

BACKGROUND

To develop the core strategy we need to think about:-

- Existing strategies and plans for the area (issues raising consultation);
- Understanding the form and function of existing settlements and their relationship with other places (community area overviews) ;
- National policies in planning policy statements (issues raising consultation); and
- Regional policies set out in the South West Regional Spatial Strategy (RSS).

Regional Spatial Strategy Policy

The spatial strategy for Kennet needs to be guided by the policies set out in the South West Regional Spatial Strategy and provide a local interpretation of those policies. The latest draft settlement policies are:-

Policy A: Development in Strategically Significant Cities and Towns (SSCTs)
The primary focus for development in the South West.

Policy B: Settlements Suitable for Locally Significant Development
Places where the bulk of housing development outside the SSCTs should go.

Policy C1: Development in Small Towns and Villages
Small towns and villages that independently of Policy B are suitable for development that fits their scale or extends the range of services available.

Policy C2: Development in the Countryside
Rural development to be located in or adjacent to settlements.

Proposals put to the Secretary of State say that 6000 new homes should be built in Kennet between 2006 and 2026. Taking account of houses already in the pipeline we have to find land for about a further 1800 homes in the core strategy (during the period up to 2021).

Points to note:

- There are no settlements named in the RSS in Kennet, under Policy A.
- Which settlements would be suitable for accepting the bulk of housing growth in Kennet, under Policy B?
- Which small towns and villages would benefit from small scale local development, under Policy C1?

Settlements Suitable for Locally Significant Development

One important distinction between the two categories of settlement is the scale of development anticipated. Development in the larger settlements should be locally significant and contribute to the strategic supply of housing. These places should have or possess the potential for:-

- a concentration of businesses & employment;
- a wide range of shopping and services;
- opportunities to minimise car dependence; and
- sustainable transport modes that can be maintained or developed.

Development in Small Towns and Villages

The scale of development anticipated in small towns and villages (Policy C1) is not strategic; instead development should support specific local needs only. Development is appropriate if:-

- it supports small scale economic activity; or
- it extends the range of services available; and
- does not increase traffic on local roads; and
- strengthens local communities.

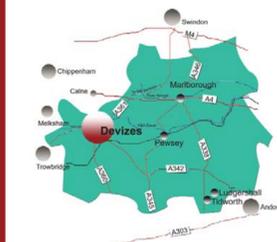
It is important to stress that the majority of new development should be directed to those settlements suitable for locally significant development. In settlements suitable for small scale growth, the scale of development should be limited to meeting local needs only. It is not their role to assist in accommodating a share of the overall growth.

The remainder of this page highlights the implications of some of the different options for future development in Kennet.

C STRATEGIC OPTIONS

Devides Focus for Development

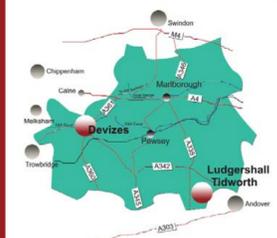
OPTION 1 - A



The Core Strategy would not be compatible with the RSS if it did not recognise Devides' role as the main economic driver in the District. Devides has seen significant growth in both open market and affordable housing and in employment areas in the recent past. The town centre has benefited from that growth and the number of people living and working locally has remained high but there have been consequences in terms of increased road congestion. Even with remedial work to key junctions, roads could exceed their capacity if this level of growth is proposed. To accommodate the number of houses anticipated in the RSS Devides would need to continue to absorb housing at rates similar to the recent past.

Devides and Tidworth/Ludgershall Twin Centres for Development

OPTION 1 - B



For the purpose of this exercise Tidworth and Ludgershall are viewed as closely related settlements with complementary roles.

In Tidworth /Ludgershall there are local aspirations to create a more balanced community. Several projects to improve local employment opportunities, improve the retail offer at the two centres, improve health and leisure services and improve public transport have been completed. Additional housing would meet objectives to create a more balanced community in the area, meet needs for affordable housing, potentially increase existing levels of self-containment and help establish the role of the complementary settlements. If additional civilian housing is not promoted in Tidworth it is likely that the dominance of the military will continue without further progress in terms of balancing the housing market.

