

PlanningAppeals

From: PlanningAppeals
Sent: 02 October 2026 10:21
To: Pins Contact - West 1 Email Address (west1@planninginspectorate.gov.uk)
Cc: 'chris@planningsphere.co.uk'
Subject: 6009768 - Land to the north of Drove Lane, Market Lavington, Devizes, SN10 - PL/2026/02029
Attachments: Housing_land_supply_statement_2025.pdf

Dear PINS

In June 2026 Wiltshire Council issued the attached Housing Land Supply Statement. A summary of the current situation is:

The housing land supply position for Wiltshire is **2.8 years**. This is below the five-year housing land supply required by the NPPF and indicates that the presumption in favour of sustainable development applies in decision-taking of planning applications and appeals.

Whilst the figure has changed from that at the time of the application decision it is considered that the change is not significant, and the planning balance is not altered.

Thank you

Kind regards,
Leonardo Guerra
Appeal Team

Wiltshire Council

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Housing Land Supply Statement

Base date: April 2025

Published: June 2026

Housing Land Supply Statement

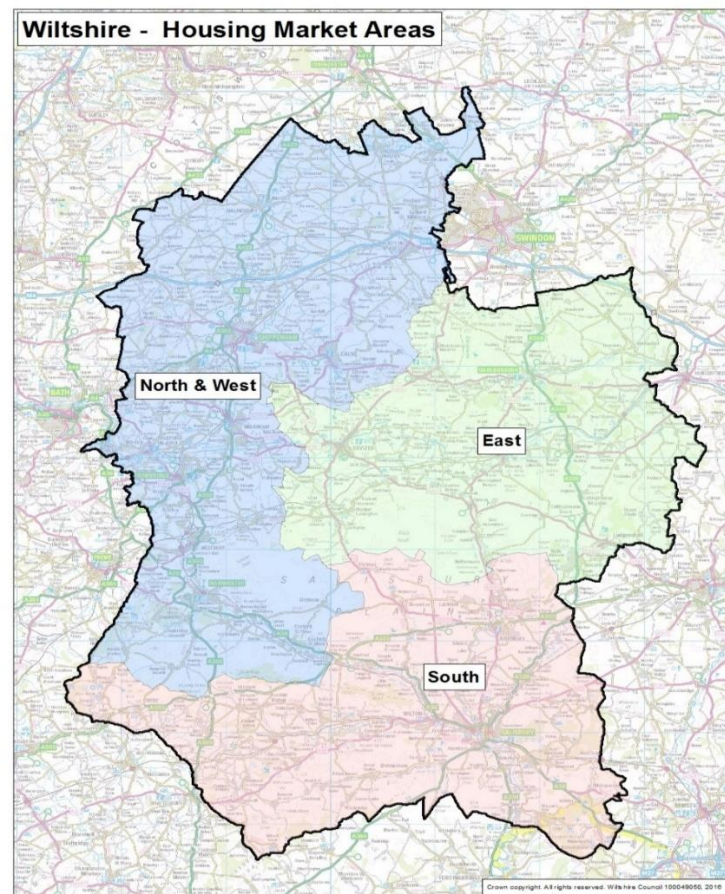
Base Date: April 2025

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

- 1.1 This Housing Land Supply Statement has been prepared using a base date of 1 April 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
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Number of years supply against Local Housing Need	2.8
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Strategic housing policies

- 6.4 The Council continue to monitor delivery against the requirements set out in the adopted strategic development plan. This has been provided for context to show how the supply position varies across the three HMAs defined in the adopted plan.
- 6.5 Table 3 provides a summary of completions to date, the deliverable supply for the remaining 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 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
Marlborough Road Site	NP/E01	49	0	0	0		0	0	0	0	0	0	0	Pewsey CA
Stonebridge House, Nursteed 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

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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

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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

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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

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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

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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

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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.

