



Housing Land Supply Assessment April 2012

January 2013

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Five Year Housing Supply Statement
Base Date April 2012

Policy Context

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

- 1.3 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.”

- 1.4 This paper updates the previous land supply assessment that was included as part of the Annual Monitoring Report 2011 to an April 2012 base date and accords to the requirements and definitions of the NPPF.

Identifying the housing requirement

- 2.1 For completeness, Wiltshire Council will present an analysis of housing supply judged against the requirements of the Wiltshire and Swindon Structure Plan 2016, the Secretary of State’s proposed changes to the draft RSS and the submission draft of the Wiltshire Core Strategy. These form all extant and emerging housing requirements, but the weight to be attached to each will be a matter for users.
- 2.2 The adopted development plan for Wiltshire includes the Wiltshire and Swindon Structure Plan 2016, containing a housing requirement from 1996 to 2016 in Policy DP4.

- 2.3 The proposed changes version to the draft South West Regional Spatial Strategy contains a housing requirement for areas of Wiltshire from 2006 to 2026 in policies HMA1, HMA2 and HMA11.
- 2.4 The Localism act, which was enacted on 15th November 2011, makes provision to formally revoke RSSs, including the emerging South West Regional Spatial Strategy (RSS) and the saved policies of the Wiltshire and Swindon Structure Plan. Orders made by the Secretary of State are required before the RSS is formally revoked.
- 2.5 In response to the announcement by the Secretary of State on 27 May 2010 confirming the Government's intention to '*rapidly abolish Regional Strategies*', The Wiltshire Cabinet (19 October 2010) resolved that:
- *Wiltshire's new housing requirement should be determined through a comprehensive review involving local communities, which responds to the Decentralisation and Localism Bill; and*
 - *The new housing requirement should be progressed as part of the Core Strategy Process.*
- 2.6 This approach is consistent with the Government's intention to ensure that '*Local Planning Authorities will be responsible for establishing the right level of local housing provision in their area, and identifying a long term supply of housing land without the burden of regional targets.*'¹
- 2.7 It is important that Wiltshire's future housing requirements are identified within the context of the newly enacted 'Localism' agenda whilst ensuring that any requirement is based on reliable and robust information able to withstand scrutiny through the examination process. Wiltshire Council has developed a housing requirement, taking on board community aspirations as well as the strategic needs of Wiltshire. The resulting requirement has been consulted on three times (the Wiltshire Core Strategy Consultation Document, June 2011; the Wiltshire Core Strategy pre-submission draft, February 2012; and the Wiltshire Core Strategy focussed consultation, September 2012) and is contained in the Wiltshire Core Strategy submission draft.

Contingency

- 3.1 The NPPF 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 extant development plan (the Wiltshire and Swindon Structure Plan 2016). Those years in which the annualised delivery has been exceeded are highlighted in green.

¹ Chief Planning Officer Letter: 'Revocation of Regional Strategies'. 6 July 2010

Table 1 also provides the average annual level of completions across the plan period to date (1996-2012). Once again, where the annualised requirement has been exceeded, these cells are highlighted in green.

Table 1: Housing delivery compared to annualised requirement

Area	Annualised housing requirement 1996-2016	Housing Completions					Average annual completions 1996-2012
		2007-08	2008-09	2009-10	2010-11	2011-12	
Former Kennet District	262.5	598	400	244	441	250	321
Former North Wiltshire District	450	834	543	398	357	479	581
Chippenham	150	250	198	115	67	83	173
Former North Wiltshire District remainder	300	584	345	283	290	396	408
Former Salisbury District	400	457	484	483	397	444	410
Salisbury City	195	108	182	224	241	231	179
Former Salisbury District remainder	205	349	302	259	156	213	231
Former West Wiltshire District	587.5	768	435	520	879	572	664
Trowbridge	250	332	198	257	344	137	292
Former West Wiltshire District remainder	337.5	436	237	263	535	435	372
Wiltshire	1,700	2,657	1,862	1,645	2,074	1,745	1,976

3.3 It is evident that for all areas, other than Salisbury City the average annual requirement has been exceeded over the plan period to date and so there is no record of under-delivery, persistent or otherwise. For Salisbury City, the annualised requirement has been exceeded for the last three years, and so any under-supply is clearly not persistent as it is being actively addressed through increased levels of delivery.

3.4 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 is assumed to comprise of those sites that are subject to:

- a planning permission,
- a section 106 agreement,
- a saved local plan allocation (that is proposed to be saved as part of the Wiltshire Core Strategy),

- a site identified within the adopted South Wiltshire Core Strategy or the submission draft of the Wiltshire Core Strategy, or,
 - other specific deliverable sites identified within the Visions for Chippenham, Salisbury or Trowbridge,
 - 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 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. Furthermore, the latest housing trajectory, consistent with this analysis is included in Appendix 2.
- 4.3 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 (due to be adopted in Summer 2013). 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.
- 4.4 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.
- 4.5 Should any of the strategic sites not deliver in a timely manner, the Strategic Housing Land Availability Assessment identifies a further pool of deliverable sites that can supplement supply. Such sites are not included in the deliverable supply, despite the deliverability of these.
- 4.6 It should be noted that this land supply statement reflects a base date of April 2012.