Development Directed to Devides, Marlborough and Tidworth/Ludgershall

OPTION 1 - C



In Marlborough there is a concentration of businesses and employment and a wide range of shops and services. Increasing the number of homes could help more people live and work locally and could help provide more affordable housing. More houses in Marlborough could have serious environmental consequences due to the impact on the surrounding landscape and in terms of the scale and nature of development within a town recognised for its historical value. Growth could also exacerbate concerns about traffic through the town. Marlborough may need to be classed as a settlement only suitable for small scale local development if the environmental constraints surrounding the town are seen to be paramount and no other solution to providing development opportunities within existing boundaries can be found.

Potential Outcomes

Devides

- Reinforces Devides as main economic driver in Kennet
- Maintains high level of people living and working in the town and may reduce net in-commuting of workers
- Maintain range of housing and affordability
- May facilitate town centre improvements
- Risk to environmental quality from impact of development
- Provide funding to address congestion in short term, although long term effects are unknown

Tidworth/Ludgershall

- Continued under provision of open market housing and affordable homes
- Fails to address the imbalance between the civilian population and the military
- The poor perception of Tidworth and Ludgershall will be difficult to change
- Inability to capture and promote private investment opportunities
- Increasing disengagement with the local community leading to a further loss of social cohesion
- Protection of the environment from the impact of development

Marlborough

- Focus on provision of affordable housing to meet local needs
- Protects existing environmental quality
- Limited release of housing land could exacerbate price affordability problems
- Limited opportunity to capture further investment in the town centre
- Limited opportunity to balance homes and jobs and reduce in commuting for work.
- Reinforces the slow growth in population and economically active population

Potential Outcomes

Devides

- Builds on Devides as main economic driver in Kennet
- Maintains high level of self containment by balancing homes and jobs
- Allows for a range of housing and affordability
- Facilitates the enhancement of town centre activity
- Growth constrained within environmental capacity
- Provide funding to address congestion and improve non car based travel
- Housing growth restricted to a scale that does not exceed road capacity

Tidworth/Ludgershall

- Promotes a better balance between the civilian and military population
- Provides the opportunity to reinforce the complementary roles of Tidworth and Ludgershall through investment.
- Potential to increase employment opportunities and promote private investment
- Increasing community involvement and social cohesion
- Risk to the environment from the impact of development
- Supports local ambition to increase the supply of open market homes
- Reduces dependency on Devides as main centre

Marlborough

- The potential outcomes for Marlborough for option 1 - B are the same as 1 - A as in both options no new significant development is proposed

Potential Outcomes

Devides

- Reduced scale of growth and economic activity in the future.
- Level of self containment may fall as number of jobs and homes constrained
- Reduced range of housing and affordability
- Town centre enhancements not led by housing growth
- Growth retained within environmental capacity
- Limited ability to address existing congestion or improve non car based travel
- Housing could exacerbate existing congestion

Tidworth/Ludgershall

- Moderate growth would not promote a better balance between the civilian and military population.
- Limited opportunity to reinforce the complementary roles of Tidworth & Ludgershall.
- Potential to increase employment opportunities and promote private investment
- Protects the environment from the impact of development.
- Local ambition to increase the supply of open market homes might only be achieved over a longer period

Marlborough

- Improved range of housing and affordability.
- Facilitate commercial improvements to the town centre.
- Assists some limited growth in the economy and tourism
- Improves levels of self containment by balancing homes and jobs
- Risk to environmental quality from development
- Increased awareness that Marlborough is not a 'dormitory' town.
- Increases the opportunity for community gain from development
- Risk that congestion will increase