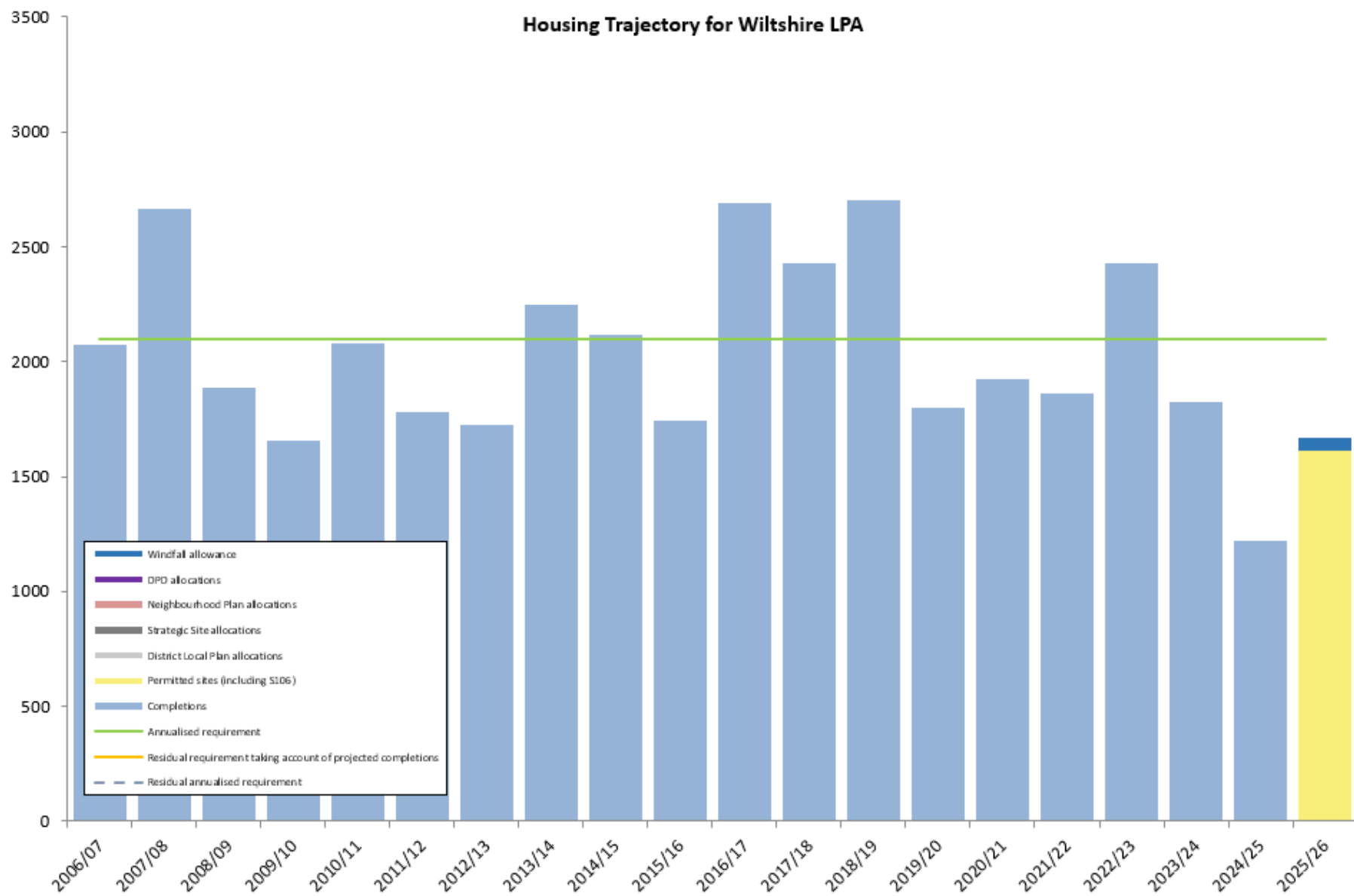
Site Address	Site reference	Planning status (at 31 March 2025)	Settlement / CA Remainder	Deliverability / developability summary
Beaumont Business Park, Woodlands Road, Mere, Warminster, Wiltshire, BA12 6BT	20/07469/OUT	Outline permission	Mere	Reserved matters application (PL/2025/06047) under consultation. 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.