Housing Land Supply

- 5.1 The tables below provide an overview of the ability of Wiltshire to satisfy a five year land supply against the housing requirements identified above.

Table 2: 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 2006-2011	Five year housing requirement 2011-2016	Deliverable supply 2011-2016	Number of years deliverable supply
East Wiltshire Housing Market Area	5,500	2,264	1,156	1,221	5.3
North and West Wiltshire Housing Market Area	21,400	7,152	5,089	6,360	6.2
South Wiltshire Housing Market Area	9,900	2,636	2,594	2,843	5.5
West of Swindon	200	78	44	120	13.8
Wiltshire	37,000	12,130	8,882	10,544	5.9

Table 3: Housing Land Supply relative to the housing requirement identified in the Secretary of State's proposed changes to the draft RSS

Area	Housing Requirement 2006-2026	Housing completions 2006-2011	Five year housing requirement 2011-2016	Deliverable supply 2011-2016	Number of years deliverable supply
Former Kennet District	6,000	2,269	1,333	1,224	4.6
Former North Wiltshire District	13,700	3,528	3,633	2,737	3.8
Chippenham	5,500	934	1,631	1,252	3.8
West of Swindon	3,000	78	1,044	120	0.6
Former North Wiltshire District remainder	5,200	2,516	959	1,364	7.1
Former Salisbury District	12,400	2,637	3,487	2,843	4.1
Salisbury City	6,000	1,137	1,737	1,591	4.6
Former Salisbury District remainder	6,400	1,500	1,750	1,251	3.6
Former West Wiltshire District	12,300	3,696	3,073	3,458	5.6
Trowbridge	6,000	1,478	1,615	1,948	6.0
Former West Wiltshire District remainder	6,300	2,218	1,458	1,510	5.2
Wiltshire	44,400	12,130	11,525	10,261	4.5

Table 4: Housing Land Supply relative to the housing requirement identified in the Wiltshire and Swindon Structure Plan 2016

Area	Housing Requirement 1996-2016	Housing completions 1996-2011	Five year housing requirement 2011-2016	Deliverable supply 2011-2016	Number of years deliverable supply
Former Kennet District	5,250	5,143	134	1,224	45.7
Former North Wiltshire District	9,000	9,362	-453	2,737	Exceeded requirement
Chippenham	3,000	2,767	291	1,252	21.5
Former North Wiltshire District remainder	6,000	6,595	-744	1,364	Exceeded requirement
Former Salisbury District	8,000	6,561	1,799	2,843	7.9
Salisbury City	3,900	2,861	1,299	1,591	6.1
Former Salisbury District remainder	4,100	3,700	500	1,251	12.5
Former West Wiltshire District	11,750	10,628	1,403	3,458	12.3
Trowbridge	5,000	4,664	420	1,948	23.2
Former West Wiltshire District remainder	6,750	5,964	983	1,510	7.7
Wiltshire	34,000	31,694	2,883	10,261	17.8

The Future

- 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.
- 6.2 The allocation of sites will utilise the Strategic Housing Land Availability Assessment which will also be updated annually to monitor the developability of these sites.

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Appendix 1: Components of Housing Supply

