk/guidance/first-homes) for more information. First Homes should be marketed to households with a local connection to Wiltshire for the period that local eligibility criteria apply.

Nominations:

The Local Authority will have nomination rights to the affordable dwellings, secured through a S106 Agreement (Local Authority to provide first draft of the S106 in order to meet its current format).

Julie Newitt
Principal Development Officer (Corsham and Melksham)
Housing Enabling Team - Major Projects & Enabling
04/02/2026

To:	Development Management	From:	AtkinsRéalis (Drainage Team)
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Planning App Ref:	
Service Ref:	<i>Drainage</i>
Date:	<i>30/01/2026</i>

PROPOSAL

Demolition of buildings, erection of 170no. dwellings, access, landscaping, supporting infrastructure and associated works.

SITE ADDRESS

RAF Rudloe Manor, Westwells Road, Hawthorn.

COMMENTS ON DRAINAGE INFORMATION SUBMITTED AT PRE-APP

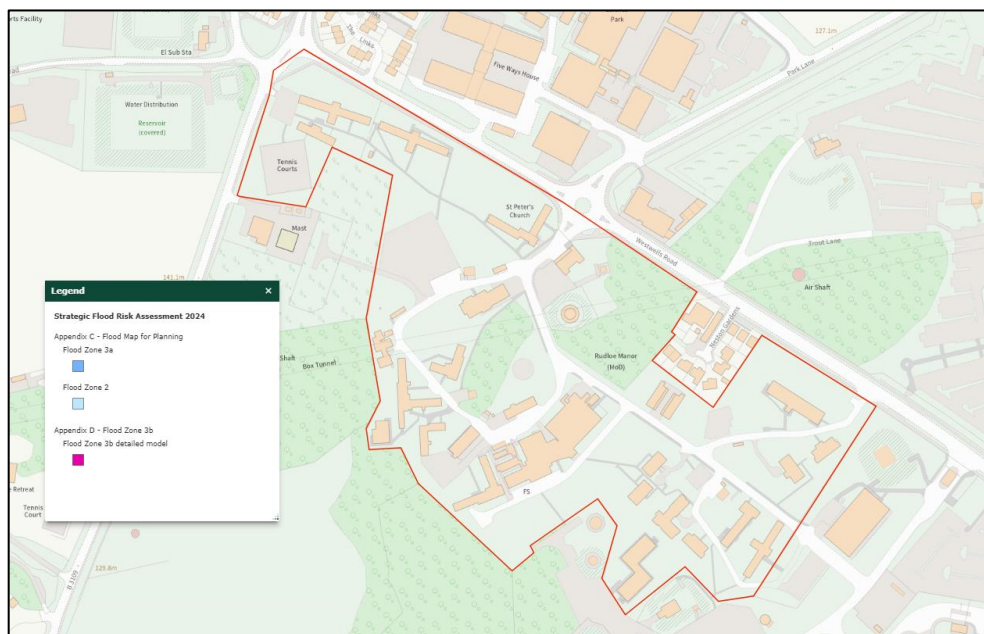
The applicant has provided the following drainage information at pre-app stage:

- Request for Pre-Planning Application Advice (Application Form; no date).
- Covering Letter (provided by Pegasus Group; Ref. CM/P25-2742; dated 13/01/2026).
- Site Layout Plan (Preliminary – Rev. P1; Dwg No. UNK; dated 17/07/2025).
- Coloured Site Layout Plan (Preliminary - Rev. P1; Dwg No. CSL.01; dated 17/07/2025).
- Indicative Street Scenes (Preliminary – Rev. P2; Dwg No. SS.01; dated 11/12/2025).

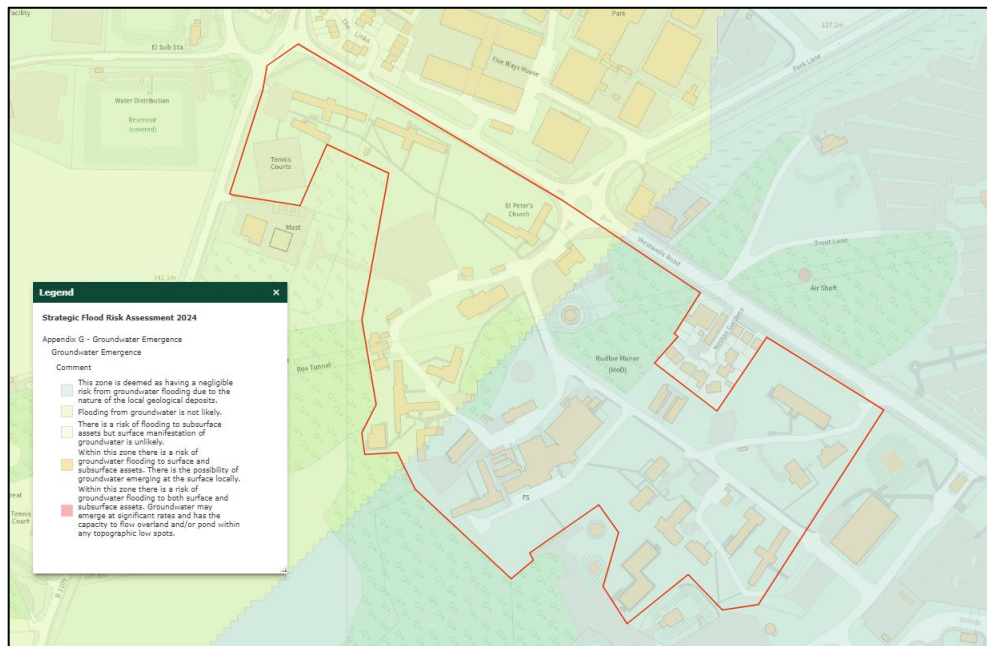
Based on the submitted information we have the following comments.

PRE-APPLICATION ADVICE: FLOOD RISK

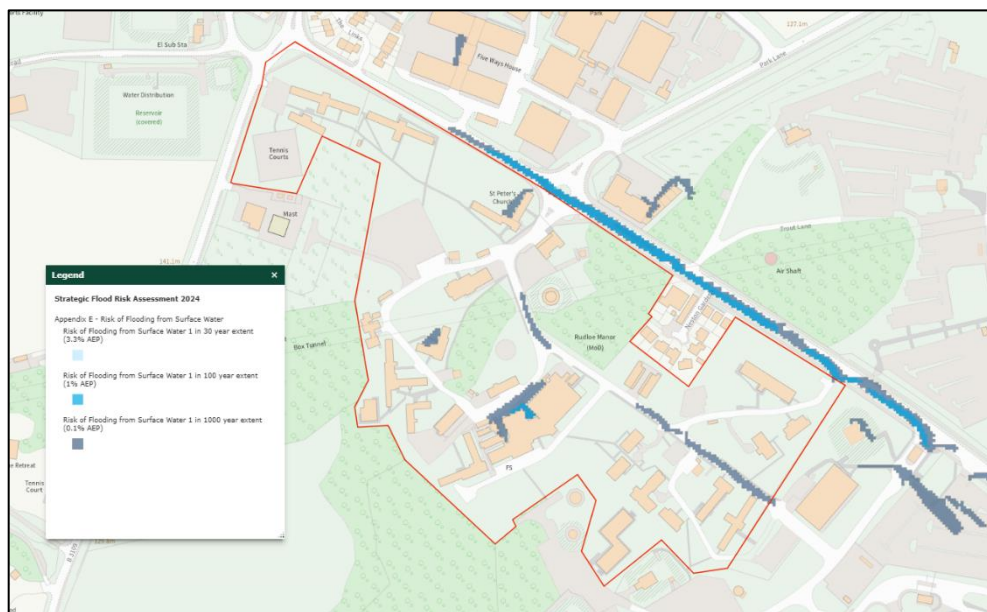
The Wiltshire Council Strategic Flood Risk Assessment, [SFRA Data Explorer](#), has indicated that the site is located within Flood Zone 1 and has a low level of risk from fluvial flooding.