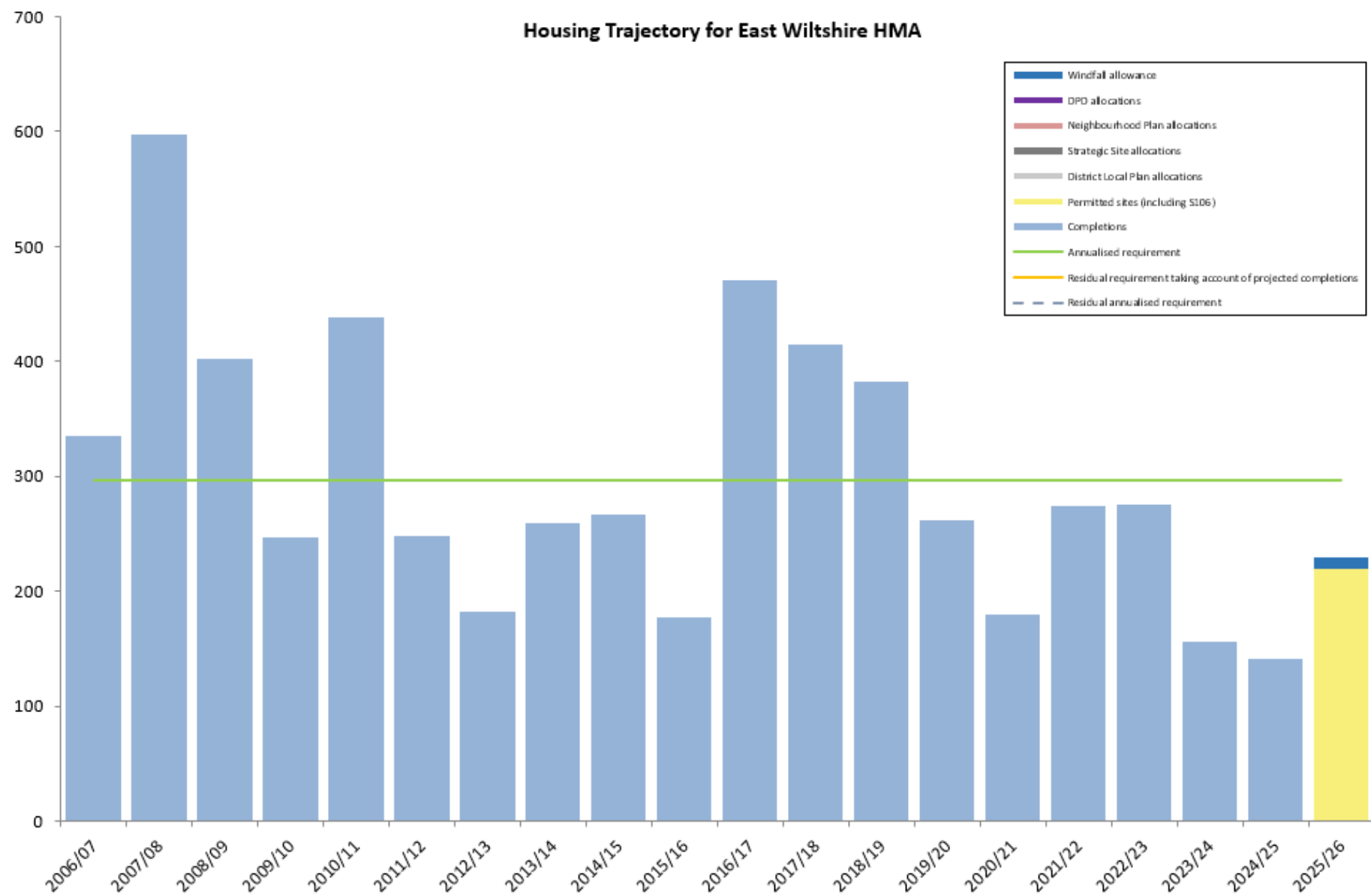
Site Address	Site reference	Planning status (at 31 March 2025)	Settlement / CA Remainder	Deliverability / developability summary
Former Erskine Barracks	S11.0517	Outline permission	Wilton	The components of the UKLF development covered by the 2011 outline permission are now complete. The remainder of 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.