Sites	Dwellings outstanding	2012/13	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	Comments
North and West Wiltshire HMA	12,235	749	1,282	1,238	1,499	1,231	1,194	1,079	1,009	764	573	381	300	250	120	
Small permitted sites	627	73	173	132	82	35	28	5	4	1	1	1	0	0	0	
Former Wincanton Site, Bythesea Road	56	0	0	18	26	8	2	2	0	0	0	0	0	0	0	Remainder of the site is being marketed and there are no known viability issues. Agent informs that the sale is expected to complete in December 2012. Standard delivery rate assumed following 2 years.
RAF Yatesbury	24	0	0	0	0	0	0	0	0	0	0	0	0	0	0	The site is no longer implementable under the current permission
RAF Yatesbury	28	0	0	0	0	0	0	0	0	0	0	0	0	0	0	The site is no longer implementable under the current permission
Great Middle Green Farm, The Green	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	Standard delivery rates for small sites applied
Area R11 & R12 Leigh Park	7	7	0	0	0	0	0	0	0	0	0	0	0	0	0	Development assumed to be complete
Area R1D, Leigh Park	8	8	0	0	0	0	0	0	0	0	0	0	0	0	0	Standard delivery rates for small sites applied
Land North of Victoria Road	5	5	0	0	0	0	0	0	0	0	0	0	0	0	0	Remaining dwellings are under construction and assumed to be complete within the year
Stronghold Safety Workwear, Cocklebury Road	13	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Permission has expired and so assumed not to come forward
Land at High Street	18	0	0	0	0	0	9	9	0	0	0	0	0	0	0	Developer is looking to revise the application and cannot provide a delivery timetable at present and so assumed not to be deliverable within 5 years
Land North East of Snowberry Lane	15	15	0	0	0	0	0	0	0	0	0	0	0	0	0	Development largely complete and expected to be finished shortly
Trowbridge Rugby Football Club	87	0	0	0	0	0	28	40	12	4	2	0	0	0	0	Site will become available in September 2013 and is likely to deliver within 5 years. However, as the site is not available now, it is dismissed from the deliverable supply
Land North East of Snowberry Lane	2	2	0	0	0	0	0	0	0	0	0	0	0	0	0	Remaining dwellings are under construction and assumed to be complete within the year
Land at Blue Hills, Devizes Road	36	12	17	5	2	1	0	0	0	0	0	0	0	0	0	Development ongoing. Assume standard rate of development
Land North East of Snowberry Lane	49	22	27	0	0	0	0	0	0	0	0	0	0	0	0	Developer has provided the expected development rate
7, 8 and 9 Back Street	11	0	0	6	4	1	0	0	0	0	0	0	0	0	0	Site is available now, suitable and achievable. Assume standard development rate.
7, 8 and 9 Back Street	11	0	0	6	4	1	0	0	0	0	0	0	0	0	0	Site is available now, suitable and achievable. Assume standard development rate.
St Ivel Factory Site, Station Road	70	17	24	26	3	0	1	0	0	0	0	0	0	0	0	Development ongoing. Assume standard rate of development
Land adjacent Recreation Ground, Frome Road	14	10	0	0	0	0	0	0	0	0	0	0	0	0	0	Second block has been developed, but the third may not be developed dependent on the market
Kingston Mills, Kingston Road	35	11	16	5	2	1	0	0	0	0	0	0	0	0	0	Development ongoing. Assume standard rate of development
Land adjacent Rowden Lane	95	0	0	31	44	14	4	3	0	0	0	0	0	0	0	Website states that the site is coming soon. Assume standard development rate from next year
Land North East of Snowberry Lane	63	63	0	0	0	0	0	0	0	0	0	0	0	0	0	Development largely complete and expected to be finished shortly
Land at Hilperton Drive/Ashton Road, Hilperton	18	9	9	0	0	0	0	0	0	0	0	0	0	0	0	Developer has provided the expected development rate
Land South East of Woodmand	12	12	0	0	0	0	0	0	0	0	0	0	0	0	0	Site was completed in September 2012
Stones Garage, St Margarets Street	13	13	0	0	0	0	0	0	0	0	0	0	0	0	0	Development complete
Area R11, Leigh Park	5	5	0	0	0	0	0	0	0	0	0	0	0	0	0	Remaining dwellings are under construction and assumed to be complete within the year
Manor Primary School, Queensway	51	0	51	0	0	0	0	0	0	0	0	0	0	0	0	Developer has provided the expected development rate
Former Cattle Market, Cocklebury Road	14	7	7	0	0	0	0	0	0	0	0	0	0	0	0	Development largely complete with sales ongoing
Land North East of Snowberry Lane	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	Remaining dwellings are under construction and assumed to be complete within the year
Custom Transformers, Bristol Road	10	10	0	0	0	0	0	0	0	0	0	0	0	0	0	Developer informs that the site will be complete by September 2012
Cowbridge Mill	25	15	0	0	0	0	0	0	0	0	0	0	0	0	0	Developer has provided the expected development rate
60 Bradley Road	9	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Site has been sold to a private owner and will no longer be developed by Selwood
Land North East of Snowberry Lane	51	23	28	0	0	0	0	0	0	0	0	0	0	0	0	Housing
																Developer has provided the expected development rate