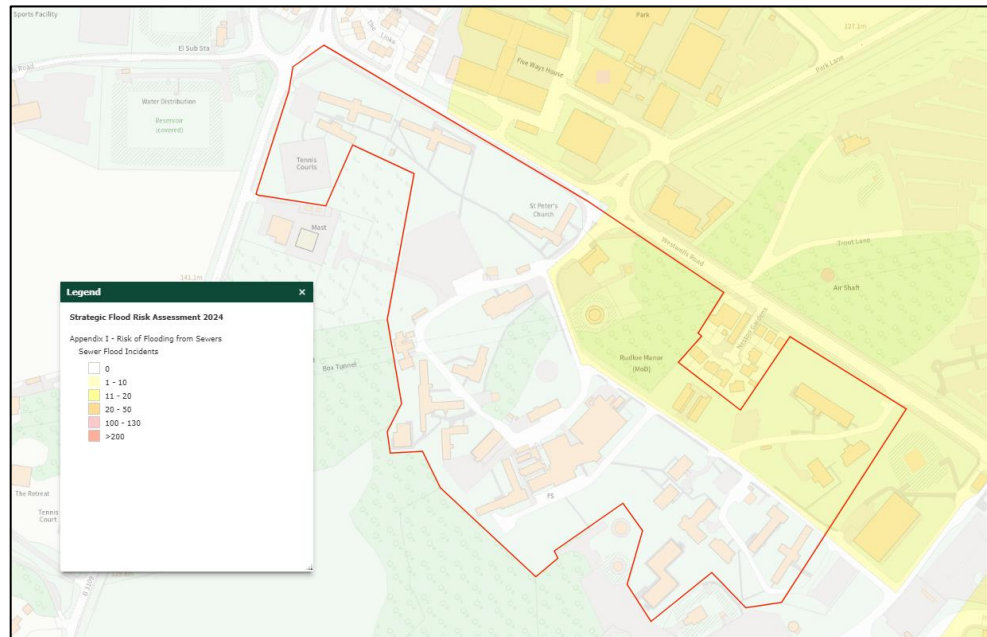
The site is shown to have a low level of risk from ground water flooding.



The site overall is shown to have a low level of risk from surface water flooding, however there are localised regions at risk from the 1 in 100year and 1 in 1000year storm events.



The north portion of the site is shown to have a low risk of flooding from sewers, with 1-10 recorded sewer flood incidents.



Overall, the site is designated a **high cumulative impact** score in the Wiltshire Council Level 1 Strategic Flood Risk Assessment (2024).

A site-specific Flood Risk Assessment (FRA) is required for this application. The site-specific FRA should demonstrate that the site is not adversely affected by flood risk from different sources, and how the flood risk from **all sources** will be managed without increasing flood risk to the development itself or elsewhere. It should also outline the proposed drainage strategy for the site. The applicant is referred to the [Environment Agency's advice](#) on how to prepare an FRA, as well as their [standing advice](#) for vulnerable developments.

The applicant shall review all published Section 19 reports on historic flooding within Wiltshire and incorporate these into their holistic assessment of flood risk, and historic flood events. These reports can be found on the council website here: [Flooding - Wiltshire Council](#).

PRE-APPLICATION ADVICE: DRAINAGE STRATEGY / DRAINAGE DESIGN

Based on BGS Mapping the site is indicated to be underlain by freely draining shallow lime-rich soils over chalk or limestone (Soilscape 3). This suggests the implementation of infiltrating SuDS features may be viable at the site. The suitability of infiltration to dispose of surface water will need to be assessed by the applicant using appropriate Ground Investigations and supporting detailed desk studies.

Based on DEFRA Magic Maps, the site is shown to be within a Source Protection Zone – Zone 2 (Outer Protection Zone). The nearest Drinking Water Safeguard Zone is a Groundwater zone approximately 1km south of the site.

The applicant should note that in all instances the preference should be to utilise blue-green SuDS which provide multi-faceted benefits to the site (in terms of water quantity, quality, amenity and biodiversity); for example, for attenuation features preference should be given to use of swales / ponds / detention basins (if technically feasible) instead of attenuation tanks. The applicant should adopt a holistic approach to planning the site, and sufficient space for SuDS features should be provided at an early stage in order to fulfil the requirements of the National Standards for SuDS; the LLFA will not accept statements that there is insufficient space for SuDS or that SuDS have not been utilised due to cost.

Any proposals must be designed in accordance with the National Standards for SuDS and the latest SuDS Manual (C753). The National Standards for SuDS will be applicable unless the Council's own requirements are more stringent.

The LLFA would consider this to be a **brownfield** site for the purposes of planning.

The applicant should note the EA's updated climate change guidance (dated [27 May 2022](#)) when preparing the Flood Risk Assessment / Drainage Strategy.

The developer should provide the following information as part of future planning applications in accordance with the [National Standards for SuDS](#):

Standard 1: runoff destinations

- Existing brownfield runoff rates for the site.
- Post development runoff rates. These must also be in accordance with Wiltshire Council's betterment policy update, which can be found [here](#).
- The strategy mimics the existing drainage characteristics of the site by retaining and utilising any existing drainage features.
- Evidence that the [surface water disposal hierarchy](#) has been applied and how all other options have been exhausted.
- If infiltration is proposed, it is implemented in manner that does not create an offsite impact, particularly if there are reports of groundwater flooding in the area.
- Consent for any outfalls from the proposed drainage systems into a public sewer or other drainage system not owned by the applicant.

Standard 2: interception

- The first 5mm of rainfall from the majority of rainfall events will be managed by interception features and will not result in runoff from the site to surface water or piped systems.
- SuDS source control measures to manage water quantity and maintain water quality will be implemented wherever possible, and throughout the management train, so the development is not reliant upon large attenuation features close to the points of discharge.
- A schedule and plan of interception features must be provided, showing their location, type, and contributing catchment.

Standard 3: management of extreme rainfall and flooding

- A detailed topographical survey that clearly identifies the existing drainage features on the site as well as level contours to show overland flow routes.
- Existing flood flow routes through the site have been maintained or where they will be affected, adequate measures to intercept and safely control flows through the site have been provided to ensure flood risk is not increased elsewhere.
- Exceedance routes that minimise the risks to people and property.
- Evidence that the finished floor levels above the maximum predicted 100-year flood level or if no flooding is predicted, at a sufficient height above the SW drainage cover levels.
- The drainage strategy does not increase flood risk as a result of catchment transfer.
- All proposed drainage features are outside flood zones 2 and 3 and where they are adjacent to an ordinary watercourse, they are not located within the EA surface water flood maps. Where drainage features are located adjacent to flood zones 2 and 3, they must be above the 1 in 100 year plus climate change flood level. This information can be provided by the EA.
- Calculations and drawings for the drainage system design showing designated holding areas and conveyance routes based on no flooding on site for a 1 in 30 year plus climate change rainfall event.
- Calculations and drawings for the drainage system design showing designated holding areas and conveyance routes based on no flooding on site for a 1 in 100 year plus climate change rainfall event in respect to a building (including basement) or utility plant susceptible to water within the development.
- Calculations should include an allowance for increased surface water runoff, as a result of urban creep, in accordance with LASOO guidance.
- Hydraulic Models should set the MADD factor / additional storage volume factor to $0\text{m}^3 / \text{ha}$ in order to prevent an overestimation of storage capacity in the proposed drainage network.
- If the drainage model includes runoff from the full site (both permeable and impermeable areas), the default Cv values of 0.75 (summer) and 0.84 (winter) may be used. If runoff is only included from impermeable catchment areas within the drainage model, a Cv value of 1 must be used.
- If attenuation tanks are proposed that an allowance for reduced attenuation volume due to silt ingress (as per Section 21.9.9 of the SuDS Manual CIRIA C753).

