



Housing Land Supply Statement

April 2013

August 2013

Wiltshire Council

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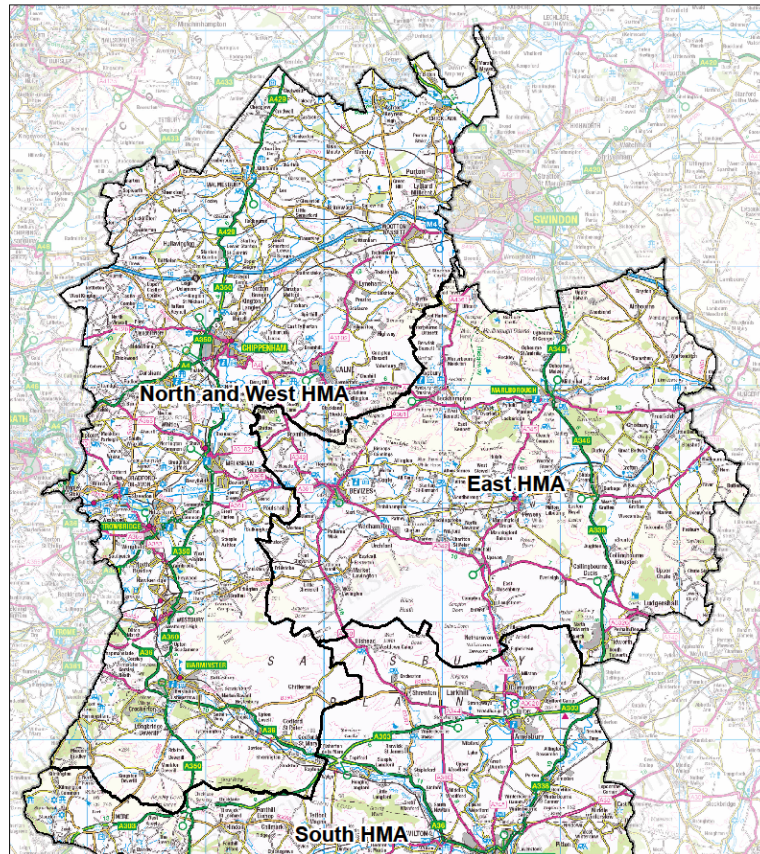
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Housing Land Supply Statement
Base Date April 2013

Policy Context – why is a land supply assessment required?

1.1 This Housing Land Supply Statement reflects a base date of April 2013 and covers each Housing Market Area (HMA) in Wiltshire. It updates previous Housing Land Supply Statements. The HMAs are presented in Figure 1. This statement fully accords to the requirements and definitions of the National Planning Policy Framework (NPPF) as summarised below.

Figure 1: The HMAs in Wiltshire¹



- 1.2 The NPPF was published in March 2012, replacing Planning Policy Statement 3 (PPS3): *Housing (2006)*.
- 1.3 Within the NPPF, the Government has set out its guidance to deliver sustainable development. Paragraph 47 requires that in order “To boost

¹ Any development immediately adjacent to the built form of Swindon Town within Wiltshire is not considered to meet the needs of the North and West HMA. See paragraph 4.29 of the Wiltshire Core Strategy for clarification.

significantly the supply of housing, local planning authorities (LPAs) should:

.....identify and update annually a supply of specific deliverable sites sufficient to provide five years worth of housing against their housing requirements with an additional buffer of 5% (moved forward from later in the plan period) to ensure choice and competition in the market for land. Where there has been a record of persistent under delivery of housing, local planning authorities should increase the buffer to 20% (moved forward from later in the plan period) to provide a realistic prospect of achieving the planned supply and to ensure choice and competition in the market for land;....”

1.4 Furthermore, it goes on to define the deliverability of sites as follows:

“To be considered deliverable, sites 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 and in particular that development of the site is viable. Sites with planning permission should be considered deliverable until permission expires, unless there is clear evidence that schemes will not be implemented within five years, for example they will not be viable, there is no longer a demand for the type of units or sites have long term phasing plans.”

The housing requirement

2.1 The Regional Strategy for the South West (Revocation) Order 2013 came into force on 20 May 2013, and formally revokes the saved policies of the Wiltshire and Swindon Structure Plan 2016 and the regional strategy for the South West². Following this, the only extant or emerging housing requirement for Wiltshire is contained in the submission draft of the Wiltshire Core Strategy³. This is the requirement against which the land supply is assessed.

Buffer

3.1 Paragraph 47 of the NPPF (see paragraph 1.3) requires an additional buffer to be demonstrated. The size of this buffer is dependent on whether or not there is a record of persistent under-delivery.

3.2 In order to assess whether or not there is a record of persistent under-delivery, Table 1 presents the level of delivery over the last five years compared to the requirement set out in the Wiltshire and Swindon Structure Plan 2016, which was the adopted development plan for all areas throughout this period. In addition, the South Wiltshire Core Strategy was adopted in April 2011. Those years in which the annualised delivery has been exceeded are highlighted in green. Table

² Comprising RGP10.

³ Although the adopted South Wiltshire Core Strategy contains the housing requirement for a different part of Wiltshire.

1 also provides the average annual level of completions across the plan period to date (1996-2013). Once again, where the annualised requirement has been exceeded, these cells are highlighted in green.

Table 1: Housing delivery compared to annualised requirement

Requirement	Area	Annualised housing requirement	Housing Completions					Average annual completions across plan period
			2008-09	2009-10	2010-11	2011-12	2012-13	
Wiltshire and Swindon Structure Plan 1996-2016	Former Kennet District	262.5	400	244	441	250	183	313
	Former North Wiltshire District	450	559	405	374	501	358	573
	Chippenham Town	150	198	115	67	83	24	164
	Former North Wiltshire remainder	300	361	290	307	418	334	409
	Former Salisbury District	400	484	483	397	445	456	413
	Salisbury City	195	182	224	241	231	185	179
	Former Salisbury District remainder	205	302	259	156	214	271	234
	Former West Wiltshire District	587.5	437	520	880	576	721	668
	Trowbridge Town	250	198	257	344	137	264	290
	Former West Wiltshire remainder	337.5	239	263	536	439	457	378
	Wiltshire	1,700	1,880	1,652	2,092	1,772	1,718	1,967
South Wiltshire Core Strategy 2006-2026	South Wiltshire HMA	495	484	482	397	445	456	442

3.3 It is evident that for the majority of areas the average annual requirement of the Structure Plan has been exceeded over the plan period to date and so there is no record of under-delivery, persistent or otherwise. The only exception to this is Salisbury City. For this area, delivery has met 92% of the average annual requirement of the Structure Plan to date. This level of under-delivery is not significant, and the average requirement has been exceeded in three of the last five years.

- 3.4 Delivery has met 90% of the requirements of the South Wiltshire Core Strategy for the South Wiltshire HMA. Once more this does not equate to significant under-delivery and with the identified allocations this minimal shortfall will be addressed over the coming years. Indeed, the average annual housing requirement will be exceeded within 5 years.
- 3.5 It is therefore the case that no record of persistent under delivery exists for any area in Wiltshire and so a 5% contingency applies. This is equivalent to a requirement to demonstrate a 5.25 year supply that is deliverable within five years.

Components of Supply

- 4.1 The supply of deliverable land comprises:
- Sites with planning permission,
 - Sites with planning permission subject to a section 106 agreement,
 - Saved Local Plan allocations (that are proposed to be carried forward as part of the Wiltshire Core Strategy),
 - Strategic Site allocations within the South Wiltshire Core Strategy,
 - Strategic Site allocations identified within the submission draft of the Wiltshire Core Strategy, and
 - A windfall allowance (in accordance with paragraph 48 of the NPPF).
- 4.2 Each large site (of 10 or more dwellings) has been individually assessed to determine site specific delivery trajectories. For small sites, a standard development rate is applied based on historic levels of delivery across Wiltshire for such sites. The full breakdown of sites included in the deliverable supply is available in Appendix 1.
- 4.3 The second bullet point to paragraph 47 of the NPPF requires that the deliverable supply should be updated annually and so an updated housing trajectory, consistent with this analysis, is included in Appendix 2.
- 4.4 A number of strategic sites are identified in the Wiltshire Core Strategy. Whilst these sites are not necessarily subject to permission or included in an adopted development plan, some of these will contribute to the land supply within Wiltshire over the next five years as part of the Core Strategy. As such, they are included in the five year land supply providing that they can be demonstrated to be suitable, available and achievable within this timescale.
- 4.5 The strategic sites 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). It therefore remains, necessary only to demonstrate the availability and achievability of each site to warrant its inclusion in the land supply.

- 4.6 A windfall allowance is also included in the deliverable supply set out in Table 3 in accordance with paragraph 48 of the NPPF. A full description of the calculation of the windfall allowance is included in Appendix 3.
- 4.7 The Strategic Housing Land Availability Assessment (SHLAA) identifies a further pool of deliverable sites adjacent to settlement boundaries that could be brought forward in accordance with Development Plan policy, through the neighbourhood planning process, or a Sites Allocation Development Plan Document. However, not all such sites will be deliverable following further site specific assessments, such as landscape assessments for those sites that lie in an AONB, and so are not included in the deliverable supply.

Housing Land Supply

- 5.1 The table below provides an overview of the five year land supply against the housing requirements contained in the submission draft of the Wiltshire Core Strategy.

