

Appendices

Appendix A: Wiltshire Council Traffic Regulation Order HSSF-12-25.

Appendix B: Bus Timetables

Appendix C: Appeal Decision APP/Y3940/W/24/3345598
Land at Glenmore Farm, Westbury BA13 4HQ

Appendix D: Wiltshire Housing Land Supply Statement

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

Appendix F: Planning Appeal APP/Y3940/W/25/3374421
Land off Woodrow Road, Melksham, Wiltshire, SN12 7AY

Appendix G: Permission in Principle PL/2025/00998
Land at Kington Langley Garage, Langley

Appendix A: Wiltshire Council Traffic Regulation Order HSSF-12-25.



LPC (TRULL) LTD
TRULL, TETBURY
GLOS, GL8 8SQ
Tel: 01285 841433
www.lpctrull.com

Cabinet Member for Highways, Street Scene, and Flooding
Cllr Nick Holder

Highways Asset Management and Commissioning

OFFICER CONTACT: Mundy Jamie Mundy - Email: jamie.mundy@wiltshire.gov.uk

REFERENCE:

HSSF-12-25: The County OF Wiltshire (A342 Devizes Road and A3102, Bromham AND Calne Without) (40MPH & 50MPH Speed Limit) Order 2024

Purpose of Report

To consider the comments received following the formal advertisement of a proposed reduction of existing speed limits on the A342 & A3102 in the parishes of Bromham and Calne Without, to include the following roads and to recommend an appropriate way forward.

- A342 Devizes Road, Bromham
- A3102 Bromham and Calne Without

Consultation

Consultation has been undertaken with:

- The elected Wiltshire Council Members through the statutory TRO consultation process
- The elected Bromham and Calne Without Parish Council Members through the statutory TRO consultation process
- Emergency services through the statutory TRO consultation process
- Members of the public through the statutory TRO consultation process

The proposed changes were subject to formal consultation ending on 9th December 2024. The advertisement plan can be seen in **Appendix 1**. During the consultation period a total of six items of correspondence were received in response to the Council's proposals. Of the items received, four expressed support or partial support for the Council's proposals, also requesting additional measures and two expressed objection requesting additional measures be taken or. A list of respondents can be found in **Appendix 2** and a summary of the issues raised together with officer comments, is included in **Appendix 3**.

Options Considered

To:

- (i) Implement the proposals as advertised.
- (ii) Implement the proposals as advertised with amendments.
- (iii) To abandon the proposals.

Reason for Decision

Alterations to the speed limits on A342 is proposed in response to concerns raised by the Devizes LHFIFG on behalf of Bromham Parish Council and the local community. Alongside the ongoing safety improvements on the A3102 including a speed limit reduction. An assessment has been completed in accordance with the relevant Department for Transport Guidance and the proposals meet the expectation of this.

INTENTION TO MAKE DECISION/DECISION MADE

I approve that:

- (i) The proposals be implemented as advertised.
- (ii) The objectors be advised accordingly.

This decision was published on Thursday 10 April 2025 and will come into force on **Tuesday 22 April 2025.**

The following report and appendices are attached:

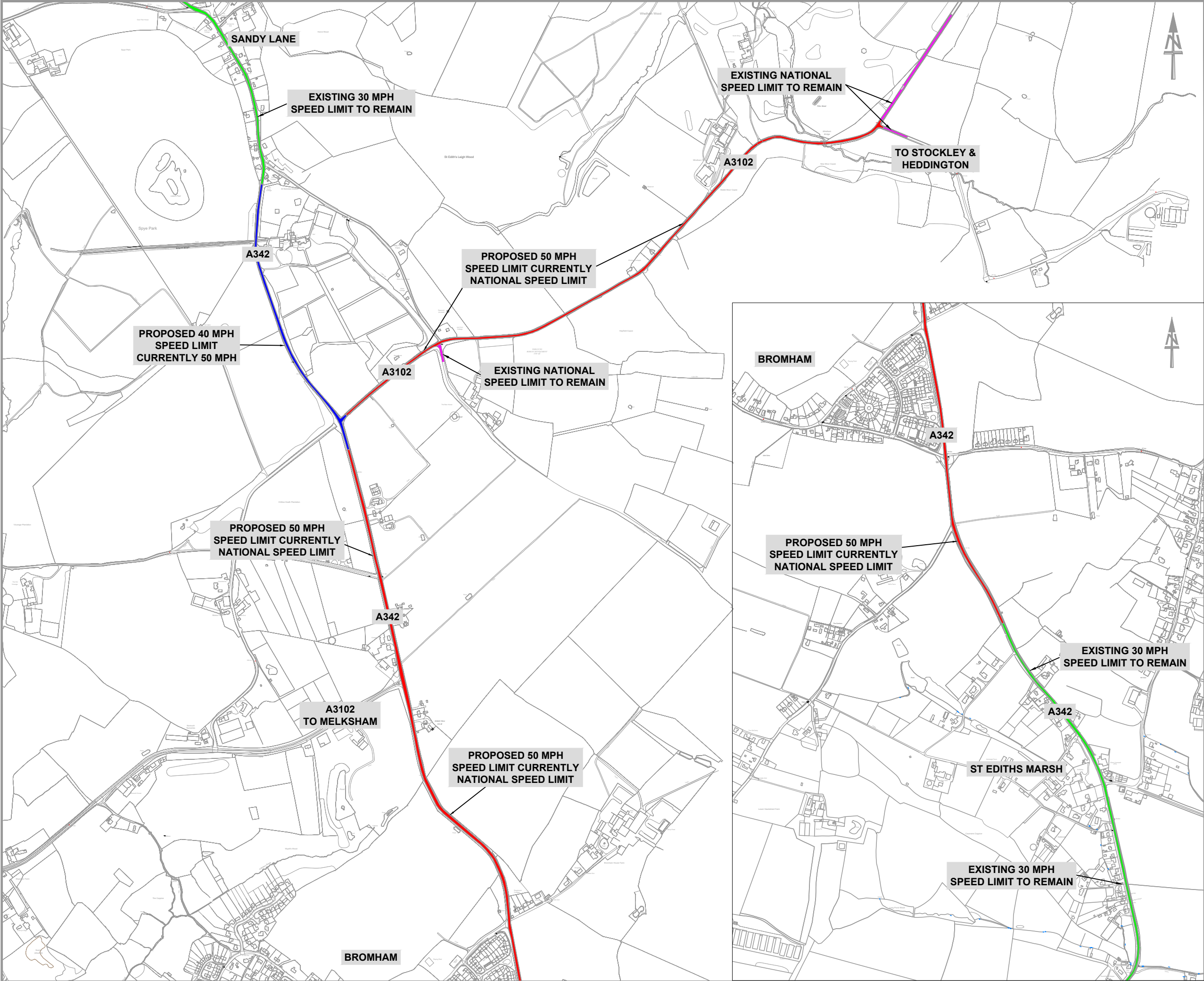
HSSF-12-25_Report

Appendix		1-	Advert	Plan
Appendix	2	-	List	of
Appendix 3 - Officer responses				respondents

The following supporting documents are available from the officer named above:

.....
Cllr Nick Holder
Cabinet Member for Highways, Street Scene, and Flooding

Date:.....



NOTES:

- Existing 30mph Limit
- Existing National Speed Limit
- Proposed 50mph Limit
- Proposed 40mph Limit

This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationary Office © Crown copyright.

Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or Civil Proceedings.

Wiltshire Council (100049050) 2012

Wiltshire Council

Traffic & Network Management

County Hall, Bythesea Road, Trowbridge
Wiltshire, BA14 8JD

Tel: 0300 4560100
Website: www.wiltshire.gov.uk

F					
E					
D					
C					
B					
A	OCT 24	JGM	GR	GR	Include A3102 amendment
O	MAY 24	JGM	GR	GR	ORIGINAL
REV	DATE	DRAWN	CHECK	APPRV	DESCRIPTION

DRAWING PURPOSE:

INSTRUCTION TO TRO TEAM

PROJECT:

A342 BROMHAM SPEED LIMIT CHANGES
DEVIZES LHFIG

DRAWING TITLE:

PROPOSED SPEED LIMIT CHANGES
A342 DEVIZES ROAD, BROMHAM

SCALES:	NOT TO SCALE	SHEET SIZE:	A3
DRAWING No.	2024-063/DEV/LHFIG/JGM/A342/D001	REVISION:	A
FILE REF:	2024-063/DEV/LHFIG/JGM/BROMHAM		

Appendix B: Bus Timetables



LPC (TRULL) LTD
TRULL, TETBURY
GLOS, GL8 8SQ
Tel: 01285 841433
www.lpctrull.com

Service 33/x33

Chippenham - Calne - Devizes

Effective from 1st September 2024

Weekday	33	33	33	x33	33	x33	33	x33	33	33	33
Chippenham Rail Stn	06:55	-	-	10:15	11:05	12:15	13:05	14:15	16:00	16:35	17:30
Chippenham Bus Stn - Bay 8	07:00	08:35	09:35	10:21	11:11	12:21	13:11	14:21	16:08	16:45	17:37
Chippeham, Cemetery	-	08:38	09:38	10:24	11:14	12:24	13:14	14:24	16:11	16:48	17:40
Derry Hill, School	07:09	08:44	09:44	10:30	11:20	12:30	13:20	14:30	16:17	16:54	17:46
Sandy Lane	-	-	-	10:34	-	12:34	-	14:34	-	-	-
Calne, Strand	07:15	08:52	09:52	-	11:26	-	13:26	-	16:26	17:03	17:52
Bromham, Greyhound	07:27	09:06	10:06	10:40	11:40	12:40	13:40	14:40	16:40	17:17	18:02
Rowde, Cross Keys	07:34	09:13	10:13	10:47	11:47	12:47	13:47	14:47	16:47	17:24	18:09
Devizes, Market Place, Bus Island	07:40S	09:18	10:18	10:52	11:52	12:52	13:52	14:52	16:52	17:29	18:14

Weekday	33	33	x33	33	x33	33	x33	33	33	33	33
Devizes, Market Place, Pelican	07:55	09:25	10:25	11:25	12:25	13:25	14:25	15:13S	16:10	17:45	18:15
Rowde, Cross Keys	08:01	09:30	10:30	11:30	12:30	13:30	14:30	15:18R	16:15	17:50	18:20
Bromham, Greyhound	08:10	09:37	10:37	11:37	12:37	13:37	14:37	-	16:22	17:57	18:25A
Chittoe Turn	08:15	09:42	10:42	11:42	12:42	13:42	14:42	-	16:27	18:02	18:29R
Calne Strand	08:27	09:51	-	11:51	-	13:51	-	-	16:36	18:09	18:37R
Sandy Lane	-	-	10:44	-	12:44	-	14:44	-	-	-	-
Derry Hill, School	08:33x	09:57	10:48	11:57	12:48	13:57	14:48	-	16:42	18:14	18:42R
Chippeham, Cemetery	08:39	10:02	10:53	12:02	12:53	14:02	14:53	-	16:47	18:18	18:46R
Chippenham Bus Stn - Bay 3	-	10:07	10:58	12:07	12:58	14:07	14:57	-	16:51	18:21	18:49R
Chippenham Rail Stn	08:50	10:12	11:03	12:12	13:03	14:12	-	-	-	18:25R	18:52R

Key

- x = Operates via A4, not Derry Hill village
- S = Operates to/from Devizes School at 0743 and 1510 on schooldays
- R - Request set down only
- A = Operates via A342, does not enter Bromham village
- No service on Public Holidays

Saturday	33	33	33	33	33	33	33
Chippenham, Rail Stn	07:20	08:40	09:40	11:25	13:25	15:25	17:10
Chippenham Bus Stn - Bay 8	07:24	08:45	09:45	11:32	13:32	15:32	17:16
London Road, Cemetery	07:27	08:48	09:48	11:35	13:35	15:35	17:19
Derry Hill, School	07:33	08:54	09:54	11:41	13:41	15:41	17:25
Calne, Strand	07:39	09:02	10:02	11:49	13:49	15:49	17:31
Bromham, Greyhound	07:51	09:16	10:16	12:03	14:03	16:03	17:43
Rowde, Cross Keys	07:58	09:23	10:23	12:10	14:10	16:10	17:49
Devizes, Market Place, Bus Island	08:03	09:28	10:28	12:15	14:15	16:15	17:54

Saturday	33	33	33	33	33	33	33
Devizes, Market Place, Pelican	08:10	09:35	10:35	12:35	14:35	16:35	17:55
Rowde, Cross Keys	08:15	09:40	10:40	12:40	14:40	16:40	18:00
Bromham, Greyhound	08:21	09:47	10:47	12:47	14:47	16:47	18:07
Calne, Strand	08:32	09:59	11:01	13:01	15:01	17:01	18:19R
Derry Hill, School	08:38	10:05	11:07	13:07	15:07	17:07	18:24R
London Road, Cemetery	08:43	10:10	11:12	13:12	15:12	17:12	18:29R
Chippenham Bus Stn - Bay 3	08:47	10:15	11:17	13:17	15:17	17:17	18:33R
Chippenham, Rail Stn	08:52R	10:20	11:22	13:22	15:22	17:22	18:38R

Sunday	x33	x33	x33	x33	x33
Chippenham, Rail Stn	09:32	11:32	13:32	15:32	17:32
Chippenham Bus Stn - Bay 8	09:37	11:37	13:37	15:37	17:37
London Road, Cemetery	09:40	11:40	13:40	15:40	17:40
Sandy Lane	09:47	11:47	13:47	15:47	17:47
Bromham, Greyhound	09:53	11:53	13:53	15:53	17:53
Rowde, Cross Keys	10:00	12:00	14:00	16:00	18:00
Devizes, Market Place, Pelican	10:05	12:05	14:05	16:05	18:05
Sunday	x33	x33	x33	x33	x33
Devizes, Market Place, Pelican	08:55	10:55	12:55	14:55	16:55
Rowde, Cross Keys	09:00	11:00	13:00	15:00	17:00
Bromham, Greyhound	09:07	11:07	13:07	15:07	17:07
Sandy Lane	09:14	11:14	13:14	15:14	17:14
London Road, Cemetery	09:21	11:21	13:21	15:21	17:21
Chippenham Bus Stn - Bay 3	09:25	11:25	13:25	15:25	17:25
Chippenham, Rail Stn	09:30	11:30	13:30	15:30	17:30

SERVICE X76: MARLBOROUGH - BATH

Issued 28 July 2019

MARLBOROUGH (High Street)[illegible]

Local Bus				28/07/2019	
WC Fares (Returns available at all times)					
AS	AR	A10	CS	CR	C10
130	230	1000	70	120	500
150	230	1000	80	150	700
150	250	1100	80	150	700
200	300	1350	100	180	800
250	380	1700	130	200	900
300	450	2000	150	220	1000
350	500	2200	180	250	1100
400	600	2700	200	300	1350
450	600	2700	300	350	1600

WC Fares (Returns available at all times)

AS	AR	A10	CS	CR	C10
200	300	1350	150	200	900
250	300	1350	200	250	1100
300	400	1700	200	300	1350
350	450	2000	250	300	1350
400	600	2700	300	350	1600
450	650	3000	300	400	1800
500	650	3000	300	400	1800
550	700	3000	300	400	1800

AS	AR	A10	CS	CR	C10
350	350	1600	200	300	1350
400	450	2000	300	350	1600
450	600	2700	300	350	1600

AS	AR	A10	CS	CR	C10
350	350	1600	200	250	1100
400	600	2700	250	350	1600
450	500	2000	300	400	1600

AS	AR	A10	CS	CR	C10
300	300	1350	150	200	900
350	400	1700	200	250	1100
400	400	1700	300	300	1350
450	500	2200	300	350	1600

AS	AR	A10	CS	CR	C10
250	300	1350	150	200	900
300	300	1350	200	250	1100
350	400	1700	250	300	1350
400	450	2000	250	350	1600
450	600	2700	300	400	1800

AS	AR	A10	CS	CR	C10
350	350	1600	250	300	1350
350	550	2500	300	300	1350
350	550	2500	300	350	1600
350	400	1700	300	300	1350
350	450	2000	250	350	1600

continued on page 2 >>>>>

SERVICE X76: MARLBOROUGH - BATH

Issued 28 July 2019

>>>>> coninued from page 1

CALNE (Town Centre)

200	Derry Hill Village/Studley Crossroads						Local Bus													
200	150	Sandy Lane George																		
250	200	150	Bromham (all stops)																	
300	250	200	150	Sandridge Common																
400	350	350	300	200	Melksham Forest (Co-op)															
400	350	350	300	250	200	MELKSHAM (Town Centre)														
550	550	550	500	400	300	200	Shaw (Church)													
550	550	550	550	500	400	300	200	Attworth (Clock Tower)												
550	550	550	550	550	550	550	400	300	Bathford (The Crown)											
550	550	550	550	550	550	550	500	450	300	BATH (City Centre)										
550	550	550	550	550	550	550	500	450	300	300	Bath (RU Hospital)									

WC Fares (Returns available at all times)

AS	AR	A10	CS	CR	C10
150	200	900	150	150	700
200	300	1350	150	200	900
250	400	1700	200	250	1100
300	450	2000	250	300	1350
350	450	2000	250	300	1350
400	450	2000	250	350	1600
550	700	3000	300	400	1800

AS	AR	A10	CS	CR	C10
200	250	1100	200	200	900
250	300	1350	250	250	1100
300	400	1700	200	250	1100
350	600	2700	250	300	1350
400	600	2700	250	350	1600

AS	AR	A10	CS	CR	C10
300	400	XXXX	200	300	XXXX

AS	AR	A10	CS	CR	C10
200	300	XXXX	100	200	XXXX
300	500	2200	250	300	1350
400	500	2200	300	400	1800
500	600	2700	300	400	1800
550	650	3000	300	400	1800

AS	AR	A10	CS	CR	C10
300	400	1700	200	300	1350
400	500	2200	250	400	1800

AS	AR	A10	CS	CR	C10
200	300	XXXX	150	200	XXXX
300	400	XXXX	150	300	XXXX
400	500	XXXX	300	300	XXXX
450	550	XXXX	300	350	XXXX
500	600	XXXX	300	400	XXXX
550	700	XXXX	300	400	XXXX

Appendix C: Appeal Decision APP/Y3940/W/24/3345598
Land at Glenmore Farm, Westbury BA13 4HQ



LPC (TRULL) LTD
TRULL, TETBURY
GLOS, GL8 8SQ
Tel: 01285 841433
www.lpctrull.com



The Planning Inspectorate

3C
Temple Quay House
2 The Square
Bristol
BS1 6PN

Direct Line: +44 303 444 5461
Customer Services:
0303 444 5000

Email: east4@planninginspectorate.gov.uk
www.gov.uk/planning-inspectorate

Your Ref: PL/2021/03749

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

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

21 January 2025

Dear Sir/Madam,

Town and Country Planning Act 1990
Appeal by Westbury LVA LLP

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

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

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

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

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

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

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

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

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

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

Yours sincerely,

Cameron Alford

Cameron Alford

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

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



Appeal Decision

Hearing held on 21 November 2024

Site visit made on 21 November 2024

by Katie McDonald MSc MRTPI

an Inspector appointed by the Secretary of State

Decision date: 21 January 2025

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

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

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

Decision

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

Preliminary Matters

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

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

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

Main Issue

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

Reasons

Site and surroundings

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

Whether the site is suitable for the proposed development

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

Other Matters

Active and sustainable modes of travel

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

Safe and suitable access

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

¹ In the planning obligation

Living conditions for future residents

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

Drainage

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

Biodiversity

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

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

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

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

Planning obligation

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

Planning balance

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

Conditions

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

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

Conclusion

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

Katie McDonald

INSPECTOR

APPEARANCES

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

HEARING DOCUMENTS

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

SCHEDULE OF CONDITIONS

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

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

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

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

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

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

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

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

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

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

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

The LEMP will include:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Appendix D: Wiltshire Housing Land Supply Statement



LPC (TRULL) LTD
TRULL, TETBURY
GLOS, GL8 8SQ
Tel: 01285 841433
www.lpctrull.com



Housing Land Supply Statement

Base date: April 2025

Published: June 2026

Housing Land Supply Statement

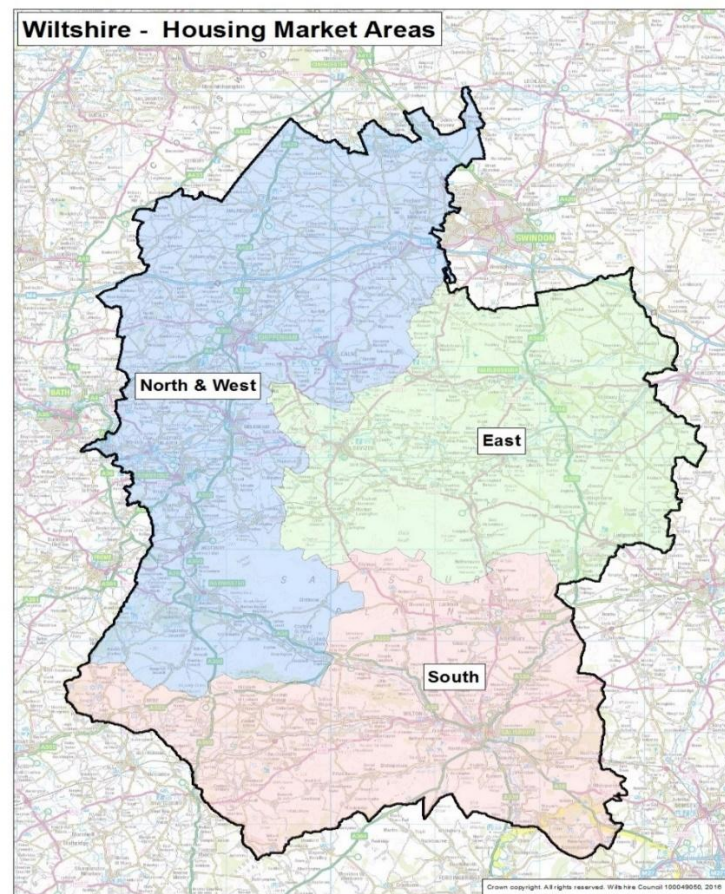
Base Date: April 2025

Published: June 2026

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 2025. 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 2024 base date position (published June 2025). 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 2025 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	2024/25	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	141	301	101%
	North and West Wiltshire HMA	1,237	1,269	1,186	1,349	1,008	1,425	1,133	1,341	1,208	816	1,184	96%
	South Wiltshire HMA	521	794	676	828	529	321	455	808	425	263	510	98%
	Wiltshire#	2,100	2,690	2,428	2,682	1,799	1,926	1,862	2,425	1,825	1,220	2,044	97%

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.
- 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 2025-2030	Number of years deliverable supply
Wiltshire	3,488	17,438	18,310	10,268	2.8

* 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 2025)	232,159
0.8% of existing housing stock	1,857.3
Baseline annual need	1,857.3

Step 2 - An adjustment to take account of affordability

Median workplace-based affordability ratio across last five years (9.58 + 10.32 + 9.73 + 9.60 + 8.87) / 5	
(release date 24 March 2025)	9.62
Local affordability factor	9.62

Adjustment factor $\frac{(\text{Local affordability factor} - 5)}{5} \times 0.95 + 1$	1.877800
Local Housing Need for Wiltshire	3,488

5-year housing requirement including buffer

Figure over a 5 year period	17,438
Latest housing delivery result (%)	135
Buffer to be added	5%
Number of dwellings to be used in the Wiltshire LPA housing land supply calculation	18,310

Deliverable supply	10,268
---------------------------	---------------

Number of years supply against Local Housing Need	2.8
--	------------

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 year of the plan period (2025-2026), 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 2006-2025	Deliverable supply (commitments and windfall) 2025-2026	Surplus (-ve) / shortfall (+ve) against WCS requirement
East Wiltshire HMA	5,940	5,710	230	0
North and West Wiltshire HMA	24,740	22,491	1,051	1,198
South Wiltshire HMA	10,420	9,693	389	338
Swindon (within Wiltshire)*	900	932	0	0
Wiltshire	42,000	38,826	1,670	1,504

** 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 2025 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 2025.

Site reference	Site Address	HMA	Number of units (net)	Status	Status date
PL/2023/07368	Old Sarum Airfield, Salisbury	South	315	Outline permission	09/04/2025
PL/2022/06908	Phase 6, Land at Hunters Moon, Chippenham	North and West	56	Full permission	16/04/2025
PL/2023/03305	York Place, St Martins, Marlborough, Wilts, SN8 1AR	East	28	Full permission	16/04/2025
PL/2023/04923	Salisbury Post Office, 24-36 Castle Street, Salisbury, Wilts, SP1 1AB	South	24	Full permission	15/04/2025
PL/2024/00191	St. Peter's Junior School, The Parade, Marlborough, SN8 1LQ	East	20	Full permission	14/05/2025
PL/2023/05157	Land off Freestone Grove, Westbury	North and West	36	Resolution to grant	04/06/2025
PL/2025/01319	St Pauls House, 1 Marshfield Road, Chippenham, SN15 1LA	North and West	24	Full permission	18/06/2025
PL/2024/08724	Land West of Marlborough, Royal Wootton Bassett	North and West	95	Resolution to grant	05/08/2025
PL/2025/02846	Staverton House, 51a Staverton, Trowbridge, BA14 6NX	North and West	14 (equivalent dwellings)*	Full permission	13/08/2025
PL/2023/10559	Land at Maxcroft Farm, Marsh Road, Hilperton, Trowbridge	North and West	180	Resolution to grant	23/09/2025
20/11598/OUT	Land East of Church Road, Laverstock, Salisbury	South	49	Outline permission	10/10/2025
PL/2025/08099	Dunns House, St Pauls Road, Salisbury	South	44	Full permission	12/10/2025
PL/2024/05017	Southgate House, Pans Lane, Devizes, SN10 5EQ	East	34	Full permission	13/10/2025
PL/2023/10560	Land South of Dicketts Road, Corsham	North and West	24	Outline permission	17/10/2025

Site reference	Site Address	HMA	Number of units (net)	Status	Status date
PL/2024/05435	Land north of Melksham Road, Holt	North and West	55	Outline permission	17/10/2025
PL/2024/04101	Land adjacent to Lillybrook Residential Homes Estate, Chippenham	North and West	14	Full permission	16/10/2025
PL/2024/00559	Sandy Furlong Farm, Compton Road, Hilmarton, Nr Calne, Wiltshire SN11 8SH	North and West	13	Full permission	22/10/2025
PL/2024/11016	Former Wadworth Brewery, 41 - 45 Northgate Street, Devizes	East	102	Full permission	24/10/2025
PL/2024/06047	Land at 30-36 Fisherton Street, Salisbury, SP2 7RG	South	47	Full permission	04/11/2025
PL/2023/08557	Riverside Children's Resource Centre, 29 Churchfields Road, Salisbury	South	17	Full permission	11/11/2025
PL/2024/06897	Land off Sherston Road, Malmesbury	North and West	55	Outline permission	26/11/2025
PL/2025/02874	Oaksey Park Golf and Leisure, Wick Road, Oaksey	North and West	12	Resolution to grant	03/12/2025
PL/2024/05384	Land North of Bath Road, Corsham	North and West	150	Outline permission	02/01/2026
PL/2022/05783	Land to West of Care Home (Former Police Station), Wood Lane, Chippenham	North and West	17	Full permission	12/02/2026
PL/2025/026470	Land west of Wilcot Road, Pewsey	East	30	Outline permission	25/02/2026
PL/2024/10674	Land off Woodrow Road, Woodrow Road, Melksham	North and West	70	Outline permission	09/04/2026

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 2025	Units under construction	Completions to date	Losses to date		2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	Settlement / CA Remainder
East Wiltshire HMA														
Grand Total		1,970	277	241	30		230	305	393	295	219	228	185	
Total Small permitted sites (see Appendix 2)		247	69	3	9		35	62	39	21	8	3	1	
Land to the north of Marshall Road, Devizes, Wiltshire	E16.12285	17	0	0	0		0	0	0	0	0	0	0	Devizes
Wiltshire Police, George Lane, Marlborough, Wiltshire, SN8 4DB	20/07915/OUT	24	0	0	0		0	0	0	0	0	12	12	Marlborough
Land to the north of Marshall Road, Devizes, Wilts	PL/2022/05360	33	0	0	0		0	0	0	10	22	0	0	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	25	Devizes
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
Land at Lottage Farm, Lottage Road, Aldbourne	21/01004/OUT	32	0	0	0		0	0	0	0	0	16	16	Marlborough CA Remainder

