

Appendix 1 – Invite Letter

31 July 2019

Spatial Planning
Economic Development and Planning
Wiltshire Council
County Hall
Bythesea Road
Trowbridge
Wiltshire
BA14 8JN

Your reference: LPR Rural Workshop

Dear Sir/Madam

Wiltshire Local Plan Review

Help shape Wiltshire's plans to 2036: Invitation to consultation event

As part of the review of the Wiltshire Core Strategy (renamed Wiltshire Local Plan), the council is undertaking further consultation with town and parish councils.

This will build on the workshop events that took place in October and November 2018 (a report of these events can be viewed on the council's website via <http://www.wiltshire.gov.uk/planning-policy-local-plan-review>) and will be further to the town based workshops held May to July 2019. These meetings will be open to all town and parish councils and have a rural focus.

Along with providing an update on the progress of the Wiltshire Local Plan review, the purpose of these meetings will be to develop ideas about rural policies and discuss the complementary roles of the local plan and neighbourhood plans. Further background information will be sent in advance of the meetings.

To ensure the venue is as convenient to as many people as possible, three separate events will be held and you are invited to send representatives to one of the meetings detailed below.

- Wednesday 18 September 18:00 – 20:00: Marlborough Town Hall, High Street, Marlborough, SN8 1AA
- Wednesday 25 September 18:00 – 20:00: Nadder Centre, Tisbury, SP3 6HJ
- Tuesday 1 October 18:00 – 20:00: Calne Library, The Strand, Calne SN11 0JU

Please note that in the first instance attendance is restricted to two representatives from each parish or town council. An additional place is available if you would like to also invite a representative of your local neighbourhood plan steering group.

To ensure that we can plan in advance of the meeting, please could you inform us by **Friday 6 September** of your representatives and indicate which event you will be attending by either email to spatialplanningpolicy@wiltshire.gov.uk or phone 01225 713223.

In addition, please note that the meeting is restricted to invited representatives of the town and parish councils only as the objective is to enable an honest and open discussion about how the Wiltshire Local Plan can plan positively for rural Wiltshire.

Yours faithfully,

Georgina Clampitt-Dix

Head of Spatial Planning
Economic Development and Planning
Wiltshire Council

Appendix 2 – Agenda

Wiltshire Local Plan Review Rural Based Workshops

18:00-20:00, 18th September 2019: Marlborough Town Hall

18:00-20:00, 25th September 2019: Tisbury Nadder Centre

18:00 –20:00, 01st October 2019: Calne Library

(Please arrive for a prompt start at 18:00)

Agenda

1.	Arrival activity What are the main challenges currently facing villages in Wiltshire?
2.	Welcome
3.	Presentation <ul style="list-style-type: none">• Local Plan Review Update• Rural housing policy - emerging thinking
4.	Workshop <ul style="list-style-type: none">• Are we approaching how to meet rural housing needs in the right way?
5.	Presentation <ul style="list-style-type: none">• Developing housing requirements for the rural area
6.	Workshop <ul style="list-style-type: none">• Taking the starting point and thinking about your parish, should the number of homes be higher or lower?• In planning positively for your parish, what are the factors that might influence the level of housing a settlement should plan for?
7.	Next Steps
8.	Close

Appendix 3 – Housing Market Area Boundaries

Housing Market Areas (2019)

KEY:

Local Service Centres
(LSC)
Large Villages (LV)

Chippenham HMA

Malmesbury CA: 5LVs
Chippenham CA: 5LVs
Calne CA: 2LVs
Corsham CA: 3LVs
Melksham CA: 4LVs
Devizes CA: 1 LSC,
7LVs

Trowbridge HMA

Bradford on Avon CA:
3LVs
Trowbridge CA: 3LVs
Westbury CA: 2LVs
Warminster CA: 5LVs
Melksham CA: 2 LVs