Sites	Dwellings outstanding	2012/13	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	Comments			
Land south of Sandridge Road, northeast to Sandridge Hill	85	23	26	30	6	0	0	0	0	0	0	0	0	0	0	0	Developer has provided the expected development rate		
Land North East of Green Lane Farm, Green Lane	174	0	41	59	64	6	1	2	0	0	0	0	0	0	0	0	Website states that the site will be available from Spring 2013. Assume standard development rate Remaining dwellings are under construction and assumed to be complete within the year		
Land North of Victoria Road	6	6	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
Land North of Victoria Road	32	0	32	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Developer has provided the expected development rate	
Land at Brynards Hill, Bincknoll lane	80	26	37	11	3	2	0	0	0	0	0	0	0	0	0	0	0	Development ongoing. Assume standard rate of development	
Hillside Hostel, 117 Boreham Road	33	0	33	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Developer has provided the expected development rate	
Former NAFFI site Preston Lane	9	9	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Development complete	
Land at Brynard's Hill, Bincknoll Lane	50	28	11	6	0	0	0	0	0	0	0	0	0	0	0	0	0	Developer has provided the expected development rate	
Rudloe Manor, Box Hill	10	0	0	6	4	0	0	0	0	0	0	0	0	0	0	0	0	Site is available now, suitable and achievable. Assume standard development rate.	
5 New Road & Beaufort Arms, Station Road	14	0	8	5	1	0	0	0	0	0	0	0	0	0	0	0	0	Revised permission for 27 dwellings granted in July 2012. Assume standard development rate from next year	
5 New Road & Beaufort Arms, Station Road	16	0	9	6	1	0	0	0	0	0	0	0	0	0	0	0	0	Revised permission for 27 dwellings granted in July 2012. Assume standard development rate from next year	
Chippenham Golf Club, Malmesbury Road	75	0	42	33	0	0	0	0	0	0	0	0	0	0	0	0	0	Agent has provided the expected development rate	
Former St Ivel Site, Station Road	60	14	20	22	2	0	1	0	0	0	0	0	0	0	0	0	0	Development ongoing. Assume standard rate of development	
Royal Arthur Park, Westwells Road	221	0	31	40	40	60	50	0	0	0	0	0	0	0	0	0	0	Agent has provided the expected development rate	
The Beckford Centre, 6 Gipsy Lane	24	0	0	13	9	1	0	0	0	0	0	0	0	0	0	0	0	Site is available now, suitable and achievable. Assume standard development rate.	
Land at Southview Farm	187	35	35	35	35	35	12	0	0	0	0	0	0	0	0	0	0	Standard delivery rates for small sites applied	
Land at Southview Farm	11	10	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Development ongoing. Assume standard rate of development	
Terry's Social Club, Hill Street	16	0	0	9	6	1	0	0	0	0	0	0	0	0	0	0	0	Site is available now, suitable and achievable. Assume standard development rate. Remaining dwellings are under construction and assumed to be complete within the year	
St Ivel Factory Site, Station Road	6	6	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Hill House Nursing Home	11	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	The scheme is unviable and will not be proceeding
Land off York Buildings	24	0	24	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Developer has provided the expected development rate
Mowlem's Yard, Wynsome Street	24	24	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Developer has informed that the site will be complete by October 2012. Roof collapse means that the S106 is no longer implementable and so will not come forward
Hanger 45, Yatesbury Airfield	29	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
St Ivel Factory Site, Station Road	51	0	0	16	24	7	2	1	0	0	0	0	0	0	0	0	0	0	Assume standard development rate following the development of the remainder of site
St Ivel Factory Site, Station Road	6	0	0	3	3	0	0	0	0	0	0	0	0	0	0	0	0	0	Assume standard development rate following the development of the remainder of site
Hanger 19, Colerne Industrial Park	26	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Considered unlikely to be viable and so assumed not to come forward
Phase 2, Curzon Park	11	11	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Development largely complete and expected to be finished shortly Site is owned by two developers. Each of which has provided the expected development rate for their part
Land off Sandpit Road	230	61	127	42	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Development ongoing. Assume standard rate of development
Land Adjacent Scrap Yard Green Lane	12	0	10	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Standard delivery rates for small sites applied
Rudloe Manor, Box Hill	2	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Land H8 North of Paxcroft Way	128	52	56	9	6	2	2	0	0	0	0	0	0	0	0	0	0	0	Development ongoing. Assume standard rate of development
Land adjacent Scrap Yard, Green lane	51	39	12	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Development ongoing. Assume standard rate of development
Land adjacent Scrap Yard, Green lane	56	0	56	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Development ongoing. Assume standard rate of development