Site Address	Site reference	Committed dwellings outstanding at April 2025	Units under construction	Completions to date	Losses to date		2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	Settlement / CA Remainder
Land south of Ballingers, Urchfont, Wiltshire	PL/2023/02372	24	0	0	0		0	0	0	0	0	21	0	Devizes CA Remainder
Land Adjacent to Empress Way Ludgershall Wiltshire	18/04346/REM	20	14	60	0		0	0	20	0	0	0	0	Tidworth/ Ludgershall
Land east of Reed Place, Rowde, SN10 2GX	PL/2021/07576	10	10	0	0		10	0	0	0	0	0	0	Devizes CA Remainder
St Peters Junior School, The Parade, Marlborough, SN8 1LQ	PL/2021/03930	15	15	0	0		7	5	3	0	0	0	0	Marlborough
Drummond Park Ludgershall SP11 9RT	21/02122/REM	257	51	155	0		75	75	75	32	0	0	0	Tidworth/ Ludgershall
Land South of Lavington Lane, West Lavington	PL/2021/11899	27	27	23	0		27	0	0	0	0	0	0	Devizes CA Remainder
Land at Marshall Road, Devizes, Wiltshire	PL/2023/05033	163	42	0	0		14	69	56	24	0	0	0	Devizes
Hedges House, Mill Lane, West Lavington, Devizes SN10 4HS	PL/2021/11543	19	19	0	21		19	0	0	0	0	0	0	Devizes CA Remainder
Land at Sandlease Farm, Worton, Wiltshire	PL/2022/08551	24	24	0	0		24	0	0	0	0	0	0	Devizes CA Remainder
Land North of Quakers Road and South of Parkfields, Devizes, Wilts	PL/2024/03117	54	6	0	0		9	34	11	0	0	0	0	Devizes
Land off Coate Road, Devizes, SN10 3LU	PL/2024/09259	200	0	0	0		0	42	51	50	57	0	0	Devizes

Site Address	Site reference	Committed dwellings outstanding at April 2025	Units under construction	Completions to date	Losses to date		2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	Settlement / CA Remainder
Highfield, The Common, Marlborough, SN8 1DL	PL/2024/04217	- 13.1148	0	0	0		0	-13	0	0	0	0	0	Marlborough
Bartlett House, Old Common Way, Ludgershall, Andover	PL/2023/06881	18	0	0	0		0	0	9	9	0	0	0	Tidworth/ Ludgershall
Townsend Farm Yard, Poulshot Road, Poulshot, Devizes, Wiltshire	PL/2024/01509	14	0	0	0		0	0	7	7	0	0	0	Devizes CA Remainder
Parnham Coaches, 31 Andover Road, Ludgershall, Andover, SP11 9LU	20/02272/FUL	26	0	0	0		0	26	0	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
Marlborough Resource Centre, Cherry Orchard, Marlborough	PL/2021/11719	24	0	0	0		0	0	0	0	0	12	12	Marlborough
Land At Empress Way, Ludgershall	20/06554/FUL	190	0	0	0		0	0	30	50	50	50	10	Tidworth/ Ludgershall
Land South of the Spring, Market Lavington, Devizes, Wilts	PL/2023/10388	14	0	0	0		0	0	0	0	0	7	7	Devizes CA Remainder
Northgate Brewery, Northgate Street, Devizes, SN10 1JW	PL/2023/03573	102	0	0	0		0	0	31	31	30	10	0	Devizes
Total Large permitted and 'subject to S106' sites		1,402	208	238	21		185	212	300	223	159	172	111	

	Site reference	Committed dwellings outstanding at April 2025	Units under construction	Completions to date	Losses to date		2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	Settlement / CA Remainder
Site Address														
Marlborough Road Site	NP/E01	49	0	0	0		0	0	0	0	0	0	0	Pewsey CA
Stonebridge House, Nursted Road	NP/E03	14	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
Garage and Old Dairy, New Park Street	NP/E09	5	0	0	0		0	0	0	0	0	0	0	Devizes
South of the "Meadows", Hartmoor Road.	NP/E10	18	0	0	0		0	0	0	0	0	0	0	Devizes
Magistrates Court, Elcombe Gardens	NP/E11	7	0	0	0		0	0	0	0	0	0	0	Devizes
Bath Road Business Centre	NP/E12	13	0	0	0		0	0	0	0	0	0	0	Devizes
Whole of Garden Trading Est	NP/E13	38	0	0	0		0	0	0	0	0	0	0	Devizes
Wadworth Warehouse, Northgate St	NP/E16	30	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
Land off Firs Hill Way - Site A3	NP/E19	5	0	0	0		0	0	0	0	0	0	0	Devizes CA Remainder
Ryeleaze Field - Site A5	NP/E21	4	0	0	0		0	0	0	0	0	0	0	Devizes CA Remainder
Grafton Road	NP/E22	30	0	0	0		0	0	0	0	0	0	0	Pewsey CA
Land at Alcudia, The Ham	NP/E25	1	0	0	0		0	0	0	0	0	0	0	Devizes CA Remainder

Site Address	Site reference	Committed dwellings outstanding at April 2025	Units under construction	Completions to date	Losses to date		2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	Settlement / CA Remainder
Wildmans Garage	NP/E30	5	0	0	0		0	0	3	2	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
Southcliffe	NP/E34	22	0	0	0		0	0	0	0	0	0	0	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
Land at Barton Dene	NP/E36	40	0	0	0		0	0	0	0	0	0	20	Marlborough
Land at Kelham Gardens	NP/E38	10	0	0	0		0	0	9	0	0	0	0	Marlborough
Total adopted and emerging Neighbourhood Plan allocations		321	0	0	0		0	0	12	2	0	0	20	
Windfall - brownfield small sites							7	20	28	32	34	35	35	
Windfall - brownfield large sites							0	1	2	3	3	3	3	
Windfall - greenfield small sites							3	9	12	14	15	15	15	

Site Address	Site reference	Committed dwellings outstanding at April 2025	Units under construction	Completions to date	Losses to date		2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	Settlement / CA Remainder
North and West Wiltshire HMA														
Grand Total		12,327	1,188	1,188	47		1,051	1,481	1,755	1,520	1,202	1,318	1,509	
Total Small permitted sites (see Appendix 2)		843	295	48	24		116	237	123	69	27	9	3	
Rowden Park Patterdown Road Chippenham Wiltshire	N14.12118	266	0	0	0		0	0	28	61	83	41	40	Chippenham
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 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 to the east of Church View, Sutton Benger, Chippenham, Wiltshire, SN15 4FD	20/03876/OUT	24	0	0	0		0	0	0	19	0	0	0	Chippenham CA Remainder
Land to the north of Whychurch Farm and to the south of Filands, Malmesbury	PL/2021/08453	71	0	0	0		0	0	0	25	46	0	0	Malmesbury
Land South West of Park Road, Malmesbury, Wiltshire	20/08341/OUT	26	0	0	0		8	15	0	0	0	0	0	Malmesbury
Land at Regents Park, Calne	20/07659/OUT	17	0	0	0		0	5	12	0	0	0	0	Calne

Site Address	Site reference	Committed dwellings outstanding at April 2025	Units under construction	Completions to date	Losses to date		2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	Settlement / CA Remainder
Land off Park Road, Malmesbury, SN16 0QW	19/05898/OUT	50	0	0	0		0	0	10	25	15	0	0	Malmesbury
Land at Saltersford Lane, Chippenham	PL/2022/06612	70	0	0	0		0	0	0	20	30	20	0	Chippenham
Land at Purton Road, Swindon	20/10523/OUT	79	0	0	0		0	0	0	25	30	24	0	Royal Wootton Bassett & Cricklade CA Remainder
Land off the B4069 East of Barrow Farm, Langley Burrell, Chippenham	PL/2022/04681	230	0	0	0		0	20	50	50	50	50	10	Chippenham
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 at Stones Farm, West Mill Lane, Cricklade SN6 6JL	PL/2022/02452	140	0	0	0		0	0	0	0	0	20	40	Royal Wootton Bassett & Cricklade CA Remainder
Land Off The High Street, Sutton Benger	PL/2023/06204	60	0	0	0		0	0	0	0	0	10	30	Chippenham CA Remainder
Land off Spitfire Road, Calne	PL/2022/07893	90	0	0	0		0	0	0	0	0	25	40	Calne
Land at South Pavenhill Farm, Pavenhill, Purton, Wilts, SN5 4DQ	PL/2022/00395	60	0	0	0		0	0	0	0	0	10	30	Royal Wootton Bassett & Cricklade CA Remainder
Land north of Grovelands Way Warminster	W17.5360	73	0	0	0		0	0	0	0	0	0	0	Warminster

Site Address	Site reference	Committed dwellings outstanding at April 2025	Units under construction	Completions to date	Losses to date		2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	Settlement / CA Remainder
Land at the proposed West Warminster Urban Extension North of Victoria Road & to the West of Bath Road Comprising approx. 84 hectares, Warminster	15/01800/OUT	494	0	0	0		0	0	0	0	90	90	90	Warminster
Land South of Trowbridge, Wiltshire	20/00379/OUT	180	0	0	0		0	0	0	0	0	20	45	Trowbridge
Land South of Western Way, Melksham, Wilts	PL/2022/08504	210	0	0	0		0	0	40	80	80	10	0	Melksham
Land South of Western Way, Melksham, Wilts	PL/2022/08504	38	0	0	0		0	0	0	0	0	0	38	Melksham
Land off Melksham Road, Holt	PL/2022/03315	90	0	0	0		0	20	50	18	0	0	0	Bradford on Avon CA Remainder
Land at Glenmore Farm, The Ham/Hawkeridge Road, Westbury	PL/2021/03749	145	0	0	0		0	0	0	0	0	25	40	Westbury
Land off Angelica Avenue, Melksham, Wiltshire, SN12 6QJ	PL/2023/00478	11	0	0	0		0	0	0	0	0	11	0	Melksham
Innox Mills, Stallard Street, Trowbridge BA14 8HH	PL/2021/08064	243	0	0	0		0	0	0	25	40	40	40	Trowbridge
Land to the West of Semington Road, Melksham, Wilts	PL/2022/08155	53	0	0	0		0	0	0	20	33	0	0	Melksham

Site Address	Site reference	Committed dwellings outstanding at April 2025	Units under construction	Completions to date	Losses to date		2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	Settlement / CA Remainder
Land to the south of Church Lane, Upper Studley, Trowbridge, Wilts	18/10035/OUT	55	0	0	0		0	0	0	0	0	10	30	Trowbridge
Land rear of 117 High Street, Dilton Marsh, BA13 4DP	PL/2023/01880	54	0	0	0		0	0	0	0	0	25	29	Westbury CA Remainder
Land north of St George's Road, Semington	PL/2023/10561	26	0	0	0		0	0	10	16	0	0	0	Melksham CA Remainder
Land to East of Oxford Road, Calne, Wiltshire	N16.7209	1	1	199	0		1	0	0	0	0	0	0	Calne
Rowden Park, Patterdown Road, Chippenham (Redcliffe Phase 3 a and b)	20/02326/REM	160	22	31	0		79	47	34	0	0	0	0	Chippenham
Langley Park	19/12100/REM	329	15	0	0		0	52	195	69	13	0	0	Chippenham
Land at Hunters Moon Chippenham Wiltshire	N18.0401	2	2	70	0		0	2	0	0	0	0	0	Chippenham
Royal Arthur Park, Westwells Road	N10.4093	45	45	176	0		45	0	0	0	0	0	0	Corsham
Land at Patterdown Road, Chippenham	19/00098/REM	17	17	55	0		0	10	7	0	0	0	0	Chippenham
Timber Yard, Real World Studios, Mill Lane, Box, Corsham	20/08387/VAR	20	20	0	0		20	0	0	0	0	0	0	Corsham CA Remainder

Site Address	Site reference	Committed dwellings outstanding at April 2025	Units under construction	Completions to date	Losses to date		2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	Settlement / CA Remainder
Goldenley Care Home, Forest Lane, Chippenham, SN15 3YQ	19/06116/FUL	-4	0	0	0		0	0	0	0	0	-10	6	Chippenham
Rowden Park, Patterdown Road, Chippenham (Crest Nicholson Phase 1)	PL/2023/01773	140	59	0	0		88	42	10	0	0	0	0	Chippenham
Rowden Park, Patterdown Road, Chippenham (Crest Nicholson Phase 2)	19/11461/REM	6	6	58	0		6	0	0	0	0	0	0	Chippenham
Land at Backbridge Farm, Malmesbury, Wiltshire	16/06401/FUL	21	21	180	0		21	0	0	0	0	0	0	Malmesbury
Land at Showell Nurseries, Showell, Chippenham, Wiltshire, SN15 2NU	PL/2023/06727	120	4	0	0		10	51	59	0	0	0	0	Chippenham
17 Station Hill, Chippenham, SN15 1EQ	20/06500/FUL	13	0	0	0		13	0	0	0	0	0	0	Chippenham
Land at Sutton Lane Sutton Benger SN15 4RR	20/03487/FUL	21	21	0	0		6	15	0	0	0	0	0	Chippenham CA Remainder
Phase 5, Land at Hunters Moon, Chippenham	21/01463/FUL	13	13	82	0		13	0	0	0	0	0	0	Chippenham
Cotswold Community, Ashton Keynes, SN6 6QU	21/02520/REM	57	40	11	20		37	20	0	0	0	0	0	Malmesbury CA Remainder
Gable House, 46 High Street, Malmesbury,	20/06887/FUL	14	0	0	0		0	0	14	0	0	0	0	Malmesbury

Site Address	Site reference	Committed dwellings outstanding at April 2025	Units under construction	Completions to date	Losses to date		2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	Settlement / CA Remainder
SN16 9AT														
Land At Broadfield Farm, Great Somerford	21/01950/FUL	21	21	0	0		21	0	0	0	0	0	0	Malmesbury CA Remainder
1-4 Avon Heights, Monkton Hill, Chippenham, SN15 1ER	PL/2024/03893	25	25	0	0		0	25	0	0	0	0	0	Chippenham
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
Rowden Park, Patterdown Road, Chippenham (Bellway - Phase 4)	20/02334/REM	91	0	0	0		0	35	30	26	0	0	0	Chippenham
Punters Farm, Malmesbury, SN16 9JP	PL/2023/09930	21	0	0	0		10	11	0	0	0	0	0	Malmesbury
Land North of Webbs Court, Lyneham	PL/2023/09551	56	0	0	0		0	16	40	0	0	0	0	Royal Wootton Bassett & Cricklade CA Remainder
Widham Farm, Purton, Wiltshire	PL/2021/06918	59	0	0	0		0	10	40	11	0	0	0	Royal Wootton Bassett & Cricklade CA Remainder
Laurieston House, 78 Bristol Road, Chippenham, SN15 1NS	PL/2024/02072	-5	0	0	0		0	-5	0	0	0	0	0	Chippenham
Laurieston House, 78 Bristol Road, Chippenham, SN15 1NS	PL/2024/02072	3	0	0	0		0	0	3	0	0	0	0	Chippenham

Site Address	Site reference	Committed dwellings outstanding at April 2025	Units under construction	Completions to date	Losses to date		2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	Settlement / CA Remainder
Rowden Park, Patterdown Road, Chippenham (Bellway - Phase 5)	20/02335/REM	134	0	0	0		0	35	30	39	30	0	0	Chippenham
Land at The Street, Hullavington	PL/2024/03115	71	0	0	0		23	25	23	0	0	0	0	Chippenham CA Remainder
Land At Ambulance Headquarters, Malmesbury Road, Chippenham, Wiltshire, SN15 5LN	20/05495/FUL	95	95	0	0		35	35	25	0	0	0	0	Chippenham
Land at Chippenham Road, Lyneham, SN15 4PA	PL/2022/07119	200	0	0	0		9	52	61	61	17	0	0	Royal Wootton Bassett & Cricklade CA Remainder
Land at Showell Farm, Patterdown Road, Showell, Chippenham, SN15 2NT	PL/2022/07442	40	40.437	0	0		0	0	40	0	0	0	0	Chippenham
Land at Filands Road / Jenners Lane, Malmesbury, SN16 9GT	PL/2023/00958	132	0	0	0		65	67	0	0	0	0	0	Malmesbury
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 South of Low Lane, Calne, SN11 8EQ	PL/2022/09034	26	0	0	0		0	13	13	0	0	0	0	Calne
Former Wiltshire College, Cocklebury Road,	PL/2022/03760	38	0	0	0		0	0	0	0	0	0	0	Chippenham

Site Address	Site reference	Committed dwellings outstanding at April 2025	Units under construction	Completions to date	Losses to date		2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	Settlement / CA Remainder
Chippenham, SN15 3QD														
Former Wiltshire College, Cocklebury Road, Chippenham, SN15 3QD	PL/2022/03760	44	0	0	0		0	0	0	0	0	0	0	Chippenham
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
7, 8 and 9 Back Street	W07.3403	22	0	0	0		0	0	0	0	0	0	0	Trowbridge
Heywood House, Park Lane	W07.1377	27	0	0	0		0	0	0	0	0	0	0	Westbury CA Remainder
Land off Station Road Westbury Wiltshire	17/07548/FUL	2	2	85	0		2	0	0	0	0	0	0	Westbury
The United Church & Community Buildings Church Street Trowbridge Wiltshire	18/03338/FUL	4	4	21	3		4	0	0	0	0	0	0	Trowbridge
3 High Street, Warminster, BA12 9AG	19/04315/FUL	11	5	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
26 Fore Street, Trowbridge	21/01148/FUL	24	24	0	0		0	0	0	24	0	0	0	Trowbridge

Site Address	Site reference	Committed dwellings outstanding at April 2025	Units under construction	Completions to date	Losses to date		2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	Settlement / CA Remainder
Land off of Elizabeth Way, Hilperton	PL/2021/08554	115	65	36	0		55	55	5	0	0	0	0	Trowbridge
Land at Elizabeth Way, Hilperton,, Trowbridge	20/09701/FUL	187	10	0	0		46	60	60	21	0	0	0	Trowbridge
Land to North West of Folly Farm, Warminster	PL/2021/11051	17	17	37	0		17	0	0	0	0	0	0	Warminster
Land north of Westbury Road and west of Court Orchard, Bratton, Wiltshire	PL/2023/07170	31	0	0	0		20	11	0	0	0	0	0	Westbury CA Remainder
Land South of Sandhole Lane, Westbury	PL/2022/09817	67	35	0	0		28	39	0	0	0	0	0	Westbury
Land West of Elizabeth Way and South of Middle Lane, Hilperton, Trowbridge	20/07751/FUL	68	0	0	0		30	38	0	0	0	0	0	Trowbridge
Land at Semington Road, Melksham, Wilts	PL/2022/02749	126	42	18	0		42	42	42	0	0	0	0	Melksham
Land west of Semington Road, Melksham	PL/2023/00808	50	0	0	0		25	25	0	0	0	0	0	Melksham
Land off St George's Road, Semington, Melksham, Wilts	PL/2022/01367	18	0	0	0		10	8	0	0	0	0	0	Melksham CA Remainder
Courtfield House, Polebarn Road, Trowbridge, BA14 7EG	18/04656/FUL	4	4	16	0		0	4	0	0	0	0	0	Trowbridge

Site Address	Site reference	Committed dwellings outstanding at April 2025	Units under construction	Completions to date	Losses to date		2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	Settlement / CA Remainder
Land at the West Warminster Urban Extension, North of Victoria Road & to the West of Bath Road, Warminster	PL/2024/03667	193	13	0	0		45	45	45	58	0	0	0	Warminster
Elm Grove Farm, Drynham Road, Trowbridge	PL/2022/09425	247	11	0	0		0	50	50	50	50	47	0	Trowbridge
Land at Longleaze Lane, Melksham, Wilts, SN12 6QJ	PL/2023/06725	47	46.995	0	0		0	0	47	0	0	0	0	Melksham
Land at the proposed West Warminster Urban Extension, North of Victoria Road & to the West of Bath Road, Comprising approx. 12 hectares, Warminster	PL/2022/08898	168	67	0	0		45	45	45	33	0	0	0	Warminster
39-54 Westleigh, Warminster, Wiltshire, BA12 8NH	PL/2025/02094	-16	0	0	0		-16	0	0	0	0	0	0	Warminster
The John Barleycorn, Weymouth Street, Warminster, BA12 9NP	PL/2024/00190	10	0	0	0		0	0	0	10	0	0	0	Warminster
Ashton Street Centre, Ashton Street, Trowbridge	PL/2021/09909	48	0	0	0		0	0	0	0	0	24	24	Trowbridge

Site Address	Site reference	Committed dwellings outstanding at April 2025	Units under construction	Completions to date	Losses to date		2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	Settlement / CA Remainder
Avonpark Village, Winsley Hill, Winsley, BA2 7FF	PL/2023/07518	-8	0	0	0		0	-48	0	40	0	0	0	Bradford on Avon CA Remainder
Land at Zone D, Grovelands, Warminster	PL/2023/00956	39	0	0	0		0	0	20	19	0	0	0	Warminster
Innox Place, Stallard Street, Trowbridge, BA14 8HH	PL/2021/08064	12	0	0	0		0	0	12	0	0	0	0	Trowbridge
Land off Frome Road, Upper Studley, Trowbridge	20/09659/FUL	50	0	0	0		0	35	15	0	0	0	0	Trowbridge
Land North of Grovelands Way, Warminster	PL/2021/03889	34	0	0	0		0	34	0	0	0	0	0	Warminster
Limpley Mill, Lower Stoke, Limpley Stoke	PL/2022/03452	12	0	0	0		0	0	0	12	0	0	0	Bradford on Avon CA Remainder
Bugley Barton Farm, Land South of Victoria Road, Warminster	17/01463/FUL	227	0	0	0		0	0	30	40	40	40	40	Warminster
Land south east of Trowbridge	15/04736/OUT	2500	0	0	0		0	0	200	200	200	200	200	Trowbridge
Phase 6 - Land at Hunters Moon, Chippenham	PL/2022/06908	56	0	0	0		0	30	26	0	0	0	0	Chippenham
Land North of Southwick Road and South of The Rank North Bradley, Wilts	PL/2023/10205	66	0	0	0		0	0	0	0	0	0	10	Trowbridge CA Remainder

Site Address	Site reference	Committed dwellings outstanding at April 2025	Units under construction	Completions to date	Losses to date		2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	Settlement / CA Remainder
Land at Blackmore Farm, Sandridge Common, Melksham SN12 7QS	PL/2023/11188	500	0	0	0		0	0	40	110	110	110	110	Melksham
Land South of Stanley Lane, Chippenham	PL/2023/08640	150	0	0	0		0	0	0	0	0	20	40	Chippenham
Land South of White Horse Business Park, Trowbridge, Wilts	20/03641/OUT	70	0	0	0		0	0	0	0	0	25	45	Trowbridge
Land at Verbena Court, Melksham, SN12 7GG	PL/2023/06976	39	0	0	0		0	0	0	39	0	0	0	Melksham
Land Rear of 54 Woodmarsh, North Bradley	PL/2021/09739	23	0	0	0		0	0	0	0	0	6	10	Trowbridge CA Remainder
Total Large permitted and 'subject to S106' sites		10,887	893	1,136	23		901	1,132	1,462	1,246	957	943	1,097	
Quemerford House & Mill	2/LPA/14	20	0	0	0		0	0	0	0	0	0	0	Calne
Court Street	5/LPA/21	8	0	0	0		0	0	0	0	0	0	0	Trowbridge
Land off Oldfield Road	5/LPA/49	30	0	0	0		0	0	0	0	0	0	0	Westbury
Land at West Street	5/LPA/55	11	0	0	0		0	0	0	0	0	0	0	Warminster
Rear of Westbury Road	5/LPA/58	3	0	0	0		0	0	0	0	0	0	0	Warminster
Station Road	5/LPA/59	30	0	0	0		0	0	0	0	0	0	0	Warminster
Patterdown and Rowden - Small Extension Sites (SW Chippenham)	CH1	41	0	0	0		0	0	0	0	0	20	21	Chippenham

	Site reference	Committed dwellings outstanding at April 2025	Units under construction	Completions to date	Losses to date		2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	Settlement / CA Remainder
Site Address														
South East Trowbridge	WCS/NW6	100	0	0	0		0	0	0	0	0	0	0	Trowbridge
Total adopted Strategic Sites and District Local Plan allocations		243	0	0	0		0	0	0	0	0	20	21	
Land off the A363 at White Horse Business Park	H2.2	62	0	0	0		0	0	0	0	0	20	42	Trowbridge
Bore Hill Farm	H2.8	61	0	0	0		0	0	0	0	0	30	31	Warminster
Total adopted Site Allocations Plan allocations		123	0	0	0		0	0	0	0	0	50	73	
Redundant Farmyard Site Adjacent to Fordlands Site HS3	NP/NW10	4	0	0	0		0	0	0	0	0	2	2	Chippenham CA Remainder
Redundant Farmyard Site at Mermaid Farm Site HS4	NP/NW11	5	0	0	0		0	0	0	0	0	2	1	Chippenham CA Remainder
Land to the East of Malford Farmhouse Site HS5	NP/NW12	-1	0	0	0		0	0	0	0	0	0	0	Chippenham CA Remainder
Land to the West of The Bakehouse Site HS6	NP/NW13	4	0	0	0		0	0	0	0	0	2	2	Chippenham CA Remainder
Dogridge Garage Site (1)	NP/NW22	4	0	0	0		0	0	0	0	0	2	2	Royal Wootton Bassett & Cricklade CA Remainder
Hooks Hill	NP/NW25	7	0	4	0		0	0	0	0	0	0	0	Royal Wootton Bassett & Cricklade CA Remainder

Site Address	Site reference	Committed dwellings outstanding at April 2025	Units under construction	Completions to date	Losses to date		2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	Settlement / CA Remainder
Derelict Cottage Farm	NP/NW26	15	0	0	0		0	0	0	0	0	0	0	Royal Wootton Bassett & Cricklade CA Remainder
Land at Northcote	NP/NW27	15	0	0	0		0	0	0	0	0	0	0	Royal Wootton Bassett & Cricklade CA Remainder
Former Youth Centre	NP/NW29	5	0	0	0		0	0	0	0	0	3	2	Royal Wootton Bassett & Cricklade CA Remainder
Tuner's Lane	NP/NW31	25	0	0	0		0	0	0	0	0	12	13	Malmesbury CA Remainder
Sopworth Lane	NP/NW33	45	0	0	0		0	0	0	0	0	23	22	Malmesbury CA Remainder
The Vicarage	NP/NW34	2	0	0	0		0	0	0	0	0	2	1	Malmesbury CA Remainder
Thickwood field, north of Thickwood Estate	NP/NW37	5	0	0	0		0	0	0	0	0	3	2	Corsham CA Remainder
Heli-Beds	NP/NW38	8	0	0	0		0	0	0	0	0	4	4	Trowbridge CA Remainder
Land off Wesley Lane	NP/NW39	30	0	0	0		0	0	0	0	0	7	23	Trowbridge CA Remainder
Middle Farm, Corsham Road, Whitley	NP/NW40	18	0	0	0		0	0	0	0	0	6	12	Melksham CA Remainder
Land to the west of Turnpike Close (the Auction Field)	NP/NW47	40	0	0	0		0	0	0	0	0	0	0	Melksham CA Remainder

Site Address	Site reference	Committed dwellings outstanding at April 2025	Units under construction	Completions to date	Losses to date		2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	Settlement / CA Remainder
Total emerging and adopted Neighbourhood Plan allocations		231	0	4	0		0	0	0	0	0	68	86	
Windfall – brownfield small sites							21	62	84	98	103	104	105	
Windfall – brownfield large sites							2	18	43	59	65	72	73	
Windfall – greenfield small sites							10	32	43	48	51	52	52	

Site Address	Site reference	Committed dwellings outstanding at April 2025	Units under construction	Completions to date	Losses to date		2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	Settlement / CA Remainder
South Wiltshire HMA														
Grand Total		2,404	441	115	52		389	374	446	411	196	179	150	
Total Small permitted sites (see Appendix 2)		328	107	9	12		45	90	48	27	10	3	1	
Land to the North West of Fugglestone Red and Bemerton Heath, Salisbury	S12.0814	341	0	0	0		0	58	155	127	0	0	0	Salisbury
Former Erskine Barracks	S11.0517	52	0	0	0		0	0	0	0	0	0	0	Wilton
Land south of Netherhampton Road Salisbury	19/05824/OUT	406	0	0	0		0	40	150	150	66	0	0	Salisbury
E V Naish Ltd Crow Lane Wilton Salisbury Wiltshire	S/2003/1016	61	0	0	0		0	0	0	0	0	0	0	Wilton
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
Beaumont Business Park, Woodlands Road, Mere, Warminster, Wiltshire, BA12 6BT	20/07469/OUT	70	0	0	0		0	0	0	10	30	30	0	Mere
Land at Romsey Road, Whiteparish, Salisbury, Wiltshire	PL/2022/09532	25	0	0	0		0	0	0	12	13	0	0	Southern Wiltshire CA Remainder

Site Address	Site reference	Committed dwellings outstanding at April 2025	Units under construction	Completions to date	Losses to date		2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	Settlement / CA Remainder
Land Adjacent Quarryfield Industrial Estate Castle Street Mere BA12 6LA	20/11079/FUL	38	38	0	0		38	0	0	0	0	0	0	Mere
Land North of Netherhampton Road, Salisbury, Wiltshire	PL/2021/06594	62	62	44	0		50	12	0	0	0	0	0	Salisbury
Land South of Netherhampton Road, Salisbury	PL/2021/08735	212	160	22	0		150	62	0	0	0	0	0	Salisbury
Land at Westside Close, Old Sarum, SP4 6BX	PL/2024/01413	0	0	0	0		0	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
Stratford Court, Stratford Road, Salisbury, SP1 3JH	PL/2022/05365	16	16	0	26		16	0	0	0	0	0	0	Salisbury
Land to the North West of Fugglestone Red and Bemerton Heath, Salisbury, Wilts	PL/2022/07678	23	23	40	0		23	0	0	0	0	0	0	Salisbury
Land to the east of Odstock Road and to the south of Rowbarrow, Salisbury, Wiltshire	20/00337/FUL	86	0	0	0		14	50	22	0	0	0	0	Salisbury
Land at Westside Close, Old Sarum, SP4 6BX	PL/2023/04526	46	19	0	0		25	21	0	0	0	0	0	Salisbury

	Site reference	Committed dwellings outstanding at April 2025	Units under construction	Completions to date	Losses to date		2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	Settlement / CA Remainder
Site Address														
3 - 7 NEW CANAL, SALISBURY, SP1 2AA	PL/2023/10405	11	0	0	0		0	0	11	0	0	0	0	Salisbury
Alderbury Park Caravan And Camping Site, Southampton Road, Whaddon, Salisbury	PL/2021/11771	13	0	0	0		0	0	0	0	0	0	13	Southern Wiltshire CA Remainder
Tisbury Sports Centre, Weaveland Road, Tisbury, Salisbury, SP3 6HJ	PL/2022/00855	13	0	0	0		0	0	0	13	0	0	0	Tisbury
40 Blue Boar Row, Salisbury, SP1 1DA	PL/2022/04289	11	0	0	0		0	0	0	0	0	0	0	Salisbury
Land at Chicklade Road, Hindon, Wiltshire	PL/2021/09623	31	0	0	0		0	0	0	0	0	16	15	Tisbury CA Remainder
Land East of Wagtails, Southampton Road, Alderbury	PL/2022/03103	30	0	0	0		0	0	0	0	0	15	15	Southern Wiltshire CA Remainder
Total Large permitted and 'subject to S106' sites		1,577	334	106	40		331	243	338	312	109	75	43	
Bulbridge	3/LPA/36	45	0	0	0		0	0	0	0	0	0	0	Wilton
Churchfields & Engine Sheds	WCS/S4	200	0	0	0		0	0	0	0	0	0	0	Salisbury
Central Car Park	WCS/S5	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	

Site Address	Site reference	Committed dwellings outstanding at April 2025	Units under construction	Completions to date	Losses to date		2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	Settlement / CA Remainder
Clover Lane	H3.6	45	0	0	0		0	0	0	0	0	20	25	Amesbury/Bulford/Durrington
Total adopted Site Allocations Plan allocations		45	0	0	0		0	0	0	0	0	20	25	
Station Works	NP/S11	60	0	0	0		0	0	0	0	0	0	0	Tisbury
Land between Glebe Hall and Primary School	NP/S12	13	0	0	0		0	0	0	0	0	0	0	Southern Wiltshire CA Remainder
Knighton Road (Site 4)	NP/S15	6	0	0	0		0	0	0	0	0	3	3	Wilton CA Remainder
Manor Farm Road (Site 5)	NP/S16	3	0	0	0		0	0	0	0	0	2	1	Wilton 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
Total emerging and adopted Neighbourhood Plan allocations		9	0	0	0		0	0	0	0	0	2	1	
Windfall - brownfield small sites							9	26	36	42	44	45	45	
Windfall - brownfield large sites							1	5	12	16	18	20	20	
Windfall - greenfield small sites							3	9	12	14	15	15	15	

Appendix 2: Small sites contributing to the deliverable supply

See accompanying document.