Table 3: Housing Land Supply relative to the housing requirement identified in the submission draft of the Wiltshire Core Strategy

Area	Housing Requirement 2006-2026	Housing completions 2006-2013	Five year housing requirement 2013-2018	Deliverable supply 2013-2018	Number of years deliverable supply
East Wiltshire HMA	5,500	2,446	1,175	1,335	5.7
North and West Wiltshire HMA	21,400	8,189	5,081	6,517	6.4
South Wiltshire HMA	9,900	3,093	2,618	2,889	5.5
Swindon (within Wiltshire)	200	126	28	298	52.4
Wiltshire	37,000	13,867	8,902	11,164	6.3

- 5.2 Appendix 4 to this statement identifies the contribution of the various sources of supply to the delivery of the CA, Principal Settlement, Market Towns and Local Service Centre housing requirements of the Wiltshire Core Strategy. From these the remaining housing to be identified through windfall delivery, Neighbourhood Plans, rural exception sites, military redevelopments and/or future DPDs can be calculated.

Future Monitoring

- 6.1 The housing land supply situation and the residual requirement will continue to be monitored using up to date evidence from developers and other relevant bodies, to inform and where necessary, trigger the allocation of sites to meet outstanding requirements. This is consistent with the requirements of the NPPF (paragraph 47).

Appendix 1: Components of Housing Supply

Site Address	Site Ref	Dwellings outstanding	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	Notes
EAST WILTSHIRE HMA																
Total (excluding windfall allowance)		2203	172	276	288	276	196	187	116	101	100	100	100	75	0	
Small permitted sites		197	23	54	41	26	11	9	2	1	0	0	0	0	0	Standard delivery rates for small sites applied
Land at Bureau West, Horton Road, Devizes, Bishops Cannings	E10.0303	16	16	0	0	0	0	0	0	0	0	0	0	0	0	Developer has provided expected development rate and this is considered achievable
Land east of Quakers Walk, off London Road, Devizes	E11.1139	139	0	0	0	0	0	0	0	0	0	0	0	0	0	Site is not considered developable
Gaiger Bros Ltd Yard, Northgate Street, Devizes	E11.1629	12	0	0	0	0	0	0	0	0	0	0	0	0	0	Owner believes that the properties will not be released for at least 10 years
The Keep, London Road, Devizes	E12.0134	13	13	0	0	0	0	0	0	0	0	0	0	0	0	Developer has provided expected development rate and this is considered achievable
Former Gasholder Site Land adjacent The Wharf, Devizes	E12.0443	37	37	0	0	0	0	0	0	0	0	0	0	0	0	Developer has provided expected development rate and this is considered achievable
Land at Bureau West, Horton Road, Devizes, Devizes	K.58682	54	0	0	0	0	0	0	0	0	0	0	0	0	0	The proposed development consists of lower density family housing and so the remainder of the site is not proposed to be developed
The former Jam Factory Kings Road, Easterton	E12.0077	37	0	37	0	0	0	0	0	0	0	0	0	0	0	Developer has provided expected development rate and this is considered achievable
10 The Green , Marlborough	E12.1157	3	0	0	0	0	0	0	0	0	0	0	0	0	0	No progress has been made on the site and so discounted from deliverable supply
Former Builders Yard, Park Road, North Newnton	E10.1104	10	0	7	3	0	0	0	0	0	0	0	0	0	0	Development expected to commence by the end of the year
Land between High Street and Broomcroft Road, Pewsey	E10.1365	25	0	25	0	0	0	0	0	0	0	0	0	0	0	Developer has provided expected development rate and this is considered achievable
Land between High Street and Broomcroft Road, Pewsey	E10.1365	31	30	1	0	0	0	0	0	0	0	0	0	0	0	Developer has provided expected development rate and this is considered achievable
25 North Street, Pewsey	E11.1127	9	0	9	0	0	0	0	0	0	0	0	0	0	0	Developers are looking to commence development in September 2013
Land to North of Tidworth between A338 (Pennings Road) and A3026 (Ludgershall Road), Tidworth	E09.0988	311	0	0	0	0	0	11	50	50	50	50	50	50	0	Developer has provided expected development rate and this is considered achievable
Land to North of Tidworth between A338 (Pennings Road) and A3026 (Ludgershall Road), Tidworth	E12.1447	289	50	50	50	50	50	39	0	0	0	0	0	0	0	Developer has provided expected development rate and this is considered achievable
4-7 Station Road, Tidworth	E11.1041	14	0	0	0	0	0	0	0	0	0	0	0	0	0	No known intention to develop so dismissed from developable supply
Land at Zouch Manor, Tidworth	E12.0361	100	0	25	25	25	25	0	0	0	0	0	0	0	0	Developer has provided expected development rate. This has been delayed by one year given that development has not yet commenced.
Large permitted sites		1100	146	154	78	75	75	50	50	50	50	50	50	50	0	
Drummond Park, Ludgershall	E11.0001	475	0	0	50	50	50	50	50	50	50	50	50	25	0	Developer has informed that the site will commence development this year. However, in recognition of the

Site Address	Site Ref	Dwellings outstanding	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	Notes	
NORTH AND WEST WILTSHIRE HMA																	
Total (excluding windfall allowance)		114	105	106	115	134	131	119	100	697	519	430	333	263	250		
Small permitted sites		654	76	180	138	85	37	29	6	4	1	1	1	0	0	Standard delivery rates for small sites applied	
Box Wharf, Box	N12.0222	4	4	0	0	0	0	0	0	0	0	0	0	0	0	0	Development ongoing.
Land adjacent Recreation Ground, Frome Road, Bradford on Avon	W05.0723	4	4	0	0	0	0	0	0	0	0	0	0	0	0	0	Development ongoing.
Kingston Mills, Kingston Road, Bradford on Avon	W06.2394	24	24	0	0	0	0	0	0	0	0	0	0	0	0	0	Development ongoing.
Stones Garage, St Margarets Street, Bradford on Avon	W08.0196	3	3	0	0	0	0	0	0	0	0	0	0	0	0	0	Development largely complete - expected to be finished by next year
Bradford on Avon Hospital, Berryfield Road, Bradford on Avon	W11.2357	10	10	0	0	0	0	0	0	0	0	0	0	0	0	0	Site largely complete, expected to be finished in following year
Land East Of Kennet Gardens, Bradford on Avon	W12.0797	10	0	0	7	3	0	0	0	0	0	0	0	0	0	0	The site is owned by a single developer that has discharged the conditions and so considered to commence development in the next 2 years
Land off Sandpit Road, Calne	N08.2438	57	0	0	0	0	0	0	0	0	0	0	0	0	0	0	No reserved matters for the remainder of this site is expected
10 & Rear of 12,14,16 Lickhill Road, Calne, Calne	N09.1907	11	0	7	3	0	0	0	0	0	0	0	0	0	0	0	Due to commence in Spring 2013, which is considered achievable
Land off Oxford Road, Calne	N11.3524	200	0	0	25	50	50	50	25	0	0	0	0	0	0	0	Developer has provided expected development rate and this is considered achievable
Land off Silver Street and White Horse Way, Calne	N11.3628	154	0	0	45	45	45	0	0	0	0	0	0	0	0	0	Developer has provided expected development rate and this is considered achievable
Land at Station Road, Calne	N11.3934	101	20	35	35	11	0	0	0	0	0	0	0	0	0	0	Developer has provided expected development rate and this is considered achievable
Land off Sandpit Road, Calne/Calne Without	N10.4039	39	31	8	0	0	0	0	0	0	0	0	0	0	0	0	Development ongoing.
Land off Sandpit Road, Calne/Calne Without	N11.3060	18	18	0	0	0	0	0	0	0	0	0	0	0	0	0	Development ongoing.
Land Off Sandpit Road, Calne/Calne Without	N11.4119	84	53	31	0	0	0	0	0	0	0	0	0	0	0	0	Developer has provided expected development rate and this is considered achievable
Land off Sandpit Road, Calne/Calne Without	N12.0880	13	13	0	0	0	0	0	0	0	0	0	0	0	0	0	Development ongoing.
Land adjacent Rowden Lane, Chippenham	N06.1302	94	4	30	30	30	0	0	0	0	0	0	0	0	0	0	Completions programmed for late 2013.
Westinghouse Recreation Ground, Park Avenue, Chippenham	N11.0134	76	0	0	0	0	0	18	18	18	18	4	0	0	0	0	Site is not considered deliverable within 5 years.
Bucklands Garage, 140-142 London Road, Chippenham	N12.0638	13	10	3	0	0	0	0	0	0	0	0	0	0	0	0	Development ongoing.
Hanger 19, Colerne Industrial Park, Colerne	N10.0444	26	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Site is not considered developable
Rudloe Manor, Box Hill, Corsham	N08.0986	10	0	7	3	0	0	0	0	0	0	0	0	0	0	0	Development ongoing.
Rudloe Manor, Box Hill, Corsham	N08.0986	2	2	0	0	0	0	0	0	0	0	0	0	0	0	0	Development ongoing.