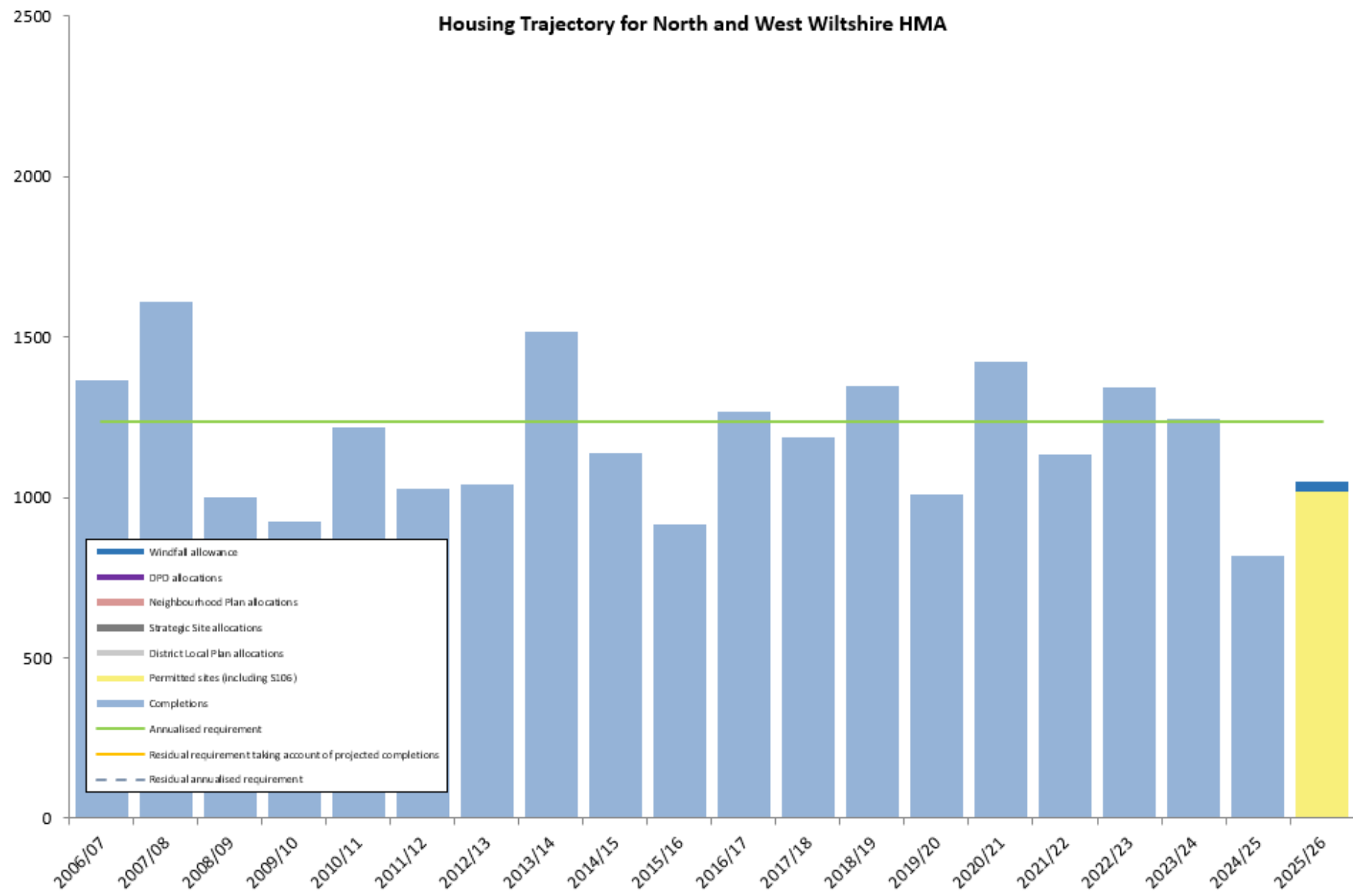
Site Address	Site reference	Planning status (at 31 March 2025)	Settlement / CA Remainder	Deliverability / developability summary
Land East of Wagtails, Southampton Road, Alderbury	PL/2022/03103	S106	Southern Wiltshire CA Remainder	Outline application for up to 30 dwellings currently under consultation. 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).