Appendix 3: Deliverability / developability summary for major sites and allocations

Site Address	Site reference	Planning status (at 31 March 2025)	Settlement / CA Remainder	Deliverability / developability summary
East Wiltshire HMA				
Bartlett House, Old Common Way, Ludgershall, Andover, SP11 9SA	PL/2023/06881	Full permission	Tidworth/ Ludgershall	Groundworks currently targeted to be November 25, awaiting discharge of some conditions and slight delay of a few months for procurement of contractor. Dwellings constructed using MMC so faster build process.
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	Outline permission	Devizes	Reserved matters PL/2025/09541 submitted on 04 December 2025. DoC application approved 03/11/2025.
Drummond Park Ludgershall SP11 9RT	21/02122/REM	Full permission	Tidworth/ Ludgershall	Site under construction. Forecast based on previous completions on site.
Garage and Old Dairy, New Park Street	NP/E09	Neighbourhood Plan	Devizes	No recent planning activity or known development plans that suggest 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.
Hedges House, Mill Lane, West Lavington, Devizes SN10 4HS	PL/2021/11543	Full permission	Devizes CA Remainder	03/09/2025 developer survey response confirmed that the scheme has completed in the 2025/26 monitoring year.
Highfield, The Common, Marlborough, SN8 1DL	PL/2024/04217	Full permission	Marlborough	Development comprises loss of 24 bed spaces in C2 use. Figures shown in the trajectories are based on a bed spaces-to-dwellings ratio in accordance with the PPG. Pre-commencement conditions discharged.

Site Address	Site reference	Planning status (at 31 March 2025)	Settlement / CA Remainder	Deliverability / developability summary
Land Adjacent to Empress Way Ludgershall Wiltshire	18/04346/REM	Full permission	Tidworth/ Ludgershall	Annual yields according to the developer's survey response September 2025. The remaining 20 dwellings are scheduled to be built in 2027/28 in parallel with the phase 2 scheme (20/06554/FUL).
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.
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, with an amended version of the S106 sent to the council on 17/10/2025. Yields in accordance with the developer survey, but pushed back 12 months to allow legal agreement to be completed. The build-out rate, with a maximum annual yield of 50 units, reflects the developer survey submitted in September 2025. A slightly higher yield of 52 (from previous developer survey) was deemed acceptable by the Planning Inspector in appeal decision APP/Y3940/W/24/3340811. Paragraph 111 of the appeal 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.

Site Address	Site reference	Planning status (at 31 March 2025)	Settlement / CA Remainder	Deliverability / developability summary
Land at Lottage Farm, Lottage Road, Aldbourne, SN8 2ED	21/01004/OUT	Outline permission	Marlborough CA Remainder	Outline application approved on 19/09/2024. Site sold to Ashford Homes in October 2025 so site is now in the hands of a housebuilder. First completions by 2030/31 is considered a realistic prospect.
Land at Marshall Road, Devizes, Wiltshire	PL/2023/05033	Full permission	Devizes	Site being developed by Vistry and Taylor Wimpey. Forecast in line with developer survey and recent performance by developers on nearby sites.
Land at Sandlease Farm, Worton, Wiltshire	PL/2022/08551	Full permission	Devizes CA Remainder	Commencement of Development notice suggests start date of 23/10/2025. Street View imagery in June 2025 indicates the majority of the site has been built out.
Land east of Reed Place, Rowde, SN10 2GX	PL/2021/07576	Full permission	Devizes CA Remainder	Street view imagery from June 2025 suggests completion.
Land North of Quakers Road and South of Parkfields, Devizes, Wilts	PL/2024/03117	Full permission	Devizes	Commencement notice and site works visibly started February 25. Developer survey October 25 estimates delivery over next three years.
Land off Coate Road, Devizes, SN10 3LU	PL/2024/09259	Full permission	Devizes	Commencement of development notice 18/08/2025. Pre-commencement conditions discharged. Further DoC application under consultation. Yields in line with developer survey from September 2025.
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 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 Ballingers, Urchfont, Wiltshire	PL/2023/02372	Outline permission	Devizes CA Remainder	Application was approved at appeal for up to 21 dwellings. No reserved matters submitted currently.
Land South of Lavington Lane, West Lavington	PL/2021/11899	Full permission	Devizes CA Remainder	Developer Survey indicates site will complete in 2025/26

Site Address	Site reference	Planning status (at 31 March 2025)	Settlement / CA Remainder	Deliverability / developability summary
Land South of the Spring, Market Lavington, Devizes, Wilts	PL/2023/10388	S106	Devizes CA Remainder	Permission granted 01/08/2025 further to Section 106 agreement. No reserved matters application submitted.
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 for 32 dwellings approved 04/12/2025.
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	Considered developable. Currently insufficient clear evidence to be considered deliverable.
Magistrates Court, Elcombe Gardens	NP/E11	Neighbourhood Plan	Devizes	1no. dwelling constructed under 18/03773/FUL. No known further development anticipated.
Market Lavington Care Home, 39 High Street, Market Lavington, SN10 4AG	PL/2024/03461	Full permission	Devizes CA Remainder	Development comprises a loss of 12 bed spaces in C2 use. Figures shown in the trajectories are based on a bed spaces-to-dwellings ratio in accordance with the PPG. Internal reconfiguration of existing care home only.
Marlborough Resource Centre, Cherry Orchard, Marlborough	PL/2021/11719	S106	Marlborough	A resolution to grant permission was made at Committee on 22/02/2024. Awaiting S106 sign-off. Forecasts allow for discharge of conditions and site preparation
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.
Northgate Brewery, Northgate Street, Devizes, SN10 1JW	PL/2023/03573	S106	Devizes	Full permission was granted on 26/06/2025. First completions forecast in 2027/28 to allow for conditions to be discharged and for demolition of existing buildings. Four DoC applications received since permission indicating intent to progress development promptly.

Site Address	Site reference	Planning status (at 31 March 2025)	Settlement / CA Remainder	Deliverability / developability summary
Parnham Coaches, 31 Andover Road, Ludgershall, Andover, SP11 9LU	20/02272/FUL	Full permission	Tidworth/ Ludgershall	Commencement notice and site works visibly started March 25. Forecasts in line with developer survey from September 2025.
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.
Rosegarth, Little Cheverell, Devizes, SN10 4JP	PL/2024/06498	Full permission	Devizes CA Remainder	Development comprises a loss of 3 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.
Ryleaze 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 2026/27, 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.
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.
Townsend Farm Yard, Poulshot Road, Poulshot, Devizes, Wiltshire, SN10 1RZ	PL/2024/01509	Full permission	Devizes CA Remainder	Full permission granted in 17 February 2025. Four DoC applications consented since permission indicating intent to progress development promptly.

Site Address	Site reference	Planning status (at 31 March 2025)	Settlement / CA Remainder	Deliverability / developability 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	Full permission PL/2024/07035 for five dwellings refused on 29/11/2024. Allowed at appeal - APP/Y3940/W/24/3357720 on 16 May 2025.
Wiltshire Police, George Lane, Marlborough, Wiltshire, SN8 4DB	20/07915/OUT	Outline permission	Marlborough	Considered developable. Currently insufficient clear evidence to be considered deliverable.
North & West Wiltshire HMA				
Land to East of Oxford Road, Calne, Wiltshire	N16.7209	Full permission	Calne	Site now complete.
"Land at Sutton Lane Sutton Benger SN15 4RR"	20/03487/FUL	Full permission	Chippenham CA Remainder	Commencement of development notice dated 14/05/2025. Based on previous delivery rates anticipate development completion within 2 years following application PL/2024/09058 to vary conditions.
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	PL/2024/03893	Full permission	Chippenham	Street View Imagery confirms site is under construction. Completion anticipated by 2028.
17 Station Hill, Chippenham, SN15 1EQ	20/06500/FUL	Full permission	Chippenham	Site looks to be complete after visit 15/01/2026.

Site Address	Site reference	Planning status (at 31 March 2025)	Settlement / CA Remainder	Deliverability / developability summary
26 Fore Street, Trowbridge	21/01148/FUL	Full permission	Trowbridge	Commencement of development notice dated 14/03/2022. Lawful development certificate PL/2025/03985 approved 06/2025 confirms permission implemented and pre-commencement condition discharged. Site listed online for sale and under offer 01/2026.
3 High Street, Warminster, BA12 9AG	19/04315/FUL	Full permission	Warminster	Building demolished. Development will not come forward under this permission.
324 Frome Road, Trowbridge, Wilts, BA14 0EB	PL/2024/08517	Full permission	Trowbridge	Development comprises loss of 6 bed spaces in C2 use. Figures shown in the trajectories are based on a bed spaces-to-dwellings ratio in accordance with the PPG.
39-54 Westleigh, Warminster, Wiltshire, BA12 8NH	PL/2025/02094	Full permission	Warminster	Demolition of residential block of flats. November 2025 article on Selwood website to confirm demolition of the existing building has begun.
55 Newtown, Trowbridge, Wilts, BA14 0BD	PL/2024/09345	Full permission	Trowbridge	Development comprises 2 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.
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.
Ashton Street Centre, Ashton Street, Trowbridge, Wilts, BA14 7ET	PL/2021/09909	Full permission	Trowbridge	Pre-commencement conditions to be discharged, no application received as of 01/2026. No Commencement of development notice, and detailed permission on the site not being progressed. 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.
Avonpark Village, Winsley Hill, Winsley, BA2 7FF	PL/2023/07518	Full permission	Bradford on Avon CA Remainder	Development comprises 74 additional bed spaces in C2 use and a loss of 88 bed spaces in C2 use. Figures shown in the trajectories are based on a bed spaces-to-dwellings ratio in accordance with the PPG. All pre commencement conditions discharged via application PL/2024/09509 in January 2025.

Site Address	Site reference	Planning status (at 31 March 2025)	Settlement / CA Remainder	Deliverability / developability summary
Bore Hill Farm	H2.8	DPD Allocation	Warminster	Planning application for 80 dwellings under consultation (PL/2022/07120). Allowing time for an independent odour assessment to be completed and analysed, and to package up a final round of amendments to address the other residual planning issues, an extension of time to 19 December 2025 was agreed.
Bugley Barton Farm, Land South of Victoria Road, Warminster	17/01463/FUL	Full permission	Warminster	Commencement notice dated 09/10/2025 was issued via the Variation of Conditions application PL/2025/01523, confirming that development has lawfully begun. In addition, the current discharge of conditions application (PL/2025/09680) submitted in December 2025 demonstrates that the remaining requirements attached to the permission are being actively progressed. Together, these steps indicate that no outstanding conditions are likely to impede build-out, and they provide clear evidence that the scheme is moving into the construction phase. On this basis, the trajectory assumptions are considered reasonable and supported by the available evidence.
Caring Hands (Wiltshire), Battlelake Farm, Braydon, Swindon, Wiltshire 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.
Clarks Mill and Mill House Stallard Street Trowbridge Wiltshire BA14 8HH	PL/2022/00462	Full permission	Trowbridge	Final dwelling remaining.
Cotswold Community, Ashton Keynes, SN6 6QU	21/02520/REM	Full permission	Malmesbury CA Remainder	Commencement of development notice dated 12/08/2023. Site under construction.
Court Street	5/LPA/21	District Local Plan Allocation	Trowbridge	Former District LP allocation. No development progress in a number of years so unlikely to see further development from this site.
Courtfield House, Polebarn Road, Trowbridge, BA14 7EG	18/04656/FUL	Full permission	Trowbridge	October 2025 - remaining 4 units being advertised by estate agents.

Site Address	Site reference	Planning status (at 31 March 2025)	Settlement / CA Remainder	Deliverability / developability summary
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.
Dogridge Garage Site (1)	NP/NW22	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.
Elm Grove Farm, Drynham Road, Trowbridge, Wilts, BA14 0PL	PL/2022/09425	Full permission	Trowbridge	Trajectory based on developer survey 02/10/2025
Former Wiltshire College, Cocklebury Road, Chippenham, SN15 3QD	PL/2022/03760	Full permission	Chippenham	Development was dependent on Homes England funding which is no longer available. Site unlikely to be delivered.
Former Wiltshire College, Cocklebury Road, Chippenham, SN15 3QD	PL/2022/03760	Full permission	Chippenham	Development was dependent on Homes England funding which is no longer available. Site unlikely to be delivered.
Former Youth Centre	NP/NW29	Neighbourhood Plan	Royal Wootton Bassett & Cricklade CA Remainder	No evidence of deliverability since 2019 correspondence
Gable House, 46 High Street, Malmesbury, SN16 9AT	20/06887/FUL	Full permission	Malmesbury	Some offices still utilised as of 12/03/2025 per business rates. However, emails indicating tenants leaving and permission implementation starting soon.

Site Address	Site reference	Planning status (at 31 March 2025)	Settlement / CA Remainder	Deliverability / developability summary
Goldenley Care Home, Forest Lane, Chippenham, SN15 3YQ	19/06116/FUL	Full permission	Chippenham	Development comprises loss of 19 bed spaces in C2 use. Figures shown in the trajectories are based on a bed spaces-to-dwellings ratio in accordance with the PPG. Certificate of Lawfulness PL/2024/01669 issued to confirm that the permission was implemented lawfully on 16/10/24.
Heli-Beds	NP/NW38	Neighbourhood Plan	Trowbridge 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.
Heywood House, Park Lane	W07.1377	Full permission	Westbury CA Remainder	Permission has been implemented but no ongoing development
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. The build out has been phased, with work beginning in 2012/13 and completed phase 1 in 2018. In order to progress to the next phase of development the applicant submitted PL/2024/02066, which was approved on 23/08/2024 and seeks to vary Conditions 2 (materials) & 19 (approved plans) of N/09/00362/FUL 'Extensions and Alterations to Provide 45 Bed Nursing Home and 12 Extra Care Units'. Variations to allow for link modifications and to reflect internal & external amendments.
Hooks Hill	NP/NW25	Neighbourhood Plan	Royal Wootton Bassett & Cricklade CA Remainder	Refurbishment and extension of existing flats PL/2021/09922
Innox Mills, Stallard Street, Trowbridge BA14 8HH	PL/2021/08064	Outline permission	Trowbridge	Allocation in the Local Plan Review. Refer to evidence in SoCG with site promoter (exam ref. SoCG/38 - Policy 55) which sets out how the site is deliverable/developable. Trajectories amended to allow for delay in reserved matters application for the outline element of the hybrid approval.

Site Address	Site reference	Planning status (at 31 March 2025)	Settlement / CA Remainder	Deliverability / developability summary
INNOX PLACE, STALLARD STREET, TROWBRIDGE, BA14 8HH	PL/2021/08064	Full permission	Trowbridge	Allocation in the Local Plan Review. Refer to evidence in SoCG with site promoter (exam ref. SoCG/38 - Policy 55) which sets out how the site is deliverable/developable. Trajectories amended to allow for delay in reserved matters application for the outline element of the hybrid approval.
Land At Ambulance Headquarters, Malmesbury Road, Chippenham, Wiltshire, SN15 5LN	20/05495/FUL	Full permission	Chippenham	Construction has begun as set out by the Commencement of development notice. Progress to date indicates that the scheme is capable of delivering completed units within the early part of the trajectory.
Land at Backbridge Farm, Malmesbury, Wiltshire	16/06401/FUL	Full permission	Malmesbury	Commencement of development notice dated 28/02/2022. Final units to be delivered, achievable in one year based on previous years delivery rate.
Land at Blackmore Farm, Sandridge Common, Melksham SN12 7QS	PL/2023/11188	S106	Melksham	Signed S106 agreement and the granting of planning permission on 12/05/2025 provide a clear and implementable consent for this site. The subsequent discharge-of-conditions applications (PL/2025/07835 & PL/2025/09868), submitted in the latter end of 2025, demonstrates that the applicant is actively progressing the necessary steps toward commencement. Developer correspondence received in September 2025 confirms that Barratt Redrow have acquired the land and intend to deliver the scheme on a dual-branded basis, with stated expectations of 40 legal completions by June 2027 and approximately 110 completions annually thereafter. This evidence of committed developer involvement, combined with ongoing condition clearance, provides a robust basis for the trajectory as set out.
Land At Broadfield Farm, Great Somerford, SN15 5EL	21/01950/FUL	Full permission	Malmesbury CA Remainder	All dwellings shown to be under construction via aerial imagery and Council's monitoring system. Commencement in 08/11/2023 based on developer survey 2025.
Land at Chippenham Road, Lyneham, SN15 4PA	PL/2022/07119	Full permission	Royal Wootton Bassett & Cricklade CA Remainder	Commencement of development notice dated 29/11/2024. Pre-commencement conditions discharged. Developer survey response in line with other developments of a comparable size.
Land at Elizabeth Way, Hilperton,, Trowbridge	20/09701/FUL	Full permission	Trowbridge	CoD 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.

Site Address	Site reference	Planning status (at 31 March 2025)	Settlement / CA Remainder	Deliverability / developability summary
Land at Filands Road / Jenners Lane, Malmesbury, SN16 9GT	PL/2023/00958	Full permission	Malmesbury	Commencement of development notice dated 15/01/2024. Developer survey from September 2025 anticipates site to complete 26/27, considered to be realistic based on previous delivery rates.
Land at Glenmore Farm, The Ham/Hawkeridge Road, Westbury BA13 4HQ	PL/2021/03749	Outline permission	Westbury	Outline application approved at appeal (APP/Y3940/W/24/3345598) on 21/01/2025. A Reserved Matters application is yet to be submitted.
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.
Land at Longleaze Lane, Melksham, Wilts, SN12 6QJ	PL/2023/06725	Full permission	Melksham	Development comprises 86 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 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, Chippenham	19/00098/REM	Full permission	Chippenham	Remaining units to be delivered in line with developer survey.
Land at Purton Road, Swindon	20/10523/OUT	Outline permission	Royal Wootton Bassett & Cricklade CA Remainder	Outline application approved at appeal (APP/Y3940/W/21/3275053) on 23/11/2023. The reserved matters application PL/2025/04413 is currently under consultation. The outline permission was granted on appeal, with the Inspector identifying the Council's housing land supply shortfall as a material consideration of substantial weight in the planning balance. Reflecting those conclusions, it is appropriate to include the site within the first five years, as its contribution accords with the Inspector's assessment of the need to address the identified shortfall.

Site Address	Site reference	Planning status (at 31 March 2025)	Settlement / CA Remainder	Deliverability / developability summary
Land at Rawlings Farm, Cocklebury Lane, Chippenham, Wiltshire, SN15 3LR	15/12351/OUT	Outline permission	Chippenham	Allocation in the Chippenham Site Allocations Plan. Reserved matters applications on behalf of Crest Nicholson - PL/2024/06987 submitted on 24 July 2024 for 196 dwellings (phase 1), and PL/2024/09507 submitted on 21 October 2024 for 454 dwellings (phase 2). Variation application submitted April 2025 to vary layout and highways which is also under consultation.
Land at Regents Park, Calne	20/07659/OUT	Outline permission	Calne	Reserved matters application PL/2024/08991 for 17 dwellings approved on 05/09/2025. A developer survey return in September 2025 forecasts full delivery of the site in 2027/28 and is considered to be realistic.
Land at Restrop Road, Purton, SN5 4BP	PL/2023/02576	Full permission	Royal Wootton Bassett & Cricklade CA Remainder	Aerial imagery shows partial completion. Site under construction
Land at Saltersford Lane, Chippenham	PL/2022/06612	Outline permission	Chippenham	Outline application approved at appeal (APP/Y3940/W/23/3322502) on 17/11/2023. The reserved matters application PL/2024/11691 is currently under consultation and associated applications to discharge relevant conditions have also been approved.. The outline permission was granted on appeal, with the Inspector identifying the Council's housing land supply shortfall as a material consideration of significant weight in the overall planning balance. In accordance with those findings, inclusion of the site within the first five years is justified, as its contribution aligns with the Inspector's conclusions on the need to increase supply and address the identified shortfall.
Land at Semington Road, Melksham, Wilts	PL/2022/02749	Full permission	Melksham	Commencement notice dated 21/08/2023. 18 houses already delivered slightly ahead of 2024 trajectories. Moved remaining trajectories slightly forward to reflect.
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. Commencement of Development notice dated 01/07/2024
Land at Showell Nurseries, Showell, Chippenham, Wiltshire, SN15 2NU	PL/2023/06727	Full permission	Chippenham	Commencement of development notice dated 17/02/2025. Pre-commencement conditions discharged. Site being marketed.

Site Address	Site reference	Planning status (at 31 March 2025)	Settlement / CA Remainder	Deliverability / developability summary
Land at South Pavenhill Farm, Pavenhill, Purton, Wilts, SN5 4DQ	PL/2022/00395	Outline permission	Royal Wootton Bassett & Cricklade CA Remainder	Outline application approved at appeal (APP/Y3940/W/24/3349801) on 05/03/2025. A developer survey response from September 2025 forecasts full delivery of the site within 5 years of the approval of the Outline permission however, a Reserved Matters application is yet to be submitted.
Land at Stones Farm, West Mill Lane, Cricklade SN6 6JL	PL/2022/02452	Outline permission	Royal Wootton Bassett & Cricklade CA Remainder	Outline application approved at appeal (APP/Y3940/W/24/3351265) on 23/01/2025. A developer survey response from September 2025 forecasts delivery of the site in 5 years however, a Reserved Matters application has not yet been submitted.
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 (PL/2021/07207 - 145 dwellings - complete), phase 2 (PL/2022/08898 - 168 dwellings - under construction) and phase 3 (PL/2024/03667 for 193 dwellings - under construction), all permitted before the base date. Phase 2 and 3 required an Appropriate Assessment - 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, subsequently signed off both HRAs. Reserved matters for phase 4 of the site for 266 dwellings was submitted in May 2025 (validated 02 June 25) and had an accompanying Nutrient Neutrality Assessment and Mitigation Strategy which followed the approach approved at phase 2 and 3. According to the developer survey, reserved matters for phase 5 is expected in 2026. Forecasts in line with developer survey (90 dwellings per annum across the site). 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).

Site Address	Site reference	Planning status (at 31 March 2025)	Settlement / CA Remainder	Deliverability / developability summary
Land at the proposed West Warminster Urban Extension, North of Victoria Road & to the West of Bath Road, Comprising approx. 12 hectares, Warminster	PL/2022/08898	Full permission	Warminster	Phase 2 of the wider scheme (15/01800OUT). 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. CoD signed for 24/06/2025. Trajectories in accordance with developer survey from September 2025. 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, Hullavington	PL/2024/03115	Full permission	Chippenham CA Remainder	Commencement notice from Feb 2025, however no signs of development to date based on recent aerial imagery
Land at the West Warminster Urban Extension, North of Victoria Road & to the West of Bath Road, Warminster	PL/2024/03667	Full permission	Warminster	Phase 3 of the wider scheme (15/01800OUT). Commencement of Development notice signed on 17/02/25. Nutrient Neutrality Assessment and Mitigation Strategy follows the approach approved at phase 2. Forecasts consistent with developer survey from September 2025. 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 Verbena Court, Melksham, SN12 7GG	PL/2023/06976	S106	Melksham	Development comprises 71 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. Pre-commencement conditions to be discharged, no application received as of 10/2025.
Land at West Street	5/LPA/55	District Local Plan Allocation	Warminster	Former District LP allocation. No recent planning activity at the site.
Land at Zone D, Grovelands, Warminster	PL/2023/00956	Full permission	Warminster	Detailed permission secured pursuant to 19/07198/VAR and so completions expected within 5 years.
Land North of Folly Farm Warminster	19/09428/FUL	Full permission	Warminster	Street view shows development complete, last units under construction

Site Address	Site reference	Planning status (at 31 March 2025)	Settlement / CA Remainder	Deliverability / developability summary
Land north of Grovelands Way Warminster BA12 8TB	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 19/11/2025. 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. Development comprises 133 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., BA14 8JN	PL/2021/03889	Full permission	Warminster	NMA (PL/2025/03897) submitted in June 2025 (to amend roofing materials) indicating applicant wants to progress development. This was approved on 04/06/2025. DoC app PL/2025/05325 approved on 06/08/2025 to discharge pre-commencement conditions. CoD Notice indicates development was implemented on 04/08/2025. 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 Southwick Road and South of The Rank North Bradley, Wilts	PL/2023/10205	S106	Trowbridge CA Remainder	Outline application awaiting decision to be issued.
Land north of St George's Road, Semington	PL/2023/10561	Full permission	Melksham CA Remainder	Reserved matters application PL/2023/10561 approved 01/08/2024.
Land North of Webbs Court, Lyneham	PL/2023/09551	Full permission	Royal Wootton Bassett & Cricklade CA Remainder	Commencement of development notice dated 15/09/2025. Pre-commencement conditions discharged.
Land north of Westbury Road and west of Court Orchard, Bratton, Wiltshire	PL/2023/07170	Full permission	Westbury CA Remainder	No change from last year but site is under construction so projections as per previous year
Land off Angelica Avenue, Melksham, Wiltshire, SN12 6QJ	PL/2023/00478	Outline permission	Melksham	A developer survey response from September 2025 confirms the site has been sold by David Wilson, so anticipated longer term delivery.