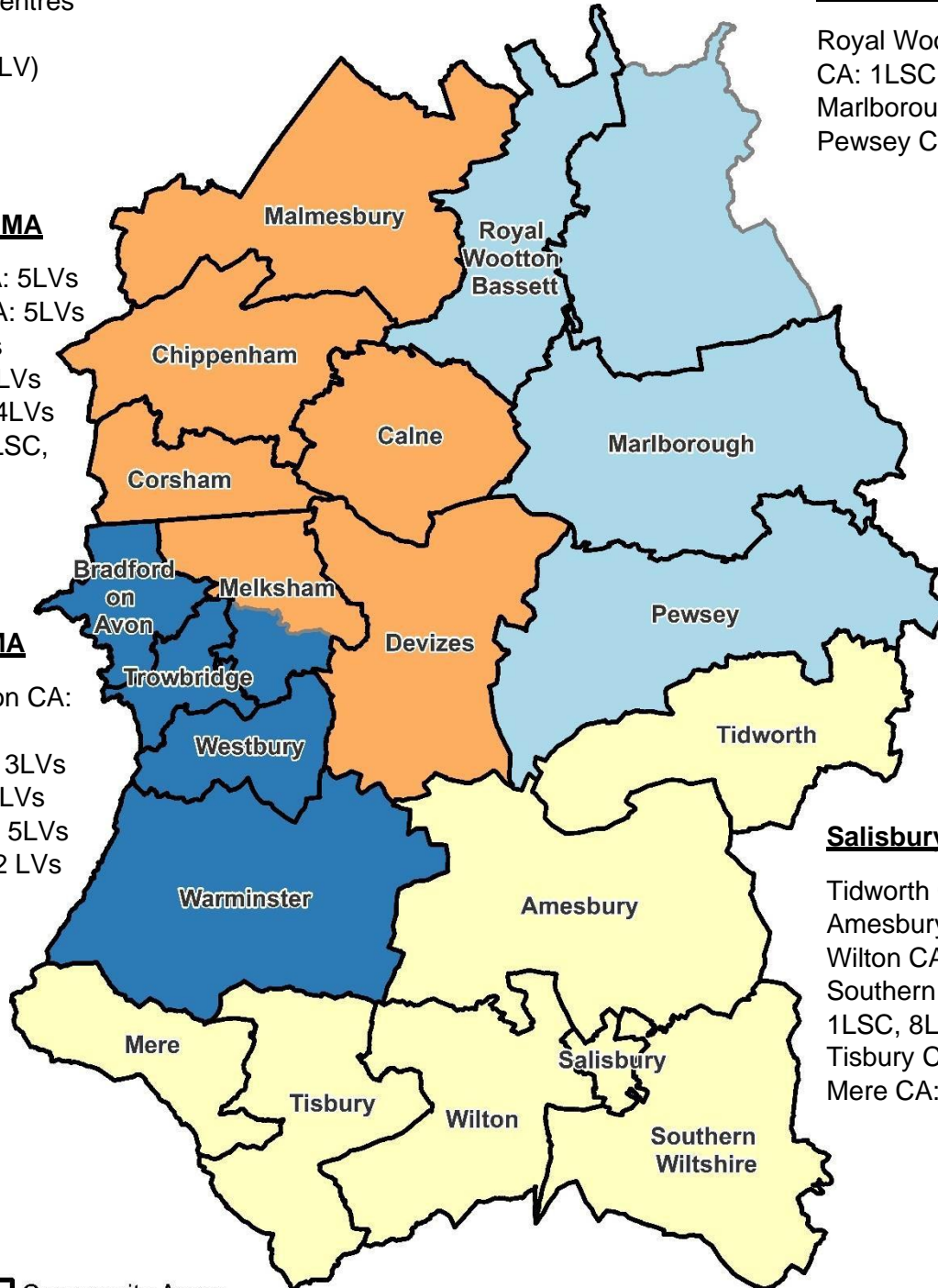
Swindon HMA

Royal Wootton Bassett
CA: 1LSC, 2LVs
Marlborough CA: 4LVs
Pewsey CA: 1LSC, 4LVs

Salisbury HMA

Tidworth CA: 2LVs
Amesbury CA: 5LVs
Wilton CA: 1LSC, 2LVs
Southern Wiltshire CA:
1LSC, 8LVs
Tisbury CA: 1LSC, 3LVs
Mere CA: 1LSC

-  Community Areas
-  Chippenham HMA
-  Salisbury HMA
-  Swindon HMA
-  Trowbridge HMA



Appendix 4 – Indicative Requirements in the Chippenham HMA

HMA	Community Area	Large Village / Local Service Centre	Number of Dwellings as at 2006	Housing Completions 2006 – 2016 (10 Years)	Possible Requirement 2016 – 2036 (20 Years)
Chippenham	Calne	Derry Hill/Studley	795	56	80
Chippenham	Chippenham	Christian Malford	279	22	30
Chippenham	Chippenham	Hullavington	470	35	50
Chippenham	Chippenham	Kington St Michael	310	17	30
Chippenham	Chippenham	Sutton Benger	392	99	45
Chippenham	Chippenham	Yatton Keynell	322	31	35
Chippenham	Corsham	Box	1539	65	155
Chippenham	Corsham	Colerne	1076	19	105
Chippenham	Corsham	Rudloe	855	5	85
Chippenham	Devizes	Bromham	808	28	80
Chippenham	Devizes	Market Lavington (Local Service Centre)	879	29	60
Chippenham	Devizes	Potterne	669	19	65
Chippenham	Devizes	Rowde	529	55	55

Chippenham	Devizes	Urchfont	486	26	50
Chippenham	Devizes	West Lavington/Littleton Pannell	509	15	50
Chippenham	Devizes	Worton	266	10	25
Chippenham	Malmesbury	Ashton Keynes	609	53	65
Chippenham	Malmesbury	Crudwell	426	12	40
Chippenham	Malmesbury	Great Somerford	322	15	30
Chippenham	Malmesbury	Oaksey	230	13	25
Chippenham	Malmesbury	Sherston	688	44	70
Chippenham	Melksham	Atworth	520	10	50
Chippenham	Melksham	Seend	493	5	50
Chippenham	Melksham	Shaw/Whitley	564	5	55

Appendix 5 – Indicative Requirements in the Salisbury HMA.

HMA	Community Area	Large Village / Local Service Centre	Number of Dwellings as at 2006	Housing Completions 2006 – 2016 (10 Years)	Possible Requirement 2016 – 2036 (20 Years)
Salisbury	Amesbury	Porton	883	24	65
Salisbury	Amesbury	Shrewton	810	64	65
Salisbury	Amesbury	The Winterbournes	538	9	40
Salisbury	Amesbury	Great Wishford	152	2	10
Salisbury	Amesbury	Tilshead	147	0	10
Salisbury	Mere	Mere (Local Service Centre)	1343	122	240
Salisbury	Salisbury & Wilton	Broad Chalke	287	9	20
Salisbury	Salisbury & Wilton	Dinton	274	36	25
Salisbury	Southern Wiltshire	Morgan's Vale/Woodfalls	1401	32	105
Salisbury	Southern Wiltshire	Downton (Local Service Centre)	1350	68	230
Salisbury	Southern Wiltshire	Alderbury	925	44	70
Salisbury	Southern Wiltshire	Winterslows/Middle Winterslow	796	41	60

Salisbury	Southern Wiltshire	Whiteparish	589	31	45
Salisbury	Southern Wiltshire	Pitton	315	12	25
Salisbury	Southern Wiltshire	Coombe Bissett	294	4	20
Salisbury	Tidworth and Ludgershall	Netheravon	479	13	35
Salisbury	Tidworth and Ludgershall	Collingbourne Ducis	367	41	30
Salisbury	Tisbury	Tisbury (Local Service Centre)	1000	167	190
Salisbury	Tisbury	Ludwell	482	12	35
Salisbury	Tisbury	Fovant	331	11	25
Salisbury	Tisbury	Hindon	297	2	20

Appendix 6 – Indicative Requirements in the Swindon HMA.

HMA	Community Area	Large Village / Local Service Centre	Number of Dwellings as at 2006 (10 Years)	Housing Completions 2006 – 2016 (20 Years)	Possible Requirement 2016 – 2036
Swindon	Marlborough	Ramsbury	877	14	50
Swindon	Marlborough	Aldbourn	789	31	45
Swindon	Marlborough	Broad Hinton	263	2	15
Swindon	Marlborough	Baydon	241	26	15
Swindon	Pewsey	Pewsey (Local Service Centre)	1581	246	225
Swindon	Pewsey	Burbage	744	34	45
Swindon	Pewsey	Great Bedwyn	616	15	35
Swindon	Pewsey	Upavon	533	11	30
Swindon	Pewsey	Shalbourne	256	16	15
Swindon	Royal Wootton Bassett & Cricklade	Lyneham	1864	40	105
Swindon	Royal Wootton Bassett & Cricklade	Purton	1558	93	95
Swindon	Royal Wootton Bassett & Cricklade	Cricklade (Local Service Centre)	1800	37	230