Brook Farm	30	0	0	10	14	4	1	1	0	0	0	0	0	0	0	0	0	0	Site is available now, suitable and achievable. Assume standard development rate.
4-8 Church Street, rear of Edward Street	4	0	0	2	2	0	0	0	0	0	0	0	0	0	0	0	0	0	Site is available now, suitable and achievable. Assume standard development rate.

Sites	Dwellings outstanding	2012/13	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	Comments	
Broad Street Car Park	31	0	31	0	0	0	0	0	0	0	0	0	0	0	0	0	Developer has provided the expected development rate
Bucklands Garage, 140-142 London Road	14	0	13	0	0	0	0	0	0	0	0	0	0	0	0	0	Agent informs that the development (of 13 units) will be complete by the end of 2013 Website shows that development is underway with substantial progress being made.
Box Wharf	14	0	14	0	0	0	0	0	0	0	0	0	0	0	0	0	Assume complete in following year
Land adjacent Scrap Yard, Green lane	15	0	15	0	0	0	0	0	0	0	0	0	0	0	0	0	Development ongoing. Assume standard rate of development
Land adjacent Scrap Yard, Green lane	15	0	15	0	0	0	0	0	0	0	0	0	0	0	0	0	Development ongoing. Assume standard rate of development
Bradford on Avon Hospital, Berryfield Road	14	7	7	0	0	0	0	0	0	0	0	0	0	0	0	0	Agent informs that the developer is on site and it will be complete within 18 months (Feb 2014).
Cowbridge Mill	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Standard delivery rates for small sites applied
The Flamingo Club, Westwells Road, Hawthorn, Corsham	13	0	7	5	1	0	0	0	0	0	0	0	0	0	0	0	Development ongoing. Assume standard rate of development
Stanton St Quintin Garage	11	0	0	6	4	1	0	0	0	0	0	0	0	0	0	0	Site is available now, suitable and achievable. Assume standard development rate.
Gerard Buxton Sports Ground, Rylands Way	168	0	52	52	25	0	0	0	0	0	0	0	0	0	0	0	Developer has provided the expected development rate for the revised application
Westinghouse Recreation Ground, Park Avenue	76	0	0	0	24	35	11	3	2	0	0	0	0	0	0	0	Developer has informed that the site could be developed from 2013 dependent on viability. Assumed conservative 2 year delay with standard development rate
Land at Slag Lane and Hawkeridge Road	117	28	40	43	4	0	1	0	0	0	0	0	0	0	0	0	Development ongoing. Assume standard rate of development
Trowbridge Rugby Football Club	3	0	0	0	0	0	2	1	0	0	0	0	0	0	0	0	Site will become available in September 2013 and is likely to deliver within 5 years. However, as the site is not available now, it is dismissed from the deliverable supply
4-8 Church Street, rear of Edward Street	9	0	0	5	4	0	0	0	0	0	0	0	0	0	0	0	Site is available now, suitable and achievable. Assume standard development rate.
Great Middle Green Farm	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Site has a reserved matters permission at a lower density, and so this difference will not be developed.
Rylands Sports Field, Stoneover Lane	100	30	35	32	3	0	0	0	0	0	0	0	0	0	0	0	Developer has provided the expected development rate Site has a reserved matters permission at a lower density, and so this difference will not be developed.
Land off Sandpit Road	65	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Site has a reserved matters permission at a lower density, and so this difference will not be developed.
Land adjacent Scrap Yard, Green Lane	497	0	0	124	111	75	84	30	33	20	14	4	0	0	0	0	Development ongoing. Assume standard rate of development Site has a reserved matters permission at a lower density, and so this difference will not be developed.
Land South of Sandridge Common	5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Site has a reserved matters permission at a lower density, and so this difference will not be developed.
Land at Hilperton Drive/Ashton Road, Hilperton	5	0	0	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
Land North of Green Lane	16	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Permission has expired and so assumed not to come forward
Former Peter Blacks Toiletries	46	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Developer has provided the expected development rate
Land North East of Snowberry Lane	246	0	35	39	0	0	0	0	0	0	0	0	0	0	0	0	Developer has reserved matters under consideration and informs that the first dwellings will be built June 2013 with 2 built per month from then on
Former Bottling Plant, Ushers Brewery	97	0	18	24	24	13	0	0	0	0	0	0	0	0	0	0	
Large permitted sites	4,240	676	1,072	788	506	271	213	94	48	24	16	4	0	0	0	0	
Land off Oldfield Road	30	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	Developer has provided the expected development rate
Staverton Triangle	80	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Permission has expired and so assumed not to come forward
Holbrook Lane	20	0	0	9	6	1	0	0	0	0	0	0	0	0	0	0	Site has recently gained permission for 16 dwellings. Assume standard development rate
Land adjacent to Westbury Hospital	25	0	0	0	14	10	1	0	0	0	0	0	0	0	0	0	Site is planned to be marketed in April 2013. Assume standard development rate
Land at West Street	6	0	0	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