Site Address	Site reference	Planning status (at 31 March 2025)	Settlement / CA Remainder	Deliverability / developability summary
Land off Frome Road, Upper Studley, Trowbridge	20/09659/FUL	Full permission	Trowbridge	Commencement notice dated 01/02/2025. Developer has stated first occupation expected May 2026, in line with previous Council delivery forecasts for this site.
Land off Melksham Road, Holt	PL/2022/03315	Outline permission	Bradford on Avon CA Remainder	Reserved matters application PL/2025/04414 for 88 dwellings approved July 2025. A commencement notice was submitted with a commencement date of 28/07/2025. All pre - commencement conditions discharged.
Land off of Elizabeth Way, Hilperton, Wiltshire, BA14 7	PL/2021/08554	Full permission	Trowbridge	Site under construction, forecasts in line with developer survey.
Land off Oldfield Road	5/LPA/49	District Local Plan Allocation	Westbury	Former District LP allocation. No recent planning activity at the site.
Land off Park Road, Malmesbury, SN16 0QW	19/05898/OUT	Outline permission	Malmesbury	Reserved matters application PL/2023/07797 for up to 50 dwellings granted at appeal (APP/Y3940/W/25/3361710) on 21/08/2025. Other applications approved include discharge of conditions.
Land off Spitfire Road, Calne	PL/2022/07893	Outline permission	Calne	Appeal allowed for 90 dwellings (outline) on 17/02/25.
Land off St George's Road, Semington, Melksham, Wilts	PL/2022/01367	Full permission	Melksham CA Remainder	Commencement notice dated 02/04/2024. Visible signs of site works from aerial imagery. Previous Council forecasts remain realistic.
Land off Station Road Westbury Wiltshire	17/07548/FUL	Full permission	Westbury	Aerial maps show development as complete, last units under construction
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.

Site Address	Site reference	Planning status (at 31 March 2025)	Settlement / CA Remainder	Deliverability / developability summary
Land off the B4069 East of Barrow Farm, Langley Burrell, Chippenham	PL/2022/04681	Outline permission	Chippenham	Reserved matters application PL/2024/05355 approved 16/05/2025. Other applications approved include discharge of conditions.
Land Off The High Street, Sutton Benger, SN15 4SP	PL/2023/06204	Outline permission	Chippenham CA Remainder	Outline application approved at appeal (APP/Y3940/W/24/3349828) on 27/01/2025. A Reserved Matters application is yet to be submitted.
Land off Wesley Lane	NP/NW39	Neighbourhood Plan	Trowbridge CA Remainder	Erection of 30 dwellings (PL/2022/05416) Under consultation. Local Parish Council has voted to support.
Land rear of 117 High Street, Dilton Marsh, BA13 4DP	PL/2023/01880	Outline permission	Westbury CA Remainder	Outline application approved at appeal (APP/Y3940/W/24/3352160) on 12/03/2025. A Reserved matters application is yet to be submitted.
Land Rear of 54 Woodmarsh, North Bradley	PL/2021/09739	S106	Trowbridge CA Remainder	Application to committee 13/03/2024 and resolution to grant subject to S106. Permission granted 30 January 2026. Reserved matters to be submitted.
Land Rear Of 56 To 58, New Road, Chippenham, SN15 1ES	N18.5238	Full permission	Chippenham	Development comprises 8 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 east of Trowbridge	15/04736/OUT	S106	Trowbridge	Wiltshire Core Strategy allocation being brought forward by Persimmon and Barratt/Redrow (50/50 split). Outline application approved on 02 Sept 2025. Three reserved matters applications for phase 1 were submitted in around one week after receiving outline permission, totalling 341 dwellings (PL/2025/07298 for 161 dwellings (Persimmon), PL/2025/07293 for 35 dwellings (Persimmon) & PL/2025/07352 for 145 dwellings (Barratt/Redrow)), along with an application in relation to Ecological Mitigation (conditions 6 and 8). Although outline planning is up to 2,500 units, it is anticipated the scheme will deliver 2,200. Site acquisition was targetted for November 2025. Trajectory is for total site, from all developers and in line with developer survey.

Site Address	Site reference	Planning status (at 31 March 2025)	Settlement / CA Remainder	Deliverability / developability summary
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	Appeal granted 27/05/2021, the appeal decision was challenged (for statutory review) however this was unsuccessful. Application has now expired as no reserved matters application has been submitted.
Land South of Sandhole Lane, Westbury	PL/2022/09817	Full permission	Westbury	Commencement notice dated 02/09/2024. 10 Visibly completed on aerial imagery and found for sale. Another 23 or so visibly under construction.
Land South of Stanley Lane, Chippenham	PL/2023/08640	S106	Chippenham	Reserved matters to be submitted, outline permission granted 06/2025.
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.
Land South of Western Way, Melksham, Wilts	PL/2022/08504	Outline permission	Melksham	Reserved matters application PL/2025/07391 submitted in September 2025 under consultation. Two sales outlets to be operating - David Wilson Homes and Barratt. The outline permission was granted on appeal, with the Inspector identifying the Council's housing land supply shortfall as a material consideration of substantial weight in the planning balance. In line with those findings, it is appropriate to include the site within the first five years of supply, as its contribution responds directly to the Inspector's conclusions regarding the need to bolster delivery and address the identified shortfall.
Land South of Western Way, Melksham, Wilts	PL/2022/08504	Outline permission	Melksham	Reserved matters application PL/2025/07391 submitted in September 2025 under consultation for the 210 dwellings element. The outline scheme also 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 White Horse Business Park, Trowbridge, Wilts	20/03641/OUT	S106	Trowbridge	Outline application 20/03641/OUT (70 dwellings) - resolution to grant permission subject to signing of the s106 agreement (March 25).

Site Address	Site reference	Planning status (at 31 March 2025)	Settlement / CA Remainder	Deliverability / developability summary
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. A commencement notice was submitted on the 25/09/2024 with a commencement date of 04/11/2024. A developer survey return in September 2025 forecasts full delivery of the site in 2026/27 and is considered to be realistic.
Land to North West of Folly Farm, Warminster	PL/2021/11051	Full permission	Warminster	Site has completions on and has completed according to last years schedule/trajectory.
Land to the east of Church View, Sutton Benger, Chippenham, Wiltshire, SN15 4FD	20/03876/OUT	Outline permission	Chippenham CA Remainder	Reserved Matters (PL/2023/10642) for now 19 dwellings currently under consultation. This outline permission was granted on appeal, with the Inspector identifying the Council's housing land supply position as a material consideration of significant weight in the overall planning balance. In light of those findings, it is appropriate to include the site within the first five years of supply. Its contribution accords with the Inspector's conclusions regarding the need to bolster delivery and address the acknowledged shortfall.
Land to the East of Malford Farmhouse Site HS5	NP/NW12	Neighbourhood Plan	Chippenham CA Remainder	See PL/2022/00728
Land to the East of Waitrose, A429, Malmesbury, Wiltshire	PL/2021/09852	Outline permission	Malmesbury	Outline application approved at appeal (APP/Y3940/W/23/3317252) on 05/03/2024. There has not been a Reserved Matters application submitted in relation to any of the individual plots.
Land to the north of Whychurch Farm and to the south of Filands, Malmesbury	PL/2021/08453	Outline permission	Malmesbury	Reserved matters PL/2023/08687 under consultation. Amended plans received 03/2025 being consulted on. The outline permission was granted on appeal, where the Inspector identified the Council's housing land supply shortfall as a material consideration of substantial weight. In accordance with those findings, inclusion of the site within the first five years is justified, as its contribution assists in addressing the identified shortfall in a manner consistent with the Inspector's conclusions and the overall planning balance underpinning the appeal decision.
Land to the south of Chilvester Hill, Calne, Wiltshire SN11 0LR	PL/2022/05993	Full permission	Calne	Developer survey confirms that the site is under construction and 14 dwellings will be complete each year, all 3 CIL payments have also been paid.

Site Address	Site reference	Planning status (at 31 March 2025)	Settlement / CA Remainder	Deliverability / developability summary
Land to the south of Church Lane, Upper Studley, Trowbridge, Wilts	18/10035/OUT	Outline permission	Trowbridge	Outline application for up to 55 dwellings approved in June 2024. A Reserved Matters application is yet to be submitted. There is not enough evidence to suggest the site will be delivered within 5 years.
Land to the West of Semington Road, Melksham, Wilts	PL/2022/08155	Outline permission	Melksham	Outline application approved at appeal (APP/Y3940/W/24/3343787) on 30/09/2024 and a Reserved matters application approved on 30/10/2025. The outline permission was granted on appeal, with the Inspector identifying the Council's housing land supply shortfall as a material consideration of significant weight in the planning balance. Consistent with those findings, it is appropriate to include the site within the first five years of supply, as its contribution reflects the Inspector's conclusions on the need to bolster delivery and address the identified shortfall.
Land to the West of The Bakehouse Site HS6	NP/NW13	Neighbourhood Plan	Chippenham 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 to the west of Turnpike Close (the Auction Field)	NP/NW47	Neighbourhood Plan	Melksham 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 West of Elizabeth Way and South of Middle Lane, Hilperton, Trowbridge	20/07751/FUL	Full permission	Trowbridge	Commencement notice indicates start date 17/02/25. Trajectories in line with developers forecast.
Land west of Semington Road, Melksham	PL/2023/00808	Full permission	Melksham	Commencement notice dated 06/11/2023. Visibly started groundworks from aerial imagery 11/2025.

Site Address	Site reference	Planning status (at 31 March 2025)	Settlement / CA Remainder	Deliverability / developability summary
Langley Park	19/12100/REM	Full permission	Chippenham	Commencement notice states commencement date of 14/08/2023. 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 yields and 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. This reserved matters approval follows an outline permission previously granted on appeal, where the Inspector identified the Council's housing land supply shortfall as a material consideration of 'very' significant weight in the planning balance. In accordance with those conclusions, it is appropriate to include the site within the first five years of supply, as its contribution aligns with the Inspector's findings on the need to bolster delivery and address the identified shortfall.
LAURIESTON HOUSE, 78 BRISTOL ROAD, CHIPPENHAM, SN15 1NS	PL/2024/02072	Full permission	Chippenham	Care home no longer in use. Start of new entrance to site evident in July 2024.
LAURIESTON HOUSE, 78 BRISTOL ROAD, CHIPPENHAM, SN15 1NS	PL/2024/02072	Full permission	Chippenham	Care home no longer in use. Start of new entrance to site evident in July 2024.
Limpley Mill, Lower Stoke, Limpley Stoke, Bath	PL/2022/03452	Full permission	Bradford on Avon CA Remainder	Pre-commencement conditions to be discharged, no application received as of 01/2026.
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.
Middle Farm, Corsham Road, Whitley	NP/NW40	Neighbourhood Plan	Melksham CA Remainder	Outline application for 20 dwellings (PL/2024/09725) Under consultation

Site Address	Site reference	Planning status (at 31 March 2025)	Settlement / CA Remainder	Deliverability / developability summary
Patterdown and Rowden - Small Extension Sites (South West Chippenham)	CH1	DPD Allocation	Chippenham	Full planning application PL/2024/02998 from Redcliffe Homes, validated on 08/04/2024 for 41 dwellings.
Phase 5, Land at Hunters Moon, Chippenham	21/01463/FUL	Full permission	Chippenham	Developer survey says completion will finish in 2025.
Phase 6 - Land at Hunters Moon, Chippenham	PL/2022/06908	S106	Chippenham	Pre-commencement conditions discharged. Commencement of development notice dated 11/08/25.
Punters Farm, Malmesbury, SN16 9JP	PL/2023/09930	Full permission	Malmesbury	Commencement notice from Feb 2025, however no recent aerial imagery
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.
Rear of Westbury Road	5/LPA/58	District Local Plan Allocation	Warminster	Former District LP allocation. No recent planning activity at the site.
Redundant Farmyard Site Adjacent to Fordlands Site HS3	NP/NW10	Neighbourhood Plan	Chippenham CA Remainder	No evidence of delivery since 2022
Redundant Farmyard Site at Mermaid Farm Site HS4	NP/NW11	Neighbourhood Plan	Chippenham CA Remainder	No evidence of delivery since 2022

Site Address	Site reference	Planning status (at 31 March 2025)	Settlement / CA Remainder	Deliverability / developability 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; all outlets had reserved matters applications approved at base date totalling 620 dwellings (also see PL/2023/01773, 19/11461/REM, 20/02326/REM, 20/02334/RE & 20/02335/REM). As of the base date, there were four further applications validated and awaiting determination, totalling 239 dwellings and a 60 bed care home (20/02381/REM, 20/02382/REM, 20/02383/REM & 20/02384/REM). 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 (Bellway - Phase 4)	20/02334/REM	Full permission	Chippenham	Also see 20/02335/REM (Crest). Forecasts in line with developer survey.
Rowden Park, Patterdown Road, Chippenham (Bellway - Phase 5)	20/02335/REM	Full permission	Chippenham	Also see 20/02334/REM (Crest). Forecasts in line with developer survey.
Rowden Park, Patterdown Road, Chippenham (Crest Nicholson Phase 1)	PL/2023/01773	Full permission	Chippenham	Also see 19/11/461/REM. Crest Nicholson phase under construction (phase 1 being built out after phase 2)
Rowden Park, Patterdown Road, Chippenham (Crest Nicholson Phase 2)	19/11461/REM	Full permission	Chippenham	Also see PL/2023/01173. Crest Nicholson phase to be completed by end of 2025. Phase 2 started ahead of the start of phase 1.
Rowden Park, Patterdown Road, Chippenham (Redcliffe Phase 3 a and b)	20/02326/REM	Full permission	Chippenham	Site under construction. Forecasts in line with developer survey

Site Address	Site reference	Planning status (at 31 March 2025)	Settlement / CA Remainder	Deliverability / developability summary
Royal Arthur Park, Westwells Road	N10.4093	Full permission	Corsham	Retirement village where majority of site has been completed. 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	Erection of 45 homes (PL/2024/00865) application under consultation.
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.
Station Road	5/LPA/59	District Local Plan Allocation	Warminster	Former District LP allocation. No recent planning activity at the site.
Temple Farm, Upton Scudamore, Warminster, BA12 0AQ	PL/2024/00596	Full permission	Warminster CA Remainder	Development comprises 4 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.
The John Barleycorn, Weymouth Street, Warminster, BA12 9NP	PL/2024/00190	Full permission	Warminster	Site recently sold - anticipated delivery in next 5 years.
The United Church & Community Buildings Church Street Trowbridge Wiltshire BA14 8DZ	18/03338/FUL	Full permission	Trowbridge	Maps shows majority of development complete, last units under construction.
The Vicarage	NP/NW34	Neighbourhood Plan	Malmesbury 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.

Site Address	Site reference	Planning status (at 31 March 2025)	Settlement / CA Remainder	Deliverability / developability summary
Thickwood field, north of Thickwood Estate	NP/NW37	Neighbourhood Plan	Corsham CA Remainder	Email from this year to show at least 3 dwellings to be built on the site, however no planning application received to date
Timber Yard, Real World Studios, Mill Lane, Box, Corsham, Wiltshire, SN13 8PD	20/08387/VAR	Full permission	Corsham CA Remainder	Commencement notice dated 10/05/2023. Visibly under construction from aerial imagery, buildings found for sale online.
Tuner's Lane	NP/NW31	Neighbourhood Plan	Malmesbury CA Remainder	Erection of 25 homes (PL/2023/09595) Under consultation.
Widham Farm, Purton, Wiltshire	PL/2021/06918	Full permission	Royal Wootton Bassett & Cricklade CA Remainder	Applications to discharge conditions approved. Developer survey response in line with recent completed sites. Commencement of development notice dated 02/12/2025. This full permission was granted on appeal, with the Inspector identifying the Council's housing land supply shortfall as a material consideration of substantial weight in the overall planning balance. In line with those findings, it is appropriate to include the site within the first five years of supply, as its contribution responds directly to the Inspector's conclusions regarding the need to enhance delivery and address the identified shortfall.
South Wiltshire HMA				
3 - 7 New Canal, Salisbury, SP1 2AA	PL/2023/10405	Full permission	Salisbury	Prior Approval given. Prospect of delivery by 2028/29.
40 Blue Boar Row, Salisbury, SP1 1DA	PL/2022/04289	Full permission	Salisbury	Alternative non-residential proposal being pursued under new application. Currently considered undeliverable.
82 Victoria Court, Stratford Road, Salisbury, SP1 3NP	PL/2024/00118	Full permission	Salisbury	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.
Alderbury Park Caravan and Camping Site, Southampton Road, Whaddon, Salisbury, SP5 3HB	PL/2021/11771	Full permission	Southern Wiltshire CA Remainder	Full application approved. Awaiting DoC application.

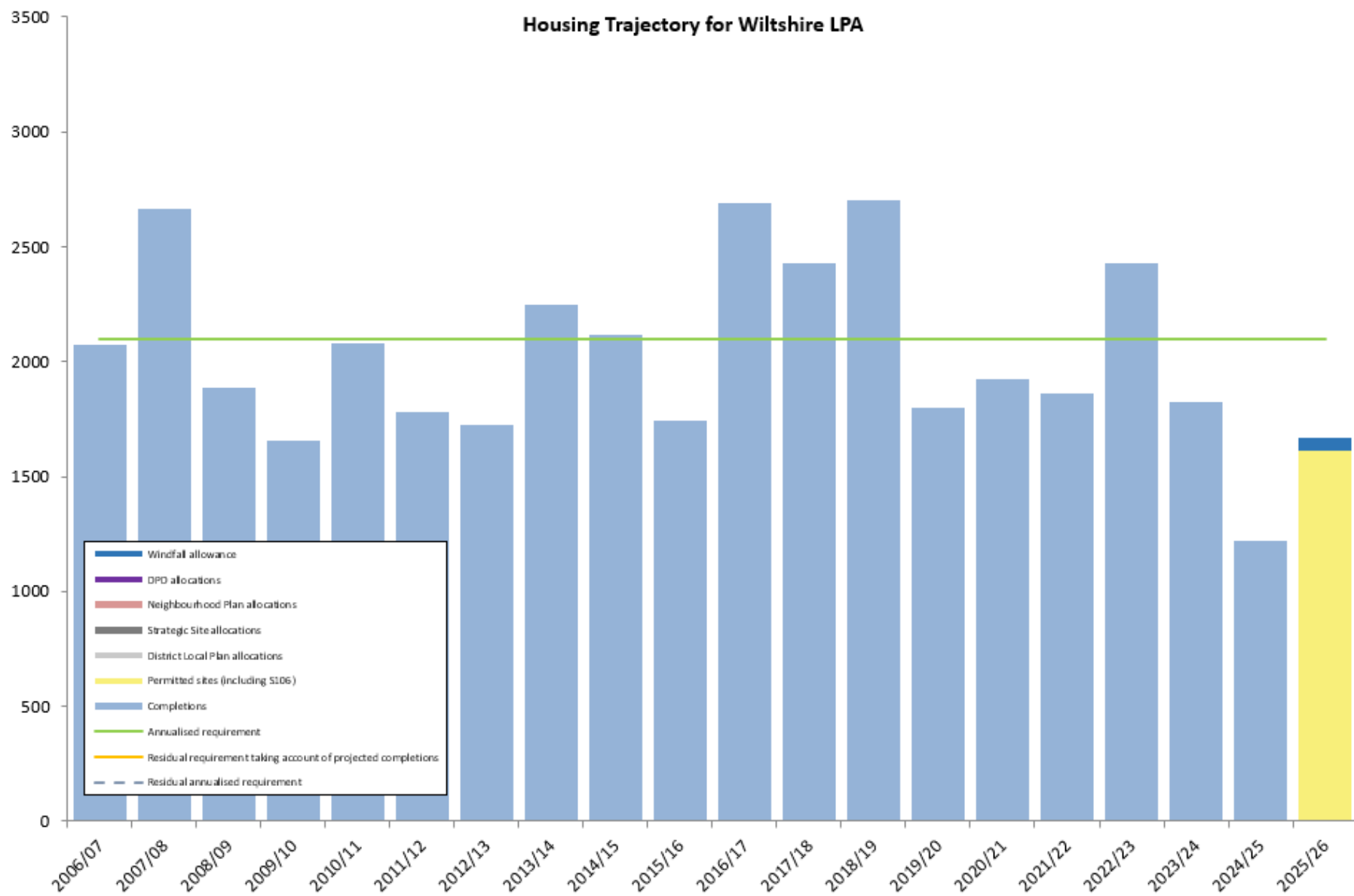
Site Address	Site reference	Planning status (at 31 March 2025)	Settlement / CA Remainder	Deliverability / developability summary
Beaumont Business Park, Woodlands Road, Mere, Warminster, Wiltshire, BA12 6BT	20/07469/OUT	Outline permission	Mere	Reserved matters application (PL/2025/06047) under consultation. Extension of time agreed with the case officer.
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	Development comprises 28 additional bed spaces and a loss of 25 in C2 use. Figures shown in the trajectories are based on a bed spaces-to-dwellings ratio in accordance with the PPG. Street View April 2025 indicates near completion.
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 was allowed at appeal on 04/11/2025 and so it is now expected that this scheme will deliver within the next 5 years. There have been no further major residential planning applications at the site, so the remainder of the allocation is 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 with a new suite of plans submitted on 11/11/2025.
E V Naish Ltd Crow Lane Wilton Salisbury Wiltshire	S/2003/1016	Outline permission	Wilton	Reserved Matters application PL/2021/03251 withdrawn in August 2025.

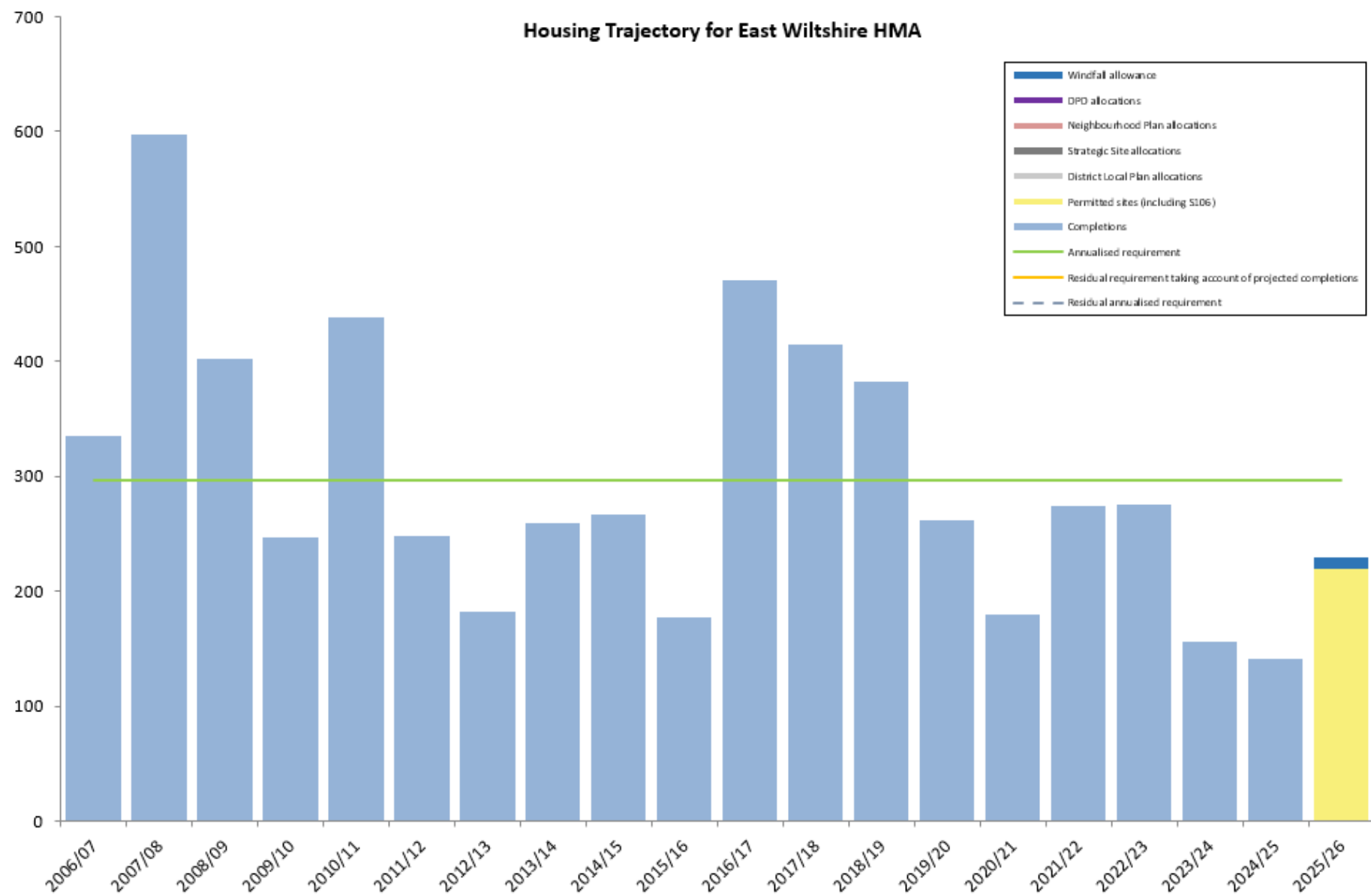
Site Address	Site reference	Planning status (at 31 March 2025)	Settlement / CA Remainder	Deliverability / developability summary
Former Erskine Barracks	S11.0517	Outline permission	Wilton	The components of the UKLF development covered by the 2011 outline permission are now complete. The remainder of 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.
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 19/12/2025 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. Care home provider website confirmed care home opened in January 2026.
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 February 2026. Re-consultation of plans in December 2025.
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.
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, Wiltshire	PL/2022/09532	Outline permission	Southern Wiltshire CA Remainder	Reserved matters application PL/2025/08543 for 25 dwellings currently under consultation. First completions in 2028/29 are considered achievable.
Land at Westside Close, Old Sarum, SP4 6BX	PL/2023/04526	Full permission	Salisbury	Site was under construction at the base date (April 2025). Similar sized sites in Wiltshire deliver at c.25-30 dwellings per annum.
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.

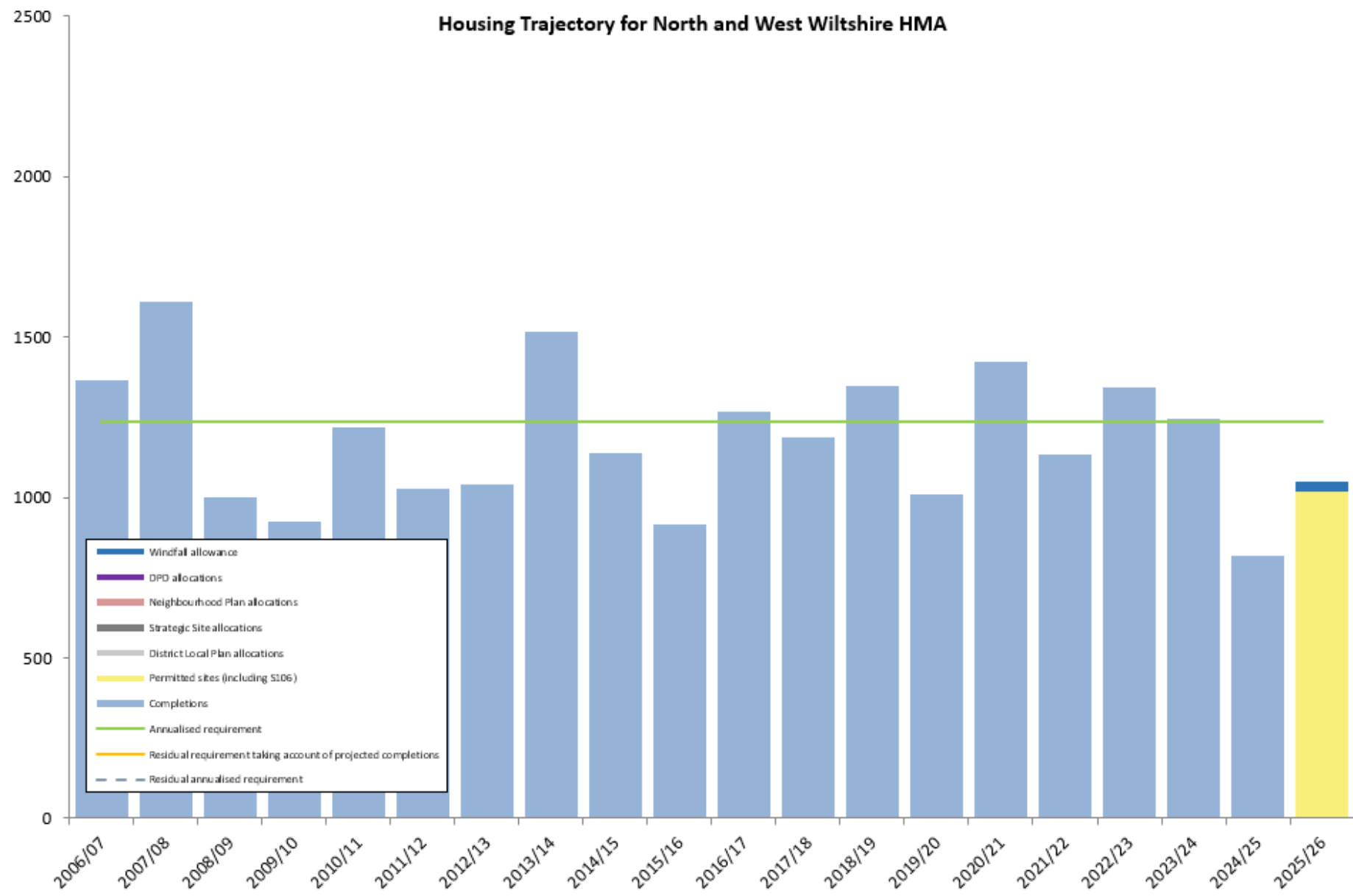
Site Address	Site reference	Planning status (at 31 March 2025)	Settlement / CA Remainder	Deliverability / developability summary
Land East of Wagtails, Southampton Road, Alderbury	PL/2022/03103	S106	Southern Wiltshire CA Remainder	Outline application for up to 30 dwellings currently under consultation. Therefore, first completions by 2030/31 is considered a realistic prospect.
Land North of Netherhampton Road, Salisbury, Wiltshire	PL/2021/06594	Full permission	Salisbury	July 2025 satellite imagery shows the majority of the 62 remaining dwellings are built at least to roof level. Expected completion in 2026/27.
Land south of Netherhampton Road Salisbury	19/05824/OUT	Outline permission	Salisbury	Reserved Matters application PL/2023/11196 for 406 dwellings was approved on 16/06/2025. Planning application was initially held up due to nutrient neutrality issues. Developer survey response from September 2025 projects a combined annual yield for both PL/2023/11196 & PL/2021/08735 of 150 dwellings per annum up to 2028/29. Vistry under Linden/Bovis brand averaged 162 dwellings per annum for the first three years of build out at the Longhedge site in Salisbury.
Land South of Netherhampton Road, Salisbury	PL/2021/08735	Full permission	Salisbury	22 dwellings complete in 2024/25. The majority of the remaining proposed dwellings are now under construction according to satellite and street view imagery. Developer survey response from September 2025 projects a combined annual yield for both PL/2023/11196 & PL/2021/08735 of 150 dwellings up to 2028/29. Vistry under Linden/Bovis brand averaged 162 dwellings per annum for the first three years of build out at the Longhedge site in Salisbury.
Land to the east of Odstock Road and to the south of Rowbarrow, Salisbury, Wiltshire	20/00337/FUL	Full permission	Salisbury	July 2025 streetview shows start on site. All pre-commencement conditions discharged.
Land to the North West of Fugglestone Red and Bemerton Heath, Salisbury	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 pre-commencement conditions discharged on 25/06/2025. Application PL/2023/10980 was approved 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).