Appendix 7 – Indicative Requirements in the Trowbridge HMA

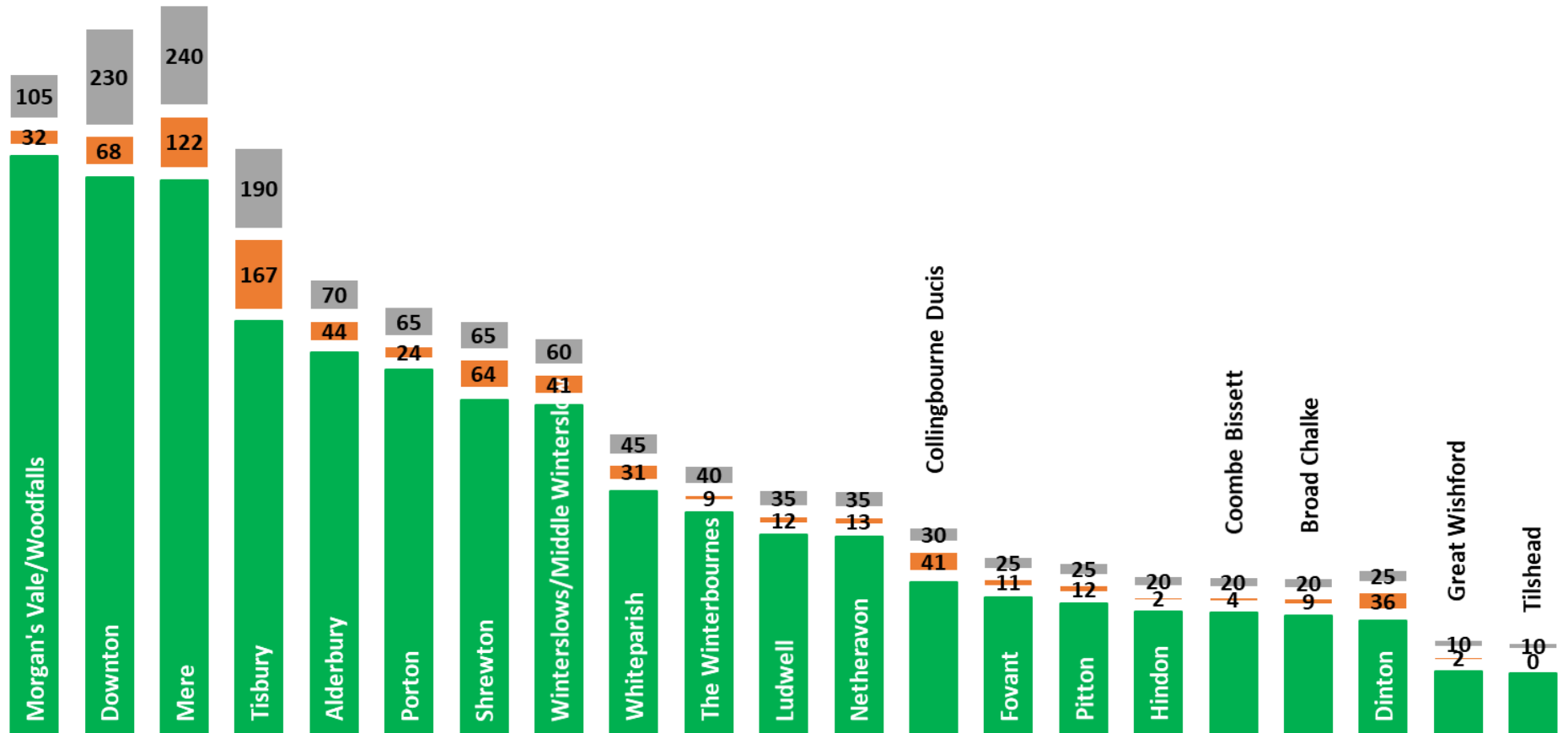
HMA	Community Area	Large Village / Local Service Centre	Number of Dwellings as at 2006	Housing Completions 2006 – 2016 (10 Years)	Possible Requirement 2016 – 2036 (20 Years)
Trowbridge	Bradford on Avon	Winsley	872	6	65
Trowbridge	Bradford on Avon	Holt	694	72	60
Trowbridge	Bradford on Avon	Westwood	518	17	40
Trowbridge	Melksham	Steeple Ashton	417	3	30
Trowbridge	Melksham	Semington	382	16	30
Trowbridge	Trowbridge	Southwick	760	115	65
Trowbridge	Trowbridge	North Bradley	738	10	55
Trowbridge	Trowbridge	Hilperton	612	26	50
Trowbridge	Warminster	Codford	355	33	30
Trowbridge	Warminster	Heytesbury	353	17	30
Trowbridge	Warminster	Sutton Veny	319	2	25
Trowbridge	Warminster	Corsley	305	4	25
Trowbridge	Warminster	Chapmanslade	290	5	25

Trowbridge	Westbury	Dilton Marsh	819	20	65
Trowbridge	Westbury	Bratton	509	21	40

Appendix 8 - Indicative Housing Requirements by HMA.