Standard 4: water quality

- The applicant must provide a pollution hazard assessment for all areas draining to SuDS features, and demonstrate that the proposed treatment train achieves the required pollution mitigation indices for suspended solids, metals, and hydrocarbons, using the Simple Index Approach (CIRIA SuDS Manual C753, Table 26.3).
- At least two stages of SuDS treatment must be provided for runoff from high-risk areas (e.g., car parks, roads), and at least one stage for low-risk areas (e.g., roofs).
- Calculations and supporting plans must be submitted to evidence compliance.
- A maintenance plan must be provided to ensure the long-term effectiveness of water quality treatment.

Standard 5: amenity

- The applicant must provide details of how SuDS features will deliver amenity benefits, including integration with public open space, accessibility, safety, and opportunities for recreation or education. Plans should clearly show how SuDS contribute to the quality and usability of the site for future occupants and the wider community. Note this may require additional engagement with the council's urban design and landscape officers.

Standard 6: biodiversity

- The applicant must provide details of how SuDS features will deliver biodiversity benefits, including planting schedules, habitat creation, and connectivity to existing ecological networks. A biodiversity net gain statement should be included, demonstrating how the SuDS proposals contribute to site-wide ecological enhancement. Maintenance plans should support the long-term success of these features. Note this may require additional engagement with the council's ecology and landscape officers.

Standard 7: design of drainage for construction, operation, maintenance, decommissioning and structural integrity

- A clearly labelled drainage layout plan showing the pipe networks and any attenuation ponds. The plan should show any pipe node numbers referred to within the drainage calculations.
- A plan showing the cross sections and design of any attenuation pond and its components.
- Geotechnical factual and interpretive reports, including infiltration tests in accordance with British Research Establishment (BRE) Digest 365 – Soakaway Design.
- Groundwater level monitoring (taking into account seasonal variations).
- The applicant is referred to Wiltshire Council's Surface Water Soakaway Guidance for the standards that must be met for planning approval and adoption of infiltration drainage features.
- Adequate measures during construction to control pollution to existing watercourses and groundwater.
- Details of how the proposed and existing drainage features on the site will be maintained and managed after completion with confirmation from the relevant authority that they will adopt any systems that are being offered for adoption.
- If access to the site is predicted to flood, an emergency plan must be agreed with Wiltshire Council. Guidance on the preparation of an emergency plan can be found [here](#).

INFORMATIVES

The applicant is reminded of their riparian responsibilities for maintaining flows within ordinary watercourses. Guidance on riparian ownership can be found here [Owning a watercourse - GOV.UK \(www.gov.uk\)](https://www.gov.uk/government/guidance/owning-a-watercourse)".

To aid in the development of compliant drainage strategies, the following are recommended without prejudice. We would recommend also utilising the best practice guidance within *The SuDS Manual*, and *Getting SuDS Right from the Start*:

Standard	Best Practice Considerations
Standard 1 – Drainage Hierarchy	• Retain and enhance existing natural drainage features where possible. • Use site layout to maximize opportunities for infiltration and above-ground conveyance. • Identify how communal rainwater harvesting can be utilised to help improve viability of inclusion. • Identify whole-life cost-benefits such as water bill reductions for implementing rainwater harvesting.
Standard 2: Interception	• Use green roofs, permeable paving, rain gardens, and bioretention to maximize interception. • Distribute source control features throughout the site for maximum effectiveness. • Provide a maintenance plan to ensure interception features remain effective.
Standard 3: Management of Extreme Rainfall and Flooding	• Use topographical surveys to identify and preserve natural overland flow routes. • Design SuDS features with freeboard and overflow routes. • Ensure safe access and egress during extreme events. • Consider overland flows originating from outside redline boundary • Consider how the drainage systems will perform in the event of blockage and failure
Standard 4: Water Quality	• Use vegetated SuDS (swales, ponds, wetlands) for effective pollutant removal. • Include forebays or sediment traps upstream of main SuDS features. • Provide a maintenance plan for regular removal of silt and debris.
Standard 5: Amenity	• Use gentle side slopes, accessible paths, and seating to make SuDS features usable and attractive. • Involve local communities in the design of SuDS spaces.
Standard 6: Biodiversity	• Design SuDS to create wetland mosaics, wildlife corridors, and habitat connectivity. • Consider how SuDS can help provide wider BNG benefits / credits to the site
Standard 7: Construction, Operation, Maintenance, Decommissioning, and Structural Integrity	• Plan for safe access for maintenance. • Include decommissioning plans for temporary features.

The table below stipulates the information typically required at each application stage. Provision of the correct information will expedite the processing of applications by the drainage team.

Pre-app	Outline	Full	Reserved matters	Discharge of conditions	Document to be submitted
✓	✓	✓			Flood Risk Assessment / Statement
✓	✓	✓			Drainage Strategy / Statement & sketch layout plan
	✓				Preliminary layout drawings
	✓				Preliminary "Outline" hydraulic calculations
	✓				Preliminary landscape proposals
	✓				Ground investigation report (for infiltration)
	✓	✓			Evidence of third party agreement for discharge to their system (in principle/ consent to discharge)
		✓		✓	Maintenance program and on-going maintenance responsibilities
		✓	✓		Detailed development layout
		✓	✓	✓	Detailed flood & drainage design drawings
		✓	✓	✓	Full Structural, hydraulic & ground investigations
		✓	✓	✓	Geotechnical factual and interpretive reports, including infiltration results
		✓	✓	✓	Evidence of measures to prevent pollution of the receiving groundwater and/or surface waters
		✓	✓	✓	Drawings showing conveyance routes for flows exceeding the 1 in 100 year plus climate change
		✓	✓	✓	Detailed landscaping details
		✓	✓	✓	Discharge agreements (temporary and permanent)
		✓	✓	✓	Development Management & Construction Phasing Plan

RELEVANT PLANNING POLICY & GUIDANCE

National Planning Policy Framework (NPPF) [NPPF December 2024 Link](#)
Planning and Flood Risk (Paras 170–182).

Wiltshire Core Strategy – Adopted January 2015 [Wiltshire Core Strategy Link](#)

Core Policy 67 requires that all new development must address flood risk from all sources and not increase flood risk elsewhere. It supports the use of Sustainable Drainage Systems (SuDS) and requires that developments demonstrate how surface water will be managed sustainably.

Wiltshire Local Plan (emerging) [Local Plan Review Link](#)

Development must avoid high flood risk areas using the sequential approach. Proposals require a Flood Risk Assessment, Surface Water Drainage Strategy, and Groundwater Assessment where relevant. All schemes must include Sustainable Drainage Systems (SuDS), with major developments achieving a 30% reduction in runoff compared to greenfield rates, following the surface water discharge hierarchy.

Culverting and building over watercourses is discouraged, and natural drainage features should be retained or restored. Drainage strategies must ensure safety during extreme flood events (1-in-100-year + climate change) and provide safe access/egress. SuDS should also deliver biodiversity, amenity, and water quality benefits.

Supplementary Planning Documents

Wiltshire Council Drainage Betterment Strategy (2024) [SPD Link](#)

This technical guidance outlines expectations for surface water discharge hierarchy, attenuation, exceedance routes, water quality, and post-development monitoring.

Wiltshire Design Guide (March 2024) [SPD Link](#)

Includes principles of good design, including integration of SuDS and flood resilience.

Other Relevant Policies and Guidance

Planning Practice Guidance (PPG) – Flood Risk and Drainage [Guidance Link](#)

Covers detailed expectations for flood risk assessments, SuDS design, discharge hierarchy, sequential testing and climate change allowances.

