



# Housing Land Supply Statement

Base date: April 2022

Published: May 2023

**Wiltshire Council**

# **Housing Land Supply Statement**

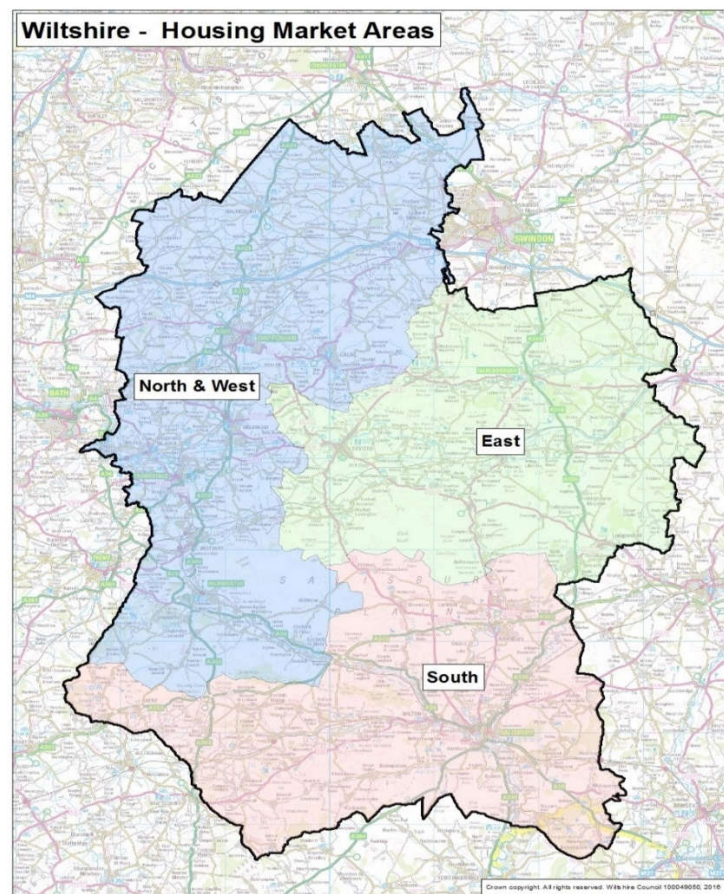
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## 1.0 Policy Context - why is a land supply assessment required?

- 1.1 This Housing Land Supply Statement has been prepared using a base date of April 2022. 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 2021 base date position (published April 2022). The Statement accords with the details stated in the relevant chapters of the accompanying Planning Practice Guidance (PPG).

**Figure 1: The HMAs in Wiltshire<sup>1</sup>**



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<sup>1</sup> 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 (DLUHC, July 2021), the Government has reaffirmed its approach to the delivery of sustainable development. With regard to housing provision, paragraph 74 states that:

*“Strategic policies should include a trajectory illustrating the expected rate of housing delivery over the plan period, and all plans should consider whether it is appropriate to set out the anticipated rate of development for specific sites. Local planning authorities should identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years’ worth of housing against their housing requirement set out in adopted strategic policies<sup>38</sup>, or against their local housing need where the strategic policies are more than five years old<sup>39</sup>. 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) 10% where the local planning authority wishes to demonstrate a five year supply of deliverable sites through an annual position statement or recently adopted plan<sup>40</sup>, to account for any fluctuations in the market during that year; or*
- c) 20% where there has been significant under delivery of housing over the previous three years, to improve the prospect of achieving the planned supply<sup>41</sup>.”*

The footnotes referenced in this paragraph are:

*38 For the avoidance of doubt, a five year supply of deliverable sites for travellers – as defined in Annex 1 to Planning Policy for Traveller Sites – should be assessed separately, in line with the policy in that document.*

*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 guidance.*

*40 For the purposes of paragraphs 74b and 75 a plan adopted between 1 May and 31 October will be considered ‘recently adopted’ until 31 October of the following year; and a plan adopted between 1 November and 30 April will be considered recently adopted until 31 October in the same year.*

*41 This will be measured against the Housing Delivery Test, where this indicates that delivery was below 85% of the housing requirement.*

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 2020.

- **‘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.

The Council consider its housing land supply position and this Statement aligns with the latest published guidance.

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 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 Wiltshire Core Strategy (WCS) contains the strategic policies for the Wiltshire development plan. Core Policy 2 of the WCS 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.
- 2.2 The WCS was adopted on 20 January 2015. As such the plan and its policies became 5 years old on **20 January 2020**. Under the terms of NPPF paragraph 74, the Local Housing Need (calculated using the Government's standard methodology) should now be used in the 5-year housing land supply calculation. The Council have not carried out a review of the strategic policies so the clause in footnote 39 of the NPPF does not currently apply to the Council's position.
- 2.3 The application of NPPF paragraph 74 establishes the appropriate requirement to use in the 5-year housing land supply calculation which

is currently the Local Housing Need. This provides the quantitative amount of housing need against which the Council's 5-year housing land supply should be measured.

- 2.4 It should be noted that the current Local Housing Need figure (**2,041** dwellings per annum) is broadly similar to the sum of the housing requirements for the three HMAs in the Wiltshire Core Strategy (**2,055** dwellings per annum). This indicates that the Wiltshire Core Strategy housing requirement continues to effectively represent the housing need for Wiltshire.
- 2.5 Planning legislation<sup>2</sup> 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 5-year housing land supply position using the Local Housing Need at a unitary authority level to be applied in NPPF paragraph 74, and 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 2022 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.

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<sup>2</sup> 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 (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 <sup>3</sup>	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	Average annual completions across plan period	% of annualised requirement achieved
WCS 2006-2026 <sup>3</sup>	East Wiltshire HMA	297	471	415	382	262	180	274	321	108%
	North and West Wiltshire HMA	1,237	1,269	1,186	1,349	1,008	1,450	1,125	1,196	97%
	South Wiltshire HMA	521	794	676	845	529	321	455	512	98%
	Wiltshire#	2,100	2,690	2,428	2,699	1,799	1,951	1,854	2,087	99%

# 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 74 of the NPPF requires a buffer to be added to the housing requirement in the 5-year housing supply calculation to ensure land is being supplied in a timely manner to meet the housing requirement in the development plan.
- 4.2 The appropriate buffer to apply is now 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, as set out in the Housing Delivery Test Rulebook.
- 4.3 The latest Housing Delivery Test results (published January 2022) indicate that Wiltshire achieved **141%** delivery against the housing requirement in the Housing Delivery Test. This requires a **5%** buffer to 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 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 71 of the NPPF).
- 5.2 An annual trajectory for all sources of supply is included in **Appendix 1**.
- 5.3 Large sites (10 units or more) and all Neighbourhood Plan allocations are shown on a 'site-by-site' basis. Each Large site and all

Neighbourhood Plan allocations have been individually assessed to determine site specific delivery trajectories.

- 5.4 Small permitted sites (less than 10 units) are shown as a summary total by HMA in **Appendix 1**. The individual sites which contribute to the developable supply are presented in **Appendix 2** (separate document). For Small sites (except for Neighbourhood Plan allocations) a standard development rate is applied based on historic levels of delivery across Wiltshire for such sites.
- 5.5 The PPG chapter 'Housing supply and delivery' indicates that student housing and accommodation for older people, including residential institutions in Use Class C2 can be included in the housing land supply. This contribution is based on the amount of accommodation released in the housing market. The PPG chapter on 'Housing for older and disabled people' indicates this calculation should be based on the average number of adults living in households, using Census data. This calculation indicates that there is a adults-to-households ratio of **1.83:1** in Wiltshire. This is the ratio used to inform how institutional accommodation for the elderly can be counted towards the housing land supply.
- 5.6 The strategic allocations in the Wiltshire Core Strategy, Chippenham Site Allocations Plan, and Wiltshire Housing Site Allocations Plan form the most sustainable options for delivering strategic housing developments across Wiltshire. They have been appraised using a site identification methodology and using the Sustainability Appraisal (SA). Therefore, it is necessary only to demonstrate the availability and achievability of each site to warrant its inclusion in the housing land supply.
- 5.7 A summary of progress on sites that the Council consider will deliver (or currently are delivering) housing in the forthcoming 5-year period is shown in **Appendix 3** for each Large site and any Neighbourhood Plan allocations.
- 5.8 A graphical representation of completions and anticipated delivery from future supply in the adopted plan period for Wiltshire and each HMA is shown in **Appendix 4**.
- 5.9 A windfall allowance is also included in the deliverable and developable supply in accordance with paragraph 71 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 5-year housing land supply position

### Local Housing Need

- 6.1 As detailed in Chapter 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 5-year housing land supply calculation. This is the position used in the operation of paragraph 74 of the NPPF.
- 6.2 Table 2a provides a headline of the 5-year housing land supply using the Local Housing Need.

**Table 2a: 5-year Housing Land Supply for Wiltshire (using Local Housing Need)**

Area	Annual Local Housing Need (LHN)	Five year housing requirement *	Deliverable supply 2022-2027	Number of years deliverable supply
Wiltshire	2,041	10,715	9,849	4.60

\* The requirement includes a 5% buffer in accordance with the 2021 Housing Delivery Test results (section 4 above)

- 6.3 The PPG chapter “Housing and economic needs assessment” (December 2020) 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**

<b>Step 1 - Setting the baseline</b>	
2022 projection	216,825
2032 projection	231,457
Growth (10 years)	14,632
<b>Annual household growth</b>	<b>1,463.2</b>
<b>Step 2 - An adjustment to take account of affordability</b>	
Median workplace-based affordability ratio (Local affordability factor) - (release date 23 March 2022)	10.32

<b>Adjustment factor</b> $\frac{(\text{Local affordability factor} - 4) \times 0.25 + 1}{4}$	1.395000
<b>Minimum annual housing need</b> Adjustment factor x Annual household growth	<b>2,041</b>
<b>Average annual housing requirement figure set out in the Core Strategy</b>	<b>2,100</b>
<b>Step 3 - Capping the level of any increase</b>	
Were the strategic policies adopted in the last five years?	No
Have the strategic policies been reviewed in the last five years?	No
<p>* If the policies were adopted within the last 5 years or relevant strategic policies have been reviewed in the last 5 years (at the point of making the calculation), the local housing need figure is capped at 40% above the average annual housing requirement figure set out in the existing policies.</p> <p>* If the relevant strategic policies for housing were adopted more than 5 years ago (at the point of making the calculation), the local housing need figure is capped at 40% above whichever is the higher of:  a. the projected household growth for the area over the 10 year period identified in step 1; or  b. the average annual housing requirement figure set out in the most recently adopted strategic policies (if a figure exists).</p>	
a. as identified in Step 1 the projected annual household growth = <b>1463.2</b> b. the annual housing requirement figure in the most recently adopted plan = <b>2,100</b>  Thus b. the annual housing requirement figure of <b>2,100 is the higher.</b>  Local Housing Need is capped at 40% above this figure = 2,100 + 40% = <b>2,940</b>  As the capped figure is above the minimum annual housing need, use the minimum annual housing need figure = <b>2,041</b>	
<b>Local Housing Need for Wiltshire</b>	<b>2,041</b>
<b>5-year housing requirement including buffer</b>	
Figure over a 5 year period	10,205
Latest Housing Delivery Test result	141%
% buffer to be added	5%
<b>Number of dwellings to be used in the Wiltshire LPA housing land supply calculation (10,205 + 5%)</b>	<b>10,715</b>
<b>Deliverable supply</b>	<b>9,849</b>
<b>Number of years supply against Local Housing Need</b>	<b>4.60</b>

## 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 four years of the period (2022-2026), 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.**

Area	Housing requirement 2006-2026	Housing completions 2006-2022	Deliverable supply (commitments and windfall) 2022-2026	Surplus (-ve) / shortfall (+ve) against WCS requirement
East Wiltshire HMA	5,940	5,137	913	-110
North and West Wiltshire HMA	24,740	19,151	5,329	260
South Wiltshire HMA	10,420	8,197	2,210	13
Swindon (within Wiltshire)*	900	896	0	4
<b>Wiltshire</b>	<b>42,000</b>	<b>33,381</b>	<b>8,452</b>	<b>167</b>

\* 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 2022 base date up to the time of publication are not included in the housing land supply, as they have not been 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 2022.**

Site reference	Site Address	HMA	Number of units (net)	Status	Status date
20/06500/FUL	17 Station Hill, Chippenham (BROWNFIELD)	North & West	13	Full permission	1/4/2022
20/07915/OUT	Wiltshire Police, George Lane, Marlborough (BROWNFIELD)	East	24	Outline permission	8/4/2022
20/07334/OUT	Land west of Semington Road, Melksham (GREENFIELD)	North & West	50	Outline permission	30/5/2022
20/03876/OUT	Land to the east of Church View Sutton Benger (GREENFIELD)	North & West	24	Outline permission	8/6/2022
20/03487/FUL	Land at Sutton Lane Sutton Benger (GREENFIELD)	North & West	21	Outline permission	8/6/2022
PL/2021/03930	St Peters Junior School, The Parade, Marlborough (BROWNFIELD)	East	15	Full permission	26/7/2022
PL/2021/07576	Land east of Reed Place, Rowde (GREENFIELD)	East	10	Full permission	28/7/2022
20/11517/FUL	Elwood House, Former A429, Stanton St Quintin (GREENFIELD)	North & West	11	Full permission	7/9/2022
19/05898/OUT	Land off Park Road, Malmesbury (GREENFIELD)	North & West	50	Outline permission	27/9/2022
20/08341/OUT	Land South West of Park Road, Malmesbury (GREENFIELD)	North & West	26	Outline permission	27/9/2022
20/07659/OUT	Land at Regents Park, Calne (GREENFIELD)	North & West	17	Outline permission	29/9/2022
PL/2021/09777	Land at Phase 2, Star Ground, Station Road, Holt (GREENFIELD)	North & West	10	Full permission	06/10/2022
18/05278/LBC	Courtfield House, Polebarn Road, Trowbridge (BROWNFIELD)	North & West	20	Full permission	17/10/2022