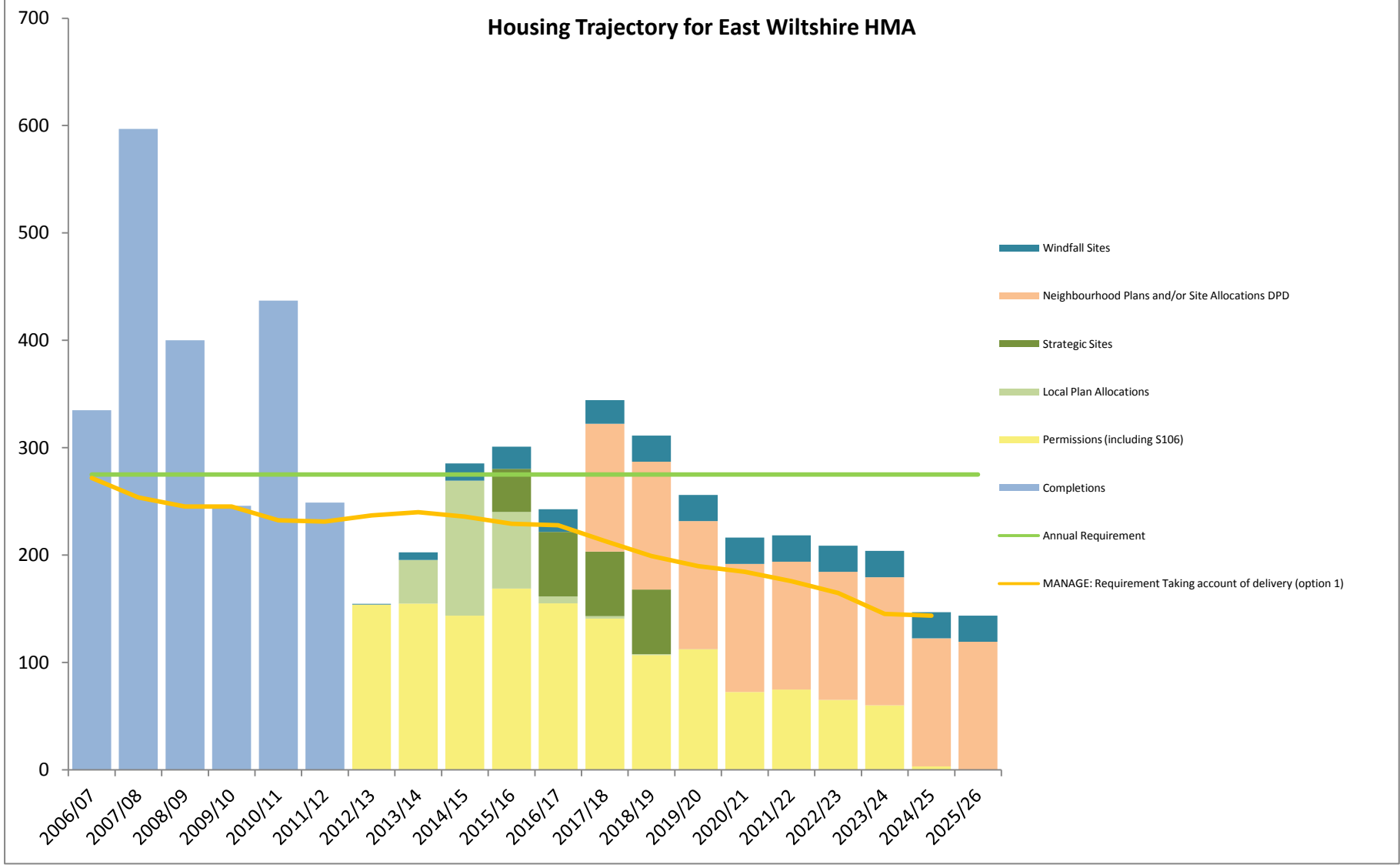
Sites	Dwellings outstanding	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	Comments				
Rear of Westbury Road	4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	The majority of the site has been built or is subject to an existing permission. Assume remainder will not come forward			
Station Road	30	0	0	0	0	0	10	14	4	1	1	0	0	0	0	0	0	Site is subject to a ransom strip and so discounted from five year land supply		
Court Street	94	0	0	0	0	0	30	44	13	4	3	0	0	0	0	0	0	The site could be brought forward by the Council, but without a clear commitment it is excluded from the five year supply		
Quemerford House & Mill	20	0	1	0	9	0	0	0	0	0	0	0	0	0	0	0	0	Landowner has provided the expected development rate		
AB Carter Haulage Contractors, 14 Happy Land	11	0	0	0	0	0	6	4	1	0	0	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		
Works Site, The Forty	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Site has been built at a lower density, and so this difference will not be developed.	
Station Road	100	0	30	30	30	11	0	0	0	0	0	0	0	0	0	0	0	0	Developer has provided the expected development rate	
Springfield School	110	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	School will remain operational and so the site will not come forward	
Chicken Factory	60	0	4	30	29	0	0	0	0	0	0	0	0	0	0	0	0	0	Developer has provided the expected development rate	
Foundary Lane	250	0	0	50	50	50	0	0	0	0	0	0	0	0	0	0	0	0	Pre-app ongoing, application expected forthwith. Deliverable within five years	
Works, Cocklebury Road	27	0	0	15	11	1	0	0	0	0	0	0	0	0	0	0	0	0	Part of the Civic and Academic Quarter, redevelopment of College planned with application expected next year. Assume standard development rate	
Station Road	90	0	0	0	0	0	29	42	13	4	2	0	0	0	0	0	0	0	There is a clear ambition to deliver the site from a developer. It could well contribute to the five year supply, but has cautiously been considered to come forward later.	
Saved Local Plan Allocations	958	0	37	133	148	73	77	104	32	9	6	0	0	0	0	0				
Landers Field, Chippenham	150	0	0	0	50	50	50	0	0	0	0	0	0	0	0	0	0	0	0	The site is owned by the Council and therefore available. Assume a two year delay to market the site and gain permission
North Chippenham	750	0	0	125	125	125	125	125	125	0	0	0	0	0	0	0	0	0	0	Developer has provided the expected development rate
South West Chippenham Area of Search	800	0	0	0	50	75	100	100	100	150	150	75	0	0	0	0	0	0	0	Developer has provided the expected development rate
Rawlings Green, East Chippenham	700	0	0	0	100	100	100	100	100	100	100	0	0	0	0	0	0	0	0	Developer has provided the expected development rate
Land at Station Road, Westbury	250	0	0	0	0	0	0	50	100	100	0	0	0	0	0	0	0	0	0	Significant infrastructure required on site and so discounted from five year land supply
Ashton Park Urban Extension, Trowbridge	2,600	0	0	0	300	300	300	300	300	300	300	300	300	250	120	0	0	0	0	Developer has provided the expected development rate
Land at Kingston Farm, Bradford on Avon	150	0	0	43	45	45	0	0	0	0	0	0	0	0	0	0	0	0	0	Developer has provided the expected development rate
West Warminster Urban Extension	900	0	0	0	70	150	200	200	200	80	0	0	0	0	0	0	0	0	0	Developer has provided the expected development rate
Strategic Sites	6,300	0	0	168	740	845	875	875	925	730	550	375	300	250	120					
Hygrade Factory	50	0	0	16	23	7	2	1	0	0	0	0	0	0	0	0	0	0	0	Residential and Recreation Quarter, consists of a number of separate sites all of which are suitable, available and achievable. Assumed standard development rate after two years
Middlefield Training Centre	60	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Site is no longer included in the Vision exercise and so is excluded from the land supply
Vision Sites	110	0	0	16	23	7	2	1	0	0	0	0	0	0	0	0				
Swindon	122	29	41	45	4	0	1	0	0	0	0	0	0	0	0	0				
Moredon Bridge, Purton Road	122	29	41	45	4	0	1	0	0	0	0	0	0	0	0	0	0	0	0	Development ongoing. Assume standard rate of development
Large permitted sites	122	29	41	45	4	0	1	0	0	0	0	0	0	0	0	0				