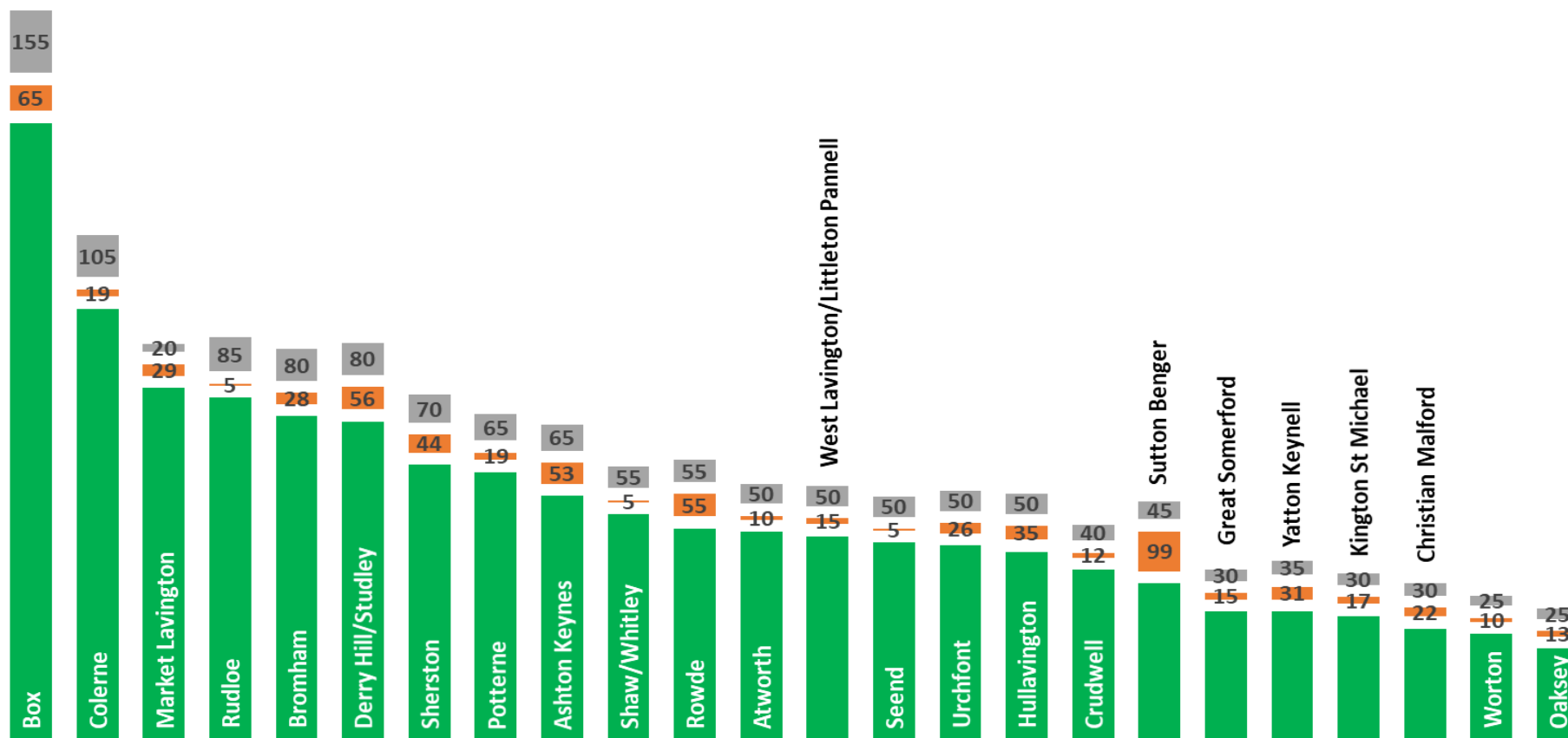
Salisbury HMA Possible Housing Requirements 2016-2036

■ Number of dwellings as at 2006 ■ housing completions 2006 - 2016 ■ Possible requirement



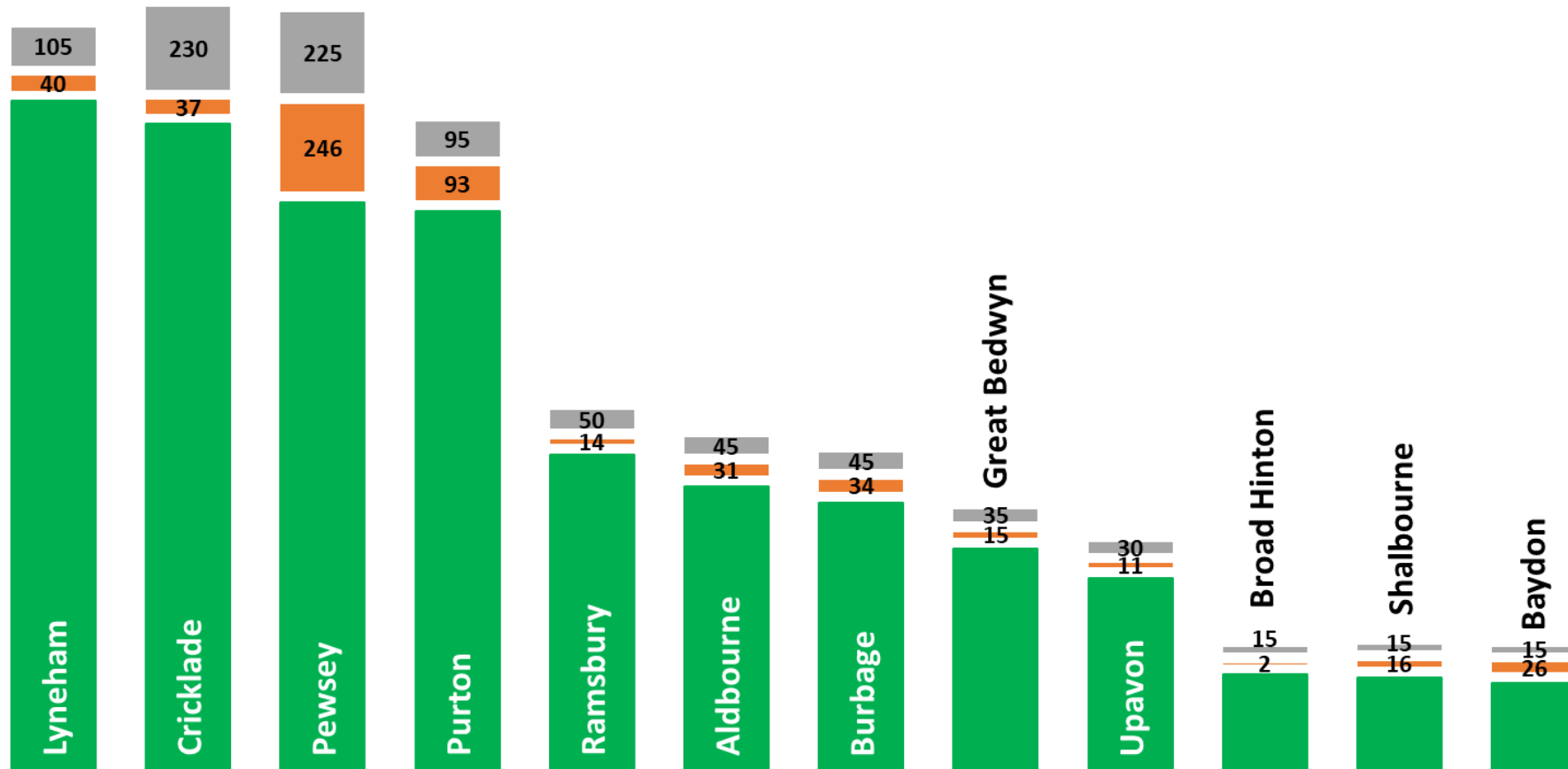
Chippenham HMA Possible Housing Requirements 2016-2036

■ Number of dwellings as at 2006 ■ housing completions 2006 - 2016 ■ Possible requirement