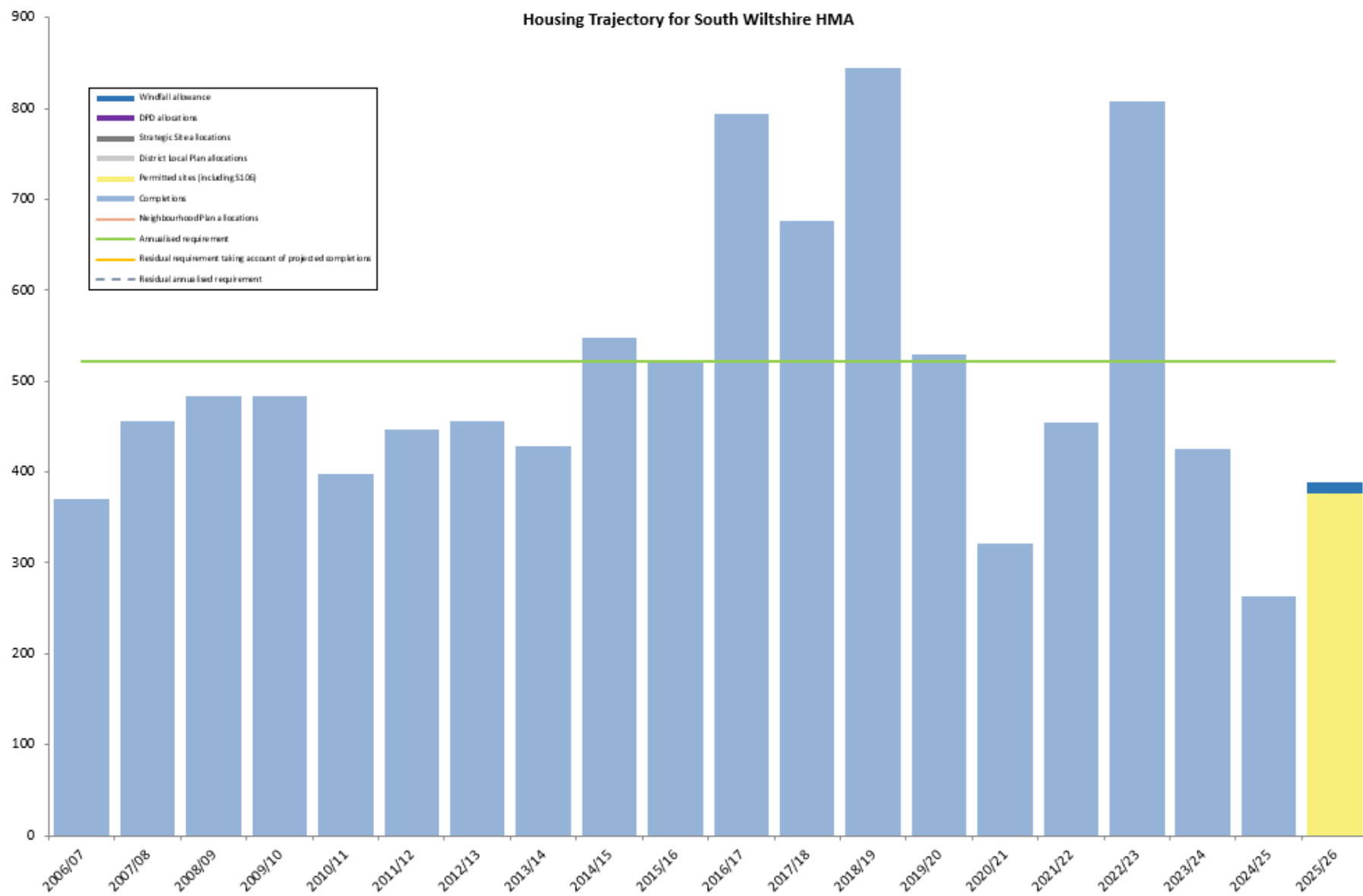
Site Address	Site reference	Planning status (at 31 March 2025)	Settlement / CA Remainder	Deliverability / developability summary
Land to the North West of Fugglestone Red and Bemerton Heath, Salisbury, Wilts P	PL/2022/07678	Full permission	Salisbury	Final 23 dwellings to complete in 2025/26.
Manor Farm 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.”