Wiltshire SFRA (2024) [SFRA Link](#)

This document underpins the Sequential and Exception Test application and provides site screening evidence.

Section 19 Flood Investigation Reports [Section 19 Reports Link](#)

These documents summarise investigations into significant local flood incidents and establish what caused the flooding, how authorities responded, and actions needed to prevent future floods.

National Standards for Sustainable Drainage Systems (SuDS) June 2025 [Guidance Link](#)

Establishes mandatory criteria for runoff destination hierarchy, interception, flood resilience, water quality, amenity, biodiversity, and long-term maintenance for all new developments in England.

SuDS Manual (CIRIA C753)

This document set outs design principles, especially where attenuation, exceedance routing, and water quality are discussed.

Infiltration drainage design must be supported by ground investigations, including infiltration testing in accordance with *British Research Establishment (BRE) Digest 365 – Soakaway Design*, and groundwater level monitoring that accounts for seasonal variation.

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Paddy O'Neill (AtkinsRéalis on behalf of Wiltshire Council Drainage).

DEPARTMENT OF CHILDREN SERVICES (EDUCATION)
SCHOOL PLACES & EARLY YEARS PLANNING - INDICATIVE PLANNING CONSULTATION
RESPONSE

27/01/2026

PLANNING REF: [REDACTED]

SITE NAME/ADDRESS: RAF Rudloe Manor, Westwells Road, Hawthorn, Corsham SN13 9RA

ASSESSMENT OF: 170 units. – 136 Open Market and 34 Affordable Housing which includes 9x 1 bed flats. Affordable housing has been calculated at 25% by developer due to the site constraints.

EXCLUSIONS/DISCOUNTS APPLIED: 9 x 1 bed flats excluded, and 30% standard AH discount applied to 25 units, a total reduction of 17 units.

NUMBER OF PROPERTIES QUALIFYING FOR ASSESSMENT: 153

SCHOOL PLACES NEEDED BY DVLPT: **PRIMARY = 47** **SECONDARY = 34**

DESIGNATED AREA PRIMARY/IES:

- Corsham Primary Academy.
- Neston primary and Regis Academy are also within 2 miles safe walking distance of the development site.

DESIGNATED AREA SECONDARY/IES:

- Corsham School.
- No other secondary lies within a 3-mile safe walking distance of the development site.

EARLY YEARS PLACES INDICATIVE ASSESSMENT DETAILS:

We have reviewed the current provision in this area and consider it sufficient to meet the demand that would be generated by the proposed development, without the need for expansion

EARLY YEARS PLACES - S106 CONTRIBUTIONS REQUIREMENTS: Current pupil products: 0.04 per dwelling for 0-2-year-olds (4 per 100 dwellings) and 0.09 per dwelling for 3-4-year-olds (9 per 100 dwellings). Current cost multiplier = [REDACTED] *(Please note however, that the cost multiplier quoted is due to be updated for the new financial year, and the new figure will apply to S106s signed in that financial year as per our S106 Methodology).

- We have no requirement for a developer S106 contribution towards expanding early years provision, from this application.

PRIMARY INDICATIVE ASSESSMENT DETAILS:

- Capacity = 1232 places.
- Oct 25 schools census NOR = 970 pupils.

- Forecast numbers for Sept 2026= 982
- In addition, the number of places required by in area housing already registered/approved ahead of this application, but not yet in our forecasts = 79.
- In view of this, the designated schools have the capacity to accommodate the pupils arising from this development

INDICATIVE PRIMARY S106 CONTRIBUTION REQUIREMENTS: Current Primary cost multiplier = [REDACTED] *(Please note however, that the cost multiplier quoted is due to be updated shortly for the next financial year, and the new figure will apply to S106s signed in that financial year as per our S106 Methodology).

- Sufficient capacity is currently available to accommodate the primary age pupils that are likely to be generated by the proposed development.
- As a result, were we assessing this pre-app enquiry as an application registered today, we would have no requirement for a developer S106 contribution towards expansion of primary school provision.
- However, we must stress that this is an indicative response only. It's always possible that new registered applications could take up the surplus places that currently exist before an application comes forward relating to this site.

SECONDARY INDICATIVE ASSESSMENT DETAILS:

- Corsham School is the sole secondary school designated to serve Corsham town and its neighbouring villages.
- There are no other secondaries within a safe, 3-mile walking distance of this development site.
- PAN capacity Years 7 – 11 = 1300 places, including those for which S106 funding is already secured.
- Oct 25 Years 7 -11 number on roll = 1248 pupils.
- Current forecasts peak at 1256 pupils by September 2026 (including completed in area housing).
- In addition, the number of places required by in area housing already registered/approved ahead of this application, but not yet in our forecasts = 64.
- Corsham School does not have the capacity to accommodate all pupils arising from this development.

INDICATIVE SECONDARY SCHOOL PLACES - S106 CONTRIBUTION REQUIREMENTS: Current secondary places cost multiplier = [REDACTED] *(Please note however, that the cost multiplier quoted is due to be updated for the new financial year, and the new figure will apply to S106s signed in that financial year as per our S106 Methodology).

- There is insufficient capacity currently at Corsham School to accommodate the secondary age pupils likely to be generated by the proposed development.

- As a result, were we assessing this pre-app enquiry as an application registered today, we would require a full developer contribution of 34 places towards expanding secondary school infrastructure at the Corsham School.
- Using the current (but see note * above): capital cost multiplier per secondary place:
[REDACTED]
- This contribution is subject to indexation and to be secured by an S106 agreement to which the Council's standard terms will apply.
- However, we must stress that this is an indicative response only. It's always possible that new registered applications could take up the surplus places that currently exist before an application comes forward relating to this site.

CAVEATS: (see attachment)

Consultation Response Approved by Clara Davies, Head of School Place Commissioning

Wiltshire Council Planning Consultation Response

Wednesday, 25 February 2026

Application No:	
Site Address:	RAF RUDLOE MANOR, WESTWELLS ROAD, HAWTHORN

Please note the particulars in connection with the above planning application are available to view on the planning website <http://www.wiltshire.gov.uk/planninganddevelopment.htm>

I would welcome any comments that you have about this particular application by **[EARLIESTDECISIONDATE]**. If I do not receive your observations and comments by this date I will assume you have none. If you require an extension of time please contact the Planning Officer above who will do their best to accommodate this.

Recommendations:

- ☐ No Comment
☐ Support
☒ Support subject to conditions (please set out below)
☐ Object (for reasons set out below)
☐ No objections

Matters Considered:

Demolition of buildings, erection of 170no. dwellings, access, landscaping, supporting infrastructure and associated works

Background:

Waste management services have not commented on this application to date.

Provision of containers for waste and recycling:

The on-site infrastructure required by the proposal is the provision of waste and recycling containers for each residential unit. The following s106 contribution is required for the provision of this essential infrastructure to make the application acceptable in terms of the policies listed below:

Property type category	Contribution per house/per category	Quantity	Total
Individual house			
Bin store for block of 6-10 flats			
Bin store for block of 11-14 flats			

Bin store for block of 15-18 flats			
Bin store for block of 19+ flats	Calculation will be based on the agreed number of containers		
		Total	

This contribution is directly related to the development and is specifically related to the scale of the development, as it is based upon the number of residential units on site.

Please note this is based on s106 for individual properties and groups of flats. This could be amended in the completion of a Full planning application subject to conditions.

Policy:

Policy support for seeking developer contributions towards the provision of waste management facilities is provided by the adopted Wiltshire Core Strategy, Wiltshire and Swindon Waste Core Strategy and the Wiltshire Planning Obligations Supplementary Planning Document, as detailed in the sections below.

Wiltshire Core Strategy – Core Policy 3 (CP3)

Core Policy 3 of the Wiltshire Core Strategy (adopted January 2015) provides overarching policy support for securing developer contributions towards ‘waste management services such as recycling and collection facilities’, which is classed as ‘essential infrastructure’. In the event of competing demands for infrastructure provision, essential infrastructure will be afforded the highest priority.