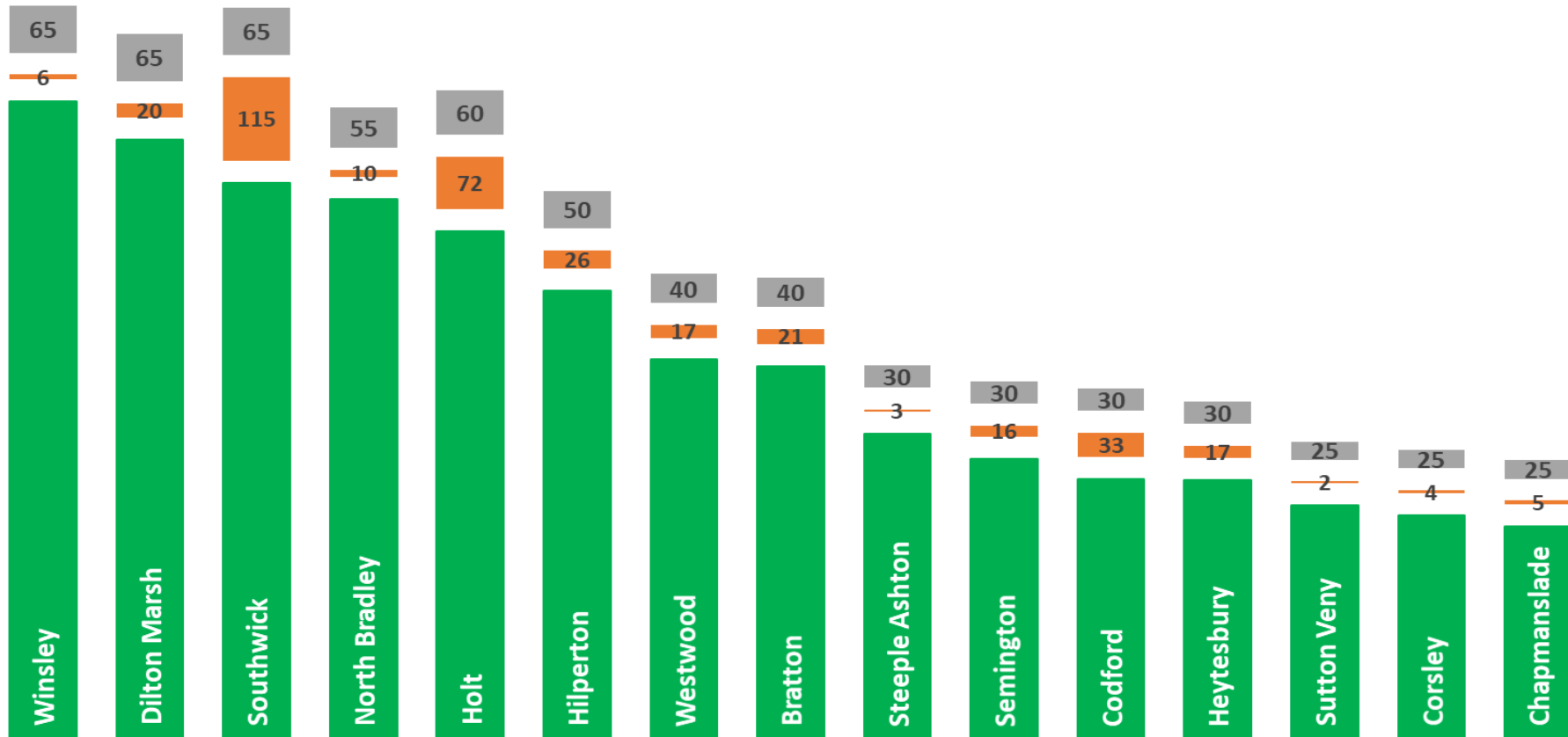
Swindon HMA Possible Housing Requirements 2016-2036

■ Number of dwellings as at 2006 ■ housing completions 2006 - 2016 ■ Possible requirement



Trowbridge HMA Possible Housing Requirements 2016-2036

■ Number of dwellings as at 2006 ■ housing completions 2006 - 2016 ■ Possible requirement



Appendix 9 – Chippenham HMA Alternative Development Strategies.

Chippenham HMA – Alternative Development Strategies

Option A. Rolling forward the Wiltshire Core Strategy

2016-2036		
Settlement Area	Housing Requirement	Residual
	<i>Dwellings</i>	
Calne	2050	860
Chippenham	6441	1830
Corsham	1740	1265
Devizes	2870	2025
Malmesbury	1260	715
Melksham	3200	1850
Rest of HMA	2840	1471
Total	20400	10010

Option B. Chippenham Expanded Community

2016-2036		
Settlement Area	Housing Requirement	Residual
	<i>Dwellings</i>	
Calne	1440	250
Chippenham	9765	5155
Corsham	1220	745
Devizes	2010	1165
Malmesbury	885	340
Melksham	2240	890
Rest of HMA	2840	1470
Total	20400	10010

Option C. Melksham Focus

2016-2036		
Settlement Area	Housing Requirement	Residual
	<i>Dwellings</i>	
Calne	1610	420
Chippenham	6930	2320
Corsham	1365	890
Devizes	2250	1405
Malmesbury	990	445
Melksham	3950	2600
Rest of HMA	3300	1930
Total	20400	10010

Appendix 10 – Salisbury HMA Alternative Development Strategies

Salisbury HMA – Alternative Development Strategies

Option A. Rolling forward the Wiltshire Core Strategy

	2016-2036	
Settlement Area	Housing Requirement	Residual
	<i>Dwellings</i>	
Salisbury/Wilton	5390	490
Amesbury	2170	940
Tidworth/Ludgershall	1555	345
Rest of HMA	1855	970
Total	10975	2745

Option B. Focus on Salisbury

	2016-2036	
Settlement Area	Housing Requirement	Residual
	<i>Dwellings</i>	
Salisbury/Wilton	6650	1750
Amesbury	1230	0
Tidworth/Ludgershall	1210	0
Rest of HMA	1885	1000
Total	10975	2745

Option C. Focus on the rest of the HMA

	2016-2036	
Settlement Area	Housing Requirement	Residual
	<i>Dwellings</i>	
Salisbury/Wilton	5390	490
Amesbury	1230	0
Tidworth/Ludgershall	1210	0
Rest of HMA	3145	2255
Total	10975	2745

Option D. Boscombe/Porton New Community

	2016-2036	
Settlement Area	Housing Requirement	Residual
	<i>Dwellings</i>	
Salisbury/Wilton	4900	0
Amesbury	1230	0
Tidworth/Ludgershall	1210	0
Rest of HMA	1635	745
New community	2000	2000
Total	10975	2745