Site reference	Site Address	HMA	Number of units (net)	Status	Status date
PL/2021/08453	Land to the north of Whychurch Farm and to the south of Filands, Malmesbury (GREENFIELD)	North & West	71	Outline permission	31/10/2022
PL/2021/11175	Land North of Webbs Court, Lyneham (GREENFIELD)	North & West	50	Outline permission	25/11/2022
21/02477/OUT	Land North of Quakers Road and South of Parkfields, Devizes (GREENFIELD)	East	57	Outline permission	10/02/2023
PL/2022/09698	Police Station / 20 - 23 Station Road, Warminster (BROWNFIELD)	North & West	12	Full permission	08/03/2023
20/06887/FUL	Gable House, 46 High Street, Malmesbury (BROWNFIELD)	North & West	14	Full permission	15/03/2023
PL/2021/07203	Land at Marshall Road, Devizes (GREENFIELD)	East	170	Outline permission	22/03/2023
21/01950/FUL	Land at Broadfield Farm, Great Somerford (GREENFIELD)	North & West	21	Outline permission	28/03/2023
PL/2022/04681	Land off the B4069 East of Barrow Farm, Langley Burrell (GREENFIELD)	North & West	230	Outline permission	05/05/2023
PL/2021/04774	Land off Coate Road, Devizes (GREENFIELD)	East	200	Outline permission	24/05/2023



## 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 2022	Units under construction	Completions to date	Losses to date	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	Settlement / CA Remainder
<b>East Wiltshire HMA</b>													
<b>Grand Total</b>		<b>1,782</b>	<b>54</b>	<b>331</b>	<b>8</b>	<b>282</b>	<b>224</b>	<b>220</b>	<b>187</b>	<b>194</b>	<b>200</b>	<b>153</b>	
<b>Total Small permitted sites (see Appendix 2)</b>		<b>300</b>	<b>14</b>	<b>14</b>	<b>8</b>	<b>101</b>	<b>85</b>	<b>44</b>	<b>18</b>	<b>7</b>	<b>4</b>	<b>2</b>	
Land to the north of Marshall Road, Devizes, Wiltshire	E16.12285	50	0	0	0	0	0	0	0	0	25	25	Devizes
Land off Lavington Lane, Devizes, West Lavington	20/09350/OUT	50	0	0	0	5	20	20	5	0	0	0	Devizes CA Remainder
Land at Sandlease Farm, Worton, Wiltshire	20/07932/OUT	26	0	0	0	0	0	10	14	0	0	0	Devizes CA Remainder
Drummond Park Ludgershall SP11 9RT	E11.0001	63	0	0	0	0	0	0	0	0	0	0	Ludgershall
Land adjacent to Empress Way Ludgershall	E13.0234	29	0	0	0	0	0	0	0	0	0	0	Ludgershall
St Peters Church of England School, Bath Road, Devizes, Wiltshire, SN10 2AP	18/00937/REM	7	0	18	0	7	0	0	0	0	0	0	Devizes
Land South West of Quakers Road Devizes Wiltshire	18/07692/REM	56	0	67	0	45	11	0	0	0	0	0	Devizes

Site Address	Site reference	Committed dwellings outstanding at April 2022	Units under construction	Completions to date	Losses to date	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	Settlement / CA Remainder
Hales Farm, The Green, Urchfont, SN10 4QU	19/11986/FUL	13	0	0	0	6	7	0	0	0	0	0	Devizes CA Remainder
Former Jam Factory Kings Road Recreation Ground (Site A) and Land North Of Chilton Foliat Primary School (Site B) Stag Hill Chilton Foliat	E16.7015	4	0	21	0	4	0	0	0	0	0	0	Devizes CA Remainder
Land off Rabley Wood View Marlborough Wiltshire	17/09443/FUL	10	4	6	0	10	0	0	0	0	0	0	Marlborough CA Remainder
Land at Junction of Blenheim Road And Salisbury Road Marlborough	19/05549/REM	39	0	0	0	0	10	20	9	0	0	0	Marlborough
Whistledown Devizes Road Upavon Pewsey SN9 6EF	E17.3219	17	6	124	0	17	0	0	0	0	0	0	Marlborough
Land Of Old Hospital Road Pewsey Wiltshire	19/02839/REM	26	0	18	0	20	6	0	0	0	0	0	Pewsey CA
Land Adjacent to Empress Way Ludgershall Wiltshire	19/11790/FUL	5	0	5	0	5	0	0	0	0	0	0	Pewsey CA
Home Farm Tidworth Wiltshire	18/04346/REM	28	22	52	0	28	0	0	0	0	0	0	Tidworth / Ludgershall
Drummond Park Ludgershall SP11 9RT	E16.5090	8	8	6	0	8	0	0	0	0	0	0	Tidworth
Mayfield Care Home 99 Nursted Road Devizes	21/02122/REM	412	0	0	0	20	64	65	40	83	51	40	Devizes
	E16.2023	15	0	0	0	0	0	15	0	0	0	0	Tidworth/ Ludgershall

Site Address	Site reference	Committed dwellings outstanding at April 2022	Units under construction	Completions to date	Losses to date	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	Settlement / CA Remainder
<b>Total Large permitted and 'subject to S106' sites</b>		<b>858</b>	<b>40</b>	<b>317</b>	<b>0</b>	<b>175</b>	<b>118</b>	<b>130</b>	<b>68</b>	<b>83</b>	<b>76</b>	<b>65</b>	
Salisbury Road	WCS/E3	45	0	0	0	0	0	0	0	0	0	0	Marlborough
<b>Total adopted Strategic Sites and Local Plan allocations</b>		<b>45</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	
Empress Way	H1.1	190	0	0	0	0	0	10	55	55	55	15	Tidworth
<b>Total adopted Site Allocations Plan allocations</b>		<b>190</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>10</b>	<b>55</b>	<b>55</b>	<b>55</b>	<b>15</b>	
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
Former Cross Manufacturing Premises	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
Stonebridge House, Nursteed Road	NP/E03	14	0	0	0	0	0	0	0	0	7	7	Devizes
Land off Hillworth Road	NP/E05	47	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	4	Devizes
Blackberry Lane - Site A6	NP/E18	5	0	0	0	0	0	0	0	0	2	3	Devizes CA Remainder

Site Address	Site reference	Committed dwellings outstanding at April 2022	Units under construction	Completions to date	Losses to date	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	Settlement / CA Remainder
Land off Firs Hill Way - Site A3	NP/E19	5	0	0	0	0	0	0	0	0	2	3	Devizes CA Remainder
Ryeleaze Field - Site A5	NP/E21	4	0	0	0	0	0	0	0	0	2	2	Devizes CA Remainder
Grafton Road	NP/E22	30	0	0	0	0	0	0	0	0	0	0	Pewsey CA
Land at Alcludia, The Ham	NP/E25	1	0	0	0	0	0	0	0	0	0	0	Devizes CA Remainder
Wildmans Garage	NP/E30	5	0	0	0	0	0	0	0	0	0	0	Devizes CA Remainder
Land opposite Sawmills	NP/E31	1	0	0	0	0	0	0	0	0	0	0	Devizes CA Remainder
H1 Land at Lavington Lane	NP/E32	50	0	0	0	0	0	0	0	0	0	0	Devizes CA Remainder
Marlborough Road Site	NP/E01	49	0	0	0	0	0	0	0	0	0	0	Pewsey CA
Land at the Spring	NP/E33	20	0	0	0	0	0	0	0	0	0	0	Devizes CA Remainder
Southcliffe	NP/E34	23	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
<b>Total adopted and emerging Neighbourhood Plan allocations</b>		<b>389</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>13</b>	<b>19</b>	
<b>Windfall allowance</b>						<b>6</b>	<b>21</b>	<b>36</b>	<b>46</b>	<b>49</b>	<b>52</b>	<b>52</b>	

Site Address	Site reference	Committed dwellings outstanding at April 2022	Units under construction	Completions to date	Losses to date	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	Settlement / CA Remainder
<b>North and West Wiltshire HMA</b>													
<b>Grand Total</b>		12,142	587	1,787	14	1,382	1,364	1,447	1,201	891	1,192	1,093	
<b>Total Small permitted sites (see Appendix 2)</b>		976	60	27	14	329	274	144	59	24	13	6	
Limpley Mill, Lower Stoke, Limpley Stoke, Bath	19/07765/ PNCOU	15	0	0	0	0	0	0	0	0	0	0	Bradford on Avon CA Remainder
The Old Tannery Site The Midlands Holt Wiltshire BA14 6BB	W18.2408	28	0	16	0	28	0	0	0	0	0	0	Bradford on Avon CA Remainder
Woodlands Social Club Woodland Park Calne SN11 0JX	18/04202/ FUL	18	0	0	0	10	8	0	0	0	0	0	Calne
Phase B Land North of Low Lane Calne	18/12108/ REM	3	3	66	0	3	0	0	0	0	0	0	Calne
Land to rear of 8 - 13 High Street, Calne, Wiltshire	19/03435/ FUL	39	0	0	0	0	0	39	0	0	0	0	Calne
Marden Court, Quarr Barton, Calne, SN11 0EE	19/06378/ FUL	16	0	0	0	16	0	0	0	0	0	0	Calne

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Land North of Low Lane - Phase C Calne Wiltshire	20/00481/REM	41	0	23	0	32	9	0	0	0	0	0	Calne
RAF Yatesbury Jugglers Lane Yatesbury Wiltshire	N14.0153	41	0	0	0	0	0	0	0	0	0	0	Calne CA Remainder
Land at Silver Street Calne Wiltshire	N16.4124	81	13	73	0	25	25	25	6	0	0	0	Calne
Land North of 270 Oxford Road Calne Chippenham	N16.5344	9	9	17	0	9	0	0	0	0	0	0	Calne
Land to East of Oxford Road, Calne, Wiltshire	N16.7209	61	1	139	0	31	30	0	0	0	0	0	Calne
Langley Park Chippenham	19/05156/REM	22	0	0	0	22	0	0	0	0	0	0	Chippenham
Land North of Hill Corner Road Land Parcel B3 & B5 Chippenham Wiltshire	19/08039/VAR	83	36	39	0	32	29	22	0	0	0	0	Chippenham
Land at North Chippenham Hill Corner Road & West of A350 Chippenham	20/02250/REM	19	8	0	0	8	11	0	0	0	0	0	Chippenham
Land at North Chippenham, Hill Corner Road, West of A350, Chippenham	20/11468/REM	37	20	0	0	20	8	9	0	0	0	0	Chippenham
Land at North Chippenham (parcel P1E)	21/00795/REM	22	0	0	0	22	0	0	0	0	0	0	Chippenham

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Manor Farm, The Street, Grittleton, SN14 6AN	21/01331/ VAR	13	0	0	0	8	5	0	0	0	0	0	Chippenham CA Remainder
Land adjacent to Sharplands, Sutton Lane, Sutton Benger	20/00468/ VAR	10	0	0	0	10	0	0	0	0	0	0	Chippenham CA Remainder
Rowden Park Patterdown Road Chippenham	N17.8786	61	24	41	0	45	16	0	0	0	0	0	Chippenham
Land North of Hill Corner Road, Land Parcels B2 -5, Chippenham, Wiltshire	N18.4224	72	28	139	0	30	42	0	0	0	0	0	Chippenham
Rowden Park, Patterdown Road, Chippenham, Wiltshire	PL/2021/06 001	12	0	0	0	0	12	0	0	0	0	0	Chippenham
Land at Patterdown Road, Chippenham	19/00098/ REM	52	29	20	0	26	26	0	0	0	0	0	Chippenham
Former MOD Rudloe No.2, Westwells Road, SN13 9RA	19/07339/ REM	166	0	0	0	0	0	20	50	50	46	0	Corsham CA Remainder
Rowden Park, Patterdown Road, Chippenham	19/11461/ REM	64	0	0	0	0	34	30	0	0	0	0	Chippenham
Rowden Park, Patterdown Road, Chippenham	20/02667/ VAR	135	0	0	0	0	0	25	55	55	0	0	Chippenham
Land at Hunters Moon Chippenham	20/04398/ REM	58	49	18	0	35	23	0	0	0	0	0	Chippenham
Land at Hunters Moon, Chippenham	20/06824/ REM	60	0	0	0	0	48	12	0	0	0	0	Chippenham

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Timber Yard, Real World Studios, Mill Lane, Box, Corsham, Wiltshire, SN13 8PD	20/08387/ VAR	20	0	0	0	0	0	5	15	0	0	0	Corsham CA Remainder
Land at Showell Nurseries, Showell, Chippenham, Wiltshire, SN15 2NU	20/11654/ REM	120	0	0	0	0	0	45	45	30	0	0	Chippenham
Royal Arthur Park, Westwells Road	N10.4093	45	0	176	0	0	0	45	0	0	0	0	Corsham
Land at Hunters Moon Chippenham Wiltshire	N16.12493	99	4	41	0	35	47	17	0	0	0	0	Chippenham
Land at Hunters Moon Chippenham Wiltshire	N18.0401	2	0	70	0	0	0	2	0	0	0	0	Chippenham
Land at Backbridge Farm, Malmesbury, Wiltshire	16/06401/ FUL	201	0	0	0	30	60	60	51	0	0	0	Malmesbury
Land Adjacent Broadfield Farm Seagry Road Great Somerford Chippenham SN15 5EL	17/12502/ FUL	20	0	0	0	10	10	0	0	0	0	0	Malmesbury CA Remainder
Oaksey Park Cottages, Wick Road, Oaksey, SN16 9SB.	19/01991/ VAR	12	0	0	0	12	0	0	0	0	0	0	Malmesbury CA Remainder
Hill House Nursing Home	N09.0362	12	0	0	0	0	0	0	0	0	0	0	Malmesbury CA Remainder
Brook Farm	N13.5915	30	0	0	0	0	12	18	0	0	0	0	Malmesbury CA Remainder