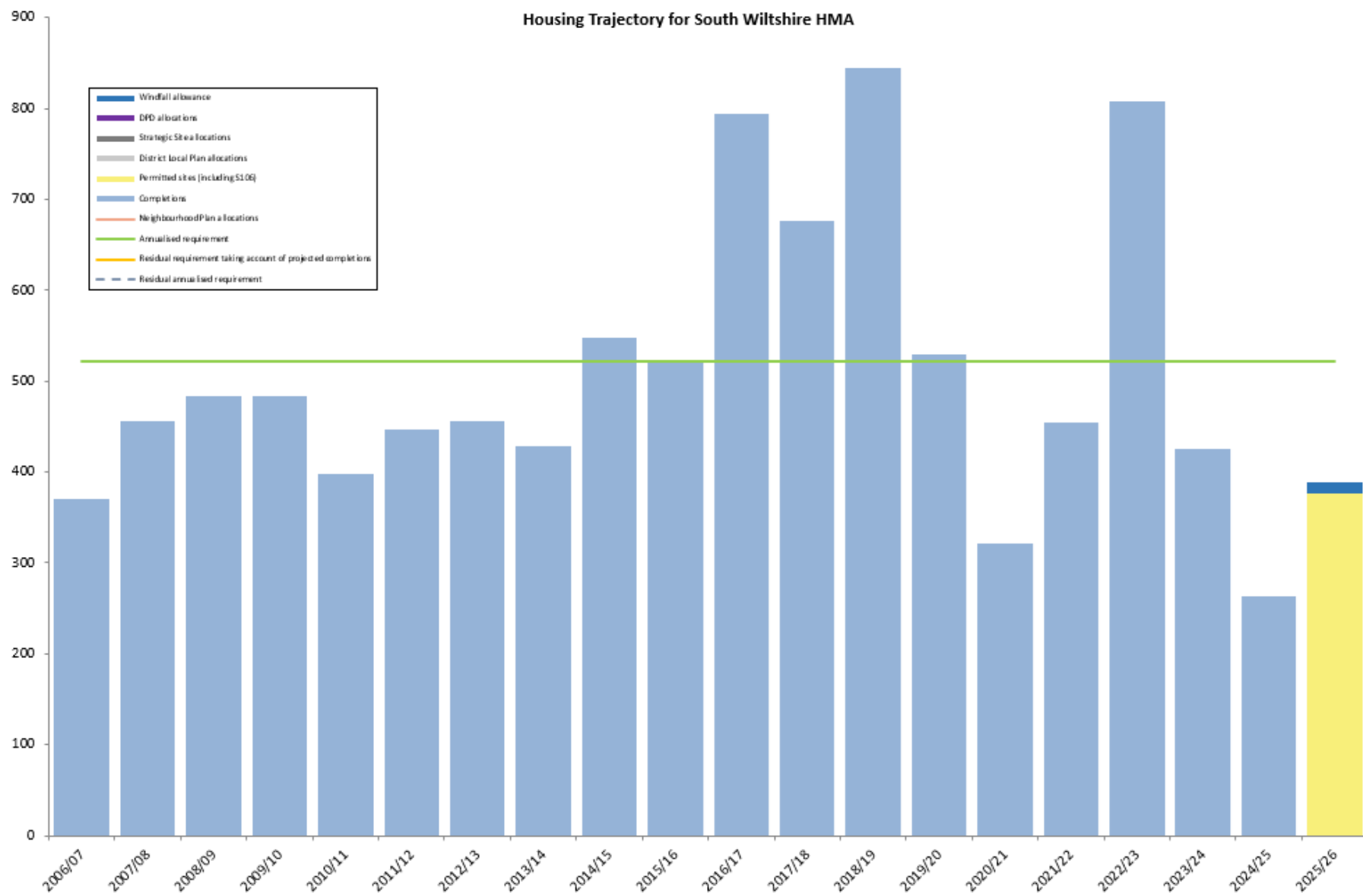
Site Address	Site reference	Planning status (at 31 March 2025)	Settlement / CA Remainder	Deliverability / developability summary
Land to the North West of Fugglestone Red and Bemerton Heath, Salisbury, Wilts P	PL/2022/07678	Full permission	Salisbury	Final 23 dwellings to complete in 2025/26.
Manor Farm Road (Site 5)	NP/S16	Neighbourhood Plan	Wilton CA Remainder	Application PL/2023/00909 for three dwellings. Extension of Time agreement until 12/12/2025.
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 and a loss of 48 in C2 use. Figures shown in the trajectories are based on a bed spaces-to-dwellings ratio in accordance with the PPG. Street View from April 2025 indicates completion.
Timbermill House, Vale Road, Woodfalls, Salisbury, SP5 2LT	PL/2024/11252	Full permission	Southern Wiltshire CA Remainder	Development comprises 4 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.
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. Completions are considered achievable by 2028/2029.

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.”

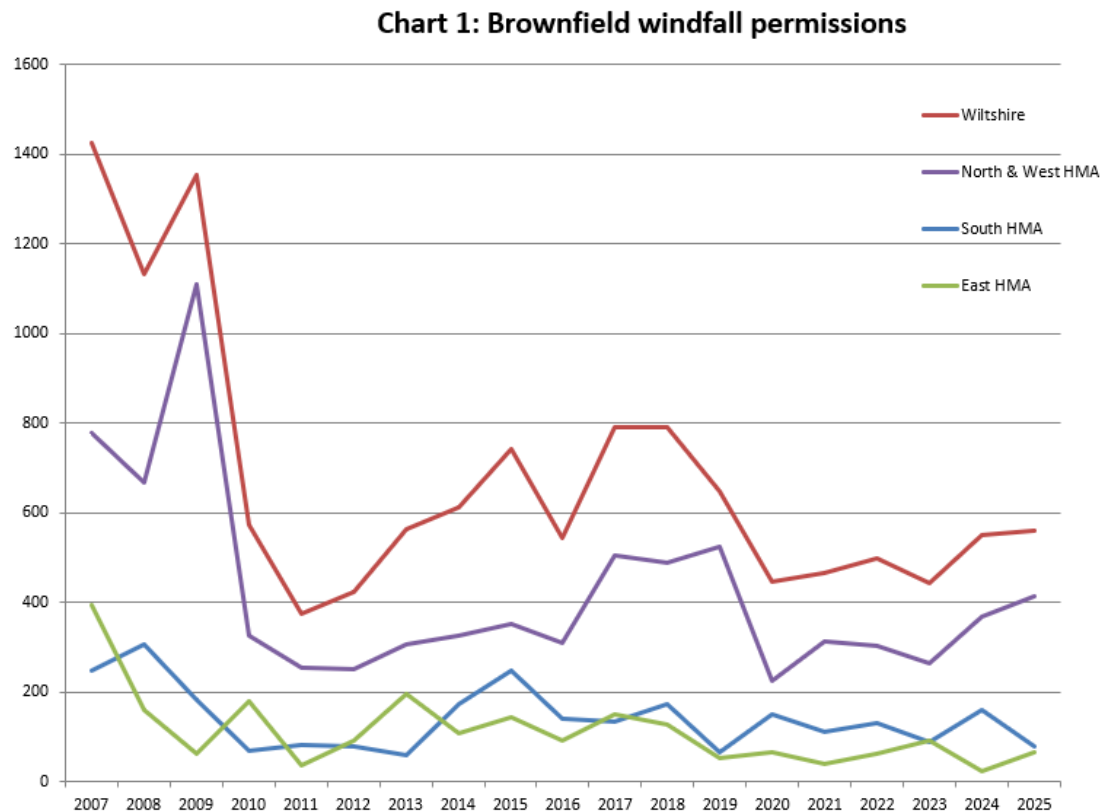
- A2. In Annex 2, the NPPF defines windfall sites as:

“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 2025) is presented in Chart 1.



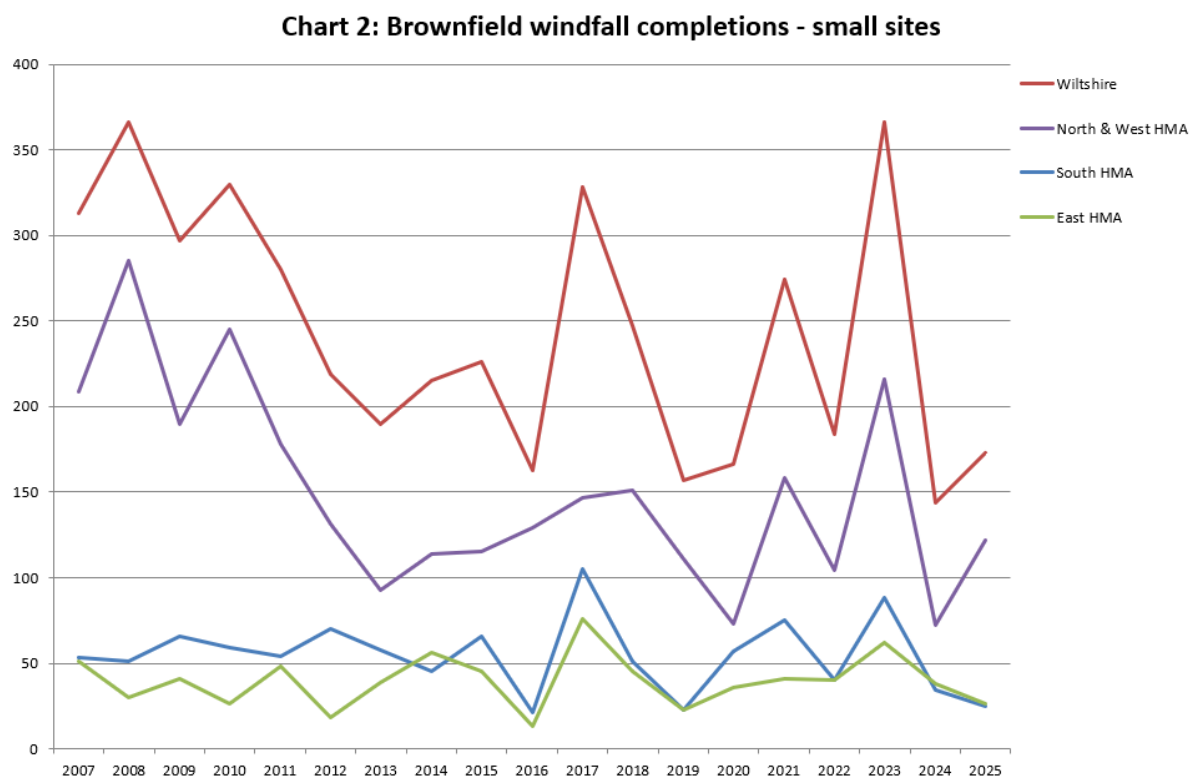
A7. The early years of the plan period saw a peak of permissions and corresponding delivery. There was a notable drop-off in permissions during the economic downturn following the financial crash in 2008 and given the limited availability of finance for development schemes and house purchases during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

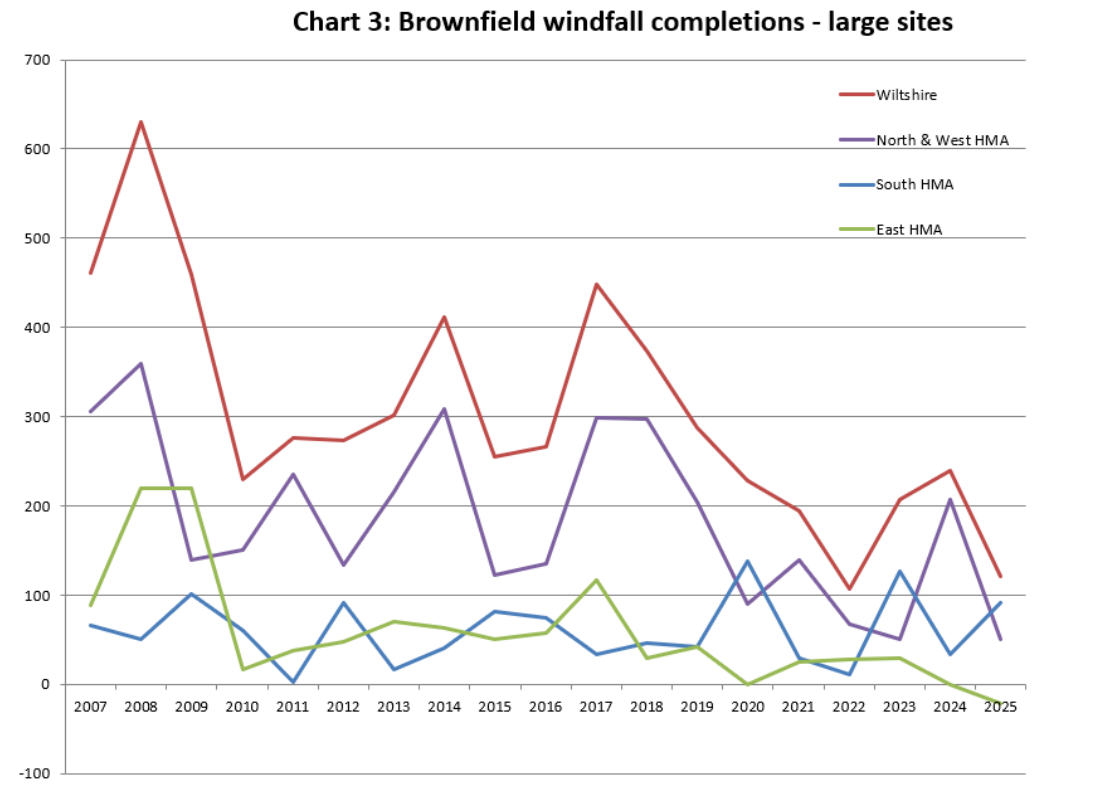
A10. Brownfield windfall development has historically contributed to supply in Wiltshire, accounting for some 27% of housing delivery during the Wiltshire Core Strategy period to date from 2006 to 2025. During this period, there has been a contribution from a range of sites of varying sizes. To better understand the propensity for different sized sites to contribute to delivery, the council have analysed delivery separately for small sites (<10 dwellings) and large sites (10 or more dwellings).

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



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

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



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

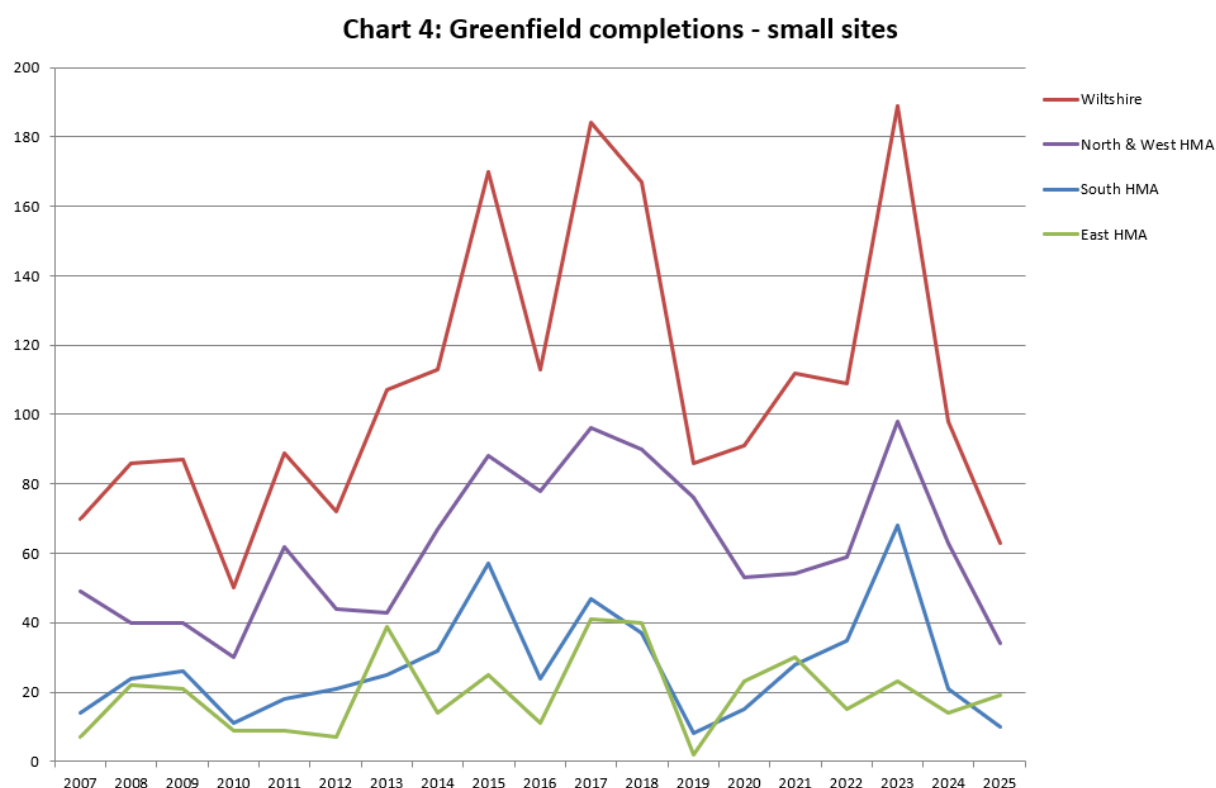
A15. However, in recent years, rather than following a steady trajectory across the longer time period, delivery has shown a noticeable decrease. This may be due to existing sites being used up, but without a stock of opportunities being refreshed by the recycling of sites where the existing use has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

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

Historic windfall delivery – greenfield sites

- A17. The council have only recently 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), **1,349** windfall units have been delivered on sites which were originally identified in the SHELAA⁴ compared with **10,439** 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 2025) prior approval has been granted (or not required) for a total of **613** 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 **256** 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 19 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 19 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 – 2025 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 – 2025 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 2009-2025 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 2019-2025 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	51	5	22
North and West Wiltshire HMA	153	109	74
South Wiltshire HMA	65	30	29
Wiltshire	269	143	125

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 a very recent 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

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.

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.

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
51 permitted in year 1	51 x 14.0% = 7.1	51 x 26.3% = 13.4	51 x 14.9% = 7.6	51 x 8.7% = 4.4	51 x 3.3% = 1.7
51 permitted in year 2		51 x 14.0% = 7.1	51 x 26.3% = 13.4	51 x 14.9% = 7.6	51 x 8.7% = 4.4
51 permitted in year 3			51 x 14.0% = 7.1	51 x 26.3% = 13.4	51 x 14.9% = 7.6
51 permitted in year 4				51 x 14.0% = 7.1	51 x 26.3% = 13.4
51 permitted in year 5					51 x 14.0% = 7.1
Sum	7.1	20.5	28.1	32.5	34.2

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 **255** dwellings that are forecast to be permitted within 5 years on small brownfield sites in the East Wiltshire HMA, only **122** 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 2025-2030.

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	122	8	53	183
North and West Wiltshire HMA	368	187	184	739
South Wiltshire HMA	158	51	71	280
Wiltshire	647	247	309	1,202

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 B¹⁰	Method C¹¹
East Wiltshire HMA	183	239	223
North and West Wiltshire HMA	739	917	607
South Wiltshire HMA	280	305	161
Wiltshire	1,202	1,461	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 (2006-2025) 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 2006-2025	Deliverable commitments 2025-2026¹²	Indicative remaining requirement¹³
Devizes	2,010	2,092	28	-110
Devizes CA remainder	490	486	87	-83
Devizes CA	2,500	2,578	116	-194
Marlborough	680	726	10	-56
Marlborough CA remainder	240	244	5	-9
Marlborough CA	920	970	14	-64
Pewsey CA	600	624	9	-33
Tidworth and Ludgershall	1,750	1,420	78	252
Tidworth CA remainder	170	118	2	50
Tidworth CA	1,920	1,538	80	302
EAST WILTSHIRE HMA	5,940	5,710	220	11
Bradford on Avon	595	635	2	-42
Bradford on Avon CA remainder ¹⁴	185	217	5	-37
Bradford on Avon CA ¹⁴	780	852	7	-79
Calne	1,440	2,172	18	-750
Calne CA remainder	165	202	3	-40
Calne CA	1,605	2,374	21	-790
Chippenham	4,510	3,133	255	1,122
Chippenham CA remainder	580	594	36	-50
Chippenham CA	5,090	3,727	291	1,072
Corsham ¹⁵	1,220	999	48	173
Corsham CA remainder ¹⁵	175	462	24	-311

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 2006-2025	Deliverable commitments 2025-2026 ¹²	Indicative remaining requirement ¹³
Corsham CA	1,395	1,461	72	-138
Malmesbury	885	1,121	106	-342
Malmesbury CA remainder	510	620	72	-182
Malmesbury CA	1,395	1,741	177	-523
Melksham and Bowerhill	2,240	2,616	74	-450
Melksham CA remainder ¹⁶	130	192	14	-76
Melksham CA ¹⁶	2,370	2,808	88	-526
Royal Wootton Bassett	1,070	1,181	2	-113
Royal Wootton Bassett and Cricklade CA remainder ¹⁷	385	779	35	-429
Royal Wootton Bassett and Cricklade CA ¹⁷	1,455	1,960	36	-541
Trowbridge	6,810	3,770	147	2,893
Trowbridge CA remainder	165	361	4	-200
Trowbridge CA	6,975	4,131	151	2,693
Warminster	1,920	1,228	106	587
Warminster CA remainder	140	201	6	-67
Warminster CA	2,060	1,429	112	519
Westbury	1,500	1,906	38	-444
Westbury CA remainder	115	101	24	-10
Westbury CA	1,615	2,007	62	-454
NORTH AND WEST WILTSHIRE HMA	24,740	22,490	1,017	1,233
Amesbury, Bulford and Durrington	2,440	2,354	1	85
Amesbury CA remainder	345	321	0	24
Amesbury CA	2,785	2,675	1	109
Mere	235	273	41	-79
Mere CA remainder	50	77	2	-29
Mere CA	285	350	42	-107
Salisbury	6,060	4,883	311	350
Wilton		514	2	
Wilton CA remainder	255	185	0	70
Salisbury and Wilton CAs	6,315	5,582	313	420
Downton	190	184	0	6
Southern Wiltshire CA remainder ¹⁸	425	626	15	-216

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.

Area	Indicative requirement 2006-2026	Completions 2006-2025	Deliverable commitments 2025-2026¹²	Indicative remaining requirement¹³
Southern Wiltshire CA ¹⁸	615	810	15	-210
Tisbury	200	181	0	19
Tisbury CA remainder	220	95	1	124
Tisbury CA	420	276	1	143
SOUTH WILTSHIRE HMA	10,420	9,693	373	354
Swindon (within Wiltshire)	900	932	0	-32
WILTSHIRE	42,000	38,825	1,610	1,566

¹⁸ Southern Wiltshire CA remainder and Southern Wiltshire CA exclude development at Old Sarum and Longhedge. These are classified as Salisbury Principal Settlement.

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



LPC (TRULL) LTD
TRULL, TETBURY
GLOS, GL8 8SQ
Tel: 01285 841433
www.lpctrull.com

Briefing Note

No. 24-20

Service: Planning
Further Enquiries to: Nic Thomas, Director - Planning
Email: nic.thomas@wiltshire.gov.uk
Date Prepared: 17 December 2024

IMPLICATIONS OF DECEMBER 2024 NATIONAL PLANNING POLICY FRAMEWORK AND REVISIONS TO THE STANDARD METHODOLOGY ON THE HOUSING LAND SUPPLY

Overview

1. On 12 December 2024 the Government issued an update to the [National Planning Policy Framework](#) (NPPF). This followed a consultation into the proposed changes in summer 2024. The changes to the NPPF included amendments to the deliverable housing land supply policies, the terms under which a buffer should be added to the housing requirement to be used in the housing land supply calculation, and the implications of not being able to meet a sufficient deliverable housing land supply.
2. On the same date the Government also issued revisions to the Planning Practice Guidance (PPG) including the standard methodology for assessing and setting Local Housing Need, and published the [2023 Housing Delivery Test results](#).
3. The revisions that are pertinent to the housing land supply calculation and its implications are summarised as follows:
 - a) Local Planning Authorities are now required to demonstrate a deliverable supply of housing sufficient to meet **five** years 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) in all circumstances. Under the previous NPPF, Wiltshire was only required to demonstrate a **four-year** housing land supply because its draft Local Plan had reached an advanced stage.

- b) Local Planning Authorities are now required to add a buffer to the housing requirement in the **five-year** housing land supply calculation in all circumstances. The buffer to apply is driven by the council's latest Housing Delivery Test results, which for Wiltshire indicates a 5% buffer to be added¹. Under the previous NPPF a buffer was only required if the council's Housing Delivery Test results indicate under-delivery of 85% or lower against the housing requirement, which was not the case for Wiltshire.
- c) The revisions to the PPG have set out a revised standard methodology for the Local Housing Need – this is the calculation that establishes the housing figure to be used in the housing land supply calculation. The revision has changed the method from being based on future household projections, to being based on the amount of existing housing stock in the local authority area. The revision has also changed the adjustment factor which is based on the affordability of housing in the local planning authority. The figure for Wiltshire has changed as follows:

Number of homes per annum under previous Local Housing Need calculation ² .	Number of homes per annum under revised Local Housing Need calculation.	Percentage change
1,917	3,525	+84%

The implications of the revised Local Housing Need calculation are set out in paragraphs 5-7 for determining planning applications and appeals, and in paragraphs 8-11 for the implications on the emerging Local Plan.

- d) The consequences of not being able to demonstrate a five-year housing land supply are that the presumption in favour of sustainable development (often referred to as the 'tilted balance') applies. This is set out in paragraph 11d of the NPPF. This paragraph has also been amended in two ways. Firstly, where there are exception policies³ that prevent the 'tilted balance' applying that these provide a 'strong' reason for refusal, rather than a 'clear' reason for refusal. Secondly, to ensure that when the planning balance is being

¹ The 2023 Housing Delivery Test results were published on 12 December 2024. These indicate that Wiltshire had delivered 135% against its housing requirement in the last three years which is the period over which housing delivery is assessed in the test. This results in a 5% buffer to be applied on the five-year requirement in the housing land supply calculation.

² Under a 2024-base dated assessment

³ Footnote 7 of the NPPF sets these out.

carried out, that particular regard is had to certain key policies in the Framework⁴ related to directing development to sustainable locations, making effective use of land, securing well-designed places and providing affordable homes, individually or in combination.