Planning Obligations Supplementary Planning Document

The Wiltshire Planning Obligations Supplementary Planning Document (SPD) (Adopted May 2015) supports Core Policy 3 and provides further detail on the council’s approach to developer contributions. The Planning Obligations SPD lists ‘waste and recycling containers’ as a type of site-specific infrastructure that would be sought through section 106 contributions rather than through the Community Infrastructure Levy (CIL). The provision of bins, and the services required to support waste collection, is a burden on the council that can often be directly related to new developments and hence firmly within scope for financial contributions to be made through s106 agreements. Container provision is directly related to the type and scale of the development, as they are issued on a per-residential-unit basis (except where communal containers are required for apartments sharing the use of bin stores).

To meet the requirements of the Written Ministerial Statement on small-scale developers, contributions are not sought for developments which include 10 residential units or fewer.

Policy WCS6 of the Wiltshire and Swindon Waste Core Strategy

Policy WCS6 of the Wiltshire and Swindon Waste Core Strategy requires developers “to design and provide facilities for occupiers of the development to recycle/compost waste [...] and/or facilities within individual groups of properties or premises for the source separation and storage of different types of waste for recycling and/or composting”. Wiltshire Council retains control of procuring containers that are issued to occupiers of residential properties. The reasons for this are to ensure

that the containers are compatible with lifting equipment and that branding – which is essential for ensuring that residents know what materials are designated for each container – meets the required standard. As a developer cannot directly provide the facilities for the separation and storage of waste, instead the requirement under WCS6 is met by securing a section 106 contribution.

The same policies provide policy support for ensuring that developments are designed so as to be suitable for delivery of waste collection services.

Core Policy 3 states that it is “important that all new development proposals build safeguards into schemes to protect and enhance appropriate services and facilities, including [...] waste collection and management services”. These safeguards can be achieved by allowing suitable space for waste storage and collection operations in accordance with the council’s waste SPD at the outset of the application process.

Policy WCS6 requires developers to provide facilities for separation and storage of waste for recycling and composting. It also states that any such provision must “have regard to [...] the existing [...] Municipal Waste Management Strategy”. The council’s waste strategy expects that new developments are designed to enable waste collection services to operate safely and efficiently and, to this end, the waste SPD sets out what is deemed to be safe and efficient. Meeting the requirement of WCS6 can be achieved by following the guidance in the waste SPD.

Please note this is subject to change in accordance with government guidelines which may affect vehicle sizes and waste and recycling containers in the future

Access to waste collection services:

Vehicle access

I attach a guidance document setting out the council’s technical requirements to ensure that residents will be able to use the standard waste collection service. In general terms, following the attached guidance will allow the service to operate as intended and generally will mean that plans are acceptable to the waste management services team. The following paragraphs highlight some areas that would need to be addressed at the next stage of an application.

Vehicle tracking is required to demonstrate that refuse collection vehicles (RCVs) can move through the development and turn at the ends of roads, especially taking account of cars parked in allocated spaces and at the roadside. Adequate turning room should be provided to take account of the restrictions on carry distances for residents set out in Part H of Building Regulations (25m), the limitations on carry distances for waste collection crews, where the vehicle should be able to stop within 10m of a collection point (see section 4.4 of the attached guidance) and due to the requirement to minimise reversing to meet the requirements of BS 5906:2005.

The council requires an indemnity in order to operate on any roads that are not adopted, including during any period where the council needs to deliver waste collection services prior to adoption. The required arrangements are set out in section 5.8 of the attached guidance with a sample indemnity provided in Appendix C

Collection points

Each dwelling should have a collection point that is on level hardstanding off any roadway or footway at the curtilage of the property, as further described in section 5.2 of the waste SPD.

Plans should identify these areas for each dwelling and demonstrate that they do not impact on space available on driveways and that soft landscaping won't prevent or encumber the collection crew when emptying bins.

Concern especially regarding collection points for Plots 1 & 2, 8 & 9, 28 to 31, 67 to 74, 84 to 88, 93 to 97, 101 & 102, 110 to 113, and 153 to 160 – Final plans should show where collection points would be according to 5.2 of the waste SPD.

Storage points

In accordance with the guidance in section 5.4 of the waste SPD, plans at reserved matters stage should demonstrate that each property has suitable storage space that takes account of the guidance. Showing containers to scale in situ will help to demonstrate compliance.

Routes between storage and collection points

As noted in the 'Vehicle access' section above, residents should not have to carry their waste containers more than 25m from the storage point to the collection point.

Plans should demonstrate that this is achievable for each dwelling, preferably with a supplementary table listing the carry distances per dwelling, for ease of reference. Section 5.3 of the waste SPD provides further details on matters to consider when designating these routes.

Concern for Plots 1 & 2, 8 & 9, 28 to 31, 67 to 74, 84 to 88, 93 to 97, 101 & 102, 110 to 113, and 153 to 160 – Final plans should show route between storage and collection points would be according to 5.3 of the waste SPD.

The collection service for flats

If final designs include communal bin stores for flats, the detailed guidance in section 5.6 of the attachment should be followed.

Particular attention should be paid to the location and accessibility of bin stores, as the RCV should be able to park within 10 metres of the store without obstructions and with dropped kerbs in place to enable the bins to be safely manoeuvred to the rear of the RCV. We have experienced problems where poor location, insufficient storage space or doorways of inadequate width mean that services can't be delivered, which impacts on the quality of life of residents as waste accumulates. Final designs should demonstrate how these problems are mitigated.

Conditions:

I recommend a condition that does not allow commencement of development until details concerning how waste collections will function on the development are submitted to and agreed by the council, to meet the requirements of policies CP3 and WCS6

- S106 contribution of £19,438.00 based on 170 dwellings (see table for costs for flats)
- Vehicle tracking to demonstrate that refuse collection vehicles (RCVs) can move through the development and turn at the ends of roads
- Bin Storage points
- Bin Collection Points
- Carry distances for residents and crews
- Indemnities

Informatives:

The council requires an indemnity in order to operate on any roads that are not adopted, including during any period where the council needs to deliver waste collection services prior to adoption. The required arrangements are set out in section 5.8 of the attached guidance with a sample indemnity provided in Appendix C

Conclusion:

In principle the waste management team support the application with the conditions laid out above

Supporting documents

Supplementary Planning Document

Regards,

Waste Management



Appendix 5 – Ecology Pre-Application Response

Wiltshire Council Planning Consultation Response

ECOLOGY

Officer name: Mary Holmes MCIEEM

Date: 18/01/2026

Application No: PREAPP_Bat Survey Ecology Advice to support planning application.

Proposal: Residential Development

Site Address: Former MOD Rudloe No.2 Westwells Road SN13 9RA

Thank you for requesting pre-application advice via the charged ecology service in relation to survey scope at Former MOD Rudloe No.2 Westwells Road SN13 9RA.

The advice given below is based on professional judgement, current knowledge of policy, legislation, best practice and review of the submitted documents listed below. It is important to note that required ecological surveys and assessment of the development may identify additional risks and constraints which must also be addressed by the application.

A Teams Meeting was held between Chris Marsh (Peagasus), Emily Dickins (BSG Ecology), Josh Kittlety (Taylor Wimpey) and Mary Holmes (Senior Ecology Officer) on 08/01/2026 to discuss the site and survey data/scope of bat surveys.

Background/Context

The application site had permission under outline 14/11354/OUT and 19/07339/REM but the permission has now lapsed. Taylor Wimpey are the new developer and plan to submit a full application this year.

The site layout provided is located at the Former MOD Rudloe No.2 off the Westwells Road.