Site Address	Site Ref	Dwellings outstanding	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	Notes
Royal Arthur Park, Westwells Road, Corsham	N10.4093	221	31	40	40	60	50	0	0	0	0	0	0	0	0	Developer has provided expected development rate and this is considered achievable
The Flamingo Club, Westwells Road, Hawthorn, Corsham, Corsham	N10.4174	13	0	0	0	0	0	0	0	0	0	0	0	0	0	Site is not considered developable
Spring Tynings, Beechfield Road, Corsham	N12.1866	17	0	0	0	10	7	0	0	0	0	0	0	0	0	Site expected to deliver within 5 years
Former Bath & Portland Stoneworks, Westwells, Corsham	N12.2106	39	24	0	0	0	0	0	0	0	0	0	0	0	0	Developer has provided expected development rate and this is considered achievable
Brook Farm, Great Somerford	N09.0096	30	0	0	0	0	0	0	0	0	0	0	0	0	0	A revised application is expected but until this is received the site is considered undeliverable
Church Farm Church Street, Hilperton	W11.1373	20	0	0	0	0	0	10	10	0	0	0	0	0	0	Landowner has informed that the site is not currently intended to be developed and so undeliverable.
Chippenham Golf Club, Malmesbury Road, Langley Burrell	N10.2378	75	42	33	0	0	0	0	0	0	0	0	0	0	0	Developer has provided expected development rate and this is considered achievable
Hill House Nursing Home, Little Somerford	N09.0362	11	0	0	0	0	0	0	0	0	0	0	0	0	0	Site is not considered developable
Cowbridge Mill, Malmesbury	N07.0975	13	13	0	0	0	0	0	0	0	0	0	0	0	0	Site largely complete, expected to be finished in following year
Cowbridge Mill, Malmesbury	N12.0095	8	8	0	0	0	0	0	0	0	0	0	0	0	0	Development ongoing.
Land South of Sandridge Common, Melksham	W05.0225	5	0	0	0	0	0	0	0	0	0	0	0	0	0	Reserved matters application has been granted at lower density
Land North East of Snowberry Lane, Melksham	W09.0579	7	2	5	0	0	0	0	0	0	0	0	0	0	0	Developer has provided expected development rate and this is considered achievable
Manor Primary School, Queensway, Melksham	W09.1580	4	4	0	0	0	0	0	0	0	0	0	0	0	0	Development ongoing.
Land North East of Snowberry Lane, Melksham	W10.1790	40	0	9	31	0	0	0	0	0	0	0	0	0	0	Developer has provided expected development rate and this is considered achievable
Land North East of Snowberry Lane, Melksham	W10.1964	65	0	0	0	0	0	0	0	0	0	0	0	0	0	No reserved matters for the remainder of this site is expected
Land south of Sandridge Road, northeast to Sandridge Hill, Melksham	W10.4033	45	18	27	0	0	0	0	0	0	0	0	0	0	0	Developer has provided expected development rate and this is considered achievable
Land North East of Snowberry Lane, Melksham	W11.2787	15	15	0	0	0	0	0	0	0	0	0	0	0	0	Developer has provided expected development rate and this is considered achievable
Land North East of Snowberry Lane, Melksham	W11.2964	24	10	14	0	0	0	0	0	0	0	0	0	0	0	Developer has provided expected development rate and this is considered achievable
Land North East of Snowberry Lane, Melksham	W11.3229	42	0	42	0	0	0	0	0	0	0	0	0	0	0	Developer has provided expected development rate and this is considered achievable
Land North East Of Snowberry Lane And South Of Sandridge Road, Melksham	W12.0906	69	69	0	0	0	0	0	0	0	0	0	0	0	0	Developer has provided expected development rate and this is considered achievable
Land North Of Junction With Dakota Close And Hornchurch Road Bowerhill, Melksham	W12.1256	13	0	0	0	7	6	0	0	0	0	0	0	0	0	New permission under control of two large developers. Assume 3 years before development commences.

Site Address	Site Ref	Dwellings outstanding	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	Notes
Land at High Street, Semington	W09.3542	18	0	0	0	0	0	0	0	0	0	0	0	0	0	No progress has been made on the site and so discounted from deliverable supply
Stanton St Quintin Garage, Lower Stanton St Quintin, Stanton St Quintin	N12.0895	11	0	0	0	0	0	0	0	0	0	0	0	0	0	No progress has been made on the site and so discounted from deliverable supply
FACCENDA CHICKEN FACTORY, HIGH STREET, Sutton Bengier	N11.2286	63	9	48	8	0	0	0	0	0	0	0	0	0	0	Developer has provided expected development rate and this is considered achievable
Castlemead, Trowbridge	W04.2105	380	0	30	100	100	100	50	0	0	0	0	0	0	0	Developer has provided expected development rate and this is considered achievable
Trowbridge Rugby Football Club, Trowbridge	W05.0821	90	0	18	18	18	18	18	0	0	0	0	0	0	0	The rugby club have ceased using this site and development is expected imminently
Land at Hilperton Drive/Ashton Road, Hilperton, Trowbridge	W06.3598	5	0	0	0	0	0	0	0	0	0	0	0	0	0	The proposed development consists of lower density housing and so the remainder of the site is not proposed to be developed
Former Bottling Plant, Ushers Brewery, Conigre, Trowbridge	W07.1911	40	0	0	0	0	0	0	0	0	0	0	0	0	0	Reserved matters application has been granted at lower density
7, 8 and 9 Back Street, Trowbridge	W07.3403	11	0	0	0	0	0	0	0	0	0	0	0	0	0	The site has viability concerns that are not yet resolved and so considered undevelopable
7, 8 and 9 Back Street, Trowbridge	W07.3403	11	0	0	0	0	0	0	0	0	0	0	0	0	0	The site has viability concerns that are not yet resolved and so considered undevelopable
Land North of Green Lane, Trowbridge	W07.3864	16	0	0	0	0	0	0	0	0	0	0	0	0	0	Reserved matters application has been granted at lower density
Land at Southview Farm, Trowbridge	W08.0896	168	30	30	30	30	30	18	0	0	0	0	0	0	0	Developer has informed that they are on site and building 30 per year
Terry's Social Club, Hill Street, Trowbridge	W09.2934	16	10	6	0	0	0	0	0	0	0	0	0	0	0	Development ongoing.
Land H8 North of Paxcroft Mead, Trowbridge	W10.0957	0	0	0	0	0	0	0	0	0	0	0	0	0	0	No known intention to develop the remainder of the site for housing
Land off York Buildings, Trowbridge	W10.1381	24	24	0	0	0	0	0	0	0	0	0	0	0	0	Developer has provided expected development rate and this is considered achievable
Unit 9 Yeoman Way, Trowbridge	W10.2547	24	0	24	0	0	0	0	0	0	0	0	0	0	0	Developer has provided expected development rate and this is considered achievable
Land at Blue Hills, Devizes Road, Trowbridge	W10.3506	1	1	0	0	0	0	0	0	0	0	0	0	0	0	Development ongoing.
Land at Blue Hills, Devizes Road, Trowbridge	W10.3506	10	10	0	0	0	0	0	0	0	0	0	0	0	0	Development ongoing.
Land H8 North of Paxcroft Way, Trowbridge	W10.4052	33	33	0	0	0	0	0	0	0	0	0	0	0	0	Development ongoing.
Castlemead, Trowbridge	W11.0453	15	15	0	0	0	0	0	0	0	0	0	0	0	0	Developer has provided expected development rate and this is considered achievable
Castlemead, Trowbridge	W11.0466	1	1	0	0	0	0	0	0	0	0	0	0	0	0	Development largely complete - expected to be finished by next year
Castlemead, Trowbridge	W11.0811	38	38	0	0	0	0	0	0	0	0	0	0	0	0	Developer has provided expected development rate and this is considered achievable
Land North East of Green Lane Farm, Green Lane (The Pastures),	W11.1932	174	0	50	50	50	24	0	0	0	0	0	0	0	0	Development due to commence Autumn 2013, which is considered achievable