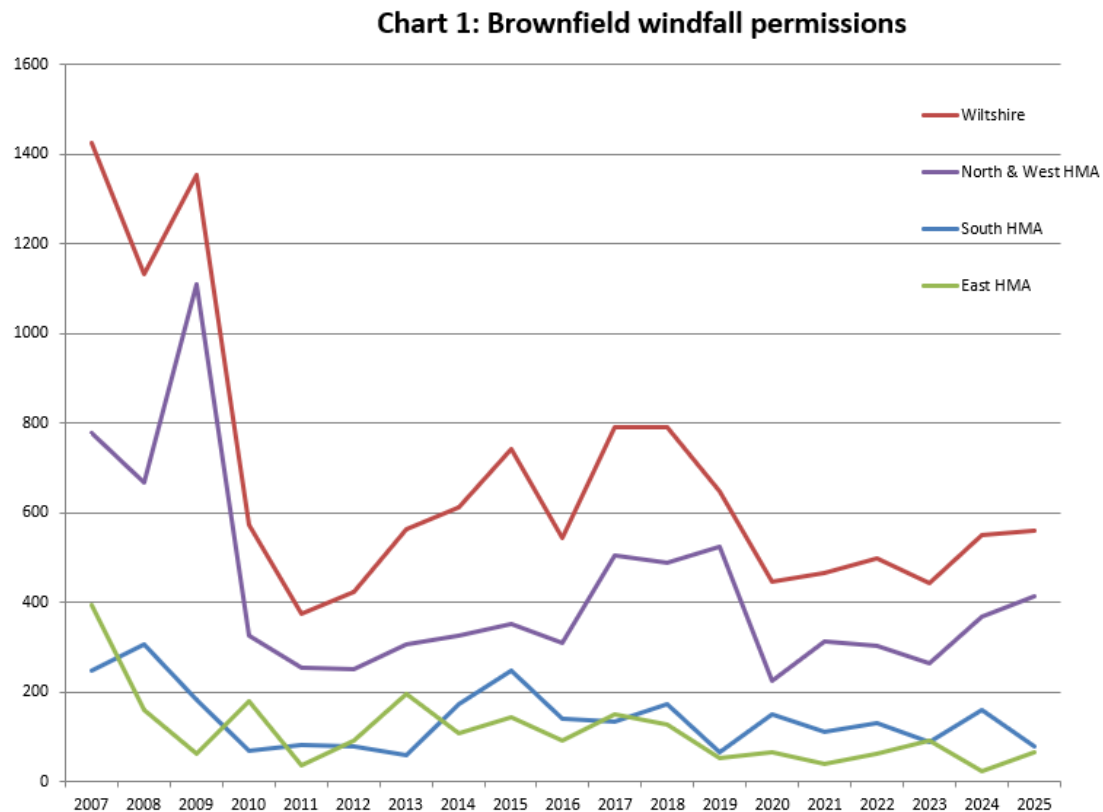
- A2. In Annex 2, the NPPF defines windfall sites as:

“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.