The proposed development is located adjacent Box Mines Site of Special Scientific Interest (SSSI). Box Mines SSSI is a component of the Bath & Bradford-on-Avon Bats SAC and is notable for its extensive underground limestone mines that support large numbers of hibernating and breeding qualifying Greater and Lesser horseshow bats as well as significant populations of Natterers, Daubenton's, Whiskered and Brandt's bats. Bechstein's are also known to hibernate in the mines and use the mines as a swarming site.

The proposed development site goes over Box tunnel and there is a disused mine shaft within the proposed development site boundary. This is a sealed entrance to the MOD owned underground tunnel complex adjacent to the site's eastern boundary.

The current consultant ecologists have been involved with site and surveys since 2014. The latest bat activity, emergence/re-entry, static and tree surveys were undertaken in 2023, but the applicant wasn't able to share any of the data at the time of the Preapp.

The LPA Ecology Advice on Bat Activity Surveys

Due to the sensitive location of this area, any forthcoming proposals must be considered under the Habitat Regulations, and the proposals will be screened into Appropriate Assessment.

- *The application must include an up-to-date desk study for bats including contacting the local mammal recorder.*
- *An update walkover and reassessment of trees and buildings to ensure there are no significant changes to habitats.*
- *Bat surveys must be in accordance with the Bat Surveys for Professional Ecologists (version 4) unless otherwise fully justified.*
- *Static Surveys should include April – October (inclusive)*
- *Bats surveys must be in accordance with the Council's Bat Special Areas of Conservation (SAC) Planning Guidance for Wiltshire (2015).*
- *Surveys and mitigation must fully comply with Corsham Batscape Strategy (2019) and the accompanying & Corsham Neighbourhood Plan (2016-2016).*
- *There has been a lot of development in the vicinity since the previous Ecological Impact Assessment and as such the updated Ecological Impact Assessment must include a thorough updated cumulative effects assessment.*
- *The application must be supported by a lighting impact assessment and submitted in accordance with the appropriate Environmental Zone standards set out by the Institute of Lighting Professionals (ILP) Guidance Notes on the Avoidance of Obtrusive Light (GN 01/2021) and Guidance Note GN08/23 Bats and artificial lighting at night, issued by the Bat Conservation Trust and Institute of Lighting Professionals.*
- *Natural England must be consulted on the proposals (under the Discretionary Advice Service) as part of the desk study and **therefore survey scope may change to the above.***
- *The application should not be submitted for validation until the desk study, all supporting material and all surveys have been completed and reported.*

Biodiversity Net Gain

- *Under the Environment Act (2021) all applications must demonstrate 10% net gain. The application must be supported by the unlocked Defra metric with the relevant supporting habitat condition sheets and mapping. All botanical surveys must be completed by a competent/experienced botanist.*

The applicant's ecologist provided further information via email dated 12.01.2026. The email details a summary of surveys completed in 2014, 2021 and 2023 for the previous developer and confirms most surveys were completed in accordance with Good Practice Guidelines 2016 (version 3). Version 4 of the guidelines was issued in September 2023. Due to the sensitivity of the site and that the SAC bats are likely to be using the proposed development site all year round, any static surveys for missing months must be completed.

Once the update walkover and reassessment of trees and buildings have been completed, any outstanding bat surveys will need to follow Bat Surveys for Professional Ecologists (Version 4).

Please note Wiltshire Council provides this pre-application advice regarding its policies and its approach to implementing those policies on the basis of the information provided. It does not constitute advice on the merits of your application or the viability of the proposals and does not bind or commit Wiltshire Council in any way in respect of any planning application submitted.

Ecologist: Mary Holmes	Date: 18/01/2026
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Appendix 6 – Natural England DAS Response

Date: 01 May 2026
Our ref: DAS/ 544942
Your ref: Rudloe No.2 Westwells Rd, Hawthorn, Rudloe, SN13 8RA



Customer Services
Hornbeam House
Crewe Business Park
Electra Way
Crewe
Cheshire
CW1 6GJ

0300 060 3900

BY EMAIL ONLY

Dear Emily Dickins

Discretionary Advice Service (Charged Advice): DAS 544942 / 37096

Development proposal and location: Rudloe No.2 Westwells Rd, Hawthorn, Rudloe, SN13 8RA

Thank you for your DAS request, which was received on 30/03/2026.

This advice is being provided as part of Natural England's Discretionary Advice Service. BSG Ecology has asked Natural England to provide advice on:

- whether five nights of static detector surveys would be considered sufficient, or whether Natural England would expect additional effort. Feedback on this point is requested ahead of the wider response, by 20/04/2026 or, at the latest, 21/05/2026.
- whether the overall bat survey effort is considered appropriate, or if Natural England would expect the use of more advanced bat survey techniques.
- whether a full suite of emergence surveys would be required for the buildings on site, or whether a top-up survey would be acceptable.
- whether the proposed mitigation is consistent with licensing requirements.
- whether the submitted HRA would be suitable.
- whether the proposed survey effort for slow worm is appropriate.

This advice is provided in accordance with the Quotation and Agreement dated 17/04/2026.

The following advice is based upon the information within:

- P23 – 467, Rudloe, Ecological Appraisal – Redacted – dated 15/09/2025
- Habitats Regulations Assessment Report – dated November 2014
- TAYL250329 CSL.01 P1 – dated 17/07/2025

Protected Species Advice

Bat Survey Summary

To date the following surveys have been completed:

- 2014 – Desk study using Wiltshire & Swindon Biological Records Centre (WSBRC) ecological records, a review of MAGIC and a review of previous data of the site.
- 2014 – Internal and external inspections of all buildings on site, ground level tree assessments (GLTAs), bat activity surveys (dusk and dawn transects) alongside automated static bat

- detectors, mist netting (dates unknown), Habitat Regulations Assessment.
- 2019 and 2020 – Update internal and external inspections.
- 2021 – Emergence re-entry surveys of buildings with bat roosting potential (dates of surveys not clear).
- 2023 – Desk study updates particularly for protected species and designated sites, inspections of all 40 buildings on site and emergence and re-entry surveys of 22 buildings (July- August) that had (low to high) bat roosting potential.
- 2023 – GLTAs of trees outside retained woodland blocks (November), classification of trees into PRF-I and PRF-M, bat activity surveys including six statics for 5 consecutive nights per deployment (July, August, September) and mist trapping with sonic lures (August and September).

Comments and Recommendations for surveys

Desk Study

Natural England recommends that the desk study is updated prior to the submission of any licence application in 2026, due to the length of time that has elapsed since the original study and the highly mobile nature of bat species. It is considered that, after a period of three years, the original findings may no longer be relied upon. Decisions should instead be supported by the current ecological context rather than a historic snapshot.

The updated desk study should also include a review of the local authority planning portal similar to the results provided in the Habitats Regulation assessment to identify any past, consented, or proposed developments within the previous five years, as well as those anticipated within the forthcoming five-year period, that may have had, or may have, a significant effect on the same bat population(s). Where relevant, any nearby developments that could reasonably be expected to affect the same bat population(s) should be incorporated into the assessment, with an appropriate discussion of potential cumulative effects.

Building Surveys

The Rudloe Ecological Appraisal Redacted document states that a preliminary roost assessment was made of all 40 buildings on Site on 04 July 2023. It is noted that in the summary it states a ground-level roost assessment was made of all 42 buildings on Site - 04 July 2023. The number of buildings has changed. This should be rectified or clarified in the formal submission.

Natural England notes due to the large amount of previous data, it was considered proportionate to conduct a single update roost characterisation survey on buildings where bats had been recorded in 2021 or previous visits except Building 21-22 as justified. Natural England agrees with this decision considering where bats had not previously been recorded, survey effort was proportional to the suitability of each building for roosting bats.