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Wheatleys Farm High Road Ashton Keynes	N18.6894	9	9	9	0	9	0	0	0	0	0	0	Malmesbury CA Remainder
Land to the east of Storey Mews, Malmesbury, SN16 0FH	PL/2021/04 960	29	0	0	0	0	0	15	14	0	0	0	Malmesbury
Land East of Spa Road, Melksham, Wiltshire	18/04644/ REM	257	78	190	0	90	90	77	0	0	0	0	Melksham
Land at St George's Road Semington Wiltshire	19/07938/ REM	24	0	0	0	12	12	0	0	0	0	0	Melksham CA Remainder
Agricultural land, Park Farm, Seend Cleeve, Melksham, SN12 6PX	20/02213/ FUL	11	0	0	0	0	11	0	0	0	0	0	Melksham CA Remainder
3 Lowbourne	W13.7076	17	0	0	1	0	0	17	0	0	0	0	Melksham
Land South of Western Way Melksham SN12 6TJ	W18.4477	79	24	134	0	55	24	0	0	0	0	0	Melksham
81 The Green Lyneham Chippenham	N14.10444	18	0	0	1	0	18	0	0	0	0	0	Royal Wootton Bassett & Cricklade CA Remainder

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Land at The Forty	N17.3586	4	4	66	0	4	0	0	0	0	0	0	Royal Wootton Bassett & Cricklade CA Remainder
Land West of White Horse Veterinary Clinic Chippenham Road Lyneham SN15 4PA	N18.0456	12	0	0	0	12	0	0	0	0	0	0	Royal Wootton Bassett & Cricklade CA Remainder
Land at Grove Farm Bincknoll Lane Royal Wootton Bassett Swindon Wiltshire SN4 8BD	N18.6442	10	0	0	0	0	5	5	0	0	0	0	Royal Wootton Bassett
Lillybrook Residential Home Estate, Lyneham, Chippenham, SN15 4AA	PL/2021/07 384	14	0	0	0	0	7	7	0	0	0	0	Royal Wootton Bassett & Cricklade CA Remainder
Land at Pound Farm, South View, Lyneham	PL/2021/09 817	50	0	0	0	0	20	30	0	0	0	0	Royal Wootton Bassett & Cricklade CA Remainder

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The United Church & Community Buildings Church Street Trowbridge Wiltshire BA14 8DZ	18/03338/ FUL	29	0	0	0	5	24	0	0	0	0	0	Trowbridge
Clarks Mill and Mill House Stallard Street Trowbridge Wiltshire BA14 8HH	19/09392/ LBC	22	0	0	0	0	20	0	0	0	0	0	Trowbridge
Ground Floor and 1st Floor Block B, The Pavilions, Windsor Road, Trowbridge	20/05942/ PNCOU	34	34	0	0	34	0	0	0	0	0	0	Trowbridge
Ground and First Floor Block C, The Pavilions, Windsor Road, Trowbridge, Wiltshire	20/05950/ PNCOU	34	0	0	0	0	0	34	0	0	0	0	Trowbridge
Land at Mcdonogh Court Polebarn Road Trowbridge Wiltshire	20/08222/ FUL	18	0	0	0	0	18	0	0	0	0	0	Trowbridge Trowbridge CA Remainder
Church Farm, Church Street, Hilpertont, Trowbridge, Wiltshire	20/09998/ FUL	14	0	0	0	0	14	0	0	0	0	0	Trowbridge CA Remainder
26 Fore Street, Trowbridge	21/01148/ FUL	24	0	0	0	0	0	24	0	0	0	0	Trowbridge
St Thomas Passage, Trowbridge	PL/2021/09 779	16	0	0	0	0	16	0	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

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Land at Sparrow Street Southview Park	W16.5154	8	8	42	0	8	0	0	0	0	0	0	Trowbridge
Former Health Clinic, The Halve, Trowbridge, Wiltshire, BA14 8SA	W18.6893	8	0	0	0	8	0	0	0	0	0	0	Trowbridge
Former Commercial Nursery Barbers Farm High Street Chapmanslade Wiltshire BA13 4AL	18/06223/ FUL	43	0	0	0	43	0	0	0	0	0	0	Warminster CA Remainder
3 High Street, Warminster, BA12 9AG	19/04315/ FUL	11	0	0	0	0	0	0	0	0	0	0	Warminster
Land North West of Boreham Mill, Bishopstrow Road	19/07647/ REM	34	17	0	0	17	17	0	0	0	0	0	Warminster
Land North of Folly Farm Warminster	19/09428/ FUL	43	28	3	0	40	3	0	0	0	0	0	Warminster
Woodmead, 35 Portway, Warminster, BA12 8QR	20/06550/ FUL	43	0	0	0	0	0	43	0	0	0	0	Warminster
Land off Station Road Westbury Wiltshire	17/07548/ FUL	87	0	0	0	30	40	17	0	0	0	0	Westbury
Land West of Dartmoor Road, Dartmoor Road, South of A3098, Westbury	20/06808/ FUL	26	0	0	0	26	0	0	0	0	0	0	Westbury
Heywood House, Park Lane	W07.1377	27	0	0	0	0	0	0	0	0	0	0	Westbury CA Remainder
Land at Westbury Sailing Lake, Station Road, Westbury	W17.12194	126	65	174	0	65	61	0	0	0	0	0	Westbury

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Land north of Bitham Park Westbury	W17.1643	36	36	264	0	36	0	0	0	0	0	0	Westbury
Land at the proposed West Warminster Urban Extension North of Victoria Road & to the West of Bath Road Comprising approx. 84 hectares Warminster Wilts	15/01800/OUT	1000	0	0	0	5	60	80	100	100	100	100	Warminster
Land at Rawlings Farm, Cocklebury Lane, Chippenham, Wiltshire, SN15 3LR	15/12351/OUT	650	0	0	0	0	0	0	0	0	20	50	Chippenham
Land West of Elizabeth Way (Land SW of Hilperton Marsh) (HILPERTON GAP) Trowbridge Wiltshire	16/00672/OUT	151	0	0	0	0	0	55	55	41	0	0	Trowbridge
Land at St George's Road	16/01678/OUT	-1	0	0	0	0	0	0	0	0	0	0	Melksham CA Remainder
Land at Burton Hill Burton Hill Malmesbury Wiltshire	16/11603/OUT	2	0	0	0	0	0	0	0	0	0	0	Malmesbury
Land East of Damask Way and East of Upper Marsh Road and North of Smallbrook Lane, Warminster BA12 9PP	17/12348/OUT	28	0	0	0	0	0	0	0	0	13	15	Warminster

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Land south of Westwells Road, Neston, Corsham	18/09884/OUT	81	0	0	0	0	0	0	0	0	25	25	Corsham CA Remainder
Land north of St George's Road, Semington	19/02147/OUT	26	0	0	0	0	0	0	0	0	10	16	Melksham CA Remainder
Land at Green Farm, Chippenham Road, Lyneham SN15 4PA	19/03199/OUT	200	0	0	0	0	0	0	50	50	50	30	Chippenham CA Remainder
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	10	0	Royal Wootton Bassett & Cricklade CA Remainder
Land south of Filands Malmesbury	19/11569/OUT	71	0	0	0	0	0	10	50	11	0	0	Malmesbury
Land South of Low Lane, Calne, Wiltshire, SN11 8EQ.	19/11601/OUT	26	0	0	0	0	0	0	0	0	26	0	Calne
Land North of St George's Road Semington	20/01306/OUT	20	0	0	0	0	0	0	0	0	20	0	Melksham CA Remainder
Land at Semington Road, Melksham, Wilts	20/01938/OUT	144	0	0	0	0	0	40	40	40	24	0	Melksham
Land at Pound Farm South View Lyneham Wiltshire	20/02387/OUT	-1	0	0	0	0	0	0	0	0	0	0	Royal Wootton Bassett & Cricklade CA Remainder

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Land to the south of Chilvester Hill, Calne, Wiltshire SN11 0LR	20/06684/OUT	28	0	0	0	0	0	8	20	0	0	0	Calne
Land South of Sandhole Lane Westbury	20/11515/OUT	67	0	0	0	0	0	0	27	40	0	0	Westbury
Land at Filands/Jenner Lane, Malmesbury	21/01363/OUT	70	0	0	0	0	0	0	0	39	31	0	Malmesbury
Former MOD Rudloe No. 2 Westwells Road Hawthorn Rudloe	N14.11354	14	0	0	0	0	0	0	0	0	0	0	Corsham CA Remainder
Wheatleys Farm High Road Ashton Keynes Swindon	N14.11978	-1	0	0	0	0	0	0	0	0	0	0	Malmesbury CA Remainder
Rowden Park Patterdown Road Chippenham Wiltshire	N14.12118	687	0	0	0	0	0	45	45	45	100	100	Chippenham
Peacock Grove (adjacent to Brook Drive) Corsham	N15.11544	24	0	0	0	0	0	0	0	0	10	14	Corsham
Cotswold Community School Cotswold Community Ashton Keynes Wiltshire	N16.2609	47	0	0	0	0	0	19	19	9	0	0	Malmesbury CA Remainder
Langley Park	N16.3515	356	0	0	0	0	0	14	40	8	50	50	Chippenham
Land South of Western Way Bowerhill Melksham Wiltshire	W16.1123	22	0	0	0	0	0	0	0	0	0	0	Melksham
Land north of Grovelands Way Warminster BA12 8TB	19/07198/VAR	45	0	0	0	0	0	0	0	0	45	0	Warminster

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Land south east of Trowbridge	15/04736/OUT	2500	0	0	0	0	0	0	0	0	60	120	Trowbridge
Land at Marsh Farm Coped Hall Royal Wootton Bassett Swindon Wiltshire SN4	18/02955/FUL	36	0	0	0	0	36	0	0	0	0	0	Royal Wootton Bassett
Land off the Buffer, Ridgeway Farm Development, Purton Road, Swindon, SN5 4JT	PL/2021/11324	36	0	0	0	0	0	36	0	0	0	0	Royal Wootton Bassett & Cricklade CA Remainder
East of Farrells Field	19/01490/FUL	31	0	0	0	25	6	0	0	0	0	0	Chippenham CA Remainder
Land at Burton Hill, Malmesbury	19/07095/REM	27	0	0	0	0	7	20	0	0	0	0	Malmesbury
<b>Total Large permitted and 'subject to S106' sites</b>		<b>9,434</b>	<b>527</b>	<b>1,760</b>	<b>0</b>	<b>1,023</b>	<b>971</b>	<b>963</b>	<b>721</b>	<b>510</b>	<b>609</b>	<b>520</b>	
AB Carter Haulage Contractors, 14 Happy Land	2/LPA/11	10	0	0	0	0	5	5	0	0	0	0	Malmesbury CA Remainder
Quemerford House & Mill	2/LPA/14	20	0	0	0	0	0	0	0	0	1	0	Calne
Land off Oldfield Road	5/LPA/49	30	0	0	0	0	0	0	0	0	0	0	Westbury
Rear of Westbury Road	5/LPA/58	4	0	0	0	0	0	0	0	0	0	0	Warminster
South East Trowbridge	WCS/NW6	100	0	0	0	0	0	0	0	0	0	50	Trowbridge
West of Warminster (South of Victoria Road/Bugley Barton - Persimmon)	WCS/NW7	227	0	0	0	0	0	40	60	60	60	7	Warminster



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West of Warminster (Land to North West of Folly Farm)	WCS/NW7	54	0	0	0	0	10	40	4	0	0	0	Warminster
<b>Total Adopted Strategic Sites and Local Plan allocations</b>		<b>445</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>15</b>	<b>85</b>	<b>64</b>	<b>60</b>	<b>61</b>	<b>57</b>	
Elm Grove Way	H2.1	247	0	0	0	0	0	0	0	0	25	50	Trowbridge
Court Orchard / Cassways	H2.13	35	0	0	0	0	0	0	0	0	15	20	Westbury CA Remainder
Land off the A363 at White Horse Business Park	H2.2	110	0	0	0	0	0	0	0	0	30	40	Trowbridge
Elizabeth Way	H2.3	255	0	0	0	0	0	60	108	60	27	0	Trowbridge
Church Lane	H2.4	55	0	0	0	0	0	0	0	0	25	30	Trowbridge
Upper Studley	H2.5	50	0	0	0	0	0	0	25	25	0	0	Trowbridge
Southwick Court	H2.6	180	0	0	0	0	0	0	0	0	40	40	Trowbridge
Bore Hill Farm	H2.7	84	0	0	0	0	0	0	0	0	35	35	Warminster
<b>Total adopted Site Allocations Plan allocations</b>		<b>1,016</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>85</b>	<b>133</b>	<b>60</b>	<b>197</b>	<b>215</b>	
Redundant Farmyard Site Adjacent to Fordlands Site HS3	NP/NW10	4	0	0	0	0	0	0	0	0	0	0	Chippenham CA Remainder
Redundant Farmyard Site at Mermaid Farm Site HS4	NP/NW11	5	0	0	0	0	0	0	0	0	0	0	Chippenham CA Remainder
Land to the East of Malford Farmhouse Site HS5	NP/NW12	4	0	0	0	0	0	0	0	0	0	0	Chippenham CA Remainder