Site Address	Site Ref	Dwellings outstanding	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	Notes
Trowbridge																
Broad Street Car Park, Trowbridge	W11.1998	31	31	0	0	0	0	0	0	0	0	0	0	0	0	Development ongoing.
Former Bottling Plant Ushers Brewery Conigre, Trowbridge	W11.2656	71	30	30	11	0	0	0	0	0	0	0	0	0	0	Development ongoing.
Land Rear Of 16 Holbrook Lane, Trowbridge	W12.0105	15	7	8	0	0	0	0	0	0	0	0	0	0	0	Developer has provided expected development rate and this is considered achievable
Land H8 North Of Paxcroft Way, Trowbridge	W12.0519	30	15	15	0	0	0	0	0	0	0	0	0	0	0	Development ongoing.
Castlemead, Trowbridge	W12.1393	79	47	32	0	0	0	0	0	0	0	0	0	0	0	Developer has provided expected development rate and this is considered achievable
Castlemead, Trowbridge	W12.1477	38	0	38	0	0	0	0	0	0	0	0	0	0	0	Developer has provided expected development rate and this is considered achievable
Warminster United Services Club 36 Imber Road, Warminster	W10.2407	12	0	0	0	7	5	0	0	0	0	0	0	0	0	Site recently sold to developer with intention to develop. Assume 3 years for first completions
Hillside Hostel, 117 Boreham Road, Warminster	W11.0603	33	33	0	0	0	0	0	0	0	0	0	0	0	0	Development ongoing.
Land At Gibbs Close, Westbury	W10.1810	10	0	6	4	0	0	0	0	0	0	0	0	0	0	Developer has provided expected development rate and this is considered achievable
Land at Slag Lane and Hawkeridge Road, Westbury	W10.3406	100	50	50	0	0	0	0	0	0	0	0	0	0	0	Development ongoing.
4-8 Church Street, rear of Edward Street, Westbury	W11.1739	9	5	4	0	0	0	0	0	0	0	0	0	0	0	Development ongoing.
St Ivel Factory Site, Station Road, Wootton Bassett	N07.2297	43	43	0	0	0	0	0	0	0	0	0	0	0	0	Development ongoing.
Gerard Buxton Sports Ground, Rylands Way, Wootton Bassett	N08.0024	168	52	52	25	0	0	0	0	0	0	0	0	0	0	Developer has provided expected development rate and this is considered achievable
St Ivel Factory Site, Station Road, Wootton Bassett	N10.1902	6	6	0	0	0	0	0	0	0	0	0	0	0	0	Development ongoing.
St Ivel Factory Site, Station Road, Wootton Bassett	N10.1902	51	0	18	18	15	0	0	0	0	0	0	0	0	0	Development ongoing.
Land at Brynards Hill, Bincknoll lane, Wootton Bassett	N10.2399	50	30	20	0	0	0	0	0	0	0	0	0	0	0	Developer has informed that they are on site and building 30 per year
Land at Brynard's Hill, Bincknoll Lane, Wootton Bassett	N10.3055	35	0	10	30	5	0	0	0	0	0	0	0	0	0	Developer has informed that they are on site and building 30 per year
Former St Ivel Site, Station Road, Wootton Bassett	N11.0989	60	0	0	0	0	0	0	0	0	0	0	0	0	0	The site has viability concerns that are not yet resolved and so considered undevelopable
Former Beaufort Brewery, St Ivel, Station Road, Wootton Bassett	N11.3978	14	0	0	0	7	7	0	0	0	0	0	0	0	0	Development will continue following on from St Ivel development
Land at 5 New Road and Beaufort Arms, Station Road, Wootton Bassett	N12.0185	27	18	9	0	0	0	0	0	0	0	0	0	0	0	Developer has provided expected development rate and this is considered achievable
Rylands Sports Field, Stoneover Lane, Wootton Bassett	N12.0551	97	5	35	34	20	0	0	0	0	0	0	0	0	0	Developer has provided expected development rate and this is considered achievable
Brynards Hill Phase 3, Bincknoll Lane, Wootton Bassett	N12.4026	43	0	0	0	25	18	0	0	0	0	0	0	0	0	Developer has informed that they are on site and building 30 per year

Site Address	Site Ref	Dwellings outstanding	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	Notes
Large permitted sites		390	0	975	824	547	493	360	164	53	18	18	4	0	0	0
AB Carter Haulage Contractors, 14 Happy Land, Ashton Keynes	2/LPA/11	11	0	0	0	0	0	10	1	0	0	0	0	0	0	The owner is not looking to develop imminently, but will in a few years time. Excluded from deliverable supply
Quemerford House & Mill, Calne	2/LPA/14	20	1	0	9	0	0	0	0	0	0	0	0	0	0	Developer has provided expected development rate and this is considered achievable
Works, Cocklebury Road, Chippenham	2/LPA/17	27	0	0	0	0	0	14	13	0	0	0	0	0	0	Part of the Civic and Academic Quarter, redevelopment of College planned with application expected next year. As currently occupied assume not deliverable within 5 years
Foundary Lane, Chippenham	2/LPA/18	250	0	0	0	0	25	50	40	0	0	0	0	0	0	An application for 115 dwellings has been submitted, but development will be delayed owing to site remediation
Works Site, The Forty, Cricklade	2/LPA/44	1	0	0	0	0	0	0	0	0	0	0	0	0	0	Site has been built out at a lower density
Court Street, Trowbridge	5/LPA/21	94	0	0	0	0	0	0	0	0	0	0	0	0	0	The site has viability concerns that are not yet resolved and so considered undevelopable
Cedar Grove, Trowbridge	5/LPA/43	15	0	0	0	0	0	0	0	0	0	0	0	0	0	No known intention to develop the site for housing
Land at the Market Place/East Street, Warminster	5/LPA/38	-3	0	0	0	0	0	0	0	0	0	0	0	0	0	Site is not considered developable
Land at West Street, Warminster	5/LPA/55	11	0	0	0	0	0	0	0	0	0	0	0	0	0	The majority of the site is subject to a full permission. Assume the remainder will not be developed
Rear of Westbury Road, Warminster	5/LPA/58	4	0	0	0	0	0	0	0	0	0	0	0	0	0	The majority of the site has been built or is subject to an existing permission. Assume remainder will not come forward
Station Road, Warminster	5/LPA/59	30	0	0	0	0	0	18	12	0	0	0	0	0	0	Site is subject to a ransom strip and so discounted from five year land supply
Land off Oldfield Road, Westbury	5/LPA/49	30	0	0	2	0	0	0	0	0	0	0	0	0	0	Landowner has cited an intention to develop 2 bungalows in the next few years
Land adjacent to Westbury Hospital, Westbury	5/LPA/64	25	0	0	0	0	0	10	10	5	0	0	0	0	0	The NHS will market the site although they need corporate sign off to do so and so this is not considered deliverable at present
Station Road, Westbury	5/LPA/32	90	0	0	0	0	0	20	20	20	20	20	2	0	0	No progress has been made on the site and so discounted from deliverable supply
Becks Mill, Westbury	5/LPA/73	17	0	0	0	0	0	0	0	0	0	0	0	0	0	Site has been built out at a lower density
Saved Local Plan allocations		622	1	0	11	0	25	122	96	25	20	20	2	0	0	
Kingston Farm and Moulton Estate, Bradford on Avon	WCS/NW 1	150	0	0	20	45	45	28	0	0	0	0	0	0	0	Developer has provided expected development rate and this is considered achievable
North Chippenham, Chippenham	WCS/NW 2	750	0	60	120	120	120	120	120	90	0	0	0	0	0	Developer has provided expected development rate and this is considered achievable
Rawlings Green, Chippenham	WCS/NW 3	700	0	0	47	80	80	80	80	80	80	80	80	13	0	Developer has provided expected development rate and this is considered achievable
Patterdown and Rowden, Chippenham	WCS/NW 5	800	0	0	50	75	100	100	100	150	150	75	0	0	0	Developer has provided expected development rate and this is considered achievable

Site Address	Site Ref	Dwellings outstanding	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	Notes
Landers Field, Chippenham	WCSN1	150	0	0	50	50	50	0	0	0	0	0	0	0	0	Site will be marketed at the end of 2013. There is known developer interest and so considered deliverable
South East Trowbridge, Trowbridge	WCS/NW 6	260	0	0	100	250	250	250	250	250	250	250	250	250	250	Developer has provided expected development rate and this is considered achievable
West of Warminster, Warminster	WCS/NW 7	900	0	0	70	150	200	200	200	80	0	0	0	0	0	Developer has provided expected development rate and this is considered achievable
Station Road, Westbury	WCS/NW 9	250	0	0	0	0	50	100	100	0	0	0	0	0	0	Developer has provided expected development rate and this is considered achievable
Strategic Site allocations		6300	0	60	457	770	895	878	850	650	480	405	330	263	250	