D LOCAL OPTIONS

Small Scale Local Development Concentrated at Pewsey

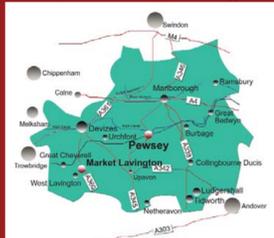
OPTION 2 - A



Pewsey's principal function, and continuing ambition, is to act as a service centre for its rural hinterland. Pewsey does not comply with the RSS criteria for locally significant development - the concentration of jobs and services are at a scale appropriate to a rural service centre. The levels of development required to raise the profile of Pewsey to a settlement that fulfils a strategic housing role would be significant. Improvement of its role as a rural service centre without breaching existing development boundaries presents a number of challenges. For example:- the expansion of employment opportunities; the provision of affordable housing and improvements to the village centre. Some local services are under threat as the population ages and the proximity of Marlborough influences choices of where to shop or go to school but it does have the advantage of a main rail link to London. Identifying Pewsey as a settlement suitable for local development would enable small scale housing and employment sites to be promoted to meet local needs and could aid the regeneration of the village centre.

Small Scale Local Development Directed to Pewsey and Market Lavington

OPTION 2 - B



Market Lavington, like Pewsey, has a secondary school in addition to a basic range of services such as local shops, doctors' surgery and small local employment opportunities. The variety and number of shops and employment opportunities may be less than Pewsey but nevertheless it fulfils a similar role. It is close to a large centre - Devides - which will influence people's choices about where they shop and go to school. In the recent past there has not been the same level of housing growth as Pewsey due in part to a lack of suitable land. Identifying Market Lavington as settlement suitable for local development would enable small scale housing and employment sites to be promoted to meet local needs and may help regenerate the village centre.

Small Scale Local Development Directed to Pewsey, Market Lavington and Selected Larger Villages

OPTION 2 - C



Burbage, Collingbourne Ducis, Great Bedwyn, Great Cheverell, Netheravon, Ramsbury, Upavon, Urchfont and West Lavington/Littleton Pannel have a basic range of services including a primary school, general food shop, post office, pub, church, community hall and recreation field. Most also have a doctors surgery and health clinic and a journey to work bus service. Potentially those villages with a basic range of services could be considered as villages suitable for local development. To comply with policies in the RSS they need to provide a local service centre role remote from the larger settlements. Where these conditions exist, local development can be directed to reinforce their function as a service centre or support economic activity.

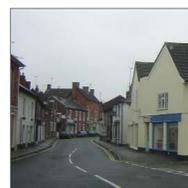
Potential Outcomes

Pewsey

- Provision of affordable housing and open market housing to meet local needs.
- Development at an appropriate scale to reinforce role as a rural service centre
- Potential impact on outstanding environmental quality
- Reliance on Pewsey as a rural service centre could increase
- New community based facilities could benefit from developer contributions
- Local support for existing community facilities
- Stimulate rejuvenation of the village centre

Market Lavington and Larger Villages

- Development restricted to within or adjacent to the settlement
- Housing introduced through incremental change within existing boundaries
- Continued reliance on existing main centres for new homes and jobs.
- Reduced ability to maintain sustainable rural communities.



Potential Outcomes

Pewsey

- Potential outcomes for Pewsey for Option 2 - B are the same as Option 2 - A as in both options the scale of development proposed is the same

Market Lavington

- Opportunity to identify specific development sites to meet local housing need
- Opportunity to identify specific development sites to broaden the local economic base
- Open market housing also introduced through incremental change within existing boundaries
- Some potential to support local community objectives through developer contributions

Larger Villages

- Rural development restricted to within or adjacent to settlements
- Housing introduced through incremental change within existing boundaries
- Reduced ability to maintain sustainable rural communities.