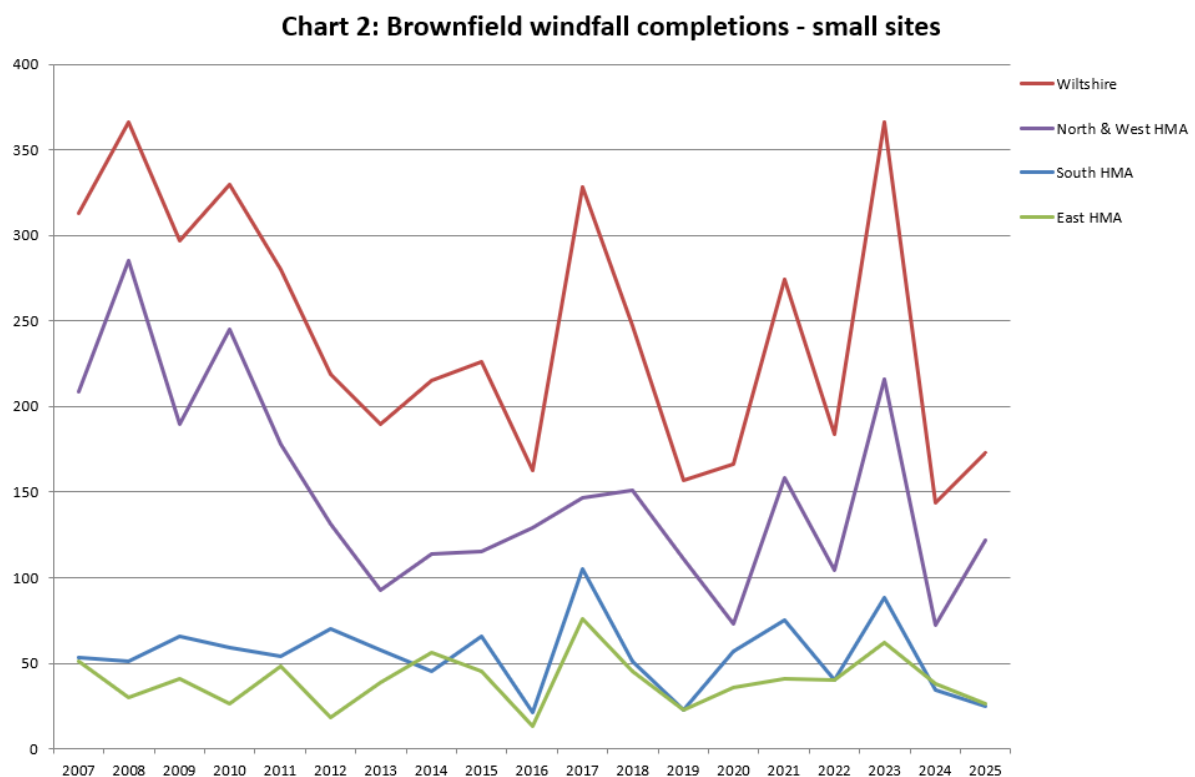
A7. The early years of the plan period saw a peak of permissions and corresponding delivery. There was a notable drop-off in permissions during the economic downturn following the financial crash in 2008 and given the limited availability of finance for development schemes and house purchases during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

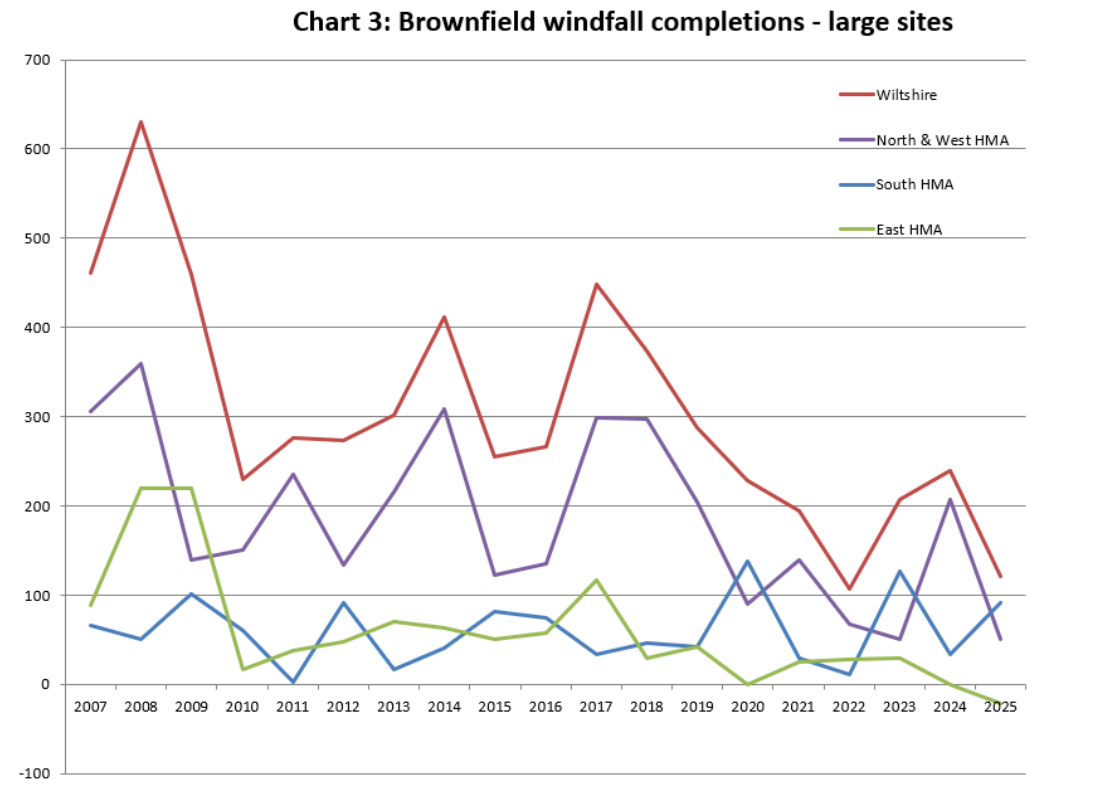
A10. Brownfield windfall development has historically contributed to supply in Wiltshire, accounting for some 27% of housing delivery during the Wiltshire Core Strategy period to date from 2006 to 2025. During this period, there has been a contribution from a range of sites of varying sizes. To better 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.