No figure was provided detailing the positioning of surveyors during the emergence / re-entry surveys. Natural England will require this as part of the formal licence submission as assessment will need to be made if all buildings were suitably covered by the field of vision of a surveyor or Night Vision Aid (NVA). It is noted Infra-red cameras were used for the 2023 surveys. Screenshots of the darkest point of the surveys for all elevations and surveys will be required as part of the formal licence application. Additionally, please highlight if any survey constraints were identified e.g. NVAs stopped recording.

Going forward, Natural England would recommend an updated preliminary roost assessment including a full external and internal inspection (where safe to do so) of all buildings to be demolished and any buildings retained but within disturbance zones. The assessment should focus on any changes in the structure since 2023, and new bat access points and any deterioration or increased suitability since 2023.

The Rudloe Ecological Appraisal Redacted document states bat emergence and re-entry surveys

were undertaken to establish the presence/likely absence of bat roosts within the buildings identified in the inspection surveys as having features which could be used by roosting bats. The dusk emergence and pre-dawn re-entry surveys covered 22 buildings assessed as having at least low potential to support roosting bats. They were undertaken in the period July 2023 to August 2023. The bat surveys undertaken in 2023 serve to update previous information about bat roosts in buildings within the site gathered in 2014 (inspections and emergence-re-entry surveys), 2020 (updated inspections only), and 2021 (inspections and emergence-re-entry surveys). Natural England are overall satisfied with these surveys but note a better spread across the active season (May – September) would be beneficial. If this cannot be achieved in time for a licence application justification will need to be included in the application detailing why this is not a significant limitation.

Natural England's preference is for survey data to be derived from the most recent optimal survey season prior to the submission of a licence application, in accordance with the most up-to-date Bat Conservation Trust (BCT) guidance. However, the continued value of historical data is acknowledged, and such information should still be submitted as part of the licence application. Therefore, ideally, further update surveys should be considered. Please note Natural England would not require a full suite of surveys but top up surveys would be satisfactory where no material changes have occurred and findings correlate with previous surveys.

Tree surveys

The Rudloe Ecological Appraisal Redacted document states that GLTAs were conducted to assess their potential to provide opportunities for roosting bats and was undertaken on 28 November 2023. It is unclear how many trees will be impacted by the works and how many trees were subject to GLTA inspections. This information should be clearly set out within the formal licence submission, as it will assist Natural England in assessing the adequacy of the survey effort.

It was noted trees within the two woodland blocks were not included within the assessment as emerging development proposals at the time of the survey allowed for retention of these trees. Natural England advises that if these trees will no longer be retained then further survey effort should be considered.

Ground Level Tree Assessments (GLTAs) must be sufficiently recent to reliably reflect site conditions at the time of application. Where surveys are outdated, applicants should demonstrate that no material changes have occurred which would affect the validity of the findings.

At present, no trees have been confirmed as supporting bat roosts that would necessitate licensing. On this basis, it is assumed that no trees would require inclusion within a licence application unless updated surveys confirm the presence of bats or roosting features likely to be used by bats (based on a roost resource approach). Any such findings would need to be appropriately addressed through licensing, mitigation, and compensation in line with legislative requirements.

It was also noted no aerial inspections of trees have occurred. Natural England would typically expect climbed inspections (or equivalent checks) of PRF-I (if visibility is poor during the GLTA) and PRF-M trees, and any trees that have worsened condition since 2023 that now have suitable bat roosting features. Where aerial inspections are not possible, consideration of suitable emergence / re-entry surveys following best practice and up-to-date guidelines should be discussed. If PRF-M or PRF-I trees are not to be impacted (both directly and indirectly) as part of the works, then this would not be required.

Hibernation Surveys for Buildings and Trees

Hibernation surveys within buildings were not undertaken as they were classed as unsuitable for hibernation purposes due to internal temperature variations in 2014. If the hibernation potential has changed to moderate or high Natural England would expect these to be completed.

Hibernation surveys were not carried out for the trees impacted by the works this was because no trees were identified with features suitable for bat hibernation. Natural England is concerned features

suitable for hibernation could have been missed as no aerial inspections were undertaken. Dependant on licensable impacts being confirmed for the trees, photographs of tree features may be required as part of the formal licence application to support this decision. Natural England welcomes seasonal felling and precautionary methods being utilised.

Bat Activity Surveys

The Rudloe Ecological Appraisal Redacted document states that due to the small size of the site and extensive suite of data obtained during the emergence/ re-entry surveys, walked transects were not carried out. However, automated static detector surveys were utilised.

Natural England would typically expect static detectors to be deployed for a minimum of five consecutive nights and, ideally within at least two seasonal periods. The value of these surveys would be further increased if there have been changes to the site layout or lighting strategy since 2023. If these changes have been made further static survey may be suitable.

Six static detectors were deployed across the site during July, August and September 2023, with each detector collecting five nights of data per month. No information regarding previous static survey effort was provided however it was noted there are results from static detectors in 2013. Natural England advises updating the static bat activity surveys because of the time since the previous surveys in 2023 and because the site supports multiple bat species, SAC-linked commuting routes and the mitigation proposes green corridors.

Typically, Natural England would expect walked transects alongside statics to occur. However, if there is no remaining uncertainty and commuting routes are well understood and most key features are being retained and enhanced as well as being protected from lighting, we agree that activity transect surveys may not be required in this circumstance. Please ensure the reason for not conducting walked transects is ecologically justified within the formal licence application.

You have asked whether five survey nights are sufficient given the proximity of adjacent designated sites. As this level of effort is consistent with best practice guidance, Natural England does not consider there to be a need for additional survey nights, particularly as it is expected that the remainder of the survey effort will also accord with best practice. However, should any detectors malfunction, become damaged, or be affected by poor weather conditions, additional survey nights may be required to ensure the resulting dataset is robust.

Mist Netting with Sonic Lures

The Rudloe Ecological Appraisal Redacted document states in order to determine presence/likely absence of Bechstein's bat on the site mist netting was undertaken with the aim of capturing live bats and identifying them in the hand. The mist netting occurred 9 August 2023 and 7 September 2023 and involved two locations across the site. The mist netting surveys yielded no bats from either trap 1 or trap 2. This differed from the 2014 results where mist netting confirmed the presence of Bechstein's bat on site with four captured Bechstein's being recorded. No roosts of this species have been identified, and use of the site was interpreted as commuting only.

Natural England advises update trapping surveys and advance bat survey techniques are unlikely to be necessary based on the assumption that the GLTAs and aerial inspections will be completed and confirmed that the roosting resource has remained consistent. This is supported by the 2023 mist netting being in line with best practice, the PRF-Ms onsite being spaced apart and Bechstein's bat are already known historically from the site and will be accounted for by mitigation design. Natural England would only typically require update mist netting if there was a major redesign creating a new high-risk flight pinch point or a new requirement was identified to support radio-tracking to identify unknown maternity roost.

Bat Mitigation

The document does not explicitly state what roosts found within the surveys require to be included on the licence. Furthermore, update surveys may identify additional roosts. Therefore, Natural England's below recommendations on the mitigation may need to be adjusted depending on what species and roosts are required to be licenced.

The current design of the two purpose-built bat barns each (5x5m, single story) detailed in the Rudloe Ecological Appraisal Redacted document overall meets Natural England expectations. They are appropriate for low-medium numbers of Lesser Horseshoe and occasional Greater horseshoe use as they include open flight voids, pitched tiled roofs and appropriate felt lining is proposed. They include hot-boxes and have an east-west roof orientation which should support suitable environmental conditions. They have broadly suitable access points that ensures no lighting at or near the barns and a permanent lock-off doors to prevent disturbance. The location aligns with known commuting routes and SAC connectivity, and they will be constructed prior demolition.