Sites	Dwellings outstanding	2012/13	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	Comments
South Wiltshire HMA	6,645	266	501	559	668	615	580	588	439	392	326	316	311	303	200	
Small permitted sites	280	33	77	59	36	16	12	2	2	0	0	0	0	0	0	
Area 2, Castle View, Old Sarum	32	10	15	5	1	1	0	0	0	0	0	0	0	0	0	0 Under construction. Assume standard development rate
Booker Warehouse Site, Lower Street	2	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0 Remaining dwellings are under construction and assumed to be complete within the year
Pembroke Terrace	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0 Developer has withdrawn from site and so remaining dwelling will not be built
Land between Netheravon Road and High Street	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0 Developer has provided the expected development rate
Former Pembroke Park School, Penruddock Close	41	13	19	6	2	1	0	0	0	0	0	0	0	0	0	0 Under construction. Assume standard development rate
Kings Arms Inn and Lloyds Bank, Salisbury Street	8	0	0	4	3	0	0	0	0	0	0	0	0	0	0	0 Site is available now, suitable and achievable. Assume standard development rate.
Land off Hindon Lane	90	16	42	32	0	0	0	0	0	0	0	0	0	0	0	0 Developer has provided the expected development rate
Kings Arms Inn and Lloyds Bank, Salisbury Street	4	0	0	2	2	0	0	0	0	0	0	0	0	0	0	0 Site is available now, suitable and achievable. Assume standard development rate.
Old Rampart filling station. Junction of Devizes Road & Wilton Road	14	0	0	8	5	1	0	0	0	0	0	0	0	0	0	0 Site is available now, suitable and achievable. Assume standard development rate.
Cornworthy, Coombe Road	13	7	5	1	0	0	0	0	0	0	0	0	0	0	0	0 Under construction. Assume standard development rate
Land between Netheravon Road and High Street	42	30	12	0	0	0	0	0	0	0	0	0	0	0	0	0 Developer has provided the expected development rate
Land between Netheravon Road and High Street	59	0	24	35	0	0	0	0	0	0	0	0	0	0	0	0 Developer has provided the expected development rate
The Portway, Old Sarum	146	65	70	7	1	2	0	0	0	0	0	0	0	0	0	0 Development ongoing. Assume standard rate of development
Canadian Estate, Bulford Barracks	101	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0 Military housing excluded from housing land supply
Canadian Estate, Bulford Barracks	34	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0 Military housing excluded from housing land supply
Land At Cedar House & Stanbury View, Breamore Road	4	0	1	1	1	0	0	0	0	0	0	0	0	0	0	0 Standard delivery rates for small sites applied
Land At Cedar House & Stanbury View, Breamore Road	7	1	2	1	1	0	0	0	0	0	0	0	0	0	0	0 Standard delivery rates for small sites applied
Land North, West and South of Bishopdown Farm	500	0	0	33	83	97	86	58	64	23	26	16	11	3	0	0 Conditions to be discharged before development commences. Assume 18 month delay before standard development rate
169 Fisherton Street	14	0	0	8	5	1	0	0	0	0	0	0	0	0	0	0 Site is available now, suitable and achievable. Assume standard development rate.
Area 5A, Old Sarum	49	16	23	7	2	1	0	0	0	0	0	0	0	0	0	0 Development ongoing. Assume standard rate of development
Land Adjacent To West Of Amesbury Link Road, Archers Gate	100	70	30	0	0	0	0	0	0	0	0	0	0	0	0	0 Development largely complete (at October 2012) and all affordable units expected to be complete by March 2013. Site is clearly deliverable and rapid development rate assumed based on historic completions.
74A-76 Castle Road	3	0	0	2	1	0	0	0	0	0	0	0	0	0	0	0 Site is available now, suitable and achievable. Assume standard development rate.
74A-76 Castle Road	9	0	0	5	4	0	0	0	0	0	0	0	0	0	0	0 Site is available now, suitable and achievable. Assume standard development rate.
Former Pembroke Park School, Penruddock Close	2	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0 Under construction. Assume standard development rate
Castle View, Laverstock	16	0	0	0	0	0	9	6	1	0	0	0	0	0	0	0 Further reserved matters applications approved. Assume development after five years
MOD Playing Fields, Old Sarum	44	0	0	22	22	0	0	0	0	0	0	0	0	0	0	0 Awaiting response
Land between Netheravon Road and High Street	11	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0 The majority of the site is built out or under development. Assume the remainder will not be developed
Land adjacent to 15 Butterfield Drive	10	0	0	0	6	4	0	0	0	0	0	0	0	0	0	0 Negotiations are progressing with developer. Assume delay until these are complete.
Large permitted sites	1,357	233	244	178	139	109	96	64	65	24	26	16	11	3	0	