Site Address	Site reference	Committed dwellings outstanding at April 2022	Units under construction	Completions to date	Losses to date	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	Settlement / CA Remainder
Land to the West of The Bakehouse Site HS6	NP/NW13	4	0	0	0	0	0	0	0	0	0	0	Chippenham CA Remainder
Dogridge Garage Site (1)	NP/NW22	4	0	0	0	0	0	0	0	0	0	0	Royal Wootton Bassett & Cricklade 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	0	0	Royal Wootton Bassett & Cricklade CA Remainder
Land at Restrop Road	NP/NW30	2	0	0	0	0	0	0	0	0	0	0	Royal Wootton Bassett & Cricklade CA Remainder

Site Address	Site reference	Committed dwellings outstanding at April 2022	Units under construction	Completions to date	Losses to date	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	Settlement / CA Remainder
Tuner's Lane	NP/NW31	25	0	0	0	0	0	0	0	0	0	0	Malmesbury CA Remainder
54 Woodmarsh	NP/NW32	25	0	0	0	0	0	0	0	0	8	8	Trowbridge CA Remainder
Sopworth Lane	NP/NW33	45	0	0	0	0	0	0	0	0	0	0	Malmesbury CA Remainder
The Vicarage	NP/NW34	3	0	0	0	0	0	0	0	0	0	0	Malmesbury CA Remainder
The Elms	NP/NW35	4	0	0	0	0	0	0	0	0	0	0	Malmesbury CA Remainder
The Street	NP/NW36	71	0	0	0	0	0	0	0	0	30	30	Malmesbury CA Remainder
Thickwood	NP/NW37	5	0	0	0	0	0	0	0	0	0	0	Corsham CA Remainder
Heli-beds, Frome Road	NP/NW38	8	0	0	0	0	0	0	0	0	0	8	Trowbridge CA Remainder
Land off Wesley Lane	NP/NW39	27	0	0	0	0	0	0	0	0	27	0	Trowbridge CA Remainder
<b>Total emerging and adopted Neighbourhood Plan allocations</b>		<b>271</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>65</b>	<b>46</b>	

Site Address	Site reference	Committed dwellings outstanding at April 2022	Units under construction	Completions to date	Losses to date	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	Settlement / CA Remainder
Windfall allowance						30	104	170	224	237	247	249	

South Wiltshire HMA													
<b>Grand Total</b>		<b>3,508</b>	<b>359</b>	<b>963</b>	<b>14</b>	<b>653</b>	<b>598</b>	<b>576</b>	<b>384</b>	<b>279</b>	<b>341</b>	<b>315</b>	
<b>Total Small permitted sites (see Appendix 2)</b>		<b>451</b>	<b>30</b>	<b>13</b>	<b>12</b>	<b>150</b>	<b>129</b>	<b>67</b>	<b>26</b>	<b>12</b>	<b>6</b>	<b>3</b>	
Land at The Hill Brush Co Ltd Woodlands Road Mere Warminster	S14.6780	1	0	0	0	0	0	0	0	0	0	0	Mere
Land to the north west of Fuggleston Red and Bemerton Heath	S12.0814	404	0	0	0	0	0	32	110	100	110	52	Salisbury
Land south of Netherhampton Road Salisbury	19/05824/OUT	640	0	0	0	0	24	80	80	50	80	80	Salisbury
Kings Gate Phase 4, West of Archers Gate Development, Amesbury, Wiltshire	19/07304/REM	253	6	46	0	90	90	73	0	0	0	0	Amesbury
50 Winterslow Road (Land to rear of Chalk House) Porton Salisbury	S14.2043	4	4	16	0	4	0	0	0	0	0	0	Amesbury CA Remainder
Land adjacent Hideaway Garage, London Road, Amesbury, SP4 7EQ	20/03712/VAR	12	0	0	0	12	0	0	0	0	0	0	Amesbury

Site Address	Site reference	Committed dwellings outstanding at April 2022	Units under construction	Completions to date	Losses to date	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	Settlement / CA Remainder
Land off A338 and Bourne View Allington Wiltshire	S16.9760	9	9	15	0	9	0	0	0	0	0	0	Amesbury CA Remainder
Land at Hillbrush Company Ltd Woodlands Road Mere	S17.0085	57	41	17	0	41	16	0	0	0	0	0	Mere
Land to the North West of Fugglestone Red and Bemerton Heath, Salisbury, Wiltshire.	18/06032/REM	117	89	228	0	75	42	0	0	0	0	0	Salisbury
Building Known As Finch House The Old Manor Hospital Wilton Road Salisbury Wiltshire	19/11110/FUL	11	0	0	0	0	11	0	0	0	0	0	Salisbury
Land to the North West of Fugglestone Red and Bemerton Heath Salisbury Wiltshire	20/08976/REM	161	72	5	0	25	68	68	0	0	0	0	Salisbury
Land north of Hilltop Way, Salisbury, Wilts, SP1 3QX	PL/2021/09660	10	0	0	0	0	4	6	0	0	0	0	Salisbury
Land Adjoining the Old Manor Hospital Wilton Road Salisbury Wiltshire	S16.10838	51	51	0	0	51	0	0	0	0	0	0	Salisbury
Milford Hill House Milford Hill	S16.3966	3	0	12	2	3	0	0	0	0	0	0	Salisbury
UK House Complex including 79 and 89 Endless Street Castle Street Salisbury Wiltshire	S17.3957	1	0	90	0	1	0	0	0	0	0	0	Salisbury
Parcels B and C Longhedge Village Development, Salisbury	19/02482/FUL	6	0	36	0	6	0	0	0	0	0	0	Salisbury

Site Address	Site reference	Committed dwellings outstanding at April 2022	Units under construction	Completions to date	Losses to date	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	Settlement / CA Remainder
Land to the East of A345 and West of Old Sarum Salisbury, Wiltshire SP4 6BW	20/08160/REM	65	0	0	0	54	11	0	0	0	0	0	Salisbury
Land previously occupied by Alderbury Football Club , Alderbury	PL/2021/04 201	50	0	0	0	0	25	25	0	0	0	0	Southern Wiltshire CA Remainder
Land to the East of A345 and West of Old Sarum Longhedge Salisbury Wiltshire SP4 6BW	S15.7253	206	0	439	0	40	89	77	0	0	0	0	Salisbury
Harnham Park Netherhampton Road Salisbury Wiltshire	19/10399/REM	36	0	46	0	36	0	0	0	0	0	0	Wilton CA Remainder
Agricultural Buildings At Netherhampton Farm, Netherhampton, Wiltshire	PL/2021/06 457	20	0	0	0	10	10	0	0	0	0	0	Wilton CA Remainder
E V Naish Ltd Crow Lane Wilton Salisbury Wiltshire	S03.1016	62	0	0	0	0	0	0	0	0	12	25	Wilton
Erskine Barracks The Avenue Wilton Salisbury	S17.10338	21	21	0	0	0	0	21	0	0	0	0	Wilton
Former Erskine Barracks Wilton	S17.5181	36	36	0	0	36	0	0	0	0	0	0	Wilton
Yard and buildings to the rear of Neal Close / Gibbs Close, Hampton Park, Salisbury	PI/2021/09 292	14	0	0	0	0	14	0	0	0	0	0	Salisbury
<b>Total Large permitted and 'subject to S106' sites</b>		<b>2,248</b>	<b>329</b>	<b>950</b>	<b>2</b>	<b>493</b>	<b>404</b>	<b>382</b>	<b>190</b>	<b>150</b>	<b>202</b>	<b>157</b>	
Bulbridge	3/LPA/36	45	0	0	0	0	0	0	0	0	0	0	Wilton
Central Car Park	WCS/S5	200	0	0	0	0	0	0	0	0	0	0	Salisbury

Site Address	Site reference	Committed dwellings outstanding at April 2022	Units under construction	Completions to date	Losses to date	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	Settlement / CA Remainder
Churchfields & Engine Sheds	WCS/S4	200	0	0	0	0	0	0	0	0	0	0	Salisbury
<b>Total adopted Strategic Sites and Local Plan allocations</b>		<b>445</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	
Land at Rowbarrow	H3.4	86	0	0	0	0	0	15	45	26	0	0	Salisbury
Clover Lane	H3.6	45	0	0	0	0	0	0	0	0	20	25	Amesbury
North of Netherhampton Road	H3.3	106	0	0	0	0	25	45	36	0	0	0	Salisbury
Larkhill Road	H3.7	14	0	0	0	0	0	0	0	0	5	9	Amesbury
<b>Total adopted Site Allocations Plan allocations</b>		<b>251</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>25</b>	<b>60</b>	<b>81</b>	<b>26</b>	<b>25</b>	<b>34</b>	
Land between Glebe Hall and Primary School	NP/S12	13	0	0	0	0	0	0	0	0	0	6	Amesbury CA Remainder
Manor Farm Road (Site 5)	NP/S16	3	0	0	0	0	0	0	0	0	1	2	Wilton CA Remainder
Knighton Road (Site 4)	NP/S15	6	0	0	0	0	0	0	0	0	0	3	Wilton CA Remainder
Station Works	NP/S11	60	0	0	0	0	0	0	0	0	0	0	Tisbury
Land off Chicklade Road	NP/S18	25	0	0	0	0	0	0	0	0	12	13	Tisbury 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
<b>Total emerging and adopted Neighbourhood Plan</b>		<b>113</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>13</b>	<b>24</b>	

Site Address	Site reference	Committed dwellings outstanding at April 2022	Units under construction	Completions to date	Losses to date	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	Settlement / CA Remainder
allocations													
Windfall allowance						10	40	67	87	91	95	97	

Swindon (within Wiltshire)													
Total		0	0	0	0	0	0	0	0	0	0	0	0
Total Large permitted sites		0	0	0	0	0	0	0	0	0	0	0	0



## **Appendix 2: Small sites contributing to the deliverable supply**

See accompanying document

### Appendix 3: Deliverability summary for sites considered to be deliverable in the forthcoming 5-year period

Site Address	Site reference	Planning status (at 31 March 2022)	Settlement / CA Remainder	5-year deliverability summary
<b>East Wiltshire HMA</b>				
Empress Way	H1.1	DPD allocation	Tidworth	Site allocated as part of Wiltshire Housing Site Allocations Plan examination. 80 units being progressed through outline permission E13.0234 and res matt 18/04346/REM. Remaining 190 units in the allocation being progressed as a Phase 2 full planning application submitted in August 2020 by same housebuilder as 80 unit scheme (20/06554/FUL). 10 August 2022, the application was considered at Strategic Planning Committee and was granted approval subject to conditions and signing of the s106 agreement. Developer survey (November 2022) indicates 30 dwellings to be complete in 2023/24, then 60 dwellings per annum until completion. The council have allowed additional time for completion of the s106 and for discharge of conditions applications.
Land off Lavington Lane, Devizes, West Lavington	20/09350/OUT	Outline permission	Devizes CA Remainder	Reserved matters application PL/2021/11899 for 50 dwellings validated on 23/12/2021 and approved 30/05/2022. Pre-commencement conditions discharged, construction has started on site with completions seen April 23.
Land at Sandlease Farm, Worton, Wiltshire	20/07932/OUT	Outline permission	Devizes CA Remainder	Reserved matters application PL/2022/08551 for 24 dwellings submitted in November 2022 by Newland Homes. Based on initial feedback, additional information submitted in February 2023, and revised plans in March and April 2023 to address concerns raised. Forecasts allow for any discharge of conditions applications. Developer have historic of delivery indicating they are capable of achieving the forecasted yields.

Site Address	Site reference	Planning status (at 31 March 2022)	Settlement / CA Remainder	5-year deliverability summary
Mayfield Care Home 99 Nursteed Road Devizes Wiltshire	E16.2023	Full permission	Devizes	Figures shown in the trajectories are based on a bed spaces-to-dwellings ratio of 1.83 in accordance with the 2011 Census figures. C2 use - 47 additional bed spaces, loss of 20 bed spaces. 47 bed care home (dementia specialist) replacing existing 20 bed care home. Evidence to show that demolition of previous care home has taken place. 19/04979/CLE approves the lawfulness of 16/02023/FUL
Drummond Park Ludgershall SP11 9RT	21/02122/REM	Full permission	Tidworth/Ludgershall	Site being built out by Stonewater and Lovell Homes.
<b>North &amp; West Wiltshire HMA</b>				
Elizabeth Way	H2.3	DPD allocation	Trowbridge	<p>Three Statements of Common Ground (SOCG) signed March and April 2019 as part of Wiltshire Housing Site Allocations Plan examination by developers for three parcels of the site. For reference, site is referred to as parcel 1, 2 &amp; 3.</p> <p>Parcel 1: See permission record 16/00672/OUT</p> <p>Parcel 2: 20/09701/FUL - Full application from Barratt Homes for 187 dwellings validated on 03/11/2020. Strategic Planning Committee on 3/11/21 - resolution to grant full planning permission subject to conditions and a s106 legal agreement. S106 signed and permission granted on 30/06/2022. For a local comparison, Barratt averaged 64 units for each complete year on site at The Mead, Westbury (same HMA).</p> <p>Parcel 3: 20/07751/FUL - Full application validated on 09/09/2020 for 71 dwellings by Persimmon Homes. Revised plans were received in November 2022 and further revised plans received in March 2023 to address outstanding concerns. As part of these revisions, the number of dwellings has been reduced to 68. Forecasts in line with developer survey – housebuilder considered capable of achieving forecast yields.</p>
Upper Studley	H2.5	DPD allocation	Trowbridge	Full application 20/09659/FUL for 50 dwellings approved at committee 22nd February 2023 subject to S106 Agreement.