Potential Outcomes

Pewsey

- Potential outcomes for Pewsey for Option 2 - C are the same as Option 2 - A as in both options the scale of development proposed is the same

Market Lavington

- Opportunity to identify specific development sites to meet local housing need
- Opportunity to identify specific development sites to broaden the local economic base
- Open market housing introduced through incremental change within existing boundaries
- Some potential to support local community objectives through developer contributions

Larger Villages

- Opportunity to identify specific development sites to meet local housing need
- Opportunity to identify specific development sites to broaden the local economic base
- Become the focus for new affordable housing in the rural areas
- Open market housing also introduced through incremental change within existing boundaries
- Some potential to support local community objectives through developer contributions
- Improved ability to maintain sustainable rural communities
- Elsewhere rural development restricted to within or adjacent to settlements

HAVE YOUR SAY!

It is really important that we hear from as many people as possible. Decisions made in the next few months could affect the nature of development in Kennet for many years.

All the consultation documents referred to here and in parts A and B overleaf are available online at www.kennet.gov.uk, in the Council offices within Devides and in local libraries. To request further copies of the documents please call the Forward Planning team on 01380 734872.

Comments on the SPATIAL OPTIONS FOR FUTURE DEVELOPMENT should be returned by **Monday 16th June** and can be returned by:

- completing the on-line questionnaire at www.kennet.gov.uk or
- e-mail forward.planning@kennet.gov.uk or
- returning the enclosed questionnaire and any other written comments to Forward Planning & Transportation, Kennet District Council, Browfort, Bath Road, Devides SN10 2AT.

There are also exhibitions and public discussions being held across the district which are open to everyone.

Tues 13th May
MARLBOROUGH,
St Peters Church, High Street
Exhibition
12 - 5 pm

Wed 14th May
MARLBOROUGH,
St Peters Church, High Street
Exhibition Public Discussion
12 - 5 pm 7 - 8.30 pm

Mon 19th May
PEWSEY Bouverie Hall
Exhibition
12 - 5 pm

Thu 22nd May
PEWSEY Bouverie Hall
Exhibition Public Discussion
12 - 5 pm 7 - 8.30 pm

Tues 3rd June
DEVIZES Cheese Hall, Town Hall
Exhibition
12 - 5 pm

Thu 5th June
DEVIZES Cheese Hall, Town Hall
Exhibition Public Discussion
12 - 5 pm 7 - 8.30 pm

Mon 9th June
TIDWORTH Leisure Centre
Exhibition
12 - 5 pm

Thu 12th June
LUDGERSHALL Memorial Hall
Exhibition Public Discussion
12 - 5 pm 7 - 8.30 pm

If you require further information about this consultation please call 01380 734872 or email forward.planning@kennet.gov.uk

Kennet : Making Places for the Future

Make your choices on Spatial Options for Future Development

Kennet District Council Local Development Framework

Planning Services
Environment Control & Conservation
Forward Planning & Transportation
Building Control & Property Management

INTRODUCTION



Kennet has to face a number of challenges over the next few years - housing growth, the need for new jobs and climate change - to name a few.

These challenges are being addressed in the Council's local development framework (LDF). The LDF's principal document is the core strategy. It will set out a vision for the District and contain the key elements of a planning framework for the future.

The Council is committed to involving the public and others in the preparation of the core strategy. The beginning of the process was a discussion of the issues facing the district that took place in Spring 2007. The next stage is to consider options for where new development should be directed. This must be based on an understanding of the role and function of the towns, villages and community areas.

Have Your Say

It is really important that we hear from as many people as possible. Decisions made in the next few months could affect the nature of development in Kennet for many years.

There are four parts to this consultation on options for future development:-

- A** Developing a vision for the district as a whole;
- B** An analysis of the characteristics of each community area and a summary of their planning issues;
- C** A discussion of the strategic options for future development, and
- D** A discussion of the local options for future development.

A VISION

A Vision for Kennet

Many documents already exist that express aspirations and ambitions for Kennet or parts of Kennet. Community Area Strategies have been prepared for Devizes, Marlborough, Pewsey and Tidworth. Higher level strategies exist for Kennet district and the county of Wiltshire. Criteria for assessing sustainable development have been agreed as part of a Sustainability Appraisal Scoping Report for Kennet. All of these documents were developed through local knowledge & consultation.