Appendix 11 – Swindon HMA Alternative Development Strategies

Swindon HMA – Alternative Development Strategies

Option A. A rolling forward of the Wiltshire Core Strategy

	2016-2036	
	Housing	
Settlement Area	Requirement	Residual
	<i>Dwellings</i>	
Marlborough	570	135
Royal Wootton Bassett	900	670
West of Swindon	755	270
Rest of HMA	1030	360
Total	3255	1435

Option B. Focus on Royal Wotton Bassett

	2016-2036	
	Housing	
Settlement Area	Requirement	Residual
	<i>Dwellings</i>	
Marlborough	485	50
Royal Wootton Bassett	1255	1025
West of Swindon	485	0
Rest of HMA	1030	360
Total	3255	1435

Option C. Focus on the rest of the HMA

	2016-2036	
	Housing	
Settlement Area	Requirement	Residual
	<i>Dwellings</i>	
Marlborough	680	245
Royal Wootton Bassett	835	605
West of Swindon	485	0
Rest of HMA	1255	585
Total	3255	1435

Appendix 12 – Trowbridge HMA Alternative Development Strategies

Trowbridge HMA – Alternative Development Strategies

Option A. Rolling forward the Wiltshire Core Strategy

2016-2036		
Settlement Area	Housing	
	Requirement	Residual
	<i>Dwellings</i>	
Bradford on Avon	570	310
Trowbridge	6520	2930
Warminster	1840	50
Westbury	1435	330
Rest of HMA	635	255
TOTAL	11000	3875

Option B. Westbury Growth Point

2016-2036		
Settlement Area	Housing	
	Requirement	Residual
	<i>Dwellings</i>	
Bradford on Avon	570	310
Trowbridge	5400	1805
Warminster	1950	160
Westbury	2130	1025
Rest of HMA	950	570
TOTAL	11000	3870

Option C. Focus on the rest of the HMA

2016-2036		
Settlement Area	Housing	
	Requirement	Residual
	<i>Dwellings</i>	
Bradford on Avon	300	40
Trowbridge	6130	2535
Warminster	1840	50
Westbury	1530	425
Rest of HMA	1200	820
TOTAL	11000	3870

Appendix 13 – Arrival Activity

Arrival activity

What are the main challenges facing villages in Wiltshire?

In autumn 2018 Wiltshire Council undertook further consultation with Town and Parish Councils. As part of this process, rural workshops were held to help inform the Local Plan Review process and an exercise was undertaken to understand what the main challenges were facing villages in Wiltshire.

Following these consultation events, the findings were published and a summary of the information provided to us in response to the above question can be seen below.

Location of Development	<ul style="list-style-type: none">• Lack of suitable sites• Lack of resources to prepare neighbourhood plans• Policies too restrictive• Settlement boundaries don't allow for expansion• Small villages classed as 'unsustainable'• Land availability an issue if owners not willing or have too high expectations on land values
Sustainability	<ul style="list-style-type: none">• Poor public transport• Should affordable housing be promoted where no public transport?• Lack of access to employment• Lack of local facilities (GPs, schools)• High house prices and low wage economy• Preservation of natural environment
Type of Housing	<ul style="list-style-type: none">• Housing being built doesn't reflect local need eg too large• Lack of affordable housing for young people• Lack of housing for the elderly and disabled• Loss of smaller homes as properties extend• New housing is large and expensive which encourages commuters• Design quality• Population too small to enable diversity of provision (e.g. elderly / disabled)
Housing Delivery	<ul style="list-style-type: none">• Need mix of large and small sites• Delivery is slow• Is there appetite for a 'garden village'?• House prices too high (national issue)• Second homes• Community Land Trust a slow process• Mismatch between local aspirations and commercial development
Traffic and Roads	<ul style="list-style-type: none">• Increase in traffic. In particular traffic volume,

	<p>congestion, HGVs, in</p> <ul style="list-style-type: none">• small villages• Car parking• Road infrastructure not maintained
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Can you identify the 2 greatest challenges in relation to planning for housing and whether these have changed since the last time we met with you?

Appendix 14 – Rural Workshop Presentation.



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Wiltshire Local Plan Review

Rural Housing Workshop

Wiltshire Council
Where everybody matters



This slide features a dark green header with a white wavy line. The text is left-aligned. It includes a section header, a main question, and a bulleted list of instructions. At the bottom right, there is a horizontal line followed by the Wiltshire Council logo and tagline.

Arrival activity

What are the main challenges facing villages in Wiltshire?

- Please discuss at your tables and record your thoughts on the sheets provided
- Can you identify the 2 greatest challenges in relation to planning for housing and whether these have changed since the last time we met with you

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Agenda

- Local Plan Review update & developing housing requirements for the rural area
- Workshop discussion

Taking the starting point and thinking about your parish, should the number of homes be higher or lower?
In planning positively for your parish, what are the factors that might influence the level of housing a settlement should plan for?
- Rural housing policy - emerging thinking
- Workshop discussion

Are we approaching how to meet rural housing needs in the right way?
- Next steps & close



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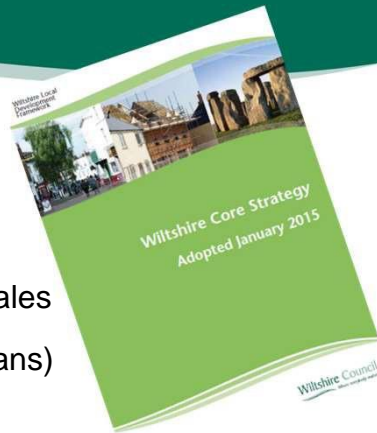
Local Plan Review update & developing housing requirements for the rural area

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Local Plan Review Current timetable

- Draft plan 2020 for consultation
(including revised policies on scales of growth and neighbourhood plans)

- Submission to Secretary of State end 2020 ?
- Adoption 2021 ?



What has happened since we last met?

- Continued to work on the review of policies
- Cabinet on 30 April considered overall scales of growth and Alternative Development Strategies to distribute growth to Housing Market Areas
- Informal consultation with parish and town councils to test strategies - town based meetings May to Sept, 3 rural meetings Sept to Oct (today)

Housing and Employment

- Plan for a local housing need range between 40,840 and 45,600 for the period 2016-2036. Residual about 18,000 homes
- Plan for an employment land requirement of about 182 ha for the period 2016-2036. Residual about 26 ha
- Agreed revised Housing Market Area boundaries

The Challenge

How can we disaggregate the proposed housing and employment requirements to individual principal settlements and market towns, and the rural area?