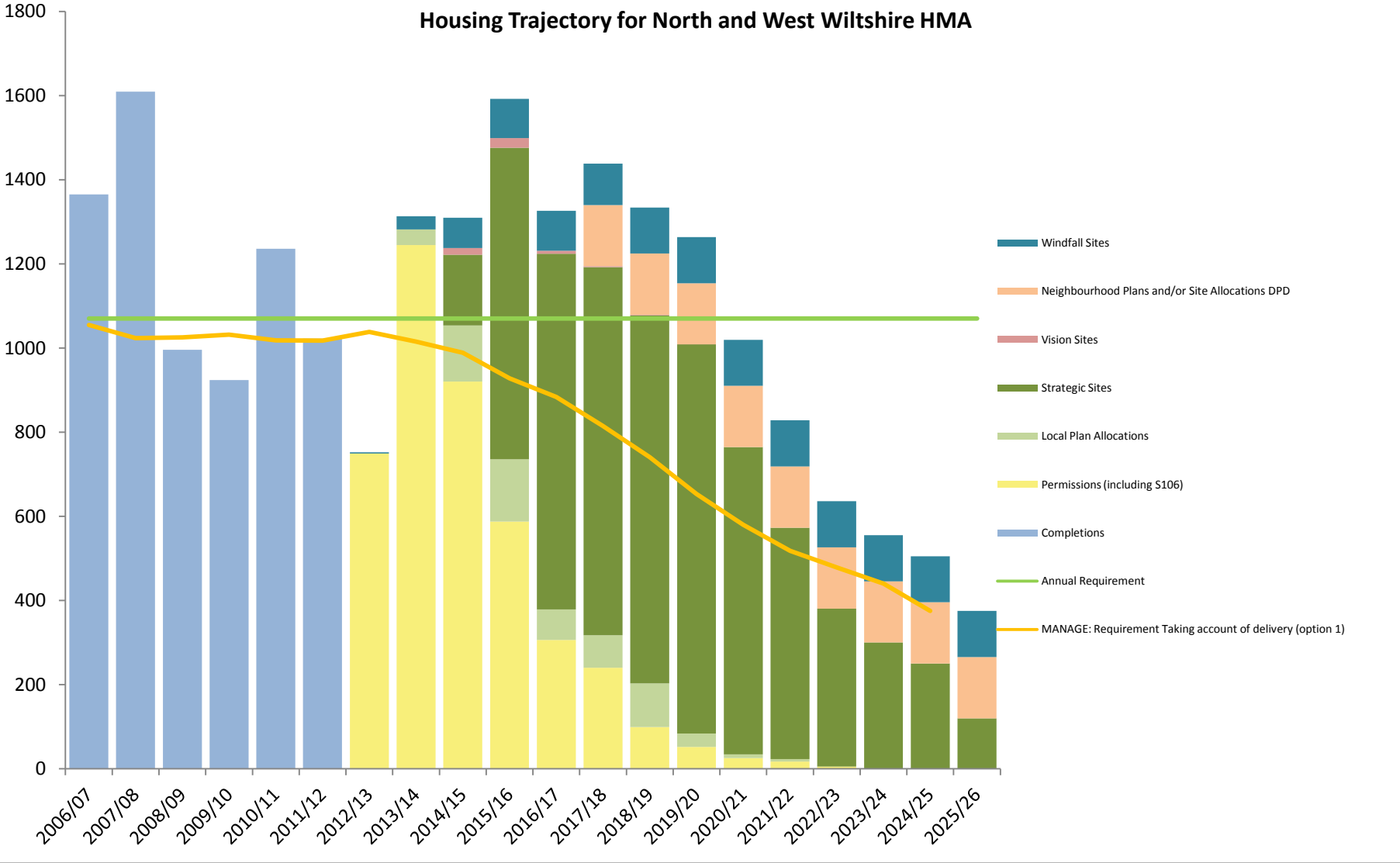
Sites	Dwellings outstanding	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	Comments
Crow Lane & 51-53 North Street	62	0	0	0	30	32	0	0	0	0	0	0	0	0	0	Agent has provided the expected development rate
Sites subject to a S106	62	0	0	0	30	32	0	0	0	0	0	0	0	0	0	
Odstock Hospital	45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	No known intention to develop the site for housing
Bulbridge	45	0	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
Old Manor Hospital	76	0	0	0	40	36	0	0	0	0	0	0	0	0	0	Due to be marketed in December 2012. Assume delay of two years before development commences.
RAF Baverstock	30	0	30	0	0	0	0	0	0	0	0	0	0	0	0	Awaiting response
Saved Local Plan Allocations	196	0	30	0	40	36	0	0	0	0	0	0	0	0	0	
Fugglestone Red, Salisbury	1,250	0	100	100	100	100	100	100	100	150	100	100	100	100	0	Application expected shortly, with development commencing imminently. Awaiting response
Longhedge (Old Sarum), Salisbury	450	0	0	72	72	72	72	72	72	18	0	0	0	0	0	Developer has provided the expected development rate
Churchfields & Engine Sheds, Salisbury	1,100	0	0	0	0	0	50	100	100	100	100	100	100	100	100	100 Site is not currently available and so discounted from five year land supply
UKLF	450	0	0	50	100	100	100	100	0	0	0	0	0	0	0	100 Site is expected to be marketed before April. Assume 18 month delay before completions are achieved
Central Car Park, Salisbury	200	0	0	0	50	50	50	50	0	0	0	0	0	0	0	0 Developer has been appointed and planning work is ongoing. However, this development is retail and leisure led and so housing development will be limited in early years
Kings Gate, Amesbury	1,300	0	50	100	100	100	100	100	100	100	100	100	100	100	100	100 Agent has provided the expected development rate
Strategic Sites	4,750	0	150	322	422	422	472	522	372	368	300	300	300	300	200	

Appendix 2: Housing Trajectory

Housing Trajectory for East Wiltshire HMA



Housing Trajectory for North and West Wiltshire HMA



Housing Trajectory for South Wiltshire HMA