Site Address	Site reference	Planning status (at 31 March 2022)	Settlement / CA Remainder	5-year deliverability summary
Land to rear of 8 - 13 High Street, Calne, Wiltshire	19/03435/FUL	Full permission	Calne	Discharge of Conditions 28-31 of 19/03435/FUL Relating to Material Samples (PL/2021/09261) validated 27/09/2021, approved, 10/02/2022. Variation of condition 2 (PL/2022/00405) validated 17/01/2022, approved 19/08/2022. Discharge of Conditions 5,15,17,18.19.20,22,25,28,29,30,31,32,33,34,35 and 36 (PL/2022/09637) validated 15/12/2023, approved 27/01/2023.
Land North of Low Lane - Phase C Calne Wiltshire	20/00481/REM	Full permission	Calne	On 18/12108/REM (phase b) and 20/00481/REM (phase c), have averaged 38 completions over last two years.
Land at Silver Street Calne Wiltshire	N16.4124	Full permission	Calne	CG Fry have averaged 25 units pa to date on site
Land at Hunters Moon Chippenham	20/04398/REM	Full permission	Chippenham	See 20/04398/REM, N16.12493, 21/01465/REM & N18.0401. Bloor have averaged 76 units pa on site to date. Broadly in line with developer survey (survey suggested yields of over 100 units pa, including 21/01463/FUL which was approved after base date and therefore not in trajectories)
Land at Hunters Moon Chippenham Wiltshire	N16.12493	Full permission	Chippenham	See 20/04398/REM, N16.12493, 21/01465/REM & N18.0401. Bloor have averaged 76 units pa on site to date. Broadly in line with developer survey (survey suggested yields of over 100 units pa, including 21/01463/FUL which was approved after base date and therefore not in trajectories)
Land at Hunters Moon Chippenham Wiltshire	N18.0401	Full permission	Chippenham	See 20/04398/REM, N16.12493, 21/01465/REM & N18.0401. Bloor have averaged 76 units pa on site to date. Broadly in line with developer survey (survey suggested yields of over 100 units pa, including 21/01463/FUL which was approved after base date and therefore not in trajectories)

Site Address	Site reference	Planning status (at 31 March 2022)	Settlement / CA Remainder	5-year deliverability summary
Land South of Western Way Melksham SN12 6TJ	W18.4477	Full permission	Melksham	2022 developer survey indicates Taylor Wimpey suggested 55 would be completed in 2022/23 – they have averaged 59 units pa to date.
St Thomas Passage, Trowbridge	PL/2021/09779	Full permission	Trowbridge	April 2023 - units erected and rooves being constructed
Former Health Clinic, The Halve, Trowbridge, Wiltshire, BA14 8SA	W18.6893	Full permission	Trowbridge	Complete in 2022/23
AB Carter Haulage Contractors, 14 Happy Land	2/LPA/11	Local Plan allocation	Malmesbury CA Remainder	Full application for 10 dwellings validated on 19/02/2021 and approved on 07/09/2022. Council CIL records show that the site has commenced.
Land at the proposed West Warminster Urban Extension North of Victoria Road & to the West of Bath Road Comprising approx. 84 hectares Warminster Wilts	15/01800/OUT	Outline permission	Warminster	Strategic site allocation from the Wiltshire Core Strategy, being built out by Persimmon Homes. Reserved matters application PL/2021/07207 for 145 dwellings (phase 1), validated 19/07/2021, approved 04/05/2022. Reserved matters application PL/2022/08898 for 168 dwellings (phase 2) validated 16/11/2022. Construction on site has commenced and have already had completions in 2022/23. Forecasts in line with developer survey. Persimmon achieved similar yields on the Castlemead site in Trowbridge (650 dwellings, same HMA), where they averaged 116 completions per annum (not including start-up and wind-down years).
Land West of Elizabeth Way (Land SW of Hilperton Marsh) (HILPERTON GAP) Trowbridge	16/00672/OUT	Outline permission	Trowbridge	Outline permission granted 06/05/2021 for up to 165 dwellings. Subsequent reserved matters application PL/2021/08554 for 151 dwellings from Bellway Homes validated on 20/09/2021 and approved on 16/09/2022. PL/2021/08721 for Discharge of Conditions 6,7,8,10,11,13,14,15,16,17,19,20,21,23,24,25,26,27, and 28 of 16/00672/OUT validated on 17/09/2021 and approved 12/11/2021. Delivery forecast in line developer survey and with other developments by Bellway – Land east of Semington Rd, Melksham (same HMA) , averaged 59 units pa.

Site Address	Site reference	Planning status (at 31 March 2022)	Settlement / CA Remainder	5-year deliverability summary
Land at Green Farm, Chippenham Road, Lyneham SN15 4PA	19/03199/OUT	Outline permission	Chippenham CA Remainder	Outline application for up to 200 dwellings was granted at appeal on 22 November 2021. Due to the lack of 5 year housing supply, the site was permitted to help reduce the shortfall in housing. Shorted timescales were conditioned so that submission of the reserved matters application was to be within 1 year of the outline approval and that building commenced on site within 1 year of the last reserved matters approval. On 20 January 2022, discharge of condition app was validated to discharge a planning obligation for application N/94/2201/F relating to permitted agricultural workers dwelling in order to allow disposal of land to facilitate implementation of planning permission 19/03199/OUT; this was approved 03 March 2022. Reserved matters application from Bellway Homes was validated on 12 September 2022 for 200 dwellings. Revised drawing and additional material submitted on 31 March 2023 to address concerns raised. Forecasts broadly in line with developer survey.
Land at Semington Road, Melksham, Wilts	20/01938/OUT	Outline permission	Melksham	Reserved matters application for 144 dwellings submitted on 04 April 2022 and approved on 12 May 2023. Conditions 14, 15, 17, 20 & 22 discharged across four applications. David Wilson Homes considered capable of delivering forecasts yields - at land east of Melksham, they averaged 45 dwellings per annum for each complete year on site.
Land to the south of Chilvester Hill, Calne, Wiltshire SN11 0LR	20/06684/OUT	Outline permission	Calne	Site approved at appeal to help address the housing land supply shortfall. Reserved matters application (PL/2022/05993) for 28 dwellings submitted 16 August 2022 and approved 15 February 2023.

Site Address	Site reference	Planning status (at 31 March 2022)	Settlement / CA Remainder	5-year deliverability summary
Rowden Park Patterdown Road Chippenham Wiltshire	N14.12118	Outline permission	Chippenham	Being developed jointly by Redcliffe Homes and Crest Nicholson, both of which had reserved matters applications approved at base date (also see N17.8786, PL/2021/06001, 19/11461/REM & 20/02667/VAR). Between Crest and Redcliffe there are currently 7 further applications validated and awaiting determination, totalling 643 dwellings and also a 60 bed care home (20/02326/REM, 20/02334/REM, 20/02335/REM, 20/02381/REM, 20/02382/REM, 20/02383/REM & 20/02384/REM). Also, applications for site infrastructure works approved, along with some discharge of condition applications. Trajectory figures are based on both outlets with a delivery yield of 100 units per year once both outlets are operational (55 units pa for Crest, 45 units pa for Redcliffe). Forecasts broadly in line with developer survey.
Langley Park	N16.3515	Outline permission	Chippenham	Reserved matters submitted for 333 dwellings on 23/12/19 (19/12100/REM). Based on consultation feedback, number of dwellings reduced to 329. Limited outstanding technical consultations to be addressed.
West of Warminster (South of Victoria Road/Bugley Barton - Persimmon)	WCS/NW7	Strategic site	Warminster	17/01463/FUL - full application for 227 dwellings validated 23/02/2017 and approved 20/10/2022. Being built by Persimmon Homes.
West of Warminster (Land to North West of Folly Farm)	WCS/NW7	Strategic site	Warminster	PL/2021/11051 - full application for 54 dwellings, validated 29/11/2021 and approved 19/05/2022. Scheme varied via NMA application PL/2022/07954 (Changes essentially to aesthetics and buildability for plots 299-301) validated 13/10/2022 and approved 01/1/2022. Conditions 10 & 16 approved 12/07/2022 and conditions 14 & 17 approved 17/10/2022. Being built by Redrow Homes.

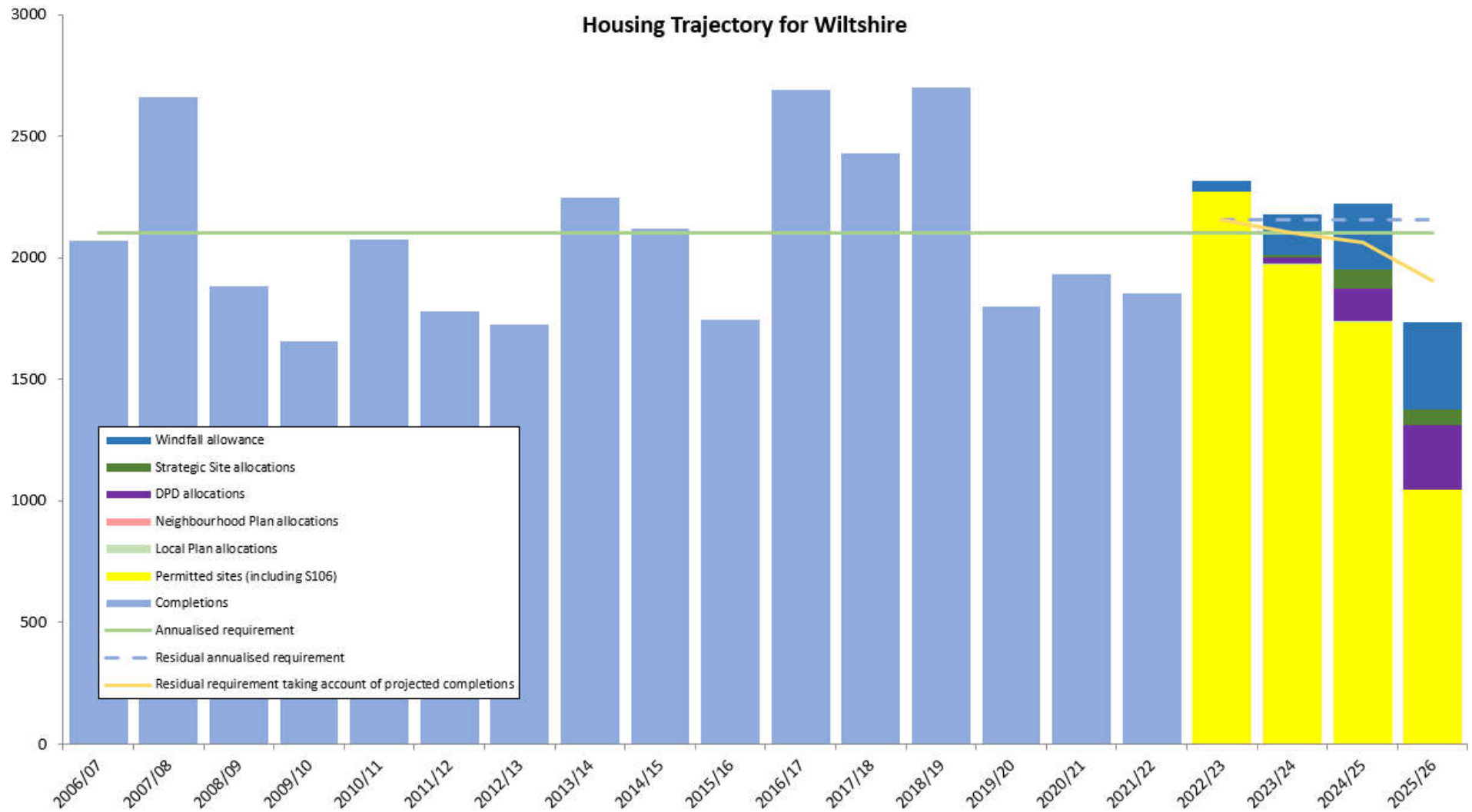
Site Address	Site reference	Planning status (at 31 March 2022)	Settlement / CA Remainder	5-year deliverability summary
Land at Marsh Farm Coped Hall Royal Wootton Bassett Swindon Wiltshire SN4	18/02955/FUL	Full permission	Royal Wootton Bassett	Figures shown in the trajectories are based on a bed spaces-to-dwellings ratio of 1.83 in accordance with the 2011 Census figures. C2 use - 30 fewer bed spaces than original application 19/10436/VAR - amends layout / Elevations / Floor plan - condition to begin development before June 2022
Land off the Buffer, Ridgeway Farm Development, Purton Road, Swindon, SN5 4JT	PL/2021/11324	Full permission	Royal Wootton Bassett & Cricklade CA Remainder	Figures shown in the trajectories are based on a bed spaces-to-dwellings ratio of 1.83 in accordance with the 2011 Census figures. C2 use - 19 fewer bed spaces. 2 separate DoC applications approved.
East of Farrells Field	19/01490/FUL	Full permission	Chippenham CA Remainder	Allocated site in the Wiltshire Housing Sites Allocation Plan adopted February 2020. Full application 19/01490/FUL validated 10/03/2020 and approved 10/08/2021. Being built out by Persimmon Homes. Developer survey from November 2022 indicated that construction had started, completions had already taken place, and the site was expected to complete early 2023.
<b>South Wiltshire HMA</b>				
Land at Rowbarrow	H3.4	DPD allocation	Salisbury	Site was allocated in the Wiltshire Housing Sites Allocations Plan for 100 dwellings. Full application (20/00337/FUL) was registered by the Council in January 2020 . Through consultation, the number of dwellings reduced to 86 with the revised scheme taken to the southern area planning committee on 28 April 2022 where it was resolved to approve the application subject to conditions and signing of the s106 agreement. The council are engaging with solicitors of Bellway Homes with the anticipation to complete the signing the s106 in the coming months.



