

**WILTSHIRE CORE STRATEGY EXAMINATION:
NOTE FOR THE INSPECTOR REGARDING HOUSING LAND SUPPLY
(3 OCTOBER 2014)**

Introduction

At the Examination Hearing sessions held on 30th September 2014, Wiltshire Council provided a note¹ to the Inspector setting out the implications of a recent appeal decision² alongside other amendments required to correct errors in the Housing Land Supply Statement (HLSS), dated July 2014. The Inspector asked that the Council provide an updated Table 2 of the HLSS to reflect these changes and also an updated Table 3 of Exam 108³ showing the effect of these changes to the committed land supply for years 6-10 of the housing delivery trajectory. This note has been prepared in response to that request. Whilst mindful of previous HLSS (STU/118)⁴, the Inspector also requested the Council's housing delivery data relating to the years from 2006-07 which has been added to Table 1.

Updated Table 3 of EXAM 108 - Committed Land supply for years 6-10

	East Wiltshire HMA	North and West Wiltshire HMA	South Wiltshire HMA	Swindon (within Wiltshire)	Wiltshire	Reason for update
Requirement for years 6-10						
Annualised residual requirement for years 6-10	1,295	6,382	2,581	209	10,467	352 added to residual requirement for N&W HMA. ⁵
Sources of supply for years 6-10						
Full permissions	34	139	132	0	305	Hunters Moon: 24 dwellings added into years 6-10 (N&W HMA).
Outline permissions	250	301	0	292	843	No change
Section 106	264	0	0	0	264	No change
Local Plan Allocations	0	148	34	0	182	No change
Strategic Allocations	60	3,335	1903	0	5,298	North Chippenham: 140 dwellings added into years 6-10 (N&W HMA)
Neighbourhood Plan Allocations	0	130	0	0	130	No change
Small windfall allowance	137	675	204	0	1016	No change
residual	550	1,654	308	0	2,429	

¹ Note for the Inspector regarding housing land supply for North and West Wiltshire HMA - 30th September 2014. A copy of the note is provided at Appendix 1

² Appeal Ref: APP/Y3940/A/13/2200503

³ Wiltshire Council's response to the Inspector's 16th procedural letter.

⁴ Wiltshire Council's Housing Land Supply Statement, published Jan 2013

⁵ This figure has been derived by taking into account the Note for the Inspector regarding housing land supply for North and West Wiltshire HMA – 30th September 2014. Years 6 -10 cover 5 out of the remaining 7 years of the plan, so the adjustment to the residual requirement for years 6-10 is calculated as follows: $493/7*5 = 352$.

Table 1 of HLSS (updated to include data for years 2006 - 2009): Housing delivery compared to annualised requirement

Housing Requirement	Area	Annualised housing requirement	Annual completions					Average annual completions across plan period ¹	% of annualised requirement achieved			
			2006-07	2007-08	2008-09	2009-10	2010-11			2011-12	2012-13	2013-14
WSSP 1996-2016 ²	Former Kennet District	263	336	598	402	245	441	249	183	262	311	118%
	Former North Wiltshire District	450	850	839	562	398	353	483	342	649	572	127%
	Chippenham Town	150	221	250	197	115	67	83	24	38	157	105%
	Former North Wiltshire remainder	300	629	589	365	283	286	400	318	611	415	138%
	Former Salisbury District	400	371	456	484	485	398	445	455	427	414	103%
	Salisbury City	195	151	107	182	223	239	231	185	324	187	96%
	Former Salisbury District remainder	205	220	349	302	262	159	214	270	103	226	110%
	Former West Wiltshire District	588	514	769	437	521	880	574	720	897	680	116%
	Trowbridge Town	250	210	332	198	257	344	138	264	474	300	120%
	Former West Wiltshire remainder	338	304	437	239	264	536	436	456	423	380	113%
Wiltshire	1,700	2,071	2,662	1,885	1,649	2,072	1,751	1,700	2,235	1,976	116%	
SWCS 2006-2026 ³	South Wiltshire HMA	495	371	456	484	484	398	446	479	429	443	90%
WCS 2006-2026 ³	East Wiltshire HMA	297	335	597	402	247	438	248	182	264	339	114%
	North and West Wiltshire HMA	1,237	1,365	1,609	999	925	1,218	1,027	1,093	1,719	1,244	101%
	South Wiltshire HMA	521	371	456	484	484	398	446	479	429	443	85%
	Wiltshire	2,100	2,071	2,662	1,885	1,656	2,076	1,778	1,802	2,455	2,048	98%

Updated Table 2 of the July 2014 Housing Land Supply Statement

Area	Housing requirement 2006-2026	Housing completions 2006-2014	Five year housing requirement 2014-2019	Deliverable supply 2014-2019	Number of years of deliverable supply
East Wiltshire HMA	5,940	2,713	1,345	1,752	6.52
North and West Wiltshire HMA	24,740	9,955	6,160	6,685	5.43
South Wiltshire HMA	10,420	3547	2864	3203	5.59
Swindon (within Wiltshire)	900	170			
Wiltshire	42,000	16385	10673	11640	5.62

APPENDIX 1: Note for the Inspector regarding housing land supply for North and West Wiltshire HMA - 30th September 2014

The Housing Land Supply Statement (July 2014) presented a deliverable land supply of 7,178 for North and West Wiltshire HMA.

The Park Road, Malmesbury appeal assessed land supply and a decision issued in September 2014. If this assessment is accounted for alongside some corrections, the deliverable supply would be as follows:

Source	Change	Note
Hunters Moon	-24	The Park Road appeal Inspector considers that 24 fewer dwellings are deliverable than in the July HLSS.
North Chippenham	-140	The Park Road appeal Inspector considers that 140 fewer dwellings are deliverable than in the July HLSS.
Rawlings Green	-25	The Park Road appeal Inspector considers that 25 fewer dwellings are deliverable than in the July HLSS.
Ashton Park	-250	The Park Road appeal Inspector considers that 250 fewer dwellings are deliverable than in the July HLSS.
East Cottage, Burton Hill	-10	This site was mistakenly double counted in the HLSS
Westbury North Station	-94	This site was mistakenly double counted (as identified by Mr Morland) in windfall and as a deliverable site
Burnham House, Malmesbury	+50	This site was contained in the submitted Malmesbury Neighbourhood Plan at the base date but was missed from the assessment in error.
Total	-493	

The effects of these changes would be to reduce the deliverable supply by 493 dwellings, which thereby produces a deliverable supply of 6,685. Table 2 of the Housing Land Supply Statement would be as follows:

Area	Housing requirement 2006-2026	Housing completions 2006-2014	Five year housing requirement 2014-2019	Deliverable supply 2014-2019	Number of years deliverable supply
North and West Wiltshire HMA	24,740	9,955	6,160	6,685	5.43