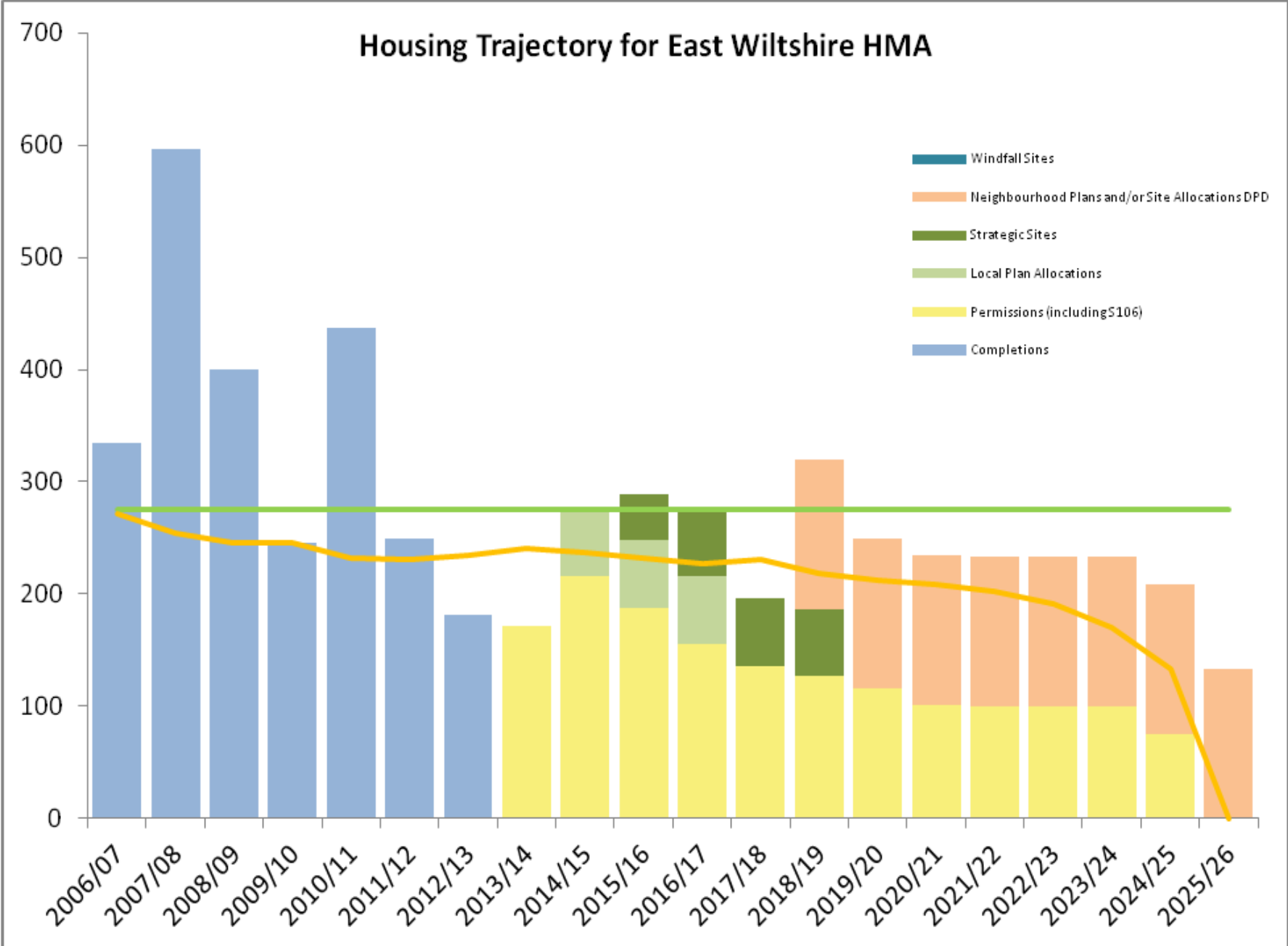
Site Address	Site Ref	Dwellings outstanding	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	Notes	
SOUTH WILTSHIRE HMA																	
Total (excluding windfall allowance)			246	259	557	654	592	598	621	531	393	320	410	200	200	180	
Small permitted sites			246	29	68	52	32	14	11	2	1	0	0	0	0	0	Standard delivery rates for small sites applied
Land Adjacent To West Of Amesbury Link Road, Archers Gate, Amesbury	S11.0033	4	4	0	0	0	0	0	0	0	0	0	0	0	0	0	Site largely complete, expected to be finished in following year
The Old Dairy, London Road, Amesbury	S11.1135	14	14	0	0	0	0	0	0	0	0	0	0	0	0	0	Developer has provided expected development rate and this is considered achievable
Site behind Antrobus Hotel and Lloyds Bank Chambers Salisbury Street, Amesbury	S12.0983	8	8	0	0	0	0	0	0	0	0	0	0	0	0	0	Developer has provided expected development rate and this is considered achievable
Site behind Antrobus Hotel and Lloyds Bank Chambers Salisbury Street, Amesbury	S12.0983	4	4	0	0	0	0	0	0	0	0	0	0	0	0	0	Developer has provided expected development rate and this is considered achievable
Land between Netheravon Road and High Street, Amesbury/Bulford/Durrington	S06.1698	11	0	0	0	0	0	0	0	0	0	0	0	0	0	0	The proposed development consists of lower density housing and so the remainder of the site is not proposed to be developed
Land adjacent to 15 Butterfield Drive, Amesbury/Bulford/Durrington	S10.1131	10	0	0	0	7	3	0	0	0	0	0	0	0	0	0	The site is currently being sold to developers. Allow 3 years before development commences
Land between Netheravon Road and High Street, Durrington	S10.1072	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	Development ongoing.
Land Between Netheravon Road and Durrington, Durrington	S11.0716	3	3	0	0	0	0	0	0	0	0	0	0	0	0	0	Development ongoing.
Castle View, Laverstock, Salisbury	S05.0211	82	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Reserved matters applications have been granted at lower density
MOD Playing Fields, Old Sarum, Salisbury	S05.0619	44	0	18	18	8	0	0	0	0	0	0	0	0	0	0	Reserved matters application being determined. Conservatively assume development will commence in a years time.
Area 2, Castle View, Old Sarum, Salisbury	S07.1485	2	2	0	0	0	0	0	0	0	0	0	0	0	0	0	Site largely complete, expected to be finished in following year
Land North, West and South of Bishopdown Farm, Salisbury	S09.1943	500	0	75	75	75	75	75	75	50	0	0	0	0	0	0	Development expected to commence within 6 months
Former Pembroke Park School, Penruddock Close, Salisbury	S10.0173	43	0	10	23	0	0	0	0	0	0	0	0	0	0	0	Developer has provided expected development rate. This has been delayed by one year given that development has not yet commenced.
Old Rampart filling station. Junction of Devizes Road & Wilton Road, Salisbury	S10.1109	14	0	0	0	0	0	0	0	0	0	0	0	0	0	0	The site is considered undevelopable.
74A-76 Castle Road, Salisbury	S10.1265	9	0	0	0	0	0	7	2	0	0	0	0	0	0	0	Excluded from deliverable supply as the site is still being marketed
169 Fisherton Street, Salisbury	S11.0046	14	14	0	0	0	0	0	0	0	0	0	0	0	0	0	Development ongoing.
Rowbarrow Phase 3, Downton Road, Salisbury	S11.0207	68	45	23	0	0	0	0	0	0	0	0	0	0	0	0	Developer has provided expected development rate and this is considered achievable
The Portway, Old Sarum, Salisbury	S11.0343	73	50	23	0	0	0	0	0	0	0	0	0	0	0	0	Development ongoing.

Site Address	Site Ref	Dwellings outstanding	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	Notes
Area 5A, Old Sarum, Salisbury	S11.1627	8	8	0	0	0	0	0	0	0	0	0	0	0	0	Site largely complete, expected to be finished in following year
Area 6C - Old Sarum, The Portway, Old Sarum, Salisbury	S12.0912	14	14	0	0	0	0	0	0	0	0	0	0	0	0	Development ongoing.
Land off Hindon Lane, Tisbury	S11.0322	69	33	30	6	0	0	0	0	0	0	0	0	0	0	Developer has provided expected development rate and this is considered achievable
Erskine Barracks, Wilton	S11.0517	450	0	50	100	100	100	100	0	0	0	0	0	0	0	Developer has provided expected development rate and this is considered achievable
Large permitted sites		144	200	229	222	190	178	182	77	50	0	0	0	0	0	
Former Highbury and Fisherton Manor School Sites, Highbury Avenue, Salisbury	S12.1282	60	0	18	18	18	6	0	0	0	0	0	0	0	0	Developer is looking to commence imminently
Crow Lane and North Street, nos. 51/53, Wilton	S03.1016	62	0	0	30	32	0	0	0	0	0	0	0	0	0	Agent has provided the expected development rate and this is considered achievable
Sites subject to a S106		122	0	18	48	50	6	0	0	0	0	0	0	0	0	
RAF Baverstock, Dinton	3/LPA/38	30	0	0	0	0	0	18	12	0	0	0	0	0	0	No progress has been made on the site and so discounted from deliverable supply
Old Manor Hospital, Salisbury	3/LPA/11	76	0	0	0	18	18	18	18	4	0	0	0	0	0	Site is being marketed for residential development. Allow 3 years for sale and site preparation before development commences
Odstock Hospital, Salisbury	3/LPA/41	45	0	0	0	0	0	0	0	0	0	0	0	0	0	No known intention to develop the site for housing
Bulbridge, Wilton	3/LPA/36	45	0	0	0	0	0	0	0	0	0	0	0	0	0	Uncertainty of whether potential buyers wish to develop the site so excluded from deliverable supply
Saved Local Plan allocations		196	0	0	0	18	18	36	30	4	0	0	0	0	0	
Kings Gate, Amesbury	WCS/S1	130	0	30	120	140	80	140	100	100	100	190	0	0	0	Developer has provided expected development rate and this is considered achievable
Longhedge (Old Sarum), Salisbury	WCS/S2	450	0	72	72	72	72	72	72	18	0	0	0	0	0	Developer has provided expected development rate based on current application and this is considered achievable
Fugglestone Red, Salisbury	WCS/S3	125	0	0	50	100	100	120	120	120	120	120	100	100	80	Developer has provided expected development rate and this is considered achievable
Churchfields & Engine Sheds, Salisbury	WCS/S4	110	0	0	0	0	0	50	100	100	100	100	100	100	100	Site is not currently available and so discounted from five year land supply
Central Car Park, Salisbury	WCS/S5	200	0	0	20	50	50	50	30	0	0	0	0	0	0	Phase 1 with limited residential development will be submitted in 2014, with completions expected in the following year. The remaining phases will the continue.
Strategic Site allocations		430	0	30	242	332	302	382	392	422	338	320	410	200	200	180