The proposed draft vision for Kennet, below, has been assembled by comparing these documents. It seeks to reflect the general aspirations expressed in each.

Do you agree with the proposed vision for Kennet?

To create an integrated, fair and thriving community blending a living and working countryside with the towns, villages and other communities of the district through accessibility to services, the participation of local people in decisions affecting their lives and the maintenance of a pleasant environment. To ensure that this vision is met in a sustainable manner by:-

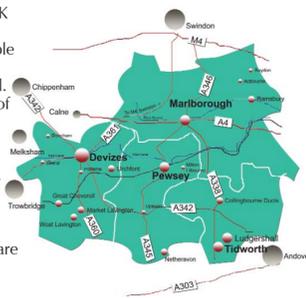
- Providing for the overall housing requirement through a mix of dwelling types catering for all needs to promote integrated and thriving communities;
- Promoting a strategic and holistic approach to accessibility to meet local needs
- Promoting integrated communities with opportunities for living, working and socialising including access to education
- Promoting an environment, including sufficient facilities for physical recreation, that leads to a healthy and safe lifestyle
- Providing for long term economic growth
- Providing for a diverse range of job opportunities
- Reducing the need to travel and promote more sustainable, integrated modes of transport
- Ensuring appropriate infrastructure is in place to support development
- Providing a high quality built environment which promotes community pride
- Protecting and enhancing the countryside
- Protecting and enhancing the diversity and abundance of wildlife habitats and native species
- Ensuring Kennet's cultural heritage is protected, enhanced and enjoyed
- Protecting and enhancing the water environment
- Minimising greenhouse gas emissions, and mitigating against the effects of climate change
- Reducing energy consumption and increasing the supply of renewable energy
- Promoting efficient use of land and the safeguarding of soils
- Minimising waste, especially waste to landfill
- Promoting efficient and appropriate use of minerals

B

COMMUNITY OVERVIEWS

KENNET

- Kennet's population is about 77,890.
- Its age structure closely follows the UK average.
- Kennet has a high proportion of people of working age.
- Kennet is largely rural and agricultural.
- About 60% of the District is an Area of Outstanding Natural Beauty.
- The district has a rich and significant built environment.
- There are about 3632 listed buildings and 69 conservation areas.
- Kennet includes the Avebury World Heritage Site.
- Deves, Tidworth and Marlborough are the three largest towns.
- 11.8% of businesses employ 300+ compared to 19.5% for Wiltshire.



Devizes Community Area

- Devizes Community Area covers 23,409 hectares.
- Population in 2006 was 30,920.
- Devizes is the largest town with a population of 15,980 in 2006.
- Six villages have a population over 1000 - these are Bromham, Market Lavington, Potterne, Rowde, Seend and Urchfont.
- The area's population is expected to grow by about 10% between 2001 - 2016.
- There are proportionally more jobs in manufacturing in the area compared to the south west.
- Devizes has been the main focus for new development in the district.
- The area contains 49% of jobs within the district and the highest ratio of jobs to residents.



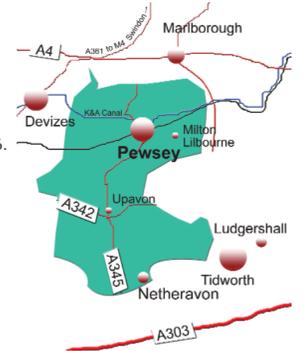
Marlborough Community Area

- Marlborough Community area covers 38,842 hectares.
- The community area population in 2006 was 22,220.
- Marlborough is the largest town with a population of 7,990 in 2006.
- The villages of Aldbourne, Burbage, Great Bedwyn and Ramsbury have a population over 1000.
- The number of economically active people is expected to increase by 3% between 2001 - 2016.
- Average income in the area was around £37,400 in 2005.
- House prices have risen in Marlborough by 30% between 2004-2007.
- The area contains 26% of jobs within the district.