There are a few minor concerns which should be addressed. The access points are detailed as 30 cm (width) x 20 cm (height) which is suitable for Lesser horseshoe bats. However, Greater horseshoe bats require a larger opening around 40 cm x 30 cm (The Bat Workers' Manual (Mitchell-Jones & McLeish, 2004) or 600 mm wide and 300-400 mm high (Bat Mitigation Guidelines, 2004). This should be considered prior to the formal licence application along with the access point orientation which has not been included in the description. The access point orientation should consider current flightlines and to avoid cold winds and driving rain accessing the roost which is typically from West to Northwest. Furthermore, the height of the building has not been acknowledged. Ideally, Natural England requires the height to be in excess of 2.8m.

It was also noted monitoring has been referenced in the Rudloe Ecological Appraisal Redacted document but not fully addressed. Please note Natural England would require a single presence or absence survey at an appropriate time of year to be undertaken in year 2 post development plus a check of the condition and suitability of the roost for day or transitional roosts of Lesser and Greater horseshoe roosts.

Any, new findings found by updated surveys may require the mitigation, compensation and monitoring to be amended accordingly and should be designed to meet published guidelines.

Slow Worm Surveys

Slow worms are protected under the Wildlife and Countryside Act (1981) making it an offence to intentionally kill or injure them, possess or transport them (or any part, alive or dead), sell, offer, or publish an advert to sell. Given the propose of the development, there is no licence required. The responsibility for ensuring compliance with the Wildlife and Countryside Act 1981, including the avoidance of killing or injury to slow worms, rests with the developer and the ecologists.

Where survey information for slow worms is to be updated, repeated, or refreshed, we would recommend that this is undertaken in line with current recognised best-practice guidance, using proportionate methods that are appropriate to the scale and nature of the proposals. This includes following established professional guidance on reptile surveys and mitigation and ensuring that any works are supported by suitable reasonable avoidance measures to prevent offences.

Habitats Regulations Assessment (HRA)

It has been highlighted that the Rudloe Habitat Regulations Assessment Report that the site is adjacent to Box Mine SSSI and Bath and Bradford-on-Avon Bats SAC. Natural England recommends that when the formal licence application is submitted the HRA is also submitted alongside for our review, although it should be noted Natural England's Wildlife Licensing Service would be conducting a standalone HRA, as required by a competent authority. In regard to early advice discussions around

the HRA conclusions separate to those that NEWLS will undertake for the licensing element, the NEWLS would recommend that the project team consult with the relevant local Natural England Area Teams for this site it would be the Wessex Area Team and they can be contacted by emailing protectedsites@naturalengland.org.uk.

The Rudloe Habitat Regulations Assessment Report states the survey effort would follow the good practice guidelines (Hundt, 2012) and the Bat Mitigations Guidelines (Mitchell-Jones, 2004). Natural England would recommend any updated surveys follow the most up to date version of the guidelines.

The information in the Rudloe Habitat Regulations Assessment Report is based on the surveys in 2014. We would expect the more recent and updated surveys to be used to support this assessment. In addition, any updated research since this was written should be researched and used where appropriate.

The Habitats Regulations Assessment (HRA) Report concluded that an Appropriate Assessment was not required. However, since the report was prepared, a significant increase in confirmed Lesser horseshoe bat roosts has been recorded, and continued use of the site for commuting and seasonal *Myotis* activity has been identified. As a result, an update screening assessment may be required to determine whether an Appropriate Assessment is now necessary. Given that the review of the HRA was limited, as it was undertaken solely for licensing purposes, we recommend that this matter is discussed further with the relevant area team, as previously advised.

Generic advice

The advice on this proposal, and the guidance contained within Natural England's standing advice relates to this case only and does not represent confirmation that a species licence (should one be sought) will be issued. Please see **Annex 1** for information regarding licensing for European Protected Species.

For clarification of any points in this letter, please contact Jess Yates on [REDACTED]

Senior Adviser/Team Leader to QA letter and check box below

☒ The advice provided in this letter has been through Natural England's Quality Assurance process.

The advice provided within the Discretionary Advice Service is the professional advice of the Natural England adviser named below. It is the best advice that can be given based on the information provided so far. Its quality and detail is dependent upon the quality and depth of the information which has been provided. It does not constitute a statutory response or decision, which will be made by Natural England acting corporately in its role as statutory consultee to the competent authority after an application has been submitted. The advice given is, therefore, not binding in any way and is provided without prejudice to the consideration of any statutory consultation response or decision which may be made by Natural England in due course. The final judgement on any proposals by Natural England is reserved until an application is made and will be made on the information then available, including any modifications to the proposal made after receipt of discretionary advice. All pre-application advice is subject to review and revision in the light of changes in relevant considerations, including changes in relation to the facts, scientific knowledge/evidence, policy, guidance or law. Natural England will not accept any liability for the accuracy, adequacy or completeness of, nor will any express or implied warranty be given for, the advice. This exclusion does not extend to any fraudulent misrepresentation made by or on behalf of Natural England.

Kind regards,

Jess Yates

Senior Wildlife Licensing Officer

Natural England Wildlife Licensing Service – Charged Advice and Strategic Casework

Annex 1

European Protected Species

A licence is required in order to carry out any works that involve certain activities such as capturing the animals, disturbance, or damaging or destroying their resting or breeding places. Note that damage or destruction of a breeding site or resting place is an absolute offence and unless the offences can be avoided (e.g. by timing the works appropriately), it should be licensed. In the first instance it is for the developer to decide whether a species licence will be needed. The developer may need to engage specialist advice in making this decision. A licence may be needed to carry out mitigation work as well as for impacts directly connected with a development. Further information can be found in Natural England's ['How to get a licence'](#) publication.

If the application requires planning permission, it is for the local planning authority to consider whether the permission would offend against Article 12(1) of the Habitats Directive, and if so, whether the application would be likely to receive a licence. This should be based on the advice Natural England provides at formal consultation on the likely impacts on favourable conservation status and Natural England's [guidance](#) on how the three tests (no alternative solutions, imperative reasons of overriding public interest and maintenance of favourable conservation status) are applied when considering licence applications.

Natural England's Pre-submission Screening Service can screen application drafts prior to formal submission, whether or not the relevant planning permission is already in place. Screening will help applicants by making an assessment of whether the draft application is likely to meet licensing requirements, and, if necessary, provide specific guidance on how to address any shortfalls. The advice should help developers and ecological consultants to better manage the risks or costs they may face in having to wait until the formal submission stage after planning permission is secured, or in responding to requests for further information following an initial formal application.

The service will be available for new applications, resubmissions or modifications – depending on customer requirements. More information can be found on [Natural England's website](#).



Appendix 7 – Consultation Notification Flyer

Forthcoming Full Planning Application

Former RAF Rudloe No.2 Site, Westwells Road, Rudloe

Dear Rudloe Resident,

Taylor Wimpey Bristol will shortly be submitting an application to Wiltshire Council for Full planning permission for the redevelopment of the former RAF Rudloe No.2 site southwest of Westwells Road, Rudloe.

The proposals, which have been subject of early consultation with Wiltshire Council, Corsham Town Council, Box Parish Council and Natural England, anticipate a total of 170 new homes following the clearance of existing buildings on site, incorporating a proportion of new affordable homes for local people. We are also proposing public open space, ecological enhancements, sustainable surface water drainage, improved access and all supporting infrastructure.

So that we can understand, consider and reflect the views and suggestions of local residents prior to submission of the application (at which time neighbours will again be formally consulted) we have launched a consultation website: **www.Rudloeno2.co.uk** at which you can view the emerging proposals, read more about the project background and technical details, and leave feedback, suggestions and questions for the project team.

Please take this opportunity to view the draft proposals and submit any comments or questions via the online form on the website.

We invite responses up until **Sunday 24th May 2026**.

**Taylor
Wimpey**

**PEGASUS
GROUP**

Town & Country Planning Act 1990 (as amended)
Planning and Compulsory Purchase Act 2004

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