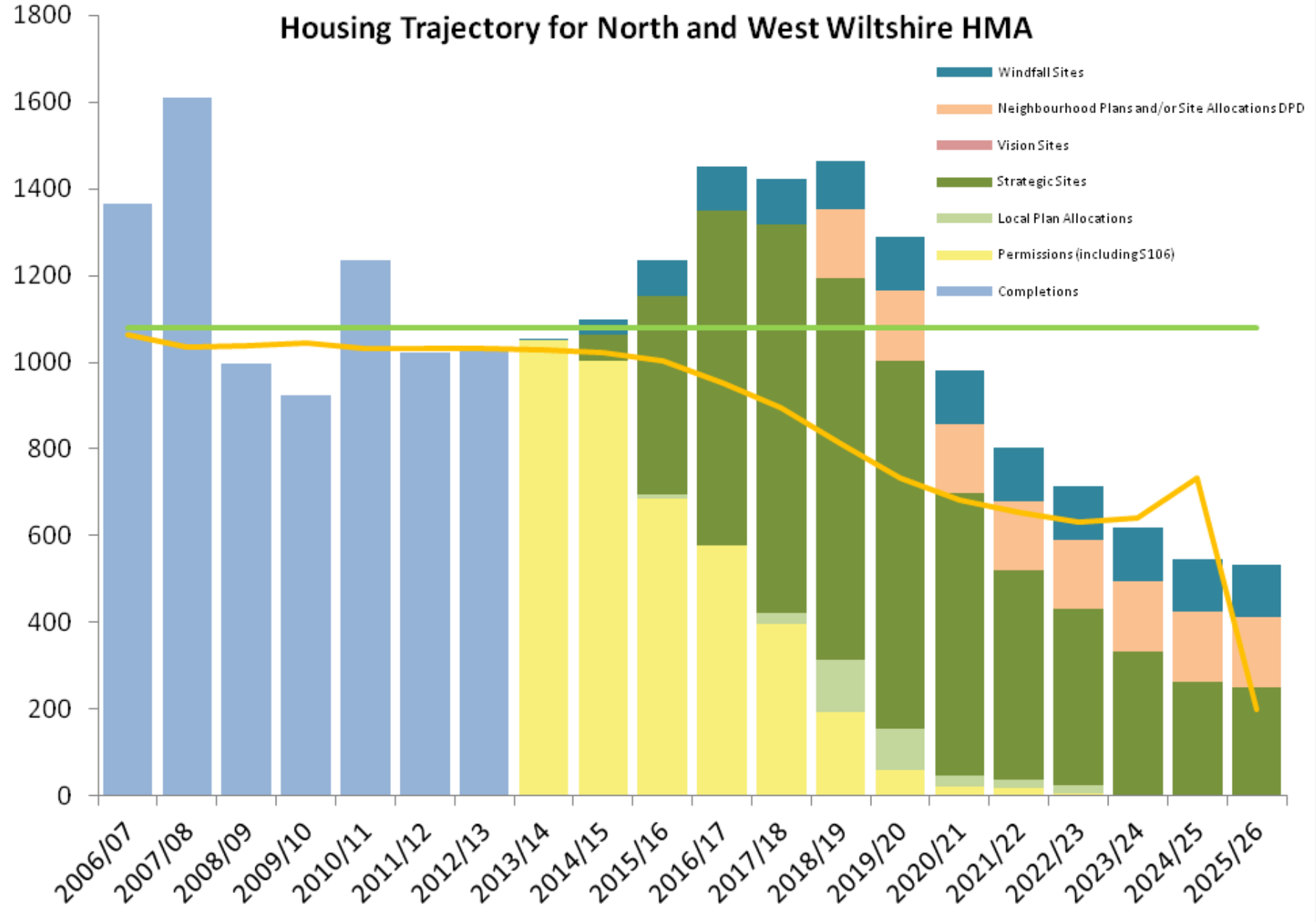
Site Address	Site Ref	Dwellings outstanding	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	Notes	
SWINDON WITHIN WILTSHIRE																	
Total (excluding windfall allowance)		822	30	34	74	80	80	80	80	80	80	80	80	76	0	0	
Moredon Bridge, Purton Road, Swindon	N09.2020	122	30	30	14	0	0	0	0	0	0	0	0	0	0	0	Developer has provided expected development rate and this is considered achievable
RIDGEWAY FARM, COMMON PLATT, Swindon	N10.4575	700	0	4	60	80	80	80	80	80	80	80	80	76	0	0	Developer has provided expected development rate. This has been delayed by one year in recognition of the number of conditions
Large permitted sites		822	30	34	74	80	80	80	80	80	80	80	80	76	0	0	

Appendix 2: Housing Trajectory

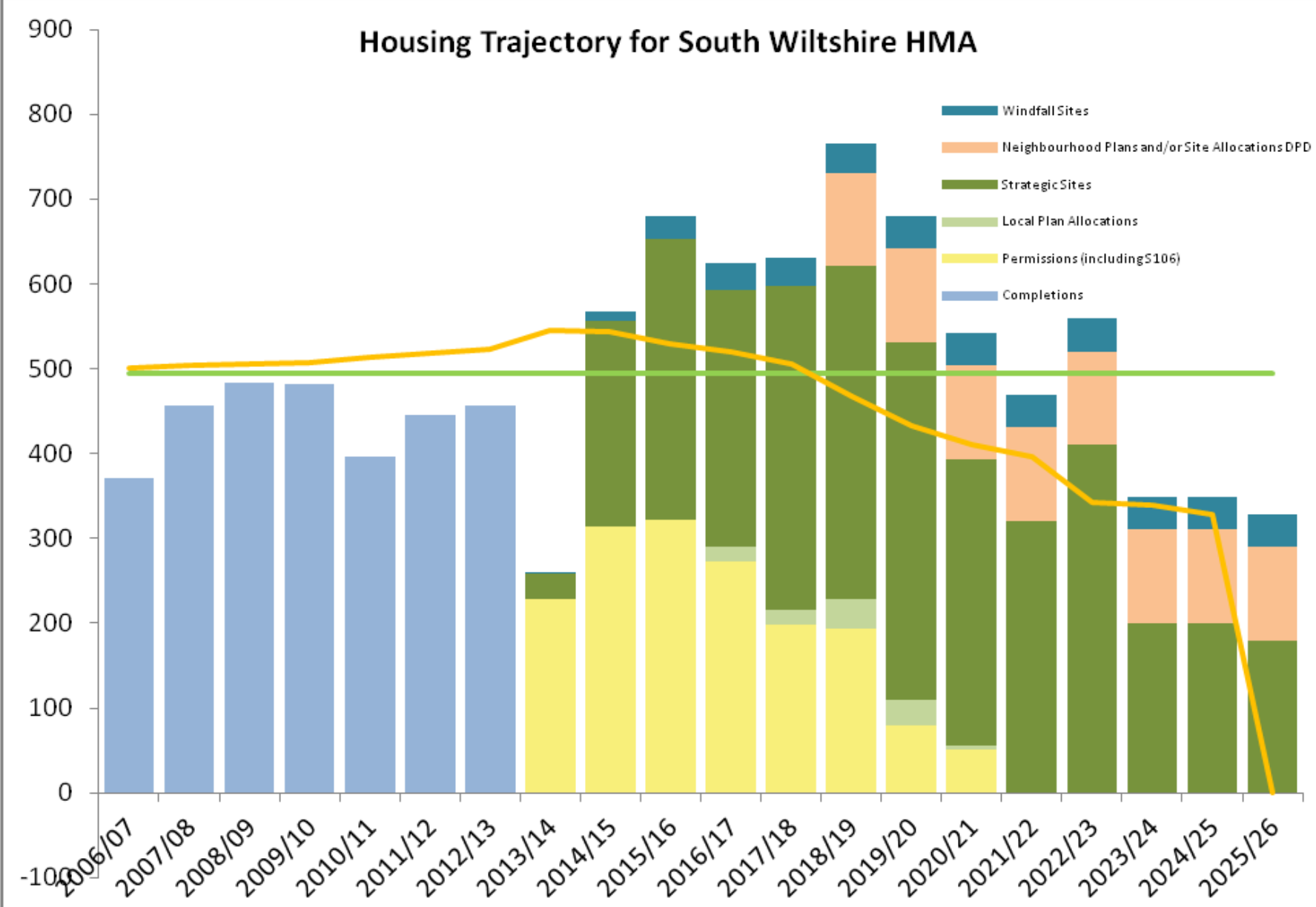
Housing Trajectory for East Wiltshire HMA



Housing Trajectory for North and West Wiltshire HMA



Housing Trajectory for South Wiltshire HMA



Appendix 3 - Windfall allowance for land supply calculations

A1. The NPPF (paragraph 48) identifies that an allowance for windfall may be made where appropriate. It states:

“Local planning authorities may make an allowance for windfall sites in the five-year supply if they have compelling evidence that such sites have consistently become available in the local area and will continue to 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, and should not include residential gardens.”

A2. For clarification, the NPPF defines windfall development as:

“Sites which have not been specifically identified as available in the Local Plan process. They normally comprise previously-developed sites that have unexpectedly become available.”

A3. This appendix determines an appropriate windfall allowance for the Housing Market Areas (HMAs) within Wiltshire. It analyses the trend of windfall permissions and completions over the recent past in order to determine whether there is consistent delivery from this source of supply. It then goes on to examine the potential supply from future windfall sites.