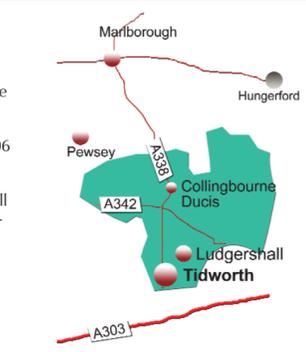
Pewsey Community Area

- The Pewsey Community Area covers 22,144 hectares.
- Population in 2006 was 10,680.
- Pewsey is the largest town with a population of 3340 in 2006.
- economically active people in the community area is expected to increase by 5% between 2001 - 2016.
- Other significant villages in terms of size and population are Upavon and Netheravon.
- The area contains 12% of jobs within the district.



Tidworth Community Area

- Tidworth Community Area covers 12,267 hectares.
- The population in 2006 was 14,080.
- The population age structure has a disproportionate percentage of people aged 20-29 compared to Wiltshire.
- Tidworth is the largest town with an estimated population of 8,290 in 2006 (including the military).
- Projections anticipate that the population in the community area will grow by around 12% between 2001 - 2016.
- The area contains 13% of jobs within the district.



A review of existing strategies and plans included in the Community Area Overviews (available on the web). These overviews gather together as much information as possible about each of the main settlements (and their community areas) to develop an understanding of their function and relationships.

The following observations on the strengths, weaknesses, opportunities and threats (SWOT) facing each of the community areas have been drawn from the detailed overviews and your responses to earlier consultations. Issues common to all community areas have been pulled together as issues facing Kennet.

Planning Policy Issues:

Housing

- How to deliver housing that is affordable relative to local incomes.
- How to provide affordable housing to meet local need.
- How to provide a high standard of housing for an increasingly elderly population.
- How to lever local community benefits from small housing sites.

Economy

- How to encourage new premises for smaller business.
- How to increase jobs and provide more choice on existing employment sites.
- How to diversify the rural economy.
- How to provide an adequate and flexible supply of employment land and premises.

Environment

- How to protect the local built and natural environment.
- How to encourage more sustainable forms of development.
- How to protect and enhance the North Wessex Downs AONB and Avebury World Heritage Site.

Community

- How to extend the use and availability of existing meeting places, especially in rural areas.
- How to support existing community initiatives.
- How to improve existing community, social and health services to support a growing and ageing population.

Movement

- How to encourage people to live and work locally.
- How to improve transport links between the rural areas and local service centres.
- How to encourage people to leave the car behind and walk, cycle or use public transport.

Strengths

The number of people of working age is growing faster than other community areas. Devizes has an attractive and thriving town centre. A lot of people already live and work locally. Devizes has been the main focus of new development in Kennet. Devizes is one of the more affordable areas of the district to live. A stock of village halls that could be used better. Strong cultural heritage.

Planning Policy Issues:

Housing

- How to ensure housing growth does not intensify traffic congestion.
- How to secure community benefits from large housing developments.

Economy

- How to provide more shops on the Devizes Central Car Park.
- How to address pockets of unemployment within Devizes.
- How to encourage smaller businesses to balance dominance of large employers in Devizes.

Environment

- How to protect the local environment including areas which are not subject to protection.

Community

- How to support the roles of larger villages.
- How to enhance and develop Devizes' cultural heritage.
- How to deliver redevelopment of the Wharf and the reuse of the Assize Courts.

Movement

- How to make sure enough parking is available in Devizes.
- How to provide corrective measures to the road network to accommodate traffic growth.

Strengths

Thriving town centre with low vacancy rates. Marlborough is a net importer of workers and a lot of people already live and work locally. Marlborough's reliance on jobs in Swindon is not as marked as perceived. Beautiful countryside that is internationally and nationally recognised. Publicly funded facilities in the rural area have remained relatively constant.

Planning Policy Issues:

Housing

- How to address the acute affordability issues in the community area.
- How can more homes be built without impact on the landscape?