4. In summary, the changes to the NPPF now require Wiltshire to demonstrate a five-year housing land supply, including a 5% buffer, and must apply the revised Local Housing Need for decision-taking immediately. As the table in paragraph 3.c above shows, this results in a significant increase in the five-year housing requirement to be met from the previous calculation. When this is assessed against the housing land supply which can be delivered within five years, the recalculation shows a significant reduction in the number of years supply. The council cannot demonstrate the requisite five-year housing land supply and can demonstrate a **2.03 years supply**.

Implications for decision-taking

5. Annex 1 of the revised NPPF indicate that new provisions apply immediately for determining planning applications and appeals.
6. Prior to the publication of the revised NPPF the council was already in a position where it was unable to demonstrate the requisite housing land supply (see member Briefing note [24-18](#)) and the 'tilted balance' was applied. The same implications for determining planning applications therefore continue to apply, however with other particular factors to consider because of changes to the NPPF. Firstly, the magnitude of the shortfall in supply is now substantial and the weight to be given to improving housing supply greater compared to when the council had a more marginal supply. However, and following on from this, the presumption in favour of sustainable development now requires decision-takers to have particular regard to key policies as set out in footnote 9 of the NPPF (highlighted in paragraph 3.d above) to ensure that proposals that can help improve housing land supply are properly and thoroughly assessed against the key policies.
7. The Government's response to the NPPF consultation growth agenda reiterates its Plan for Change. This sets out a commitment to rebuilding Britain, delivering 1.5m new homes along with the critical infrastructure that underpins economic growth. It further sets out that this will

⁴ Specifically policies related to affordable housing, isolated dwellings in the countryside, town centre uses, locations which are sustainable in terms of transport, efficient use of land and density, and design. See footnote 9 of the NPPF.

be achieved in part by reforming the planning system, and radically boosting the supply of housing, while delivering homes and places that are high-quality and genuinely affordable. The approach to applying the presumption in favour of sustainable development should be seen with this national objective in mind.

Implications for the Local Plan

8. Annex 1 of the revised NPPF provides transitional arrangements for plan-making which dictate how emerging plans will be treated in regard to the revised NPPF.
9. The council submitted the Local Plan for independent examination on 28 November 2024. Under the NPPF's transitional arrangements, the Plan (and the housing requirement) will continue be assessed under the relevant previous version of the NPPF, which in this case will be the September 2023 NPPF. The Examining Inspector will need to be satisfied that the council can demonstrate a five-year housing land supply at the point of adoption. This will be assessed against the housing requirement in the emerging Local Plan which is lower than the revised Local Housing Need.
10. However, as the housing requirement in the emerging Local Plan will meet less than 80% of the revised Local Housing Need, the council will be expected to begin work on a new Local Plan promptly, under the revised plan-making system provided for under the Levelling Up and Regeneration Act 2023 (when the relevant provisions are brought into force in 2025), in order to address the shortfall in housing need.
11. Upon adoption of the Local Plan, the five-year housing land supply will be assessed against the housing requirement in the plan (which is based on the previous Local Housing Need calculation) for a period of up to five years from adoption. However, the revised NPPF includes a clause that for authorities whose adopted housing requirement is substantially less than the revised Local Housing Need figure (which is the case for Wiltshire), they will be required to add a **20% buffer** to their five-year housing requirement from **1 July 2026** (the equivalent of a six-year housing land supply). To meet this increased buffer, the council will need to continue to approve planning applications to ensure a sufficient housing land supply can continue to be met at, and beyond, this date.

Implications for new Neighbourhood Plans

12. Where the presumption in favour of sustainable development (NPPF paragraph 11d) applies, NPPF paragraph 14 includes provisions as to how this affects Neighbourhood Plans that meet criteria related to their age and how the Neighbourhood Plan meets its identified housing requirement. These provisions in paragraph 14 are unchanged in the revised NPPF.

Summary

13. The revisions to the Local Housing Need and housing land supply aspects of the planning system are significant changes. They provide for a substantial uplift (84% plus 5% buffer) in the levels of housing that the council will need to plan for. This forms part of the Government's economic growth agenda.
14. The changes introduced on 12 December 2024 mean that the council now has a substantial shortfall in its housing land supply position (2.03 years). This alters the weight to give to housing supply when giving consideration to planning applications for residential development. This means balancing the strengthened need to boost housing supply against any adverse impacts of the proposal, considered against the development plan as whole, and any material considerations on a case-by-case basis. This will need to include consideration of what weight to assign to the most important policies.
15. The changes to the NPPF are wider than those set out above. They can be viewed via the following link, which show a comparison with the December 2023 version:
[NPPF December 2023.pdf → NPPF-December-2024.pdf - Draftable](#); which indicates moved, replaced and inserted text.

Appendix F: Planning Appeal APP/Y3940/W/25/3374421
Land off Woodrow Road, Melksham, Wiltshire, SN12 7AY



LPC (TRULL) LTD
TRULL, TETBURY
GLOS, GL8 8SQ
Tel: 01285 841433
www.lpctrull.com



Appeal Decision

Inquiry held on 3 – 5 February and 12 February 2026

Site visit made on 5 February 2026

by H Baugh-Jones BA(Hons) DipLA MA CMLI

an Inspector appointed by the Secretary of State

Decision date: 9th April 2026

Appeal Ref: APP/Y3940/W/25/3374421

Land off Woodrow Road, Melksham, Wiltshire, SN12 7AY

- The appeal is made under section 78 of the Town and Country Planning Act 1990 (as amended) against a refusal to grant outline planning permission.
 - The appeal is made by Waddeton Park Ltd against the decision of Wiltshire Council.
 - The application Ref is PL/2024/10674.
 - The development proposed is Outline application with all matters reserved except for access for the development of up to 70 dwellings, open space, ecological enhancements, play space, associated infrastructure (including drainage structures and works to the public highway), access, parking, servicing and landscaping.
-

Decision

1. The appeal is allowed and planning permission is granted for Outline application with all matters reserved except for access for the development of up to 70 dwellings, open space, ecological enhancements, play space, associated infrastructure (including drainage structures and works to the public highway), access, parking, servicing and landscaping. at Land off Woodrow Road, Melksham, SN12 7AY in accordance with the terms of the application, Ref PL/2024/10674, subject to the conditions in the attached schedule.

Procedural and Preliminary Matters

2. I held a Case Management Conference on 9 December 2025 at which the main parties were present. The purpose of this was to provide an opportunity for me to give a clear indication as to the ongoing management of the case and the presentation of evidence so that the Inquiry was conducted in an efficient and effective manner. There was no discussion of evidence or the merits of the appeal.
3. The Council refused the planning application for a number of reasons including in relation to flood risk and the absence at the time of agreed planning obligations. In advance of the Inquiry opening, and during its course, there was considerable narrowing of the disputed matters such that the Council's previous objections fell away in relation to flooding, planning obligations and landscape harm. However, insofar as they are relevant, I have addressed those matters in my decision.
4. I have been provided with a signed planning obligation under section 106 of the Town and Country Planning Act 1990. The Agreement sets out a number of provisions to come into effect if the appeal is allowed. I return to this later in my decision.
5. Following the close of the Inquiry, the Council received a letter from the Inspectors examining the new local plan; the contents of which are potentially material to my

determination of this appeal. The parties subsequently provided written evidence on this specific matter, which I have taken into account.

Main Issue

6. Whether the proposal accords with development plan policies for the location of development including its effects on the character and appearance of the area.
7. Whilst my framing of the main issue broadly follows the remaining reason for refusal on the Council's decision notice, evidence was presented separately on matters of planning and the area's character and appearance. I therefore address them under separate headings.

Reasons

Planning policy

8. The development plan for Wiltshire includes the Core Strategy (2015) (the CS) and the Joint Melksham Neighbourhood Plan 2 (2020) (the JMNP2). CS Policy CP1 identifies Melksham as a second-tier settlement with the potential for significant development. It is set to take the most amount of housing of all the Market Towns. Beyond Policy CP1, locations for development are managed through Policies CP2 and CP15.
9. Policy CP2 sets out a presumption in favour of sustainable development within the development boundaries of settlements including the market towns such as Melksham. Unless permitted by other CS policies, development is not permitted outside those boundaries. Policy CP2 also sets out the spatial strategy for the Melksham Community Area (MCA). Policy CP15 says, amongst other things, that growth in the MCA will be in accordance with Policies CP1 and CP2.
10. The JMNP2 allocates a number of sites for housing development in Melksham. Those allocations exceed the need for new housing identified in the Melksham and Melksham Without Housing Need Assessment (July 2022) which assessed need in the neighbourhood area. Whilst the appeal site was included in the 'call for sites' as part of a larger site, it was not allocated in the JMNP2. JMNP2 Policy 6 sets out that housing outside settlement boundaries will be managed in accordance with the adopted development plan and should meet evidenced local housing need. It thereby defers to the CS and the evidence on housing need. This is set out in the supporting text to JMNP2 Policy 6 and which makes clear that the settlement boundaries it is referring to are those defined in the CS.
11. However, the CS sought to meet needs between 2006 and 2026, and the settlement boundaries were drawn up to accord with that plan period and not beyond it. Even if all of the JMNP2 allocations come forward, a housing land supply deficit would remain. Moreover, housing land supply is calculated across the whole of the Council's area and is not based on any particular settlement. This is recognised by the Council in its considerations on the Land at Snarlton Farm proposal (Application PL/2024/07097). Whilst that scheme was for substantially more dwellings than in this appeal, I see no reason to divert from that general principle. The appeal scheme would provide a meaningful contribution to Wiltshire's housing land supply.
12. Moreover, the minimum housing target expressed in the CS of 42,000 homes over the plan period was not met, with a shortfall of around 1000 homes. Exacerbating

this is the Council's five-year housing land supply shortfall of over 9,500 dwellings and a separate affordable housing need of over 1,200. It is inevitable and accepted by the Council, that permission for housing will need to be granted on unallocated greenfield sites even though that will conflict with CS Policies CP2 and CP15.

13. The Council submitted a new local plan for examination. In evidence, it was referred to as the 'emerging local plan'. However, the issues latterly highlighted by the examining Inspectors clearly indicate that there is a significant amount of further work needed on the plan to make it sound. In their letter to the Council of 27 February 2026, the Inspectors offer the Council the option of either withdrawing the plan or request that they proceed to prepare their report. The letter makes it very clear that the latter option would inevitably lead to a recommendation that the plan is not adopted because of it being found unsound. Whilst I therefore note the Council's argument that the plan has not been withdrawn at this stage and is thus still at examination, the examining Inspectors' letter provides me with sufficient reason to conclude that the plan as it stands will not be going forward. In this circumstance, it cannot therefore be considered as having any semblance as an emerging plan. Notwithstanding that, for ease of reference in my decision, I will continue to refer to it as the 'emerging Local Plan'.
14. The implication of this is that there will not be a strategic plan in place to lead development in Wiltshire for the foreseeable future. Importantly there will be no plan led mechanism to rectify the housing land supply shortfall, thus making it ever more pressing that housing continues to come forward in a timely manner in sustainable locations such as Melksham. The appeal site is well related to the existing built-up area and would form a logical extension to this part of the town.
15. I note that planning permission has been granted for around 500 dwellings on the 'emerging Local Plan's' allocation at Blackmore Farm and other applications are under consideration for a similar number of dwellings on other allocations. However, I have no evidenced certainty that they will receive planning permission. Furthermore, allocations in the JMNP2 are beginning to come forward. Nevertheless, whilst that all assists in addressing the chronic housing land supply shortfall in Wiltshire it does not place a bar on other sustainable development.
16. In summary, given that the appeal site lies outside the development boundary of Melksham, the proposal runs counter to Policies CP2 and CP15. This is not in dispute between the parties. The Council's decision notice includes reference to CS Policy CP1. However, it was confirmed by the Council that there is no conflict with that policy, and I have no reason to take an alternative view.

Character and appearance

17. The site is part of a larger parcel of agricultural land located immediately beyond the north-eastern edge of the town. The River Avon is located further to the west. An access would be formed in a gap between houses before they extend in a ribbon to the north-east along Woodrow Road. Because of the presence of this line of houses, the site is not readily visible from Woodrow Road. Nor is it widely seen from other surrounding roads.
18. There are Public Rights of Way (PRoWs) running along the site's southern boundary adjacent to the settlement edge and from north-south in the area where

the site's western boundary would be formed. There would be clear views of the proposed development from these public vantage points.

19. Currently, this part of Melksham has a hard edge formed by residential development. The indicative masterplan for the proposed development shows a substantial area of public open space in the part of the site crossed by overhead power lines.
20. The parties are now in agreement that a suitably designed landscape scheme could come forward along the northern site boundary, within the open space. Whilst this could not take the form of a continuous planting belt because of the necessary power lines easement, it would provide sufficiently large blocks of appropriate planting to satisfactorily help assimilate the proposed development into its surroundings. Importantly, it would also provide for an improvement to the existing hard edge to this part of Melksham. There is also now agreement between the parties that the proposal overall would not result in unacceptable harm to the landscape or the experiences of those using the PRowS. I have no reason to disagree. These matters are capable of being secured by suitably worded planning conditions.
21. There would be no conflict, with CS Policy CP16 which seeks to safeguard the links to the Melksham Link Canal or the similar objectives of CS Policy CP53. The proposal would meet the objectives of CS Policy 51, which broadly seeks to protect, conserve and where possible, enhance landscape character. Further, it would accord with the landscape management strategy for the Melksham Open Clay Vale Landscape Character Area as described in the West Wiltshire Landscape Character Assessment (2006). It would not run counter to the countryside protection policies in the JMNP2.

Other Matters

22. At the Inquiry, I heard from a significant number of interested parties who very eloquently detailed their objections to the proposed scheme. In addition to those matters covered elsewhere in my decision, these included transport/highways, drainage and flooding. However, I must make my decision based on clear evidence and note that neither the highway authority nor any of the statutory undertakers have raised any objections.
23. In terms of flooding, with the imposition of suitably worded planning conditions, I am satisfied that there would be no increase in flood risk arising from the proposed development. I have taken into account the highways evidence and took the opportunity to travel along the local roads including the A350 towards to Lacock. I saw nothing of concern which would lead me to conclude that there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe. Consequently, whilst I do not doubt the sincerity of the interested parties' contributions to the appeal, I do not find anything to lead me away from my overall conclusion that the appeal should be allowed.

Planning Obligations

24. The Agreement is an executed document dated 25 February 2026. I have considered the various obligations with regards to the statutory requirements in Regulation 122 of the Community Infrastructure Levy Regulations (the CIL Regulations) and the policy tests in paragraph 58 of the Framework.

Agreement Provisions

Affordable Housing

25. Provision is made for 21 affordable homes, representing a 30% of the total number of proposed dwellings, compliant with CS Policy CP45 and paragraph 66 of the Framework. The affordable housing element would comprise a tenure mix of 16 affordable rented homes and 8 for affordable home ownership. Given the pressing need for affordable homes, the obligations are necessary.

Education

26. The Agreement provides contributions to early years (£157,698), primary (£356,402) and secondary (£68,820) education. Current early years provision within a two-mile safe walking route, is operating at full capacity. The development would generate a need for 9 additional early years places at a cost per place of £17,522. The money would be put towards one of the suitably located new schools. The development would generate a need for 19 new primary places at a cost of £18,758 per place. These are also to be secured at one of the new schools. In terms of secondary education, 3 new places would be generated by the development at a cost of £22,940 per place. This contribution would be spent on the expansion of Melksham Oak Community School. These obligations are therefore necessary to meet the additional education provision generated by the development in accordance with CS Policy CP3.

Open Space, Play and Sport

27. The obligations provide for on-site public open space and a location within it for new play equipment. There is also provision in the Agreement for off-site contributions in the circumstance that the on-site provision, for some reason, falls short of the requirements. The contributions have been calculated to be £83,999.41 for the open space element and £17,841.60 for play equipment. A further, policy compliant obligation provides a contribution towards a 3G artificial turf pitch at Lancaster Road Playing Fields or elsewhere in the vicinity of the appeal site.
28. The obligations are necessary to provide a satisfactory recreational environment for future residents of the development and provide new facilities for the district's growing population in accordance with CS Policies CP3 and CP52.

Waste and Recycling

29. The Agreement provides for a contribution of £8,050 towards the provision of waste and recycling facilities for each proposed dwelling. Such facilities are essential to support new development as identified in CS Policy CP3. The costs are identified in the Council's Guidance for Developers SPD. The contribution is necessary to ensure appropriate waste and recycling facilities are provided and to cover the associated costs.

Highways and Public Rights of Way (PRoWs)

30. The obligations provide for necessary improvements to PRoWs next to the site and cycling facilities to encourage the use of sustainable transport modes by providing ease of access to and from the development. It accords with CS Policies CP52, CP57 and paragraph 105 of the Framework.

Public Art

31. The Revised Wiltshire Planning Obligations SPD supports CS policies, including CP3 (Infrastructure Requirements). It identifies the planning obligations the Council will seek for development that generates new infrastructure needs. It sets out explicit thresholds for the contributions required for various types of obligations that may be necessary. Art and design requirements are set out in Chapter 10 of the SPD albeit without the level of detail applied to other obligations such as for affordable housing; open space/green infrastructure; and transport/highways. It includes a footnote reference to a Guidance Note published in 2011.
32. That 2011 guidance has been replaced by the 'Art and design in the public realm in Wiltshire – 2024 Guidance'. The threshold for public art in the Guidance is set at £300 per dwelling for developments of 50 dwellings or more. However, it has not been subject to consultation or any formal local planning process. The Framework says that good design is a key aspect of sustainable development. The provision of public art could be said to fall within that ambit. It would serve a clear planning purpose, with development plan support. Being located within the development or in its vicinity would satisfy the test of being directly related to the development.
33. However, I must agree with the findings of the Inspector in the Land off Spitfire Road appeal wherein he found there to be no evidence base, or calibration against any benchmark, for the £300 figure. In the absence of an identified scheme and in the context of there having been no public consultation on the Guidance, I cannot conclude that this obligation would pass all of the statutory tests and am thus unable to take it into account as a reason for granting planning permission.

Conclusion on Planning Obligations

34. With the exception of public art, all of the other planning obligations are necessary, directly related to the development and are fairly and reasonably related in scale and kind to the development. Accordingly, they meet the relevant tests in Regulation 122(2) of the CIL Regulations and the Framework.

Planning Balance

35. Given the Council's housing land supply of 2.42 years, it is common ground that the most important policies for determining this appeal are out of date. Therefore, Framework paragraph 11d) ii says that permission should be granted 'unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the Policies in the 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'. Whilst the proposal does not accord with the development plan as a whole, in light of the above, I give limited weight to the spatial policy harm.
36. There would be social benefits arising from the proposal through the provision of market and affordable housing. Whilst housing delivery in Wiltshire may have been strong in the past, that does not justify reducing the weight to the provision of future housing in an area with a chronic housing land supply shortfall. Given the extent of that shortfall, the benefits of market and affordable housing each attract very substantial weight.

37. Economic benefits would arise from construction and employment and support for Melksham's role as a Market Town. These carry significant weight. In reaching that conclusion, I have had regard to what paragraph 85 of the Framework says about placing significant weight on the need to support economic growth, taking into account local business needs and wider opportunities for development.
38. There would be improvements to the current hard development edge through new planting as part of the creation of settlement edge open space. This would result in very positive improvements to the landscape around this part of Melksham and the open space would be available to existing local residents as well as the occupiers of the development. This attracts significant weight. A further environmental benefit would result from BNG going over and above the minimum requirements also attracting significant weight.
39. The weight of these benefits set against the limited weight to the harm would normally tilt the balance very firmly and straightforwardly in favour of the appeal scheme. However, given the JMNP2 has only relatively recently been made, it is necessary to go to Framework paragraph 14. This says that, in situations where the presumption (at paragraph 11d) ii applies to applications involving the provision of housing, the adverse impact of allowing development that conflicts with the neighbourhood plan is likely to significantly and demonstrably outweigh the benefits, provided the following apply:
 - a) the neighbourhood plan became part of the development plan five years or less before the date on which the decision is made; and
 - b) the neighbourhood plan contains policies and allocations to meet its identified housing requirement.
40. The parties agree that the JMNP2 satisfies the first of those tests. The Council asserts that it also meets the second on the basis that it meets (and exceeds) its identified housing requirement of 270 dwellings. It further argues that Policy 17 of the 'emerging Local Plan' falls to be considered under Framework paragraph 69. This means that for such a proposition to be sustained, an emerging policy must be capable of falling within the bounds of Framework paragraph 69 and thus generate an identified housing requirement for the purposes of Framework paragraph 14b).
41. The allocations in the JMNP2 have been tested through independent examination. However, in so doing, the examiner noted that the Council was seeking to address the matter of housing land supply both generally and through "the emerging Local Plan". He therefore recommended a review of the JMNP2 to address any need for a revision to the housing requirement for the neighbourhood area should this arise as an outcome of the examination of the Local Plan. Having regard to the examining Inspectors' letter of 27 February 2026, this outcome has clearly come about, given their serious questions over whether the Council has sufficient sites.
42. The source of the 270 figure in the JMNP2 is the 'emerging local plan' and thus, for the above reasons, the validity of that requirement cannot now be relied upon. Whilst the JMNP2 clearly contains policies and allocations to meet its identified housing requirement, that requirement is derived from a plan that is now extremely unlikely to go forward. This tempers the weight that I give to the identified housing requirement in the JMNP2.

43. Regardless of the parties' contrary positions on the application of Framework paragraph 69, in the parlance of Framework paragraph 14 'likely' does not and cannot mean 'absolute'. It does not place a firm bar against development going ahead even if counter to a Neighbourhood Plan that meets the tests in Framework paragraph 14. I acknowledge that the JMNP2 has relatively recently been made and reflects the wishes of those who supported it at referendum. I also note that development has been coming forward in Melksham, but the Council's housing land supply shortfall is acute and county-wide. Action to address that needs to be taken now through the provision of housing on suitable sites.
44. Given the status of the 'emerging local plan', there is uncertainty as to the level of housing that might need to be allocated at the settlement. I make no judgement on that as it is solely a matter for the examination of the plan, whenever that may be. However, the weight that I attach to that plan in terms of housing policies is negligible and has no material bearing in the planning balance.
45. In the context of Melksham as a Market Town, at which significant development is envisaged, the provision of 70 dwellings on the appeal site would not be of such magnitude to have a detrimental effect on its ability to grow in a sustainable manner or materially disrupt its future planning. Nor, in my view, would it seriously undermine confidence in the plan making process. It would, however, provide much needed housing now and result in a number of important benefits.
46. Taking all of the above into account, the balance tilts in favour of the appeal scheme. The circumstances of this appeal are such that I find it necessary to take a decision otherwise in accordance with the development plan.

Conditions

47. Conditions are imposed to ensure the development is carried out in accordance with prescribed timescales. A condition specifying the approved plans is necessary to ensure certainty. Conditions related to visibility splays, surface water, parking and site access are necessary in the interests of vehicular and pedestrian safety. I have imposed a condition related to cycle parking and a Residential Travel Plan in the interests of promoting alternatives to the use of private motorised transport.
48. I have imposed a series of conditions related to ecology both during and after construction. These are all necessary to protect and promote habitats and species. In the interests of the historic environment, I have imposed a condition requiring archaeological investigation and recording of any archaeological finds.
49. In the interests of protecting against climate change and to ensure the development's sustainable credentials, I have imposed necessary conditions. These cover a Sustainable Energy Strategy and water efficiency measures.
50. I have imposed conditions related to drainage as these are necessary in the interests of safeguarding the water environment. A condition requiring the submission and approval of a Construction Management Plan is necessary to safeguard the amenities of local residents and to protect the natural environment. Similarly, I have imposed a condition related to the times when demolition and construction operations can take place. I have made this a standalone condition for clarity.

51. Finally, conditions related to hard and soft landscaping are necessary to ensure the appearance of the development is satisfactory.

Conclusion

52. For the reasons set out, the appeal succeeds.

H Baugh-Jones

INSPECTOR

APPEARANCES

FOR THE APPELLANT:

Lord Banner KC	Instructed by Waddeton Park Ltd
He called:	
Neil Furber BSc (Dual Hons) PGDipLA CMLI	Senior Director, Pegasus Group
Mark Scoot MRTPI MRICS	

FOR THE LOCAL PLANNING AUTHORITY:

Edward Arash Abedian	Instructed by Hannah Bartlett, Wiltshire Council
He called:	
Paul Robertson BA(Hons) DipLA MSc CMLI	Senior Landscape Officer, Wiltshire Council
Mark Reynolds BSc(Hons) MSc MRTPI	Managing Director, Context Planning Ltd

INTERESTED PARTIES:

Councillor John Glover	Chair of Melksham Without Parish Council
Councillor Saffi Rabey	Mayor of Melksham Town Council
Councillor David Pafford	Chair of Melksham Neighbourhood Plan Steering Group
Chris Holden	Chair of Melksham Community Partnership and Member of Melksham NHP Steering Group
Councillor Richard Wood	Chair of MWPC Planning Committee and Chair of NHP Steering Group
Anne Henshaw	Chair of CPRE Wiltshire
Graham Ellis	Chair of Melksham Transport User Group and NHP Steering Group member
Councillor Alan Baines	Melksham Without Parish Council and resident of Woodrow Road
Councillor Simon Wise	Vice Chair of Lacock Parish Council
Andy Webster	National Trust Lacock

Councillor Phil Alford

Graham Hill

Vaughan Thomson

Teresa Strange

Phil Rigg

Jill Tubbs

Will Humphries

Wiltshire Councillor for Ward

Co-Chair of Wiltshire Area Localism
and Planning Alliance

Place Studio

Clerk, Melksham Without Parish
Council

Local business owner and resident

Woodrow Community Speed Watch

Local resident

DOCUMENTS

- ID01 List of interested party speakers and their evidence
- ID02 Northern Power – clearance to objects
- ID03 Emails between the Council and SSE
- ID04 Appellant's opening statement
- ID05 Council's opening statement
- ID06 Comparison of Effects Upon Visual Receptor Groups
- ID07 Illustrative landscape masterplan
- ID08 Illustrative cross sections
- ID09 Wiltshire Local Plan Inspectors' letter and programme of works
- ID10 Extract from Planning and Compulsory Purchase Act 2004
- ID11 Site visit route suggestions

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.
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;
 - (d) The landscaping of the site;The development shall be carried out in accordance with the approved details.
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.
4. The development hereby permitted shall be carried out in accordance with the following approved plans and documents: Location Plan drawing no. 220313 L 01 01; Wider Location Plan drawing no. 220313 L 01 02, Proposed Site Access General Arrangement & Visibility drawing no. PD01; Proposed Habitats Plan drawing no. eg211147.02
5. No part of the development shall be occupied until the visibility splays shown on the approved plans have been provided with no obstruction to visibility at or above a height of 600mm above the nearside carriageway level. The visibility splays shall always be maintained free of obstruction thereafter.
6. Notwithstanding the submitted details, the proposed development shall not be occupied until means/works have been implemented to avoid private surface water from entering the highway in accordance with details that shall have first been submitted to and approved in writing by the local planning authority
7. The development hereby approved shall not be occupied until parking space for the parking of vehicles for each dwelling together with a vehicular access thereto has been provided in accordance with details submitted to and approved in writing by the Local Planning Authority. The parking spaces shall not be used other than for the parking of vehicles or for the purpose of access.
8. The development hereby approved shall not be occupied until details of secure covered cycle parking facilities have been submitted to and approved in writing by the Local Planning Authority. These facilities shall thereafter be provided in accordance with the approved details and made available for use prior to the first occupation of the development hereby permitted and shall always be retained for that use thereafter.
9. The development shall not be occupied until a Residential Travel Plan has been implemented in accordance with details that shall have first been submitted to and approved in writing by the local planning authority.
10. No development shall commence until details of the access works, as shown indicatively on SLR drawing 'Proposed Site Access, General Arrangement & Visibility' 422.065278.00001 - PD01, have been submitted to and approved in writing by the LPA. The approved access works shall thereafter be completed prior to the occupation of any dwelling on site.