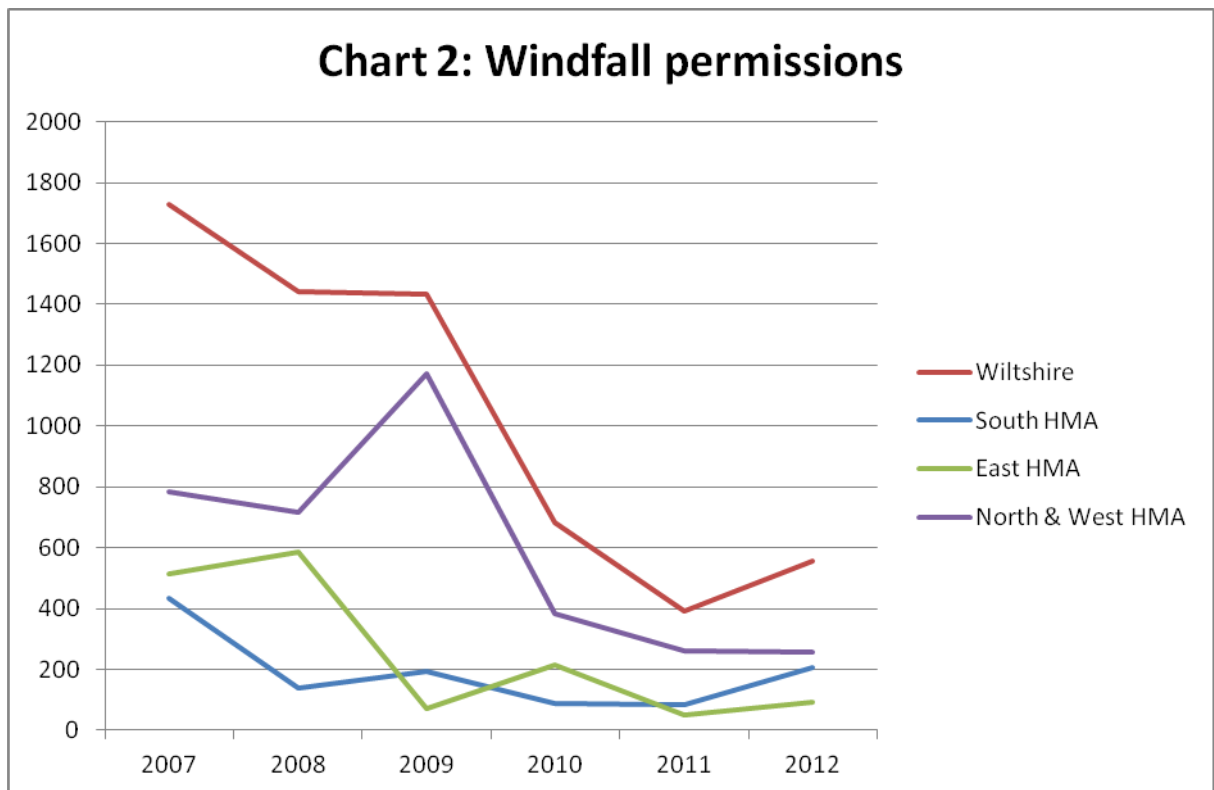
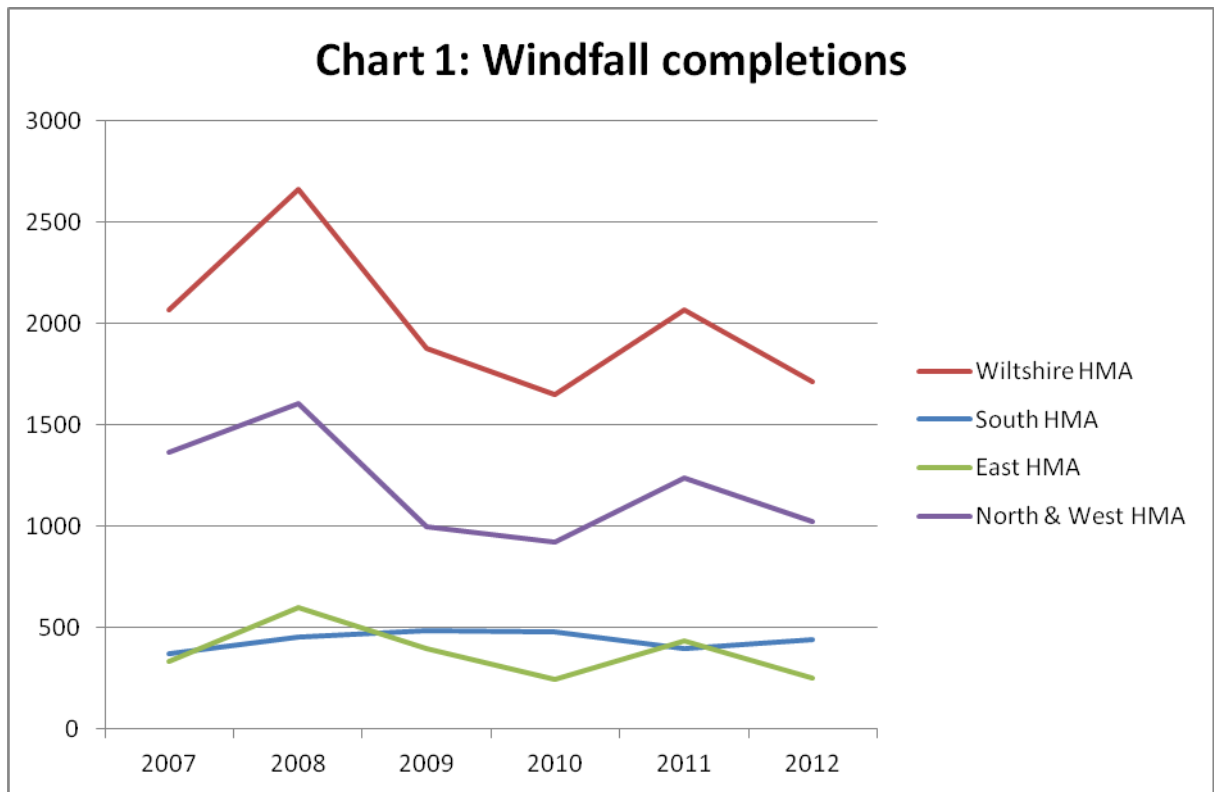
Windfall completions (2006-2012)

A4. Consistent data on housing completions is held for the period 2006 to 2012 in the Wiltshire Land Use Monitoring System. From this dataset, all previously developed sites⁴ that were not allocated in the Local Plan process and are not on gardens have been extracted. This process has provided a list of all windfall development across this period for Wiltshire. Chart 1 presents the windfall completions trajectory for this area over the period 2006 to 2012.

Windfall permissions (2006-2012)

A5. The same exercise has been undertaken with new permitted sites. A large number of permissions in Wiltshire take the form of renewals, amendments or reserved matters on existing permissions. In order that a permission of a single site is not double-counted as a result of multiple applications, only the first application is included. However, if a subsequent permission increases the capacity, the net increase will be included from this new permission. Chart 2 presents the number of windfall permission granted for Wiltshire over the period 2006 to 2012.

⁴ This is conservative as the NPPF also allows Greenfield sites to be included with the exception of gardens.



A6. From the above charts it is evident that the number of completions on windfall sites (Chart 1) has seen a slight decrease across the period. Given the economic climate, a decrease would be expected, but as the decrease is so slight, it would suggest that the rate of windfall delivery

would have at least remained constant (if not increased) in better market conditions. This suggests that there is likely to be continued delivery of windfall especially once the market picks up.

- A7. However, when looking at the number of new windfall sites that have achieved permission, there has been a more significant decrease. The economy will have been a contributing factor, but the extent of this is unknown. While the capacity of previously developed land maybe decreasing, there is no substantive evidence that this will limit the supply of windfall development, especially given the recent change to permitted development rights⁵. Indeed, the SHLAA identifies outstanding capacity on large⁶ deliverable unpermitted windfall sites (503 in Wiltshire), and so this is not considered to be the case.
- A8. In this context, with decreased numbers of windfall permissions being achieved, it is considered reasonable (and robust) to estimate the capacity of future windfall sites by considering those identified within the SHLAA together with a conservative allowance for small sites (5 or less dwellings) in accordance with the trend above.
- A9. In order to be comprehensive a number of methods for identifying a windfall allowance are set out in Table 7 and used to validate the windfall allowance used in the land supply assessment, clarifying that it should be seen as a minimum.

Method for identifying an allowance for future windfall delivery

- A10. In accordance with the justification presented, the windfall allowance will comprise:
- Large deliverable windfall sites (more than 5 dwellings) identified within the SHLAA
 - A conservative allowance for small windfall delivery (5 or less dwellings).

The allowance from such sites will be analysed and discussed below.

Large windfall sites for 2013-18

- A11. The delivery of large windfall sites that are not currently included in the Annual Monitoring Report (AMR) land supply statement (i.e. those that are permitted or allocated), can be estimated from the capacity of such deliverable sites identified within the Wiltshire SHLAA (within settlement boundaries).
- A12. Whilst the SHLAA aims to be comprehensive, a number of sites that are not identified in this assessment inevitably come forward. By way of example, since the base date of the emerging SHLAA (with a base date

⁵ The Government has proposed to introduce permitted development rights that enable the change of use from B1 office use to residential use where this is justified on economic grounds.

⁶ The SHLAA includes sites of more than 5 dwellings only.

of April 2012) some 109 dwellings⁷ have been permitted on large windfall sites across Wiltshire that were not identified in the SHLAA. If this was to continue across the five year period this would equate to an additional 545 permitted. The allowance for large windfall sites estimated using only SHLAA sites (of 503 dwellings) is broadly consistent with this (with an allowance for non-delivery within the five year period).

A13. On the other hand, it should not be assumed that all deliverable sites identified within the SHLAA will be delivered.

A14. In order to balance these competing delivery assumptions, it is reasonable to assume that the capacity of identified deliverable sites will be achieved. This places no reliance on these sites being delivered, as they could easily be substituted with unidentified sites.

A15. Table 1 presents the identified deliverable large windfall capacity within the SHLAA.