Economy

- How to ensure that shops in Marlborough are appropriate to local needs.
- Should Marlborough town centre expand?

Environment

- How to support the aims and objectives of Avebury World Heritage Site Management Plan
- Can Marlborough grow when surrounded by landscapes of national importance and flood plains?

Community

- How to improve the role of Marlborough.
- How to support the relative roles of larger surrounding settlements which provide a range of local facilities.

Movement

- How to manage traffic through Marlborough.

Strengths

Strong sense of community spirit. Landscape and environment acknowledged for its national and international value. Well served railway station. Residents who travel by car mostly work within the community area. High average income with a significant number of small firms and businesses.

Planning Policy Issues:

Housing

- Can more houses be built without breaching existing village boundaries.

Economy

- Do the shops in Pewsey meet the needs of local residents?
- Should the retail centre of Pewsey diversify?
- How can more land for employment development be provided.

Environment

- How to protect biodiversity from the impact of development

Community

- How to support the role of Pewsey as the main service centre.
- How to enhance and develop cultural heritage through the Broomcroft site.
- How to promote Pewsey as a tourist destination.

Movement

Strengths

Landscape and environment acknowledged for its national and international value. Road based journeys are largely self contained within the community area. Community projects are brought forward and developed through strong partnership working. Increasing economically active population. Smaller homes are more affordable in the Community Area than in other parts of Kennet. Proposed Rural Academy.

Planning Policy Issues:

Housing

- How to ensure adequate land is released for housing.

Economy

- How to improve job opportunities on employment sites.
- How to increase the viability and vitality of the retail centres.

Environment

- How to protect and support objectives for Salisbury Plain.
- How to support the Bourne Valley Scheme.

Community

- How to develop the identity of the community within Tidworth.
- How to encourage a balanced military / civilian population.

Movement

- How to support the objectives of the community transport study.

Weaknesses

Smaller homes cost more than 6 times average incomes. Percentage of jobs in manufacturing. Very little available, employment land in Devizes. Lack of investment in Devizes Town Centre compared to other retail centres in Wiltshire. Chippenham is the only main centre equally accessible by car or public transport from Devizes. There is little access to jobs by public transport from the rural areas.

Weaknesses

Majority of new housing on small unplanned housing sites = lack of community investment. Affordability issues in the terraced/ small homes market. Lack of manufacturing opportunities. Swindon is the only main centre equally accessible by car or public transport. Much of the rural area does not have access to jobs by public transport. Lack of bed space for tourists

Weaknesses

Disparity between income groups. Significant proportion of affordable homes and community based facilities only delivered through new housing sites. Shops are largely convenience based. High dependence on the motor vehicle.

Weaknesses

Lack of private homes including affordable with increasing local need. Rural / urban divide and predominant military population. Transport from rural areas to facilities is scarce and expensive. Limited shops within service centres with a significant distance to a wider choice. Lack of facilities for the young who are the dominate age group in the community.

Threats

Increasing population places an extra burden on existing infrastructure. Increasingly elderly population has implications for health and social care. Large number of public sector employers in Devizes. Undervaluing of the local landscape and biodiversity. Declining number of facilities in rural areas. Continuing increase in traffic in Devizes.

Threats

Increasingly elderly population. Comparatively small growth within the economically active population. People moving to Swindon due to affordability. Declining agricultural employment. Limited variety of food retail choice in Marlborough. Declining number of privately funded facilities in rural areas. Increasing volume of through traffic in the town centre.

Threats

Loss of employment sites to residential uses. Increasingly elderly population with implications for health and social care. Hidden issues through increasing disparity between social groups. Little growth within the economically active population. Declining number of privately funded facilities in rural areas.

Threats

Limited land for development, most land in the area is owned by Ministry of Defence. Providing more affordable housing could limit the supply of open market housing. Continued imbalance of the civilian population to military. Increasing population could place a burden on existing infrastructure and facilities. Increased military population as a result of 'super garrison' development in Tidworth could exacerbate population imbalance.