11. The development shall be carried out in accordance with the recommendations in the following documents:
 - Proposed Habitats Plan (Engain, 07/05/2025).
 - Avoidance, Mitigation and Enhancement measures detailed in Section 6 of the Ecological Impact Assessment (Engain, 05/11/2024).
12. Prior to the commencement of works, including demolition, ground works/excavation, site clearance, vegetation clearance and boundary treatment works, a Construction Environmental Management Plan (CEMP) shall be submitted to the local planning authority and approved in writing. The Plan shall provide details of the avoidance, mitigation and protective measures to be implemented before and during the construction phase, including but not necessarily limited to, the following:
 - a. Key personnel, responsibilities and contact details (including Site Manager and ecologist/ECOW).
 - b. Pollution prevention measures including the location of site and storage compounds, the use of plant and machinery, measures to control of dust and noise, the location and use of wheel washing and vehicle washdown plant/machinery, and the location and use of oils/chemicals.
 - c. Restrictions on artificial lighting and any measures to be implemented to reduce light spill on sensitive ecological features.
 - d. Timeframe for provision of compliance report to the local planning authority; to be completed by the ecologist/ECOW and to include photographic evidence.Development shall be carried out in accordance with the approved CEMP.
13. All lighting provided on site shall be in accordance with the appropriate Environmental Zone standards set out by the Institute of Lighting Engineers in their publication GN01:2021, 'Guidance for the Reduction of Obtrusive Light' (ILP, 2021), and Guidance note GN08/23 "Bats and artificial lighting at night", issued by the Bat Conservation Trust and Institution of Lighting Professionals and will demonstrate that bat habitat (trees, scrub and hedgerows) on the perimeter of the site will remain below 0.5 lux (or no higher than existing).
14. Prior to the commencement of any works, including vegetation removal and demolition, details of the number, design and locations of new features for wildlife shall be submitted to and approved in writing by the local planning authority. The provision will include new roosting features for bats and new nesting features for birds at a suitable ratio of feature to building. The approved details shall be implemented before final occupation of the development. These features shall continue to be available for the target species for the lifetime of the development.
15. Prior to the start of construction on site, a Landscape and Ecology Management Plan (LEMP) shall be submitted to and approved in writing by the Local Planning Authority. The LEMP shall include long term objectives and targets, management responsibilities and maintenance schedules for each ecological feature within the development, together with a mechanism for monitoring success of the management prescriptions, incorporating review and necessary adaptive management in order to attain targets.
16. No development shall commence until:
 - i. a written programme of archaeological investigation, which should include on-site work and off-site work such as the analysis, publishing and archiving of the results, has been submitted to and approved by the Local Planning Authority; and
 - ii. The approved programme of archaeological work has been carried out in accordance

with the approved details.

17. A final Sustainable Energy Strategy shall be submitted as part of the reserved matters application(s) for the development to provide details of operational energy, embodied carbon, climate change adaptation measures, low-carbon and renewable energy technologies, and sustainable transport for the written approval of the Local Planning Authority. The development shall be carried out in accordance with the approved details.
18. The development shall not be occupied until a scheme for water efficiency has been submitted to and approved in writing by the Local Planning Authority. The scheme will demonstrate a standard of a maximum of 110 litres per person per day is applied for all residential development. The scheme shall be implemented in accordance with the agreed details.
19. No development shall commence on site until a detailed drainage strategy for the site, incorporating sustainable drainage details, has been submitted to and approved in writing by the Local Planning Authority and detailing the following matters: A detailed topographical survey that clearly identifies the existing drainage features on the site as well as level contours to show overland flow routes.
 - i. calculations which demonstrate that the required 30% betterment against greenfield rates has been achieved for all storm events between the 1 in 1 year and the 1 in 100 year return period storm events.
 - ii. overland exceedance routes are to be shown on the drainage plan for flows in excess of the 1 in 100 year plus climate change (40%) rainfall event.
 - iii. 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 minimum is 600mm above whichever of the following levels is the highest:
 - The average ground level of the site
 - Adjacent road levels to the building
 - Estimated river or sea level for the site

The development shall then be carried out in accordance with the approved details. No part of the development shall be occupied until surface water drainage has been constructed in accordance with the approved scheme.

20. No development shall commence on site until a scheme to dispose of foul drainage, including connection to the public foul sewer network, has been submitted to, and approved in writing by the local planning authority. The scheme shall be implemented in accordance with the approved details.
21. No development shall commence on site (including any works of demolition), until a Construction Management Plan (CMP), has been submitted to and approved in writing by the local planning authority. The plan shall include details of the measures that will be taken to reduce and manage the emission of noise, vibration and dust during the demolition and/or construction phase of the development. It shall include details of the following:
 - i. the movement of construction vehicles;
 - ii. the parking of vehicles for site operatives;
 - iii. the cutting or other processing of building materials on site;
 - iv. wheel washing and vehicle wash down facilities;
 - v. the transportation and storage of waste and building materials;
 - vi. the erection and maintenance of security hoarding including decorative displays and facilities for public viewing;
 - vii. a scheme for recycling/disposing of waste arising from construction works;
 - viii. measures for the protection of the natural environment;

- ix. pre-condition photo survey of local roads and infrastructure;
- x. vehicle routing plan;
- xi. traffic management plan (including signage drawing(s);
- xii. number (daily/weekly) and size of delivery vehicles;
- xiii. number of staff vehicle movements;
- xiv. details of temporary/permanent Traffic Regulation Orders;
- xv. construction phasing plan;
- xvi. the loading and unloading of equipment and materials;
- xvii. the location and use of generators;
- xviii. the method of any piling.

The approved Construction Management Plan shall be adhered to throughout the construction period. The development shall not be carried out otherwise than in accordance with the approved construction method statement.

22. Demolition or construction works shall take place only between 0800-1800 on Mondays to Fridays; 0800-1300 on Saturdays and shall not take place at any time on Sundays or on Bank or Public Holidays.
23. No development shall commence above ground floor slab level until full details of a 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. details of all existing trees and hedging to be retained, together with measures for their protection during development;
 - iii. a detailed planting specification showing all plant species, supply and planting sizes and planting densities;
 - iv. all means of enclosure;
 - v. vehicle parking layouts;
 - vi. refuse and recycling collection points;
 - vii. bin storage areas;
 - viii. vehicle and pedestrian access and circulation areas;
 - ix. all hard and soft surfacing materials.
24. All soft landscaping comprised in the approved details of landscaping shall be carried out in the first planting and seeding season following the first occupation of the building(s) or the completion of the development 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 5 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.

Appendix G: Permission in Principle PL/2025/00998
Land at Kington Langley Garage, Langley



LPC (TRULL) LTD
TRULL, TETBURY
GLOS, GL8 8SQ
Tel: 01285 841433
www.lpctrull.com



Planning Inspectorate

Temple Quay House
2 The Square
Bristol
BS1 6PN

Direct Line:
Customer Services:
0303 444 5000

Email: west1@planninginspectorate.gov.uk
www.gov.uk/planning-inspectorate

Your Ref: PL/2025/00998
Our Ref: APP/Y3940/W/25/3367502

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

31 October 2025

Dear Sir/Madam,

Town and Country Planning Act 1990
Appeal by KLD Property Investments Ltd
Site Address: Kington Langley Garage, Malmesbury Road, Kington Langley,
CHIPPENHAM, SN15 5PY

Outcome

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

Thank you for your cooperation and patience while we reviewed your case and all relevant documentation.

What Next?

Please note that the Planning Inspectorate cannot change or revoke the outcome of the attached decision as only the High Court can quash this decision. The Planning Inspectorate is not the administrative body for High Court challenges. If you would like more information on the strictly enforced deadline for challenging a decision or a copy of the form for lodging a challenge, please get in touch with the administrative court on 02079476655.

Support

If you have any questions about how we handled the appeal(s), please use our [customer contact form](https://contact-us.planninginspectorate.gov.uk/hc/en-gb/requests/new) / <https://contact-us.planninginspectorate.gov.uk/hc/en-gb/requests/new> , or call us on 0303 444 5000. Our customer service phone line is open between 09:00 and 16:00, Monday through Friday (closed on weekends and public holidays).

If you do not have Internet access, please write to the customer quality team at the address above.

Feedback

We are committed to improving the quality of our service and experience for our customers.

Please take a few minutes to give your feedback via the short survey. As stated in our customer charter, we will learn from our mistakes and work to improve how we do things.

[Your feedback makes us better](https://forms.office.com/e/nLDD4REWgf) / <https://forms.office.com/e/nLDD4REWgf>

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

Yours faithfully,

Pana Kwabe

Pana Kwabe

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

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

Appeal Decision

Site visit made on 26 August 2025

by **SE Hughes BA (Hons) PGDip MA MRTPI**

an Inspector appointed by the Secretary of State

Decision date: 31 October 2025

Appeal Ref: APP/Y3940/W/25/3367502

Kington Langley Garage, Malmesbury Road, Kington Langley, Chippenham SN15 5PY

- The appeal is made under section 78 of the Town and Country Planning Act 1990 (as amended) against a refusal to grant permission in principle.
 - The appeal is made by KLD Property Investments Ltd against the decision of Wiltshire Council.
 - The application Ref is PL/2025/00998.
 - The development proposed is the erection of up to 8no dwellings.
-

Decision

1. The appeal is allowed and permission in principle is granted for the proposed erection of a minimum of 4 and a maximum of 8 dwellings at Kington Langley Garage, Malmesbury Road, Kington Langley, Chippenham SN15 5PY in accordance with the terms of the application, Ref PL/2025/00998.

Preliminary Matters

2. The proposal is for permission in principle. The Planning Practice Guidance (PPG) advises that this is an alternative way of obtaining planning permission for housing-led development. The permission in principle (PIP) consent route has two stages: the first establishes whether a site is suitable in-principle and the second (technical details consent - TDC) is when the detailed development proposals are assessed. This appeal relates to the first of these two stages.
3. The scope of the considerations for PIP is limited to location, land use and the amount of development permitted. All other matters are considered as part of a subsequent TDC application if permission in principle is granted.
4. A site layout plan has been submitted as part of the proposal. This is an indicative plan only and shows just one way that the scheme could be developed. I have therefore attributed limited weight to this plan in my consideration of the appeal.

Background and Main Issues

5. The Council's objections to the proposal concern the principle of the development and its accessibility. My decision is therefore focused on these matters. However, the main issue in this case is whether the site is suitable for the proposed development, having regard to its location, the proposed land use and the amount of development.

Reasons

6. Policies CP1 and CP10 of the Wiltshire Core Strategy (WCS) outline the hierarchical spatial strategy for accommodating new housing in Wiltshire, with

development focused on principal settlements, then market towns, then local service centres, then large villages and small villages.

7. Policy CP2 of the WCS sets out the Council's housing delivery strategy and states that, unless permitted by other policies within the WCS as set out at paragraph 4.25, development will not be permitted outside the limits of development. In addition, Policy CP2 states that at small villages, such as Kington Langley, development will be limited to infill within the existing built area. The site is classified as a location outside the defined limits of development under Policy CP2 and there is little to indicate that any of the paragraph 4.25 exceptions apply in this case.
8. The appeal site is developed, accommodating two large commercial buildings with associated yard areas. It is positioned within a small development cluster which includes residential properties, a place of worship and a pub. Whilst the small village of Kington Langley is nearby, it is physically separated from the appeal site by the A350 dual carriageway.
9. With regards to the appeal site's relationship with Kington Langley, the Council have drawn my attention to an earlier appeal decision¹ which found that the separation distance from the village, lack of consistent pavement and physical severance by the A350 resulted in the site being found unsustainable and contrary to Policies CP1, CP2 and CP10. Given the geography of the site has not changed and based on the evidence before me, I have no reason to disagree and I find accordingly that the proposal would be outside the existing built area of Kington Langley. As a consequence, it would not constitute infill as defined in Policy CP2, nor would it accord with policies CP1 and CP10.
10. Policies CP60 and CP61 of the WCS identify that new development should be located and designed to reduce the need to travel by private car and encourage the use of sustainable transport alternatives.
11. For the reasons I have given above, dwellings in this location would not necessarily support services and facilities in Kington Langley.
12. With regards to access to services and facilities outside of Kington Langley, the evidence before me indicates that there are two bus stops which are approximately 100m away from the appeal site on Old Malmesbury Road and approximately 160m away on the opposite side of the A350. These stops provide hourly bus services between Chippenham and Kington St Michael on weekdays from mid-morning until early evening and services on Saturdays and hourly weekday services between Chippenham, Malmesbury, Wootton Bassett and Swindon from early morning to early evening, and services on Saturdays.
13. I observed on my site visit that the A350 is a busy road but that there is a blister pavement crossing point at the traffic lights, therefore it would be possible to cross with care, albeit the nature of the crossing might be a deterrent to some of the future occupiers of the proposed dwellings. Therefore, whilst there would be access via public transport to nearby towns and larger settlements some residents would need to travel by private car to meet their day-to-day needs.

¹ Appeal Reference APP/Y3940/W/20/3244779

14. Accordingly, I find that the appeal site is not optimally located in terms of minimising the use of private car to reach Kington Langley and other nearby towns and larger settlements. The proposal would therefore conflict with the housing strategy of the development plan, specifically WCS policies CP60 and CP61 and would not be suitable for residential development, having regard to its location, the proposed land use and the amount of development.

Other Considerations

15. Set against the harm identified, the proposal would deliver an additional 8 housing units toward the area's housing supply.
16. In economic terms, the appeal scheme would provide construction jobs and some local investment during its build out, as well as longer term expenditure of future occupiers in the local economy.
17. From my observations of the commercial uses at my site visit, the loss of the commercial site, would likely provide some further environmental benefits to the living conditions of the occupants of nearby residential properties through reduced noise and commercial activity. Although a matter for the TDC stage, landscaping would also provide biodiversity enhancements.

Planning Balance

18. The Council sets out it has a housing land supply position of 2.42 years. Therefore, there is a significant shortfall against the requirement to demonstrate a five-year supply of deliverable housing land, as set out at paragraph 78 of the Framework.
19. In this circumstance, paragraph 11(d) (ii) of the Framework is engaged. This indicates that planning permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole.
20. Despite the presence of nearby bus routes, the proposed development would not be optimally located to reduce the need to travel and encourage the adoption of sustainable transport options. However, paragraph 110 of the Framework acknowledges that opportunities to maximise sustainable transport solutions will vary between urban and rural areas, therefore I attach moderate harm to the proposal's conflict with Policies CP1, CP2, CP10, CP60 and CP61 of the WCS.
21. In terms of benefits, paragraph 73 of the Framework recognises that small and medium sized sites can make an important contribution to meeting the housing requirement of an area and paragraph 89 of the Framework also gives substantial weight to the value of using previously developed land where suitable opportunities exist.
22. The proposal would provide up to 8 additional dwellings, thus making a modest but important contribution towards the area's housing requirement. Considering the magnitude of shortfall in the area's housing supply, the provision of 8 dwellings would make a valuable contribution, to which I assign substantial weight. I also afford modest favourable weight to the scheme's economic and environmental benefits along with a larger quantum of favourable weight to the utilisation of a brownfield site.

23. Consequently, the adverse impacts of the proposal associated with its location outside the development boundary and conflict with policies of the WCS, would not significantly and demonstrably outweigh the benefits when assessed against the policies in the Framework taken as a whole. Therefore, the presumption in favour of sustainable development applies which is a material consideration that weighs heavily in favour of allowing the appeal.

Conditions

24. The PPG advises that there is a default time limit duration of 3 years for a permission in principle and that, it is not possible for conditions to be attached to a grant of permission in principle.
25. The PPG also advises that the amount of residential development must be expressed as a range, indicating the minimum and maximum net number of dwellings, which are, in principle, permitted. Whilst Kington St Michael Parish Council has suggested that the site could accommodate a higher quantum of dwellings, as the description of development identifies 8 dwellings and the application form indicates a minimum of 4 dwellings, I include a range of 4-8 dwellings in granting permission in principle.

Conclusion

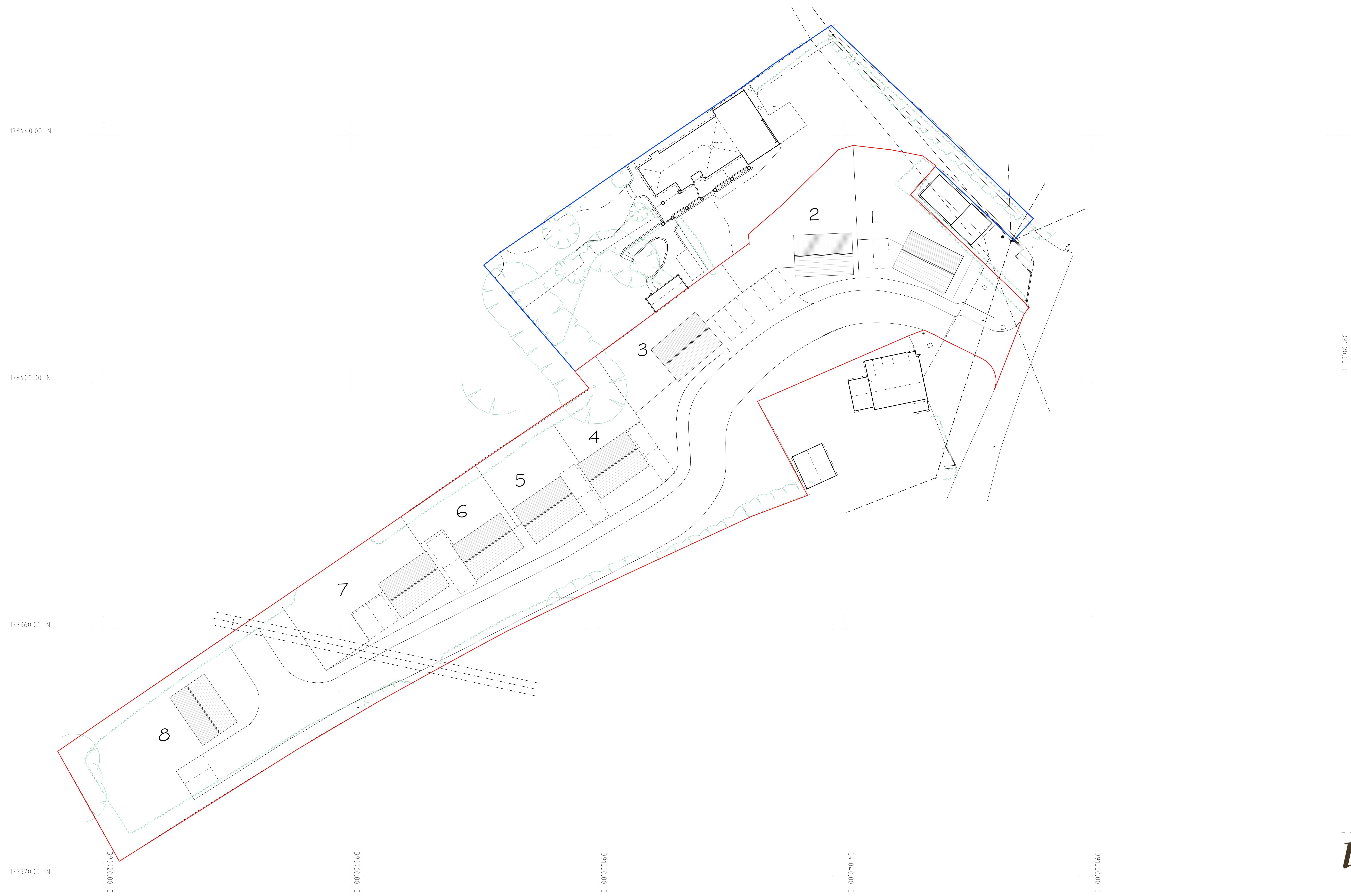
26. The proposed development would conflict with the development plan, but material considerations indicate that a decision should be made other than in accordance with it. For the reasons given above, the appeal is allowed.

SE Hughes

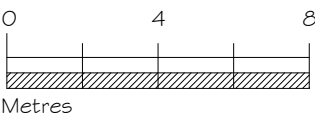
INSPECTOR

SITE LOCATION PLAN
AREA 5 HA
SCALE 1:1250 on A4
CENTRE COORDINATES: 391018, 176417





SITE PLAN



TOWN & COUNTRY PLANNING ACT 1990

ERECTION UP TO 8No DWELLINGS

AT

**KINGTON LANGLEY GARAGE, MALMESBURY ROAD,
KINGTON LANGLEY, CHIPPENHAM, WILTSHIRE, SN15 5PY**

PLANNING STATEMENT

Prepared by

**Simon Chambers, BSc (Hons) MA MRTPI
Director
LPC (Trull) Ltd**

Our Reference: SWLC.LPC6048

January 2024

LPC (TRULL) LTD
TRULL, TETBURY
GLOS, GL8
Tel: 01285 841433
www.lpctrull.com

1.0 INTRODUCTION

- 1.1 LPC (Trull) Ltd have been instructed by Messrs Lamming and Markham to submit a Permission in Principle (PiP) application for the erection of upto 8No new dwellings on land at Kington Langley Garage, Malmesbury Road, Kington Langley, Chippenham SN15 5PY (location identified with the arrow below).



- 1.2 The application approach is defined in the National Planning Practice Guidance (PPG), as below;

The permission in principle consent route is an alternative way of obtaining planning permission for housing-led development which separates the consideration of matters of principle for proposed development from the technical detail of the development. The permission in principle consent route has 2 stages: the first stage (or permission in principle stage) establishes whether a site is suitable in-principle and the second ('technical details consent') stage is when the detailed development proposals are assessed.

- 1.3 This establishes that the application is a two-stage process, with the first stage solely intended to establish whether the site is suitable in principle and the second stage then considering the detailed development proposals and potential impacts. The Government's guidance sets out that the scope of the

first stage of permission in principle is limited to location, land use and the amount of development.

- 1.4 Accordingly, the purpose of this Planning Statement is focused on the principle of development at this location only. Any further details in respect of the intended new housing development and its acceptable assimilation will be submitted at the technical details stage. The statement will however provide an overview of the planning policy context and an assessment of the key material planning considerations, including the planning history and other comparable sites, demonstrating the proposal's acceptability.
- 1.5 This statement will set out why it is considered there is no insurmountable conflict with the Development Plan, however, notwithstanding this point, there has been a recent material change in planning policy that carries great weight. The National Planning Policy Framework (NPPF) has been updated, most recently on the 12 December 2024. It now places a greater focus on housing delivery and, as a result of the change to the standard method used to calculate the minimum number of homes needed, the Council's annual housing need figure has almost doubled. The tilted balance is engaged, and it is considered there would be no adverse impacts associated with the granting of this PiP that would significantly and demonstrably outweigh the benefits of the proposal.

2.0 SITE DESCRIPTION & PLANNING HISTORY

- 2.1 The application site lies off the old road alignment before the current A350 Malmesbury Road dualling was carried out. The site address is referred to as Malmesbury Road or Old Malmesbury Road or Old Plough Lane or Kington St Michael Road. The OS identify it as "Plough Lane" and this continues, beyond the dual carriageway (A350) to the east, to the rest of the village of Kington Langley. For the purposes of the application the established Malmesbury Road address is used.
- 2.2 The land in my client's control includes the garage workshop site as well as the adjacent bungalow, which has a separate access and is excluded from the redevelopment proposal enclosed. There are two commercial buildings on the garage site and a large expanse of hardstanding which projects to the

south west. The hardstanding and open fronted vehicular access from Malmesbury Road wraps around the southern detached neighbour.



- 2.3 The aerial photograph extract inserted above shows the main workshop building and the two neighbouring properties with the salient of the overall vehicle storage yard in the foreground. The boundaries of the application site are all well defined. The southern boundary is formed by Malmesbury Road, from which access to the site is provided, an existing detached house (Sunnydene), a close boarded fence (1.8m) and a hedge/mesh fence (2m) beyond which is the vehicular access serving Lodge Farm Nursery School. The western boundary is formed by a hedge and steel railing (2m) beyond

which are open fields. The northern boundary is formed by a chain link fence (1.2m) and hedge beyond which is the garden of an existing large detached bungalow (Longview), with 3 other large detached bungalows (Cartref, Poplars and Arcola) adjacent. The eastern boundary is formed by a chain link fence (1.0m) and hedge beyond which is a large detached bungalow (Haywards Lodge).

- 2.4 Historically the garage owners lived on site but as the business declined the site's sale included the adjacent bungalow, which has a separate access alongside the telephone exchange compound and sits along the northern boundary of the site. By application PL/2023/06925 the lawful use of the property was confirmed as a self contained unrestricted Class C3 dwellinghouse. The bungalow is not part of the commercial redevelopment proposal. The application site has had limited commercial use in recent years and has been largely used for vehicle storage on the hardsurfaced areas.
- 2.5 In 2018 when the business was considered by the previous owners to no longer be viable an outline application was made to redevelop the entire site including the bungalow (LPA Ref 18/09873/OUT). The application was resisted and of course those matters raised at the time are material considerations, although it is the purpose of the enclosed application to demonstrate that the need to significantly boost house building requires a more positive assessment as there have been material change in circumstances too.
- 2.6 The case officer's decision report made the following comments that explain the nature of the previous application's assessment.

It is considered that given the location of the site and the surrounding development, the proposal would consolidate and existing sporadic loose knit area of development. Because the majority of the village lies to the east side of the A350 dual carriageway. The site is currently run as a rescue and maintenance garage (garage 410sqm, Workshop 138sqm, outbuilding 21 sqm, Bungalow 161sqm) with some open storage of cars and other vehicles, many of which are not roadworthy. The site has residential properties to 3 sides, which are not associated with the current use. There is an existing telephone exchange building to the side of the main garage workshop. Access to the site is currently mainly from a wide access point to the south eastern side of the garage site.

Notwithstanding the dwellings on 3 sides is not considered to be an infill plot, being outside what is considered to be the built up area of the village. The

original framework boundary for Kington Langley discounted this area as being within the village and thus, for the purposes of planning, it has always been considered as open countryside.

2.7 The application was refused for the following 6 reasons:

1) The proposal is for residential development in open countryside outside the defined limits of any settlement, where no special justification has been put forward to justify a departure from well-established policies which restrict residential development in these areas. The proposal is thus contrary to policies CP1, CP2 CP10 CP45 CP57 & H4 of the North Wiltshire Local Plan 2011 together with Paragraph 79 of the NPPF 2019.

2) The proposal has failed to demonstrate that the site can be satisfactorily drained and is thus contrary to policy CP67 of the Wiltshire Core Strategy and advice in section 14 of the NPPF particularly paragraph 163.

3) The proposal fails to provide either tree or ecology surveys so that the Local Planning Authority is unable to assess the impact of the development, contrary to policies CP50, CP52 and CP57 of the Wiltshire Core Strategy and guidance in the NPPF particularly paragraphs 170 & 175.

4) The proposal, located remote from services and not being well served by public transport, is contrary to the key aims of Core Policies 60 and 61 of the Wiltshire Core Strategy 2015, and the NPPF 2019, which seek to locate development in accessible locations and promote the use of sustainable modes of transport.

5) Adequate provision has not been made on the site for the parking of vehicles in a satisfactory manner and in accordance with current standards, contrary to Core Policy 64 and the Wiltshire Local Transport Plan 2011-2026.

6) The proposed development is likely to generate an increase in pedestrian and cycle traffic on a highway network lacking adequate provision with consequent additional hazards to all users of the road, contrary to Core Policy 61.

2.8 The above refusal was pursued to appeal (ref; APP/Y3940/W/20/3244779) when it was dismissed. As noted above this is of course a material consideration but does not negate a fresh assessment in light of the key change in circumstances. For completeness though I have inserted parts of the Inspector's decision which provide the key scope of the previous assessment.

4. The Council have confirmed that they no longer wish to maintain an objection to the development with regard to satisfactory drainage, absence of tree and ecology surveys and parking provision, as set out respectively in reasons for refusal 2, 3 and 5 of the decision notice. From the information before me, I have no reason to take a different position and I have determined the appeal on this basis.

10. Kington Langley does not benefit from a settlement boundary under the provisions of the development plan. The village has a linear form predominantly

located to the eastern side of the junction of Plough Lane and the A350 dual carriageway. This road, to my mind, forms both a physical and visual separation between the site and the village. I acknowledge the site is located adjacent to existing residential development and the appellants contention that the village is poly-focal and their commentary of the history of the site. However, despite this I am not persuaded that the site falls within what can be reasonably considered as an integral part of the built area of the village as development to the western side of the road is physically and visually distinct from the built up area of the village of Kington Langley itself. To my mind therefore it does not form part of the built area of the village for the purposes of CP2.

25. My attention has been drawn to appeal APP/Y3940/W/18/3202551, and the indication that the Council cannot demonstrate a 5-year housing land supply. For the reasons detailed above, I have found that the development would be at odds with the Council's development strategy and not represent a suitable location for residential development. Even if the supply of housing land falls below 5 years and the tilted balance by virtue of footnote 7 of paragraph 11 of the Framework was applicable to this proposal, for the reasons given above I consider that the proposal would be at odds with the sustainable development aims of quoted policies within CS. To my mind the thrust of such policies are consistent with the provisions of the Framework including those contained within Chapters 2, 5 and 8 including paragraphs 8 and 91 that require development to be accessible to services. As such I consider the determinative policies referred to with regard to these main issues to be generally consistent with the Framework and as such are not out of date. It follows that the policy conflict I have identified carries significant weight.

26. There would be four additional residential units that would make a minor contribution to local housing, with associated economic benefits including development of brownfield land, jobs during construction and support for local business and Council Tax payments when dwellings would be occupied. I also acknowledge suggested social benefits including provision of family sized dwellings.

27. However, to my mind, such limited benefit would be outweighed by the harm I have identified above. When assessed against the policies in the Framework taken as a whole, the adverse impacts would significantly and demonstrably outweigh the benefits. Therefore, the proposal would not be a sustainable form of development.

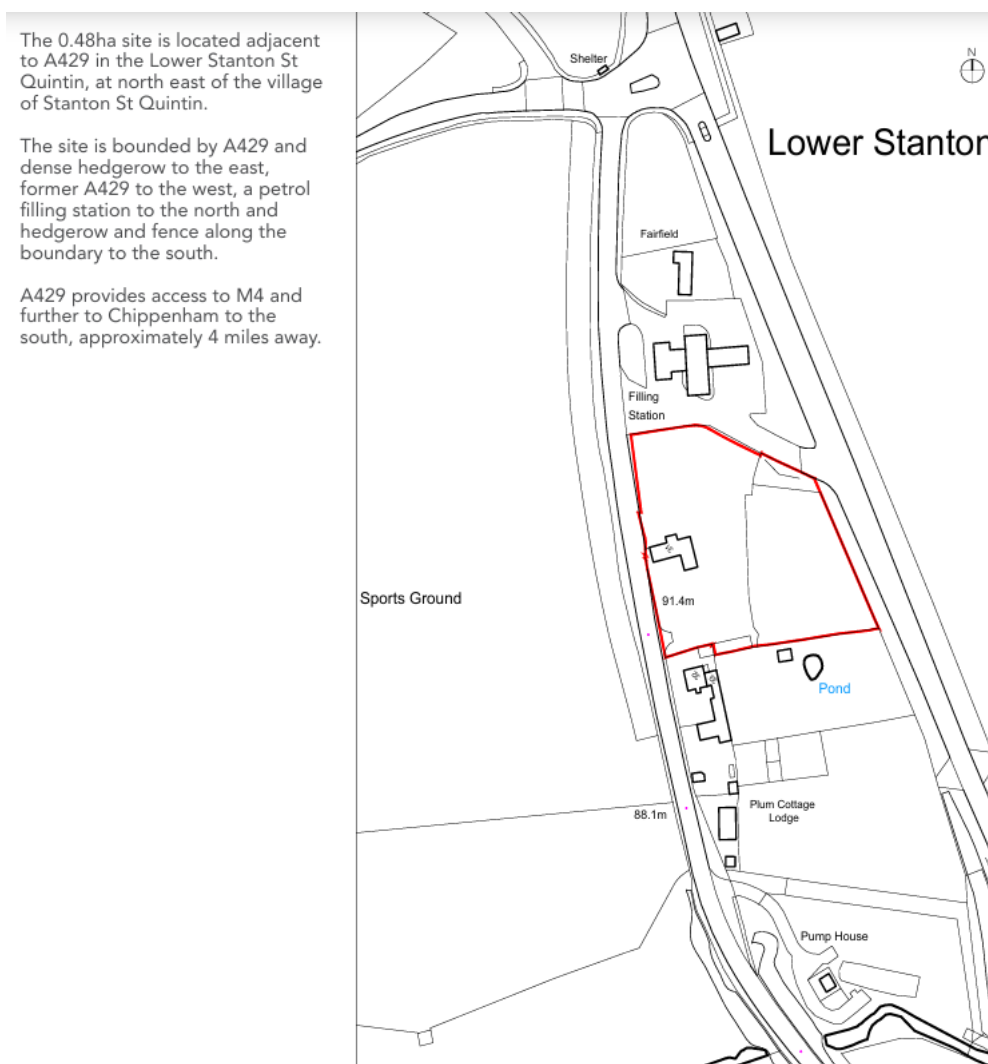
- 2.9 The material change in circumstances, and which will be reviewed in more detail, concern the rewriting of the NPPF's tilted balance at paragraph 11 d), particularly emphasising the importance of housing growth and the need to make the most efficient and effective use of previously developed land, which is of course not always located completely in conformity with the Council's spatial strategy. It will also be argued in any event those policies concerning the control of housing are out of date and the weight to be given to the new

tilted balance because of the magnitude of the housing supply deficit and the quantum of houses now proposed supports the positive balance in this case.

- 2.10 Moving on from the appeal decision it is also important to note how subsequent applications have been dealt with and in that regard, I wanted to pay particular attention to the approval of application 20/11517/FUL at Elwood House, Stanton St Quintin, which shares many of the locational characteristics considered to previously weigh against the current application site. Permission was granted for;

‘Demolition of existing building and erection of 12 dwellings with associated access, drainage, landscaping and public open space.’

- 2.11 As the plan extract inserted below shows the site lies outside of the recognised limits of Lower Stanton St Quintin beyond a busy trunk road.



As part of the above application's assessment your Council' Spatial Planning team raised an objection to the application development which is summarised below;

They highlighted that the proposal would not constitute infill development and that it was unclear how the application meets the housing needs of the community for instance in terms of the scale, type and tenure of homes proposed. Development of this scale would appear to elongate Lower Stanton St Quintin and it is unclear how it would respect the existing character and form of the settlement.

The proposed development would not accord with the strategy and pattern of development anticipated by the Wiltshire Core Strategy. From a strategic policy perspective, the proposal would not constitute sustainable development and would thereby also conflict with the principal aims of the National Planning Policy Framework.

- 2.12 The case officer's assessment is though also summarised below and is strongly maintained to be directly applicable to the current application site, confirming how a positive approach has been recognised and actioned in respect of Wiltshire Council's ongoing under supply of housing.

The proposed development seeks to provide 12 residential units on land which is outside of any settlement boundary. As it is located in the open countryside and as it does not meet any of the exception policies the development is contrary to Core Policies 1, 2, & 10 of the Wiltshire Core Strategy. This is reflected by the consultation response of the Spatial Policy team who advised that from a strategic policy perspective, the proposal would not constitute sustainable development and thereby also conflict with the principal aims of the National Planning Policy Framework. This is a matter which weighs against granting consent in this case.

It is also important to consider the history of the site more broadly. The site currently contains a vacant dwelling which is in a poor state of repair and it historically contained a car showroom (N/05/02230/OUT). Although the showroom has now been demolished it could be argued that the site represents previously developed land. **The NPPF states that planning decisions should support development which makes efficient use of land (paragraph 124) and in this context the re use of this redundant site is a material consideration which weighs in favour of granting consent in this case. (my emphasis)**

The NPPF, within the context of a presumption in favour of sustainable development, aims to significantly boost the supply of housing. It requires local planning authorities to identify and regularly update a supply of specific deliverable sites sufficient to

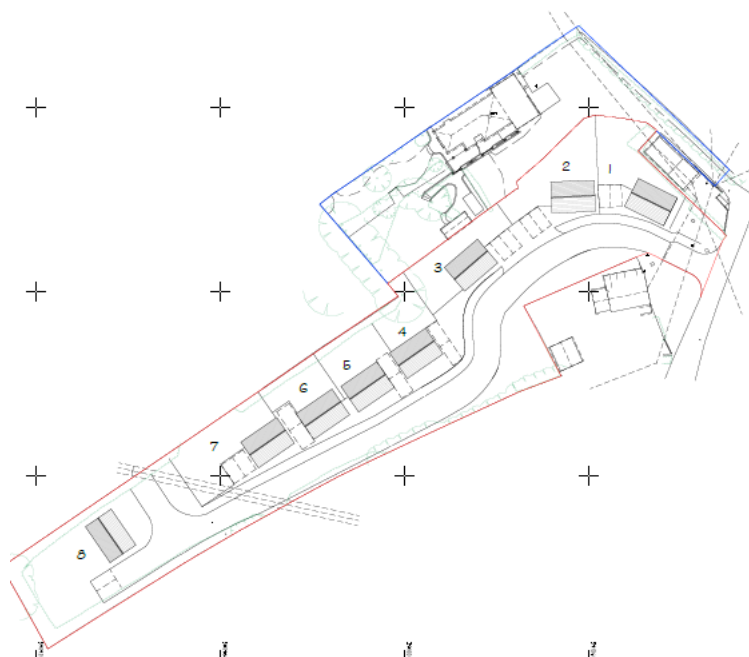
provide 5 years' worth of housing land supply. **The NPPF makes it clear that where this cannot be demonstrated, relevant policies for the supply of housing (which in this case would include CP1, CP2 and CP10 in relation to limits of development) cannot be considered up to date, (my emphasis)** and planning permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits. This was the position of the Planning Inspector who considered an appeal at Purton Road.

It can be seen therefore that Core Policies 1, 2 and 10 of the Wiltshire Core Strategy as well as saved Policy H4 of the North Wiltshire Local Plan are all important for determining the application and under the provisions of the NPPF are all to be considered out of date. Case law has examined the interpretation and operation of national policy with regards the ability to demonstrate a five-year housing land supply, and the presumption in favour of sustainable development. Court judgments have established that: i. Policies that are considered to be out-of-date as a result of a shortage in the 5-year housing land supply are still capable of carrying weight in the planning balance. The weight to be attributed to those policies is a matter for the decision-maker (most recently in *Suffolk Coastal District Council v Hopkins Homes Ltd.* [2017] UKSC 37). ii. **The extent of any shortfall in the 5-year housing land supply is capable of being a material consideration (my emphasis)** (most recently in *Hallam Land Management v SoS DCLG* [2018] EWCA Civ 1808). The implications of the Council's 5-year housing land supply position, and the weight to be attributed to the development plan policies, must be taken into account in the determination of the application. The extent of the 5-year housing land supply shortfall, and the potential for the proposal to deliver housing in the current 5-year period of 1 April 2021 – 31 March 2026 to help remedy the current shortage in deliverable supply, need to be taken into account in the balancing exercise.

3.0 THE PROPOSAL

- 3.1 As indicated the enclosed application seeks to address the three issues of; location, land use and the amount of development. The application description refers to 'upto' 8 dwellings so the amount is flexible. Nevertheless, the application includes an illustrative layout plan that helps to demonstrate that the site is capable of accommodating 8No detached three bedroom type dwellings. There is adequate private amenity space and parking provision with manoeuvring space. Access maintains the existing alignment and safeguards the southern neighbour's access. Indeed, the illustrative layout demonstrates sufficient separation distances from the neighbours and show areas for potential new buffer planting to assist if necessary to diffuse any inter-visibility. An extract from the illustrative layout is inserted on the next page.

- 3.2 The site area shown is 0.45ha, so the development shown represents a development density of 17.7 dwellings per hectare. This makes good use of the previously developed site being entirely in scale and harmony with the prevailing grain of development in the immediate area. In that regard the dominant land use is residential so the new use is acceptable.



4.0 PLANNING POLICY CONTEXT

- 4.1 The NPPF, and associated PPG, sets out the Government's planning policies for England and how these are expected to be applied. The NPPF is a material consideration in planning decisions. The policies within the following chapters of the NPPF are relevant to the assessment of the proposed development:-

- Chapter 2 – Achieving Sustainable Development
- Chapter 4 – Decision-making
- Chapter 5 – Delivering a Sufficient Supply of Homes
- Chapter 9 – Promoting Sustainable Transport
- Chapter 11 – Making Effective Use of Land
- Chapter 15 – Conserving and Enhancing the Natural Environment

- 4.2 The NPPF highlights that planning law (section 70 [2] of the Town and Country Planning Act 1990 and section 38 [6] of the Planning and Compulsory Purchase Act 2004) requires applications for planning permission to be determined in accordance with the development plan unless material considerations indicate otherwise.
- 4.3 The associated PPG confirms that same applies to an application seeking permission in principle; “A decision on whether to grant permission in principle to a site following a valid application ... must be made in accordance with relevant policies in the development plan unless there are material considerations, such as those in the National Planning Policy Framework and national guidance, which indicate otherwise” (Paragraph: 011 Reference ID: 58-011-20180615).
- 4.4 The development plan relevant to the proposed development is the Wiltshire Core Strategy (WCS) (adopted January 2015), which includes saved policies from the former North Wiltshire Local Plan 2011. The key policies relevant to the ‘in principle’ matters of location, land use and amount of development, are:-
- Core Policy 1: Settlement Strategy
 - Core Policy 2: Delivery Strategy
 - Core Policy10: Spatial Strategy: Chippenham Community Area
 - Core Policy 51 Landscape
 - Core Policy 60 Sustainable Transport
 - Core Policy 61 Transport & Development
 - Policy H4: Residential Development in the open countryside
- 4.5 The adopted Development Plan is accompanied by the Policies Maps, which provides a spatial representation of the Local Plan policies. The site is not subject to any national or local landscape designations.
- 4.6 The WCS was adopted in 2015 and is therefore being reviewed. The review is termed the ‘Local Plan Review’. The draft Wiltshire Local Plan (WLP) was submitted to the Secretary of State for Examination at the end of 2024. There are no fundamental changes proposed to the Spatial Strategy of the Local

Plan, as presented within Pre-Submission Draft (2020 – 2038) (Regulation 19) Wiltshire Local Plan (September 2023), however the draft plan pre-dates the recently published NPPF (12 December 2014). The progression of the plan-making process does benefit from certain transitional arrangements but due to the recent update to national planning policy there are significant areas that are not up-to-date as discussed further below.

4.7 In respect of the application proposals, Kington Langley is as a Small Village within the Chippenham Community Area (Core Policy 10). This was the case in respect of the Lower Stanton St Quintin application referred to earlier, where there is no identified development boundary. The following policies are relevant to the consideration of this application:

- Core Policy 1 states Small Villages have a low level of services and facilities, and few employment opportunities. Development at Small Villages will be limited to that needed to help meet the housing needs of settlements and to improve employment opportunities, services and facilities.

- Core Policy 2 sets a **minimum** (my emphasis as there is no ceiling) housing requirement of 42,000 homes for Wiltshire, with 24,740 of those to be provided within the north and west area where the site is located. It explains that at the Small Villages development will generally be limited to infill within the existing built area. Proposals for development at the Small Villages will be supported where they seek to meet housing needs of settlements or provide employment, services and facilities provided that the development:

- i. Respects the existing character and form of the settlement.

- ii. Does not elongate the village or impose development in sensitive landscape areas.

- iii. Does not consolidate existing sporadic loose knit areas of development related to the settlement.

4.8 'To support the Government's objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed,' (NPPF paragraph 61). The fact that housing growth is so important and is not capped is therefore the starting point for all such assessments.

- 4.9 In terms of development in rural areas, and mindful that this is not an isolated site within the meaning determined by the Braintree case, the NPPF requires at paragraph 98 that planning policies and decisions recognise that sites to meet local business and community needs in rural areas may have to be found adjacent to or beyond existing settlements, and in locations that are not well served by public transport. In these circumstances it will be important to ensure that development is sensitive to its surroundings, does not have an unacceptable impact on local roads and exploits any opportunities to make a location more sustainable. The use of previously developed land, and sites that are physically well-related to existing settlements, should be encouraged where suitable opportunities exist. Taking a logical approach where the Development Plan's housing policies are out of date these considerations can reasonably be applied to the application development as the local needs are irrefutable, as they were at Stanton St Quintin.
- 4.10 Windfall housing such as the application proposal make an important and budgeted contribution to the housing supply position. 'Small and medium sized sites can make an important contribution to meeting the housing requirement of an area, are essential for Small and Medium Enterprise housebuilders to deliver new homes, and are often built-out relatively quickly' (paragraph 73)
- 4.11 Paragraph 125, item c states that planning policies and decisions should give substantial weight to the value of using suitable brownfield land within settlements for homes and other identified needs, and support appropriate opportunities to remediate despoiled, degraded, derelict, contaminated or unstable land. The following item is spatially more broad ranging as it seeks to 'promote and support the development of under-utilised land and buildings, especially if this would help to meet identified needs for housing where land supply is constrained'. The Council's current substantial housing supply deficit shows supply is clearly constrained and thus great weight should be given to the site's previously developed status and under-utilisation for many years.
- 4.12 The perilous housing position in Wiltshire triggers the application of paragraph 11 and for decision making this means; For decision-taking this means:

c) approving development proposals that accord with an up-to-date development plan without delay; or

d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission 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.

4.13 The latest NPPF text above highlights that the decision maker is now encouraged to ‘particularly’ give great weight to, inter alia, support sustainable housing, and making the effective use of land. It is the case for the applicants therefore, that like the Stanton St Quintin site, this is not an isolated site, so remote from services that its impacts, especially by comparison with the site’s historic usage, should be unacceptable weighed against the benefits of providing much needed housing and reducing pressures on green field site.

5.0 PLANNING ASSESSMENT

5.1 The planning considerations associated with this permission in principle application are limited to location, land use and amount of development. In summary, the location, land use and amount of development is considered to be acceptable in principle. The amount of development is appropriate for the scale of the site and the prevailing grain of housing in this area. The location of the dwellings would not appear out of place with the established pattern of the built-environment, and the scheme can be designed to ensure no unacceptable harms to landscape character, visual amenity, the amenity of the occupiers of neighbouring properties or highway safety. The amount and use are compatible with the site’s context and in terms of location on the ground it

is strongly maintained this is not an unsustainable isolated countryside site and is of course already previously developed land.

- 5.2 The site's previous appeal is of course not being ignored but the weight given in the planning balance has changed as circumstances have evolved and comparable applications have been treated differently. The Inspector acknowledged the site is located close to services, albeit that they would 'not be adequate to cater for the full and varied daily needs of future occupiers'. He similarly acknowledged that there are traffic lights controlling the nearby crossing of the A350 and that there is a pedestrian footpath that runs adjacent to the A350 connecting the junction with Chippenham to the south. The concern was that footways connecting the site with the services contained within Kington Langley and Kington St Michael are unlit and this would be a deterrent to pedestrian movements to and from the site. It is though clearly not impossible during the day and there are many cyclists that use the local highways too. Furthermore, as a previously developed site comings and goings must be viewed on a cumulative basis as there is a benchmark against which the application must be assessed. Indeed, the Inspector acknowledged that the proposal may result in a reduction in vehicular movements including those from heavy vehicles. It was also agreed that there wasn't a substantive highway safety issue.
- 5.3 On balance, the site has reasonable access to the local bus service whose nearest stop has presumably been sited on the A350 as the best position to serve the widest part of the community. Care must be taken crossing the road with the traffic lights, but so must those coming from elsewhere, to the east for instance, using the village roads. There are opportunities for cycling and walking, although these would be less at night as the paths are unlit. The site is not therefore entirely car dependant and when the alternative transport options for a household are compared to the commercial comings and goings (which the Inspector agreed could be greater) which are more commonly car dependant, there is no demonstrable harm locationally that indicates an increased car usage as a metric of sustainability. It is not tenable to suggest this is not an accessible location.

- 5.4 The NPPF recognises that the opportunities to maximise sustainable transport solutions will vary between urban and rural areas (paragraph 110). Occupants of the appeal scheme would have access to services and facilities both within the villages of Kington Langley and Kington St Michael and elsewhere by bus. They would not be wholly reliant on the private car to do so and in this rural location, involving previously developed land that is itself arguable more car dependant, this would be appropriate. Furthermore, development here may help to support existing services and facilities within the two villages to grow and thrive, being a recognised sustainable benefit of housing per se.
- 5.5 The NPPF states it is important that a sufficient amount and variety of land can come forward where it is needed to support the Government’s objective of significantly boosting the supply of homes” (paragraph 61). The level of need identified within the development plan should not be seen an upper limit, and new development that is otherwise sustainable should not automatically be refused, in particular in the context of the Council’s housing land supply position.
- 5.6 The Council’s most up to date Housing Land Supply Statement (HLSS) (Base date: April 2023-Published June 2024) details that it has 4.2 years of deliverable housing land supply. The Wiltshire Local Plan (WLP) will identify future levels of need for new homes and employment land over the period 2020-2038, and it has reached the Examination 19 stage. However, the evidence that underpins the draft WLP was prepared in accordance with the now superseded December 2023 version of the NPPF.
- 5.7 The Council has therefore published a Briefing Note (No.24-20) which set out the implications of the new NPPF and revisions to the standard methodology on its housing land supply position. It explains that due to the change to the standard methodology, which is used to calculate local housing need, the number of homes the Council must plan for on an annual basis has increased from 1,917 to 3,525 (the annual Local Housing Need figure), an increase of **84%**. This is clearly a material change in circumstances.

- 5.8 The Briefing Note explains that “the changes to the NPPF now require Wiltshire to demonstrate a five-year housing land supply, including a 5% buffer, and must apply the revised Local Housing Need for decision-taking immediately”. When the revised Local Housing Need figure is considered against the Council’s Housing Land Supply figures which can be delivered within five years, it results in a **2.03** years supply.
- 5.9 Your Council therefore confirms that the tilted balance should be applied to housing application and highlights that “the magnitude of the shortfall in supply is **now substantial and the weight to be given to improving housing supply greater compared to when the council had a more marginal supply**” (**my emphasis**). This changes the weight to be given to applications for positive additions to the housing supply generally. The Council also advises within the Briefing Note that the application of the presumption in favour of sustainable development should be considered within the national aim of radically boosting the supply of housing.
- 5.10 In terms of the implications for plan-making, the Council confirms that because the housing requirement in the emerging Local Plan will meet less than 80% of the revised Local Housing Need, the Council will be expected to begin work on a new Local Plan promptly (when the revised plan-making system comes into force in 2025). However, when the new Local Plan is adopted, the five-year Housing Land Supply position will be determined based on the previous Local Housing Need calculation, albeit the updated NPPF requires a 20% buffer to be added, which in essence will require a six-year Housing Land Supply position to be demonstrated.
- 5.11 The Director of Planning clearly advises within the above Briefing Note that “To meet this increased buffer, the council will need to continue to approve planning applications to ensure a sufficient housing land supply can continue to be met at, and beyond, this date”. This is obviously not an encouragement to support those that satisfy the Development Plan but to take a more positive approach to growth involving previously developed land and closely related to existing settlements for instance.

- 5.12 In these circumstances, NPPF paragraph 11d advises that policies which are most important for determining the application (which in this case would include Core Policies 1, 2 and 10) should not be considered up to date. As a result, the presumption in favour of sustainable development as set out at Paragraph 11d of the Framework is engaged, so permission should be granted unless 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.
- 5.13 It is considered that there would be no adverse impacts associated with the approval of the PiP application that would significantly and demonstrably outweigh the benefits. In terms of the benefits, the proposed development would result in the provision of new dwellings that would contribute towards the substantial deficit in the Council's five-year housing land supply, which is a significant benefit. The development would also produce short term economic benefits to the construction industry and the development would also generate ongoing revenue for the Council from Council Tax etc.. There will also be further benefits that would result from the additional support to the vitality of the local community from the future occupiers of the development reflecting the support for rural housing at paragraph 83 to the NPPF. The development would also deliver ecological benefits associated with the requirement to deliver 10% Biodiversity Net Gain that will be considered during the technical details stage. As a brownfield site the development reduces pressures on greenfield land and will also increase planting generally.
- 5.14 The NPPF recognises that "Small and medium sized sites can make an important contribution to meeting the housing requirement of an area, are essential for Small and Medium Enterprise housebuilders to deliver new homes, and are often built-out relatively quickly." (paragraph 73). The proposal is deliverable within a short timeframe which will ensure it contributes to the substantial shortfall in the Council's housing land supply.

- 5.15 In terms of the harms, the development is considered to comply with the spirit of WCS as it is accessible and not isolated, and prioritises a previously developed site, and is therefore in accordance with the NPPF. However, should the Council disagree and identify conflict with the plan-led approach only very limited weight should be attributed to this factor within the overall planning balance because Core Policies 1, 2 and 10 are not only out of date but the scale of the housing deficit is very substantial. The site is well contained and it will be demonstrated during the technical details stage that the development would not result in any site specific harms, or to the wider environment that cannot be adequately mitigated.
- 5.16 The updated NPPF now advises when considering the presumption in favour of sustainable development particular regard should be had 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 (paragraph 11.d).ii).
- 5.17 This current application is not for a 'major' development and the site is not 'isolated'. In terms of the paragraphs that are relevant, in addition to those already noted, paragraph 110 outlines that the planning system should actively manage patterns of growth to ensure developments are acceptable. This paragraph is relevant but as noted above, it goes on to state that opportunities to maximise sustainable transport solutions will vary between urban and rural areas. The development would result in the effective and efficient use of land in accordance with the objectives of paragraph 129, and can be designed to ensure it will function well and add to the overall quality of the area in accordance with paragraph 135.
- 5.18 The proposed development would contribute towards the Government's aim of significantly boosting the supply of homes in an accessible previously developed location and it is believed that when considering the overall tilted balance, which includes having regard to the key policies for directing development to sustainable locations, making effective use of land, and securing well-designed places, there would be no adverse impacts that stem from the development that would 'significantly and demonstrably' outweigh the benefits, when assessed against the policies in the NPPF.

- 5.19 The contribution made by the approval of minor developments throughout the Wiltshire Council area towards addressing housing need should not be underestimated and now has greater importance considering the Council's substantial housing land supply deficit and the Government's objective to radically boost the supply of housing, as identified by the Council within the aforementioned Briefing Note
- 5.20 Whilst it is agreed that all cases should be considered on their own merits the evidence of changing priorities is very clear after the 2018 approval at Stanton St Quintin as noted above. I would also wish to draw your attention to an appeal against the decision of your Council to refuse permission in principle (application reference 20/04651/PIP) for the erection of one dwelling on previously developed land at Foxhill House, Clench Common, Marlborough, Wiltshire, SN8 4DR which was allowed on the 21st May 2021. The site is described as being part of a small cluster of properties with development beyond being more sporadic and loose knit. The site does however fall within the countryside and within the North Wessex Downs National Landscape. The Inspector concluded that the proposed development would result in residential development outside of any defined settlement and "would not be in a suitable location for housing with regard to local housing strategy and accessibility to services and facilities" (paragraph 16). However, only moderate weight was given to the conflict and it was recognised that "The proposal would align with the Framework where it seeks to significantly boost the supply of housing and acknowledges that small-scale developments can make an important contribution to meeting the housing requirement and be built out quickly" (paragraph 32).
- 5.21 The Inspector went on to consider the titled balance and concluded that the adverse impacts of granting permission in principle would not significantly and demonstrably outweigh the benefits:-

32. The proposal would align with the Framework where it seeks to significantly boost the supply of housing and acknowledges that small-scale developments can make an important contribution to meeting the housing requirement and be built out quickly. The Framework also seeks to make use of previously developed land. Even with the shortfall identified, given the scale of the proposal this attracts limited weight.

33. The economic and social benefits from the build and occupation of the dwelling as well as support for local services, facilities and the community, including those in other villages would be minimal given the size of the development, and their weight in favour of the scheme is small.

34. The proposal would conflict with the Framework where it seeks to promote sustainable transport, actively managed patterns of growth and that appropriate opportunities to promote sustainable transport modes can be taken up. Given the scale of the scheme and associated movements, I give this moderate weight.

35. Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that applications for planning permission, and therefore appeals, must be determined in accordance with the development plan, unless material considerations indicate otherwise.

36. The proposal benefits from the presumption of sustainable development as outlined in Paragraph 11d)ii of the Framework. In this instance, the adverse impacts of granting permission would not significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole.

37. On the basis of the individual merits of the scheme, the material considerations indicate that planning permission should be granted notwithstanding the conflict with the development plan. The appeal site is not a suitable location for the proposed development, having regard to policies for the delivery of housing. It would therefore conflict with Core Policies 1 and 2 of the WCS which together and amongst other things seek to restrict development in locations outside defined settlement limits and within the countryside.

5.22 There are a number of very recent decisions on applications where the Council's on-going housing land supply shortfall has been considered and the tilted balance applied. Permission in Principle, reference PL/2024/08878, for a single dwelling on land at No 1, Lamberts Marsh, Southwick, was granted following an earlier refusal at appeal due to the location of the site outside the defined Limits of Development for the Large Village. The Case Officer noted that "in the absence of adverse impacts that would significantly and demonstrably outweigh the benefits, when assessed against the NPPF as a whole, officers in acting reasonably and mindful of the difficulties a refusal of this PIP would present, the application is recommended for approval". The need to bring the planning assessment up to date regarding the enclosed application is therefore self-evident and directly comparable to this case, setting aside then a very recent appeal decision.

5.23 These examples (which are not an exhaustive selection) demonstrate that any conflict with the Spatial Strategy of the Local Plan should be given limited

weight within the overall planning/tilted balance, which certainly does not demonstrably outweigh the benefits of housing delivery, especially when considering the current national planning policy position which seeks to boost the supply of housing and the reuse of previously developed land and the substantial local shortfall in housing delivery to meet the minimum need. These examples and the precedent set weigh heavily though in favour of granting PiP for the current application.

6.0 CONCLUSION

- 6.1 Paragraph 11 of the Framework states that where there are no relevant development plan policies, or the policies which are most important for determining the application are out of date, permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits when assessed against the policies in the 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. Footnote 8 of paragraph 11 confirms that this includes, for applications involving the provision of housing, situations where the local planning authority cannot demonstrate a five-year supply of deliverable housing sites. Footnote 9 sets out the key policies of the Framework which should be given particular regard.
- 6.2 In this case the conflict with the Development Plan, must be given limited weight as the substantial need for houses and the previously developed nature of the accessible application site carries great weight in the planning balance and means the Planning in Principle sought should be approved. The amount and land use are contextually acceptable and locationally the priority to make the effective use of the current previously developed site means the location is not one where the redevelopment should be viewed as sufficiently harmful to resist redevelopment.