Table 1: Capacity of deliverable SHLAA sites

Site	Capacity
Savernake Forest Scout Group Building	15
Job Centre, Sheep Street	6
R/o 53 - 57 Church Street	6
The Beeches, Blackboard Lane	6
Manor Farm	20
East Wiltshire HMA	53
Transport Depot	27
Martigny House	19
Innox Hall	7
Vehicle Yard, Westbury North Junction	94
Hygrade Foods a Division of Tulip Ltd	6
The Elms	6
District Council Offices	61
North and West Wiltshire HMA	220
Land at Highbury and Fisherton Manor School, Salisbury	67
Land at The Avenue, Wilton (Wilton Depot)	10
Land at Riverside, Salisbury	8
Land at Grosvenor House, Salisbury	6
South Wiltshire HMA	91
Wiltshire	503

A16. The SHLAA excludes sites of 5 or less dwellings and so a separate allowance is made for these below.

⁷ These include the following permissions N12.0185, N12.0895, N12.0638, N12.0222, S12.0983, S11.1135, W10.2407.

Conservative allowance for small windfall sites

A17. As identified above, there has been a decrease in the number of windfall sites achieving permission. Despite the fact that this is likely to be a result of the economic climate and is unlikely to continue in the future, the average number of permissions across the depressed market (2009-12) will be assumed to be permitted each year for the following five. This is conservative, as it is expected that the economy will recover across this period, and even if it does not, increased market demand could increase the viability of housing delivery, thereby increasing the levels of housing development from all components of supply.

A18. The average number of new small windfall permissions across this period is presented in Table 2.

Table 2: Small windfall delivery 2009-12 and assumed delivery 2013-18

Area	Average number of new small windfall permissions per annum (2009-12)	Assumed number of new small windfall permissions (2013-18)
East Wiltshire HMA	31	157
North and West Wiltshire HMA	155	773
South Wiltshire HMA	59	295
Wiltshire	245	1,225

A19. In order to estimate how many of these assumed small windfall sites will be delivered within five years, a standard delivery rate will be applied as used in the AMR. This has been calculated using the rate of development from the date of permission from an analysis of all permissions received from 2001 to 2008. The resulting rate is presented in Table 3.

Table 3: Standard delivery rate

Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8
2.3%	22.9%	32.2%	16.6%	1.9%	2.4%	8.7%	0.3%

A20. It is evident that for a permission granted in year 1, only 75.9% will reach completion in the five year period. Indeed, only 87.3% will reach completion at all, providing an allowance for non-delivery.

A21. Applying this delivery rate to the assumed number of new small windfall sites has been done using the following matrix (Table 4). The example presented is for East Wiltshire HMA.

Table 4: Delivery matrix of newly arising small windfall sites

	Built in year 1	Built in year 2	Built in year 3	Built in year 4	Built in year 5	Sum
31 permitted in year 1	31 x 2.3% = 0.7	31 x 22.9% = 7.2	31 x 32.2% = 10.1	31 x 16.6% = 5.2	31 x 1.9% = 0.6	23.8
31 permitted in year 2		31 x 2.3% = 0.7	31 x 22.9% = 7.2	31 x 32.2% = 10.1	31 x 16.6% = 5.2	23.2
31 permitted in year 3			31 x 2.3% = 0.7	31 x 22.9% = 7.2	31 x 32.2% = 10.1	18
31 permitted in year 4				31 x 2.3% = 0.7	31 x 22.9% = 7.2	7.9
31 permitted in year 5					31 x 2.3% = 0.7	0.7
Sum	0.7	7.9	18	23.2	23.8	74

A22. The allowance for small windfall can be seen to be conservative. Indeed, of the 157 dwellings assumed to be permitted on such sites in East Wiltshire, only 74 are assumed to be deliverable. The resulting allowance for small permitted sites is presented in Table 5.

Table 5: Summary of small windfall allowance for 2013-18

Area	Small windfall allowance
East Wiltshire HMA	74
North and West Wiltshire HMA	363
South Wiltshire HMA	139
Wiltshire	575

Summary of windfall allowance

A23. By simply summing the Tables 1 and 5 above an allowance for future windfall delivery can be calculated as in Table 6.

Table 6: Summary of small and large windfall allowance for 2013-18

Area	Large allowance	Small allowance	Total allowance
East Wiltshire HMA	53	74	127
North and West Wiltshire HMA	220	363	583
South Wiltshire HMA	91	139	230
Wiltshire	364	576	940

A24. This allowance, as described throughout this note, has set out to be deliberately conservative. However, in order to verify how conservative this assessment is Table 7 presents the windfall allowance that would arise from using other methods and assumptions, all of which are equally robust. Each method is described briefly in footnotes 5 and 6 to this note.

Table 7: Comparison of methods for calculating windfall allowance for 2013-18

Area	Method 1 (as above)	Method 2 ⁸	Method 3 ⁹
East Wiltshire HMA	127	162	596
North and West Wiltshire HMA	583	708	1,688
South Wiltshire HMA	230	282	449
Wiltshire	940	1,152	2,733

⁸ **Method 2** is the same as method 1, with the exception that it assumes that the average number of new small windfall permissions from the last six years (2006-12) will be permitted for the next five, as opposed to the average for the previous three years (2009-12).

This in effect assumes that the decreased number of windfall permissions over the last three years and the higher number in the previous years represent average peaks and troughs, and so it is reasonable to assume an average. This is a wholly robust method, and providing that the economy picks up in the next couple of years will be a more accurate assessment than that presented in method 1.

⁹ **Method 3** takes no account of the identified capacity in the SHLAA. Rather it assumes that the average number of both small and large windfall permissions achieved over the last six years (2006-12) will continue to be permitted for the following five and will be delivered at the standard development rate.

This presents a reasonable allowance, on the assumption that the supply of large windfall sites will continue to be available, and that the previous six years represent an average market situation. This is a simplistic but nevertheless robust method. Delivery at this level would require the identification and delivery of a continuous supply of large windfall sites, comprising of those identified in the SHLAA, those within the scope of the Vision exercises, those identified through the developing neighbourhood plans and any other sites that arise within the proposed settlement framework or small villages.

Appendix 4 – Remaining housing to be identified by CA

Area	Requirement 2006-26 ¹⁰	Housing already provide for			Remainder to be identified
		Completions 2006-13	Committed sites	Strategic sites	
Devizes	1730	1236	103	0	391
Devizes CA remainder	420	208	76	0	136
Devizes CA total	2150	1444	179	0	527
Marlborough	610	339	62	220	-11
Marlborough CA remainder	240	103	34	0	103
Marlborough CA total	850	442	96	220	103
Pewsey CA total	600	238	121	0	241
Tidworth and Ludgershall	1750	246	1365	0	139
Tidworth CA remainder	150	76	8	0	66
Tidworth CA total	1900	322	1372	0	206
EAST WILTSHIRE HMA	5500	2446	1768	220	1077
Bradford on Avon	510	261	83	138	28
Bradford on Avon CA remainder	160	96	15	0	49
Bradford on Avon CA total	670	357	98	138	77
Calne	1240	583	639	0	18
Calne CA remainder	140	69	13	0	58
Calne CA total	1380	652	652	0	76
Chippenham	4000	957	450	2400	193
Chippenham CA remainder	500	166	91	0	243
Chippenham CA total	4500	1123	542	2400	435
Corsham	1050	543	268	0	239
Corsham CA remainder	150	96	39	0	15
Corsham CA total	1200	639	307	0	254

¹⁰ To be read in accordance with Core Policy 2 of the Wiltshire Core Strategy.

Area	Requirement 2006-26 ¹⁰	Housing already provide for			Remainder to be identified
		Completions 2006-13	Committed sites	Strategic sites	
Malmesbury	760	472	46	0	242
Malmesbury CA remainder	440	238	48	0	154
Malmesbury CA total	1200	710	94	0	396
Melksham	1930	926	292	0	712
Melksham CA remainder	110	58	20	0	32
Melksham CA total	2040	984	312	0	744
Royal Wootton Bassett	920	384	521	0	15
Royal Wootton Bassett & Cricklade CA remainder	330	254	34	0	42
Royal Wootton Bassett & Cricklade CA total	1250	638	555	0	57
Trowbridge	5860	1685	1298	2600	277
Trowbridge CA remainder	140	210	31	0	-101
Trowbridge CA total	6000	1895	1330	2600	277
Warminster	1650	453	139	900	158
Warminster CA remainder	120	65	26	0	29
Warminster CA total	1770	518	164	900	188
Westbury	1290	628	272	250	140
Westbury CA remainder	100	45	10	0	45
Westbury CA total	1390	673	282	250	185
NORTH AND WEST WILTSHIRE HMA	21400	8189	4335	6288	2689
SWINDON (WITHIN WILTSHIRE)	200	126	774	0	-700
Amesbury, Bulford and Durrington	2100	981	67	1100	-48
Amesbury CA remainder	295	115	32	0	148
Amesbury CA total	2395	1096	99	1100	148

Area	Requirement 2006-26 ¹⁰	Housing already provide for			Remainder to be identified
		Completions 2006-13	Committed sites	Strategic sites	
Mere	200	117	7	0	76
Mere CA remainder	50	25	14	0	11
Mere CA total	250	142	21	0	87
Salisbury and Wilton	6060	1263	1476	2650	671
Wilton CA remainder	220	94	39	0	87
Salisbury and Wilton CAs total	6280	1357	1515	2650	758
Downton	190	56	11	0	123
Southern Wiltshire CA remainder	365	308	36	0	21
Southern Wiltshire CA total	555	364	47	0	144
Tisbury	200	88	71	0	41
Tisbury CA remainder	220	46	13	0	161
Tisbury CA total	420	134	83	0	203
SOUTH WILTSHIRE HMA	9900	3093	1766	3750	1339
WILTSHIRE	37000	13854	8643	10258	4405

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