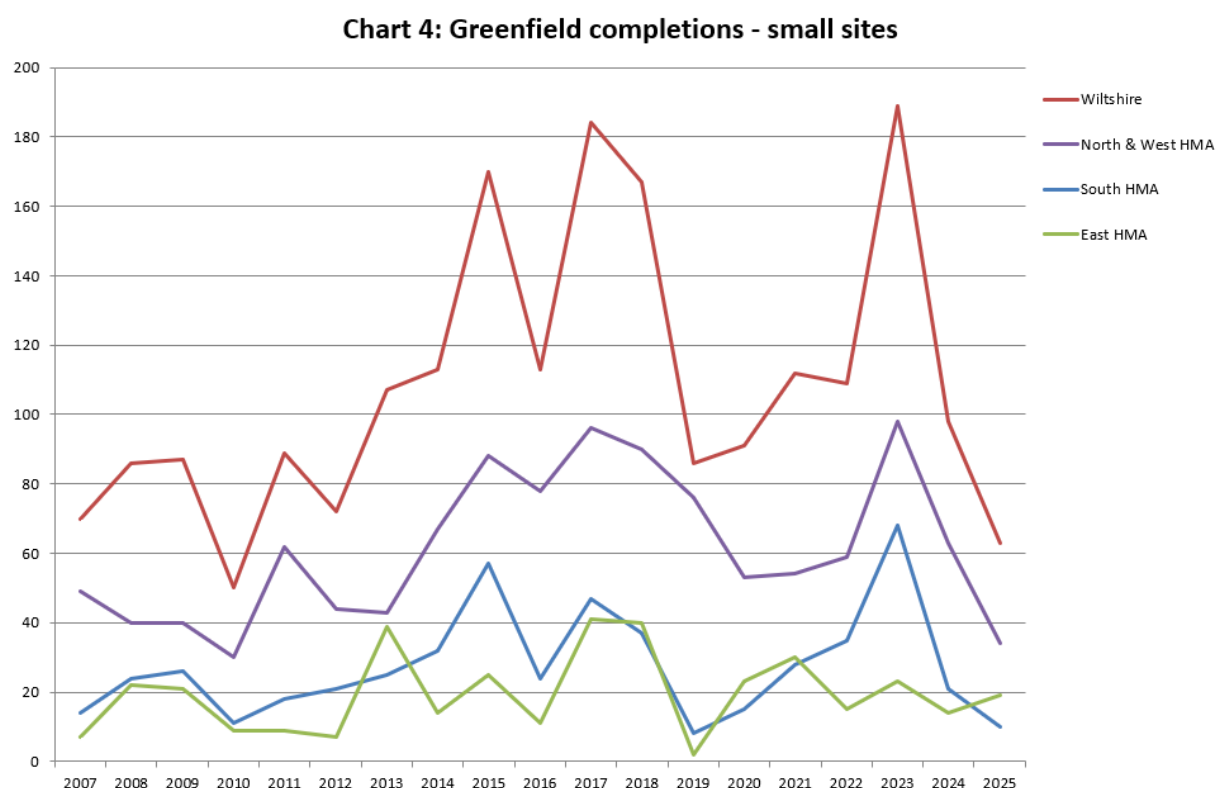
A15. However, in recent years, rather than following a steady trajectory across the longer time period, delivery has shown a noticeable decrease. This may be due to existing sites being used up, but without a stock of opportunities being refreshed by the recycling of sites where the existing use has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