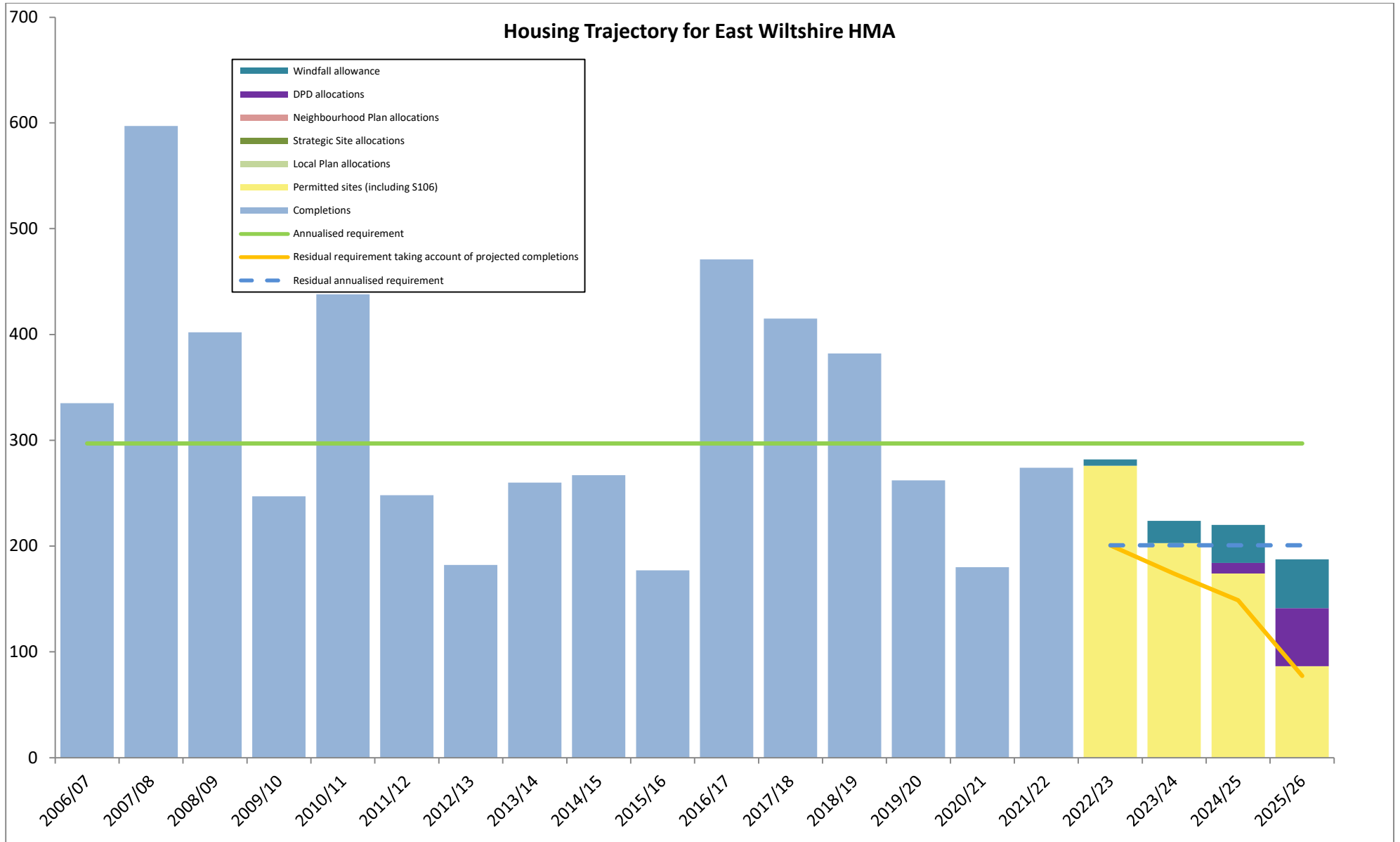
Site Address	Site reference	Planning status (at 31 March 2022)	Settlement / CA Remainder	5-year deliverability summary
North of Netherhampton Road	H3.3	DPD allocation	Salisbury	Site allocated as part of Wiltshire Housing Site Allocations Plan examination. Full planning application for 106 dwellings (PL/2021/06594) submitted by Vistry Homes on 29 June 2021, approved 13 December 2022. Formal start on site was 23 February 2023, with the associated CIL liability notice issued and the application marked as 'Under Construction' on the council's website. Forecasts in line with developer survey.
Land to the north west of Fugglestone Red and Bemerton Heath	S12.0814	Outline permission	Salisbury	Remaining units from the outline permission. Reserved matters application PL/2022/02661 for 180 units was validated on 08/04/2022 and relates to phases A2, E and A3 (part of). PL/2022/07678 for 63 units was validated on 31/10/2022 and relates to phase A2. Although both have been progressed, it seems that the application for 63 dwellings is being prioritised, with revised material submitted in January and February 2023, with the assumption that sufficient information had been provided to allow determination of the application. The forecasts are based on the developer survey and performance to date at Fugglestone Red, factoring in year on year fluctuations. The other reserved matters applications for the site have previously taken between 3-7 months to be determined. To be read in conjunction with 18/06032/REM & 20/08976/REM.
Land south of Netherhampton Road Salisbury	19/05824/OUT	Outline permission	Salisbury	Reserved Matters application PL/2021/08735 for 234 dwellings validated on 05/10/2021 and approved 21/10/2022. Three applications to discharge conditions all approved. Vistry Group will be running all three of their outlets from the site (Linden Homes, Bovis Homes, Drew Smith). Vistry capable of delivering forecast yields; on the Longhedge site in Salisbury (673 dwellings), they have average 98 completions per year.
Kings Gate Phase 4, West of Archers Gate Development, Amesbury, Wiltshire	19/07304/REM	Full permission	Amesbury	Site in final phase of development. Significant delivery has been seen in recent years.
Land to the North West of Fugglestone Red and Bemerton Heath, Salisbury, Wiltshire.	18/06032/REM	Full permission	Salisbury	Also see S12.0814

<b>Site Address</b>	<b>Site reference</b>	<b>Planning status (at 31 March 2022)</b>	<b>Settlement / CA Remainder</b>	<b>5-year deliverability summary</b>
Building Known As Finch House The Old Manor Hospital Wilton Road Salisbury Wiltshire	19/11110/FUL	Full permission	Salisbury	Figures shown in the trajectories are based on a bed spaces-to-dwellings ratio of 1.83 in accordance with the 2011 Census figures. C2 use - 21 additional bed spaces. Site visit (March 2022) - Steel work up, brick and blockwork up to window header level.
Land to the North West of Fugglestone Red and Bemerton Heath Salisbury Wiltshire	20/08976/REM	Full permission	Salisbury	Also see S12.0814
Parcels B and C Longhedge Village Development, Salisbury	19/02482/FUL	Full permission	Salisbury	Also see S15.7253 & 20/08160/REM
Land to the East of A345 and West of Old Sarum Salisbury, Wiltshire SP4 6BW	20/08160/REM	Full permission	Salisbury	Also see S15.7253 & 19/02482/FUL
Land to the East of A345 and West of Old Sarum Longhedge Salisbury Wiltshire SP4 6BW	S15.7253	Full permission	Salisbury	Originally consented for 673 dwellings, but part of site replanned under 19/02482/FUL; permission reduced by 28 dwellings accordingly. Developers have averaged 98 completions per annum on site to date. Also see 19/02482/FUL & 20/08160/REM.
Former Erskine Barracks Wilton	S17.5181	Full permission	Wilton	Care home development - seen as well under construction so very likely to complete this year. Figures shown in the trajectories are based on a bed spaces-to-dwellings ratio of 1.83 in accordance with the 2011 Census figures. C2 use - 66 additional bed spaces
Yard and buildings to the rear of Neal Close / Gibbs Close, Hampton Park, Salisbury	PI/2021/09292	Full permission	Salisbury	Reserved matters submitted by developer Imperial Homes (PL/2021/09292), validated 28/09/2021 and approved 11/03/2022. Construction work started Summer 2022.

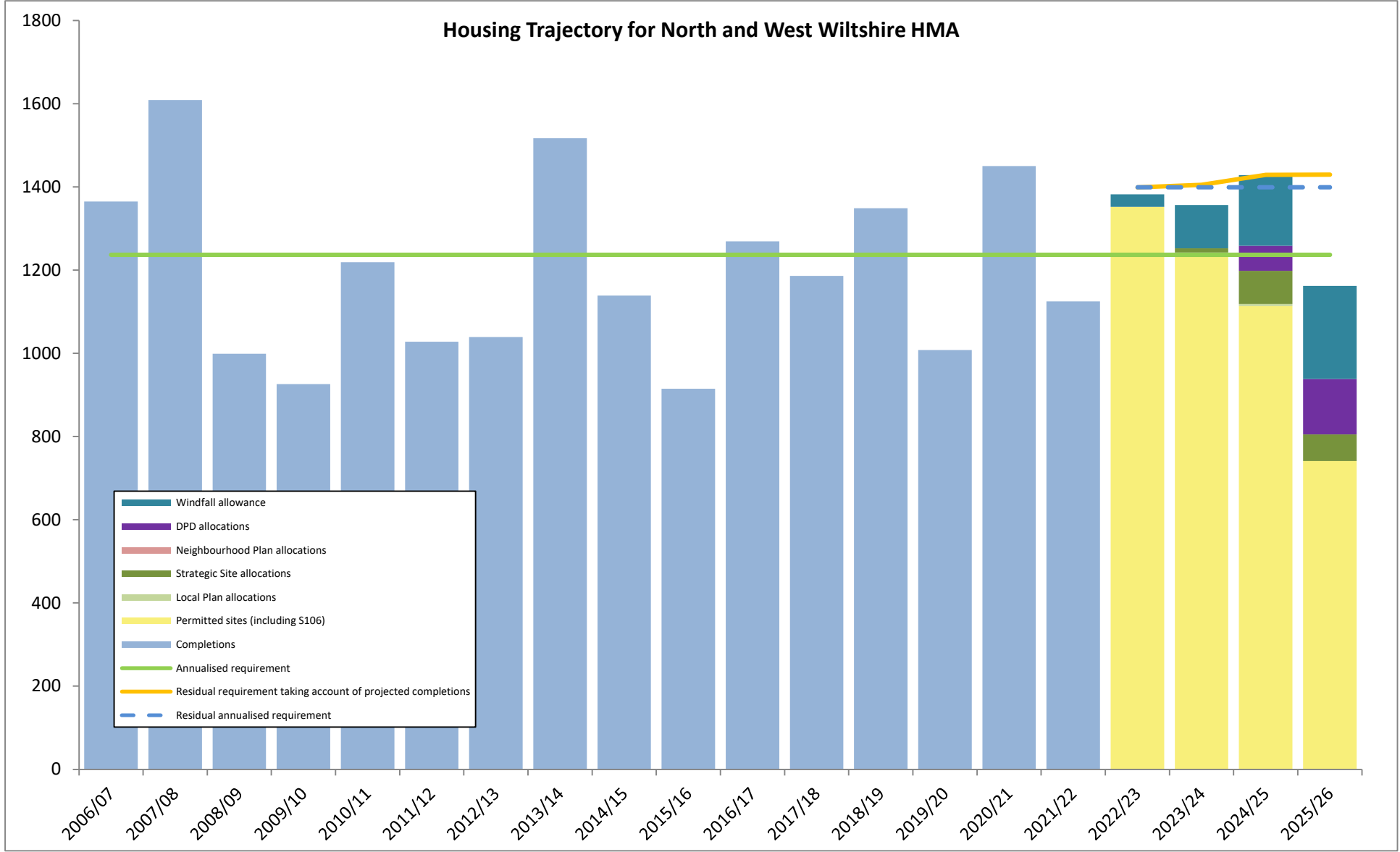
## Appendix 4: Trajectory graphs for Wiltshire LPA and Wiltshire Core Strategy Housing Market Areas



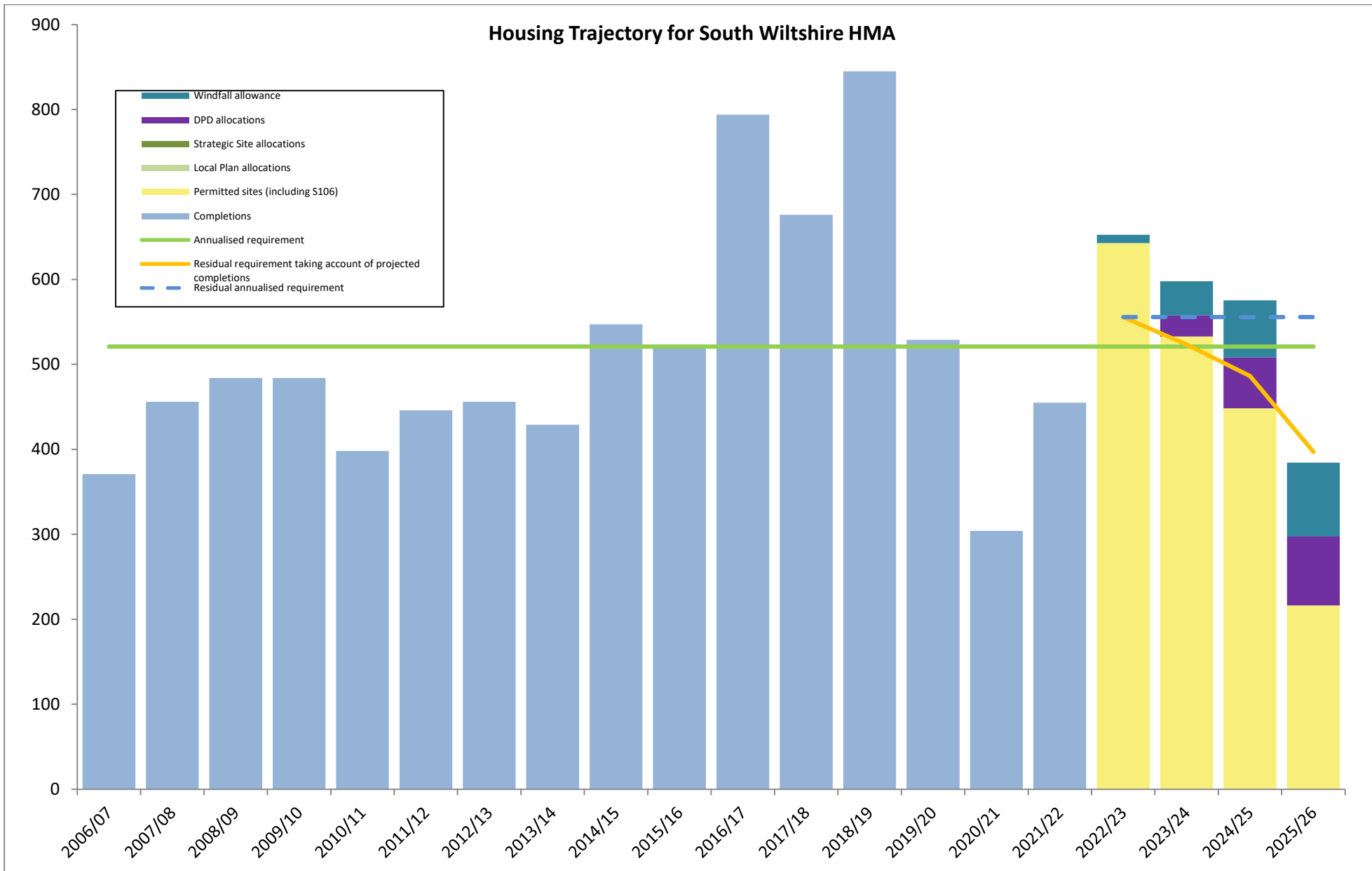
### Housing Trajectory for East Wiltshire HMA



### Housing Trajectory for North and West Wiltshire HMA



### Housing Trajectory for South Wiltshire HMA



## Appendix 5 - Windfall allowance for land supply calculations

A1. The NPPF (paragraph 71) 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.”*

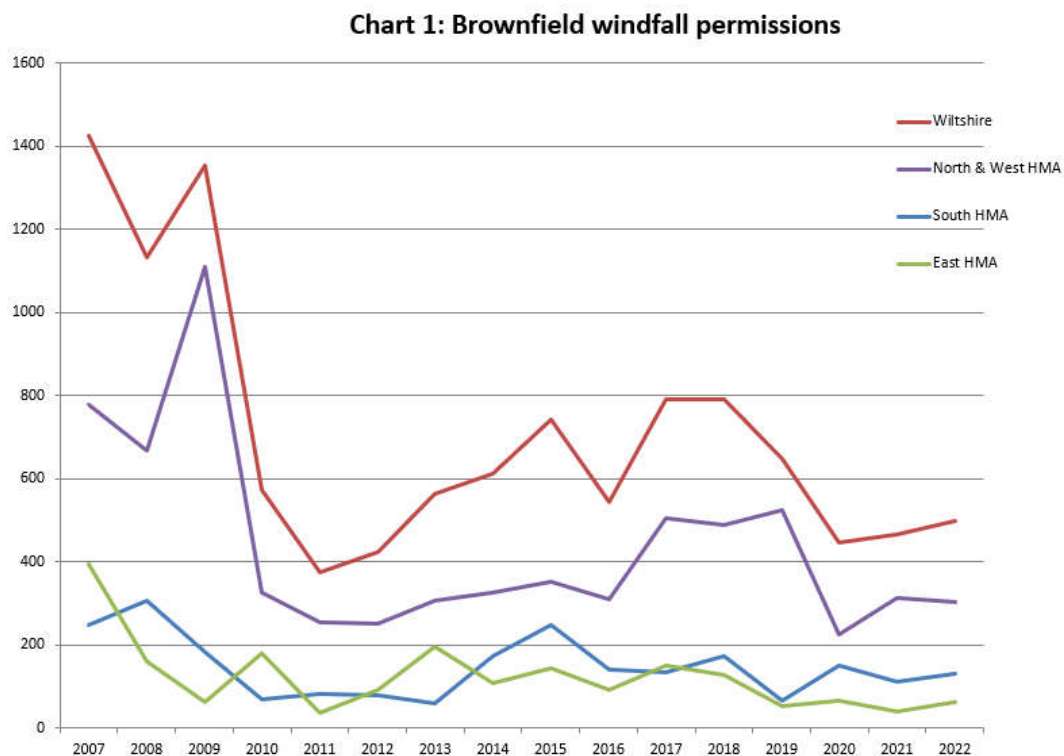
A3. For the purposes of this assessment, windfall is defined as unallocated development. The 2019 NPPF (and subsequently 2021 NPPF) no longer defines windfall sites as “normally” previously-developed land, and this indicates that an allowance for greenfield sites can be made subject to the criteria set out in paragraph 71 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 2022) 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.

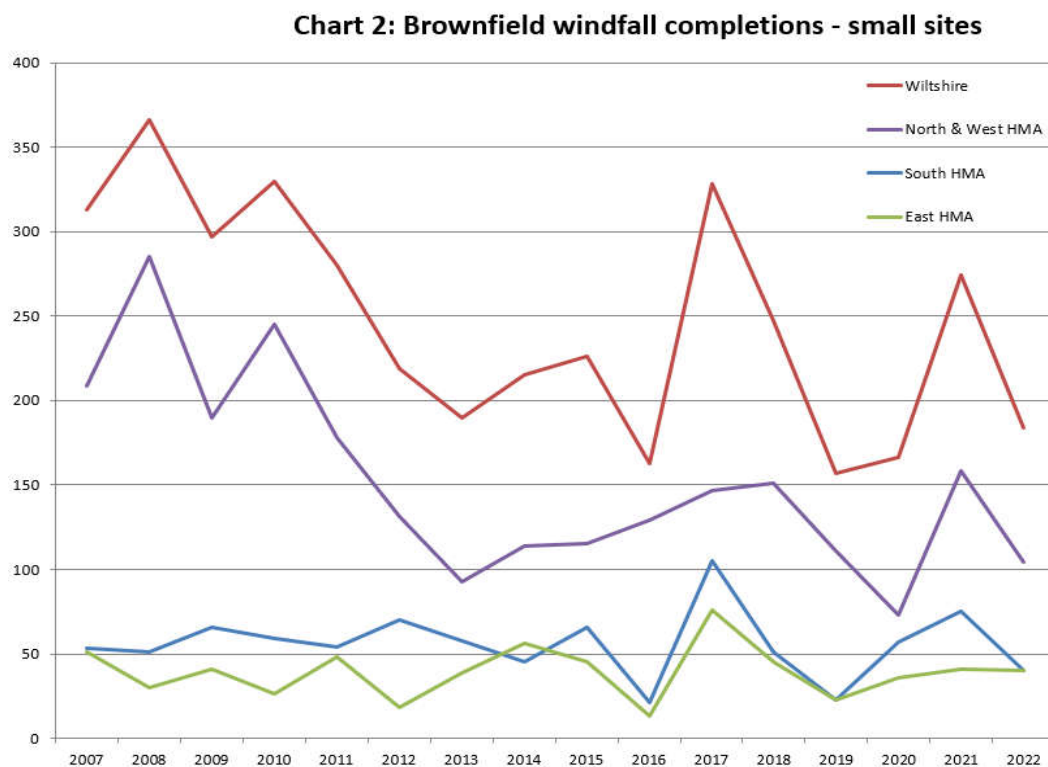
A8. In addition, during this period the Government have relaxed permitted development rights for changes of use to residential uses through the prior approval process. These have a lower requirement to show suitability than for equivalent detailed planning permission and removing the requirement for 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 26% of housing delivery during the Wiltshire Core Strategy period to date from 2006 to 2022. During this period, there has been a contribution from a range of sites of varying sizes. To better understand the propensity for different sized sites to contribute to delivery, the council have analysed delivery separately for small sites (<10 dwellings) and large sites (10 or more dwellings).

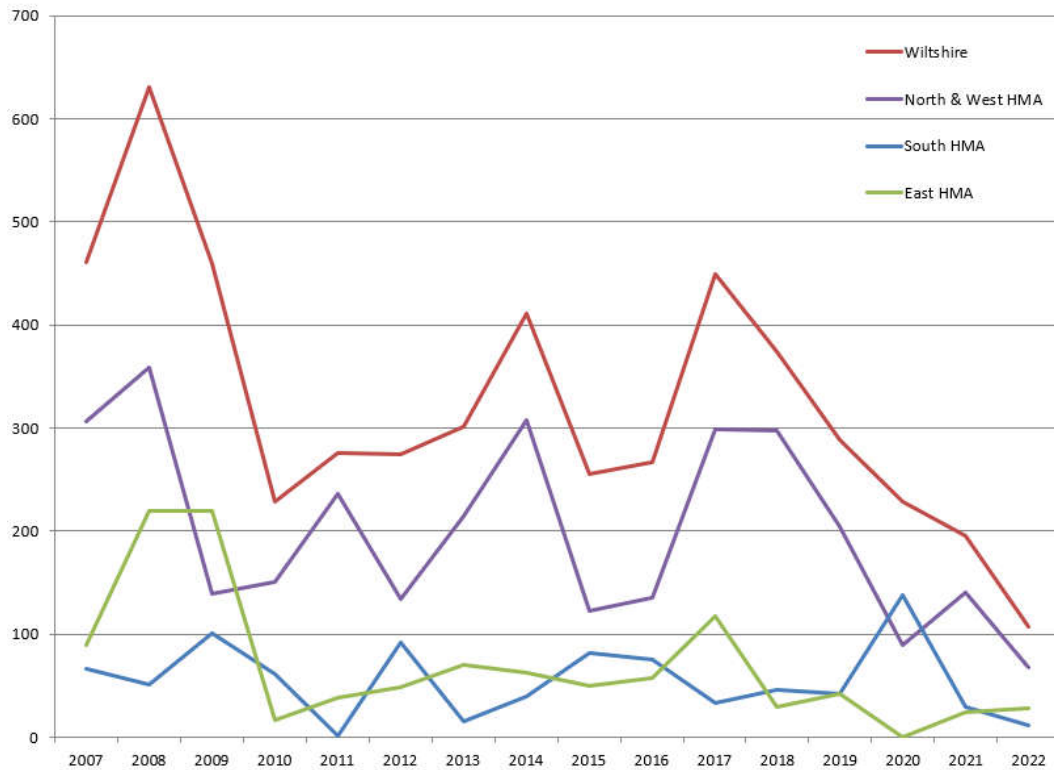
A11. The rate at which brownfield windfall development on small sites has come forward is presented in Chart 2.



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

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

**Chart 3: Brownfield windfall completions - large sites**



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

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

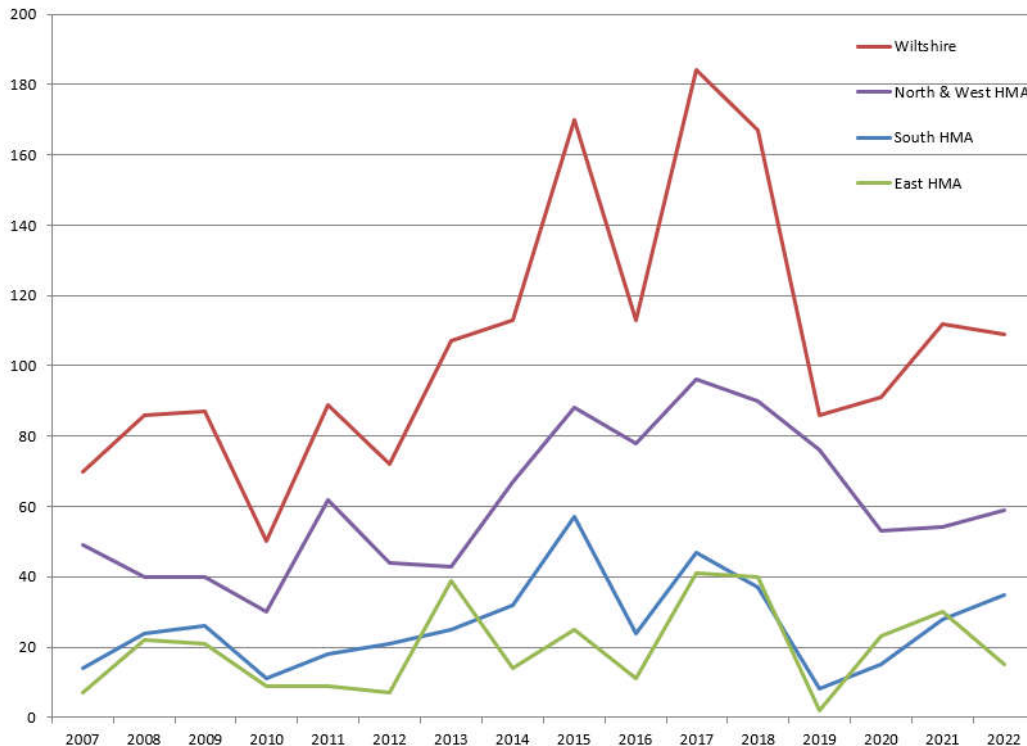
A16. Although this may not be a long-term trend, the council have responded by amending its windfall allowance to reflect this trend on large sites. As such, the allowance for large sites is now based on the volume of permissions since April 2019 as this broadly reflects the time at which an ongoing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

## Historic windfall delivery – greenfield sites

- A17. The council have not previously assessed the potential capacity from a windfall allowance on small greenfield sites due to national policy. Under the original Planning Policy Statement 3: Housing (DCLG, 2006) windfall development had been restricted to previously-developed land only. In response to concerns regarding over-development of neighbourhoods and targets to deliver a proportion of housing requirement on brownfield land, the Government issued a written statement in June 2010, to remove residential gardens from the definition of previously-developed land. Planning Policy Statement 3 was subsequently re-issued, with the definition of previously-developed land revised to excluding residential gardens.
- A18. Under the 2012 NPPF the Annex 2 definition of windfall indicated that such sites “normally comprised previously developed land”, thus providing some flexibility in the types of land that could be assessed as windfall. However, the windfall policy requirement (then paragraph 48) continued the approach set out in the (now superseded) PPS3 that such an allowance should not include development on residential gardens.
- A19. Although it was recognised that not all small greenfield sites were residential gardens, analysis indicated that this formed a significant proportion of such sites. As detailed above, national policy that was in effect at this time limited the potential to identify windfall from greenfield sources and, as such, the council restricted its windfall allowance to brownfield land only.
- A20. The publication of the 2018 NPPF both amended the Annex 2 definition to remove the text referring to previously developed land, and amended the policy requirement (then paragraph 70) from a blanket exclusion on residential gardens to setting out policies in plan-making to restrict this where appropriate. These changes to national policy provided greater potential to consider delivery from un-allocated greenfield sites.
- A21. The council recognise that policies in the development plan make provision for opportunities on small sites, both on previously-developed and greenfield land. There is a presumption in favour of development within existing settlement boundaries, which could include greenfield opportunities. At Small Villages, the delivery strategy makes provision for in-fill development which can include areas of undeveloped or vacant land within the built form. Core Policy 44 also makes provision for small rural exception housing sites where there is an identified local need. In addition, changes to legislation such as permitted development changes have encouraged the re-use of agricultural buildings to residential dwellings.
- A22. As such the council have assessed delivery from small greenfield sites across the Wiltshire Core Strategy plan period to establish whether there is a case for including delivery from this source in the windfall allowance.

The rate at which greenfield development on small sites has come forward is presented in Chart 4.

**Chart 4: Overall greenfield completions - small sites**



A23. Unlike delivery from brownfield sites, delivery from small greenfield sites has 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 in January 2021: this also generated a significant number of responses including sites with 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 more regularly come forward. 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 2022), **1,209** windfall units have been delivered on sites which were originally identified in the SHELAA (including sites identified prior to the concept of a SHELAA within a predecessor Urban Capacity Study or the National Land Use Database), compared with **9,186** 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 very 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 very low proportion of overall windfall delivery.

## 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 Q which allows conversion of agricultural buildings to residential uses subject to criteria (including floorspace and a maximum number of dwellings). 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 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.

Since the first change-of-use prior-approvals amendments came into effect (May 2013) until the end of the current monitoring period (March 2022) prior approval has been granted (or not required) for a total of **500** 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 **165** 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 more recently 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 the current 2021 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 sites<sup>3</sup> 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 sources. This form of development also includes an exemption from CIL payments, thus reducing the cost burden for developers.

### **Expected future supply**

- A37. Chart 1 above shows brownfield windfall permissions in the 16 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.
- A38. Chart 2 shows brownfield windfall completions from small sites in the 16 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 where the current land use has changed.

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<sup>3</sup> Footnote 35 of the current (2021) NPPF indicates such exception sites should not be larger than one hectare in size or exceed 5% of the size of the existing settlement.

A39. 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.

### **Method for identifying an allowance for future windfall delivery**

A40. 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.

A41. Paragraph 31 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. The previous allowance for small windfall sites used permissions from April 2009 to March 2012, thus reflecting applications during a period which is now over 7 years old. In addition, as discussed in A12 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.

A42. 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."*<sup>4</sup>

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<sup>4</sup> 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



The Wiltshire Core Strategy was subsequently adopted by the Council in January 2015.

A43. 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.

A44. 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 – 2022 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, with a relatively steady position up to the present day (as shown in Chart 1 above). For large brownfield sites, it is appropriate to base the calculation on permissions in more recent years 2019 – 2022 to reflect the downward trend in delivery from this source.

A45. 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.

### **Windfall allowance calculation**

A46. As identified above, the number of windfall sites achieving permission since 2009 has varied with differing longer term trends depending on the size and brownfield or greenfield nature of the site.

A47. Although future economic conditions appear challenging, these are not dissimilar to those that were experienced post-economic crash in 2008. It is considered that basing the allowance on a longer period results in a more representative picture of the economic cycle and future development activity.

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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.

A48. For **small brownfield** and **small greenfield sites** the average number of permissions across the period 2009-2022 will be assumed to be permitted each year for the following five years.

A49. For **large brownfield sites** the average number of permissions across the period 2019-2022 will be assumed to be permitted each year for the following five years.

A50. 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**

<b>Area</b>	<b>Average number of brownfield windfall permissions on small sites (per annum)</b>	<b>Average number of brownfield windfall permissions on large sites (per annum)</b>	<b>Average number of greenfield windfall permissions on small sites (per annum)</b>
East Wiltshire HMA	55	0	18
North and West Wiltshire HMA	165	118	68
South Wiltshire HMA	77	29	30
<b>Wiltshire</b>	<b>297</b>	<b>147</b>	<b>116</b>

### **Delivery rate**

A51. 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 all windfall permissions granted from 2008 to 2014<sup>5</sup> 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 2014, and thus reflects delivery throughout that economic period as permissions are implemented.

Secondly, if windfall permissions are implemented, historic delivery records indicate they are completed within eight years after permission. Using the period 2008 – 2014 for assessing implementation of

<sup>5</sup> 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 2014. This will result in a revised rate for each year, and thus for the overall 5-year period.

permissions provides a comprehensive dataset of delivery rates (as virtually all implemented permissions granted in 2008 will be complete by 2016, and similarly at the later end of the range, virtually all implemented permissions granted in 2014 will be complete by 2022 which is the present year.)

The resulting rate is presented in Table A3.

**Table A3: Standard delivery rate**

Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8
8.3%	21.3%	19.3%	15.2%	3.6%	2.8%	0.9%	0.3%

A52. Table A3 shows that for a permission granted in year 1, only 67.6% will reach completion in the five year period. Indeed, only 71.6% will reach completion at all, providing an allowance for non-delivery.

A53. This delivery rate has been applied to the assumed number of new windfall sites for each category of windfall. 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
55 permitted in year 1	55 x 8.3% = <b>4.6</b>	55 x 21.3% = <b>11.7</b>	55 x 19.3% = <b>10.6</b>	55 x 15.2% = <b>8.4</b>	55 x 3.6% = <b>2.0</b>
55 permitted in year 2		55 x 8.3% = <b>4.6</b>	55 x 21.3% = <b>11.7</b>	55 x 19.3% = <b>10.6</b>	55 x 15.2% = <b>8.4</b>
55 permitted in year 3			55 x 8.3% = <b>4.6</b>	55 x 21.3% = <b>11.7</b>	55 x 19.3% = <b>10.6</b>
55 permitted in year 4				55 x 8.3% = <b>4.6</b>	55 x 21.3% = <b>11.7</b>
55 permitted in year 5					55 x 8.3% = <b>4.6</b>
<b>Sum</b>	<b>4.6</b>	<b>16.3</b>	<b>26.9</b>	<b>35.3</b>	<b>37.3</b>

A54. 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. In the example, of the **275** dwellings that are forecast to be permitted within 5 years on small brownfield sites in East Wiltshire, only **120** are assumed to be deliverable in the forthcoming 5 years.<sup>6</sup>

A55. Using the above calculation, the resulting allowance for each category of windfall in each HMA and Wiltshire overall is presented in Table A5<sup>7</sup>.

**Table A5: Summary of windfall allowance for each category for 2022-2027**

<b>Area</b>	<b>Brownfield windfall permissions on small sites</b>	<b>Brownfield windfall permissions on large sites</b>	<b>Greenfield windfall permissions on small sites</b>	<b>TOTAL</b>
East Wiltshire HMA	120	0	39	<b>159</b>
North and West Wiltshire HMA	360	256	148	<b>764</b>
South Wiltshire HMA	169	62	66	<b>297</b>
<b>Wiltshire</b>	<b>649</b>	<b>317</b>	<b>253</b>	<b>1219</b>

**A56.** 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 7 and 8.

<sup>6</sup> Figures from table A4 may not sum exactly due to rounding.

<sup>7</sup> Figures from table A5 may not sum exactly due to rounding.

**Table A6: Comparison of methods for calculating windfall allowance**

<b>Area</b>	<b>Method A (as above)</b>	<b>Method B<sup>8</sup></b>	<b>Method C<sup>9</sup></b>
East Wiltshire HMA	<b>159</b>	258	223
North and West Wiltshire HMA	<b>764</b>	951	607
South Wiltshire HMA	<b>297</b>	321	161
<b>Wiltshire</b>	<b>1219</b>	1530	991

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<sup>8</sup> **Method B:** as Method A 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 (2006-2022) 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.

<sup>9</sup> **Method C:** as Method A 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 chapter 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)**

<b>Area</b>	<b>Indicative requirement 2006-2026</b>	<b>Completions 2006-2022</b>	<b>Deliverable commitments 2022-2026<sup>10</sup></b>	<b>Indicative remaining requirement<sup>11</sup></b>
Devizes	2,010	1,974	125	-89
Devizes CA remainder	490	398	127	-35
Devizes CA	2,500	2,372	252	-124
Marlborough	680	657	98	-75
Marlborough CA remainder	240	210	47	-17
Marlborough CA	920	867	144	-91
Pewsey CA	600	556	79	-35
Tidworth and Ludgershall	1,750	1,236	313	201
Tidworth CA remainder	170	106	15	49
Tidworth CA	1,920	1,342	328	250
<b>EAST WILTSHIRE HMA</b>	<b>5,940</b>	<b>5,137</b>	<b>804</b>	<b>-1</b>
Bradford on Avon	595	616	35	-56
Bradford on Avon CA remainder <sup>12</sup>	185	156	59	-30
Bradford on Avon CA <sup>12</sup>	780	772	94	-86
Calne	1,440	1,885	338	-783
Calne CA remainder	165	180	30	-45
Calne CA	1,605	2,065	369	-829
Chippenham	4,510	2,369	1,053	1,088
Chippenham CA remainder	580	489	149	-58
Chippenham CA	5,090	2,858	1,201	1,031
Corsham <sup>13</sup>	1,220	979	64	177
Corsham CA remainder <sup>13</sup>	175	453	106	-384

<sup>10</sup> 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.

<sup>11</sup> 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.

<sup>12</sup> Bradford on Avon CA remainder and Bradford on Avon CA exclude any development at Staverton Marina which is classified as Trowbridge Principal Settlement.

<sup>13</sup> 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 2006-2022	Deliverable commitments 2022-2026 <sup>10</sup>	Indicative remaining requirement <sup>11</sup>
Corsham CA	1,395	1,432	169	-206
Malmesbury	885	867	331	-313
Malmesbury CA remainder	510	492	199	-181
Malmesbury CA	1,395	1,359	530	-494
Melksham and Bowerhill	2,240	2,280	465	-505
Melksham CA remainder <sup>14</sup>	130	147	63	-80
Melksham CA <sup>14</sup>	2,370	2,427	528	-585
Royal Wootton Bassett	1,070	1,124	74	-128
Royal Wootton Bassett and Cricklade CA remainder <sup>15</sup>	385	635	201	-451
Royal Wootton Bassett and Cricklade CA <sup>15</sup>	1,455	1,759	275	-579
Trowbridge	6,810	3,476	585	2,749
Trowbridge CA remainder	165	326	30	-191
Trowbridge CA	6,975	3,802	616	2,557
Warminster	1,920	876	581	463
Warminster CA remainder	140	123	70	-53
Warminster CA	2,060	999	651	410
Westbury	1,500	1,598	347	-445
Westbury CA remainder	115	79	22	14
Westbury CA	1,615	1,677	369	-431
<b>NORTH AND WEST WILTSHIRE HMA</b>	<b>24,740</b>	<b>19,151</b>	<b>4,801</b>	<b>789</b>
Amesbury, Bulford and Durrington	2,440	2,063	297	80
Amesbury CA remainder	345	249	54	42
Amesbury CA	2,785	2,312	351	122
Mere	235	215	73	-53
Mere CA remainder	50	53	29	-32
Mere CA	285	268	102	-85
Salisbury	6,060	4,058	1,314	154
Wilton		467	68	
Wilton CA remainder	255	141	36	78
Salisbury and Wilton CAs	6,315	4,666	1,418	231
Downton	190	183	2	5
Southern Wiltshire CA remainder <sup>16</sup>	425	511	113	-199

<sup>14</sup> Melksham CA remainder and Melksham CA exclude any development at Land North of Green Lane as this is classified as Trowbridge Principal Settlement.

<sup>15</sup> Royal Wootton Bassett & Cricklade CA remainder and Royal Wootton Bassett & Cricklade CA exclude any development at the West of Swindon.

<b>Area</b>	<b>Indicative requirement 2006-2026</b>	<b>Completions 2006-2022</b>	<b>Deliverable commitments 2022-2026<sup>10</sup></b>	<b>Indicative remaining requirement<sup>11</sup></b>
Southern Wiltshire CA <sup>16</sup>	615	694	115	-194
Tisbury	200	178	3	19
Tisbury CA remainder	220	79	17	124
Tisbury CA	420	257	20	143
<b>SOUTH WILTSHIRE HMA</b>	<b>10,420</b>	<b>8,197</b>	<b>2,006</b>	<b>217</b>
Swindon (within Wiltshire)	<b>900</b>	<b>896</b>	<b>0</b>	<b>4</b>
<b>WILTSHIRE</b>	<b>42,000</b>	<b>33,381</b>	<b>7,611</b>	<b>-1,009</b>

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<sup>16</sup> Southern Wiltshire CA remainder and Southern Wiltshire CA exclude development at Old Sarum and Longhedge. These are classified as Salisbury Principal Settlement.