Alternative Development Strategies

Chippenham Housing Market Area

Alternative development strategy	Rest of HMA Dwellings 2016 -2036
CH-A Roll forward the core strategy	2840
CH-B Chippenham Expanded Community	2840
CH-C Melksham Focus	3300
(1420 and 1880 additional dwellings to be planned for)	
Wiltshire Core Strategy	1990

The Cabinet report papers can be found online at:
<https://cms.wiltshire.gov.uk/mgAi.aspx?ID=83793#mgDocuments>

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Alternative Development Strategies

Salisbury Housing Market Area

Alternative development strategy	Rest of HMA Dwellings 2016 -2036
SA-A Roll forward the core strategy	1855
SA-B Focus on Salisbury	1855
SA-C Focus on the rest of the HMA	3145
SA-D Boscombe/Porton New Community	1635
(745 and 2255 additional dwellings to be planned for)	
Wiltshire Core Strategy 2006 to 2026	2090

The Cabinet report papers can be found online at:
<https://cms.wiltshire.gov.uk/mgAi.aspx?ID=83793#mgDocuments>

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Alternative Development Strategies

Swindon Housing Market Area

Alternative development strategy	Rest of HMA Dwellings 2016 -2036
SW-A Roll forward the core strategy	1030
SW –B Focus on Royal Wotton Bassett	1030
SW - C Focus on Rest of HMA	1255
(360 and 585 additional dwellings to be planned for)	
Wiltshire Core Strategy (2006 to 2026)	1225

The Cabinet report papers can be found online at:
<https://cms.wiltshire.gov.uk/mgAi.aspx?ID=83793#mgDocuments>

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Alternative Development Strategies

Trowbridge Housing Market Area

Alternative development strategy	Rest of HMA Dwellings 2016 -2036
TR-A Roll forward the core strategy	635
TR-B Westbury Growth Point	950
TR-C Focus on the rest of the HMA	1200
(255 and 820 additional dwellings to be planned for)	
Wiltshire Core Strategy (2006 to 2026)	665

The Cabinet report papers can be found online at:
<https://cms.wiltshire.gov.uk/mgAi.aspx?ID=83793#mgDocuments>

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How do we distribute the
'rest of the HMA' housing figures
in the rural area?

National Requirements

- "...support the Government's objective of significantly boosting the supply of homes" (paragraph 59) - "Planning policies should identify opportunities for villages to grow and thrive, especially where this will support local services" (paragraph 78)
- " ... strategic policies should not extend to detailed matters that are more appropriately dealt with through neighbourhood plans.." (paragraph 21)
- "...strategic policies should also set out a housing requirement for designated neighbourhood areas which reflects the overall strategy for the pattern and scale of development and any relevant allocations." (paragraph 65)

Local Plan Settlement Strategy

- In rural areas, designated 'large villages' and 'local service centres' continue to have a strategic role
 - providing services and facilities to a rural hinterland; and
 - new homes support that role alongside meeting local needs

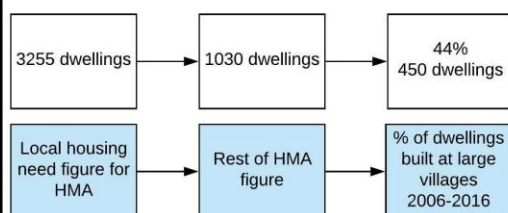
These settlements could have a housing requirement 2016 - 2036

- Designated 'small villages' and hamlets do not have the same role and the emphasis is on new homes to meet local needs

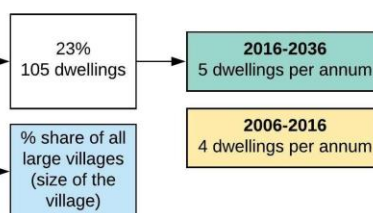
These settlements could have no requirement 2016 – 2036 instead need for housing identified by each community

Housing Requirements*

Swindon HMA



Lyneham

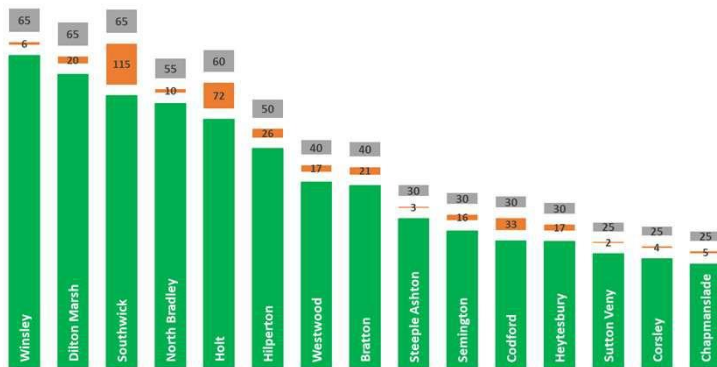


*N.B. This is a starting point for discussion and gathering evidence.

Housing Requirements

Trowbridge Large Village Housing Requirements 2016-2036

■ Number of dwellings as at 2006 ■ housing completions 2006 - 2016 ■ Possible requirement



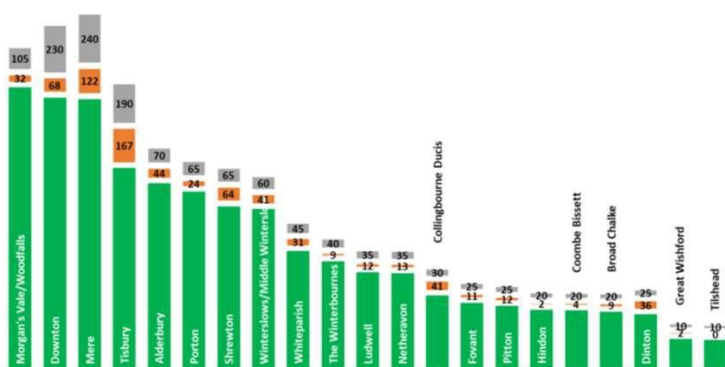
Please note these figures are a starting point for discussion and evidence gathering.

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Housing Requirements

Salisbury HMA Possible Housing Requirements 2016-2036

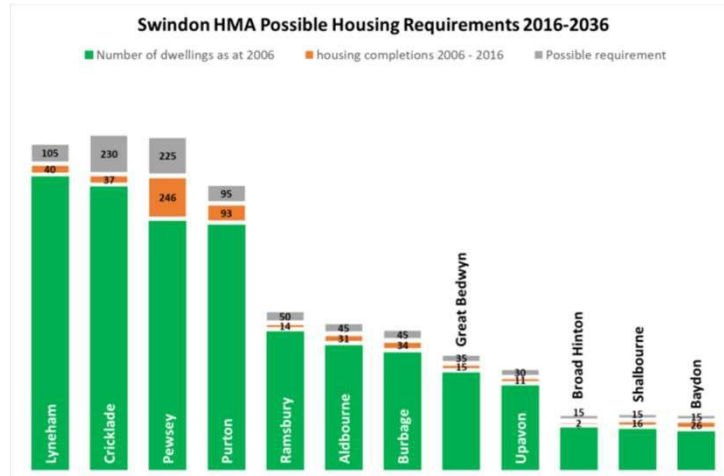
■ Number of dwellings as at 2006 ■ housing completions 2006 - 2016 ■ Possible requirement



Please note these figures are a starting point for discussion and evidence gathering.

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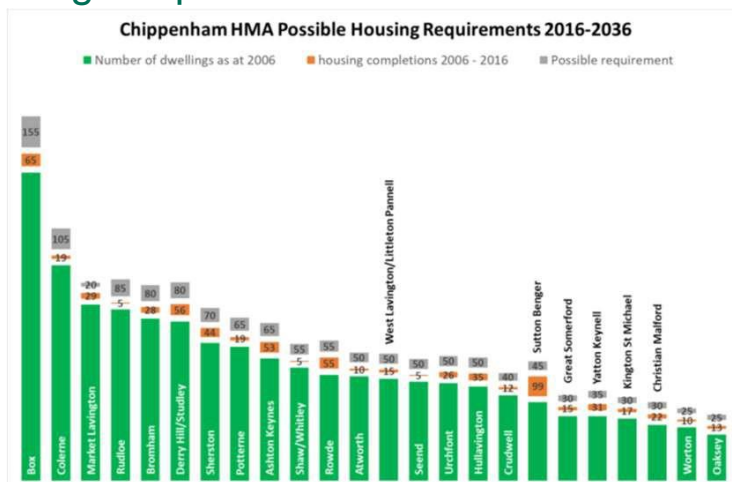
Housing Requirements



Please note these figures are a starting point for discussion and evidence gathering.

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Housing Requirements



Please note these figures are a starting point for discussion and evidence gathering.

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Discussion

- Taking the starting point and thinking about your parish, should the number of homes be higher or lower?
- In planning positively for your parish, what are the factors that might influence the level of housing a settlement should plan for?

Rural Housing Policy - emerging thinking

Housing in Rural Areas

Last year, you said:

- Encourage the promotion of land for affordable housing to increase the amount of housing provided in rural areas and to address issues of lack of affordable housing reflecting local need.
- Allow small groups of affordable housing which includes % discount housing and starter homes.
- Change the threshold for when affordable housing required from 5+ units to 10+ units, and consider not having a threshold in rural areas.

Housing in Rural Areas (Cont.)

Last year, you said:

- Allow starter homes (for first time buyers) as part of rural exceptions sites and have a more flexible rural exception policy to allow small proportion of market housing
- HousingNeed Survey evidence be amended to also target need for starter homes.
- Enable self build affordable housing.

Work So Far

Since last year, we have

- Been reviewing the Local Plan housing policies – Providing Affordable Housing (CP43); Rural Exceptions Sites (CP 44), Meeting Wiltshire's Housing Needs (CP45) and Meeting Needs of Older and Vulnerable People (CP46)
- Been considering how to address new issues raised in national policy and through consultation e.g. Community Led Housing, Entry level exceptions sites, self build homes
- Reviewed the rural housing needs survey to gain a better understanding of wider housing needs, and explain the different types of affordable housing.

Affordable Housing

- Change threshold at which AH is required from 5+ units to 10+ units, or between 5 and 9 units on sites of 0.5ha or more.
- In designated rural areas on sites of between 6 and 9 dwellings, offsite contributions will be sought.
- Considering having a single % requirement across Wiltshire, although our evidence shows 40% may be too ambitious.
- Include more information about Affordable housing tenures in the supporting text and additional wording to describe the considerations of high quality design to ensure consistency across tenures.

Rural Exception Sites

- To continue to apply to proposals at Local Service Centres, Large and Small Villages, and rural settlements not defined
- Proposals should reflect genuine local need, as evidenced by Homes4Wiltshire register and/or local housing needs survey
- Should we increase site size from maximum of 10 to 20 dwellings with a % market housing to assist with site viability, or where it is proven essential to provide a balanced and sustainable community, subject to strong community support?
- Should we delete the criteria "employment and services are accessible from the site"
- Should we include Community Led Housing within CP44 Rural Exceptions Sites?

Community Led Housing

The key points of Community Led Housing include:

- The community must be integrally involved throughout the process in key decisions
- Community groups can play a long term role in ownership, management or stewardship of the homes
- Provides opportunity to contribute to housing supply and unlock smaller and rural exception sites. These benefits must be clearly defined and legally protected in perpetuity

Community Led Housing

- Community Led Housing comes in many different forms and can include:
 - Community Land Trust
 - Housing Co-op
 - Co Housing
 - Community self build

Entry Level Exceptions Sites

- NPPF Paragraph 71 requires local authorities to support the development of entry-level exception sites, suitable for first time buyers (or those looking to rent their first home), unless the need for such homes is already being met within the authority's area.
- These sites can come forward outside of but adjacent to existing settlements, proportionate in size to them and on land that is not already allocated for housing
- Should not be larger than one hectare in size or exceed 5% of the size of the existing settlement and will not be permitted in National Parks, Areas of Outstanding Natural Beauty or land designated as Green Belt.

Entry Level Exceptions Sites

These are the questions we have been considering further:

- How the size of the settlement should be measured to determine whether a proposal would exceed 5% of the size of the settlement?
- What evidence of need should be used, if any?
- Whether a proportion of market housing would be acceptable?
- Should the homes delivered through entry-level exceptions sites be affordable in perpetuity?

Wiltshire Council, 2019. Wiltshire Housing Strategy 2019-2030. Part M4(2) Category 2 - Accessible and adaptable dwellings of the Building Regulations 2010.

Meeting Wiltshire's Housing Needs

- All affordable housing to be required to be accessible and adaptable dwellings in accordance with Building Regulations.
- Should we also introduce space standards for market housing?
- Retaining flexibility to allow for negotiation of a range of specialist accommodation, to meet changing needs of different customer groups i.e. Older People and Vulnerable Groups

Discussion

- Are we are approaching housing policy in the right way in rural areas?

Next Steps: Wiltshire Council

- Todays discussion will inform strategy and policy development
